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

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

This template of tender documents is effective from 05-09-2025.
此招標文件範本於 05-09-2025 起生效。

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Tender Document No. _____

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of

ONE of the properties at **Victoria Voyage Phase 1A**, **Victoria Voyage,** 18 Shing Fung Road, Kowloon

as set out in column (B) of the Schedule to the Tender Notice

(unless previously withdrawn or sold)

Tender must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled "**Public Tender For Victoria Voyage Phase 1A**" placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked "**Victoria Voyage Phase 1A**" and stating the Tendered Property (as defined in the Tender Notice).

Vendor
Ultra Keen Holdings Limited
Room 1928, 19/F,
Lee Garden One,
33 Hysan Avenue,
Causeway Bay,
Hong Kong

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

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

Grandall Zimmern Law Firm
14/F, The Hong Kong Club Building, 3A Chater Road,Central, Hong Kong

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

Contact
Mr. Faun Wong
Tel: 2928 2928
Fax: 2527 0116

TENDER NOTICE

1. **Definitions**

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

"Acceptance Period"	means the period between the Tender Commencement Date and Time of submission of tender and the date which is the fifteenth (15th) working day after the Tender Closing Date and Time, applicable to the relevant Property for Tender (both dates inclusive);
"Agreement"	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 2 of the Preliminary Agreement;
"Development"	means "Victoria Voyage", 18 Shing Fung Road, Kowloon;
"Form of Tender"	means the Form of Tender set out in Appendix A of this Tender Notice;
"Ordinance"	means the Residential Properties (First-hand Sales) Ordinance (Cap.621);
"Phase"	means "Victoria Voyage Phase 1A";
"Residential Car Parking Spaces" or "Residential Car Parking Space"	means all or any of the parking spaces in the Development of which the Properties for Tender form part designated for the parking of private motor vehicles licensed under the Road Traffic Ordinance (Cap.374), any regulations made thereunder and any amending legislation and belonging to the residents of the said Development and their bona fide guests, visitors or invitees in accordance with the latest building plans approved by the Building Authority, the land grant and any governing deed of mutual covenant incorporating management agreement in respect of the said Development;
"Preliminary Agreement"	means the Preliminary Agreement for Sale and Purchase set out in Appendix B of this Tender Notice;
"Property"	means, if and when the tender in respect of the Tendered Property of the successful Tenderer is accepted by the Vendor, the Tendered Property;
"Properties for Tender" or "Property for Tender"	means all or any of the properties set out in column (B) of the Schedule to this Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion unless previously withdrawn or sold;
"Purchase Price"	means, if and when the tender in respect of the Tendered Property of the successful Tenderer is accepted by the Vendor, the Tender Price;
"Purchaser"	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
"Sales Arrangements"	means any of the Information on Sales Arrangements issued

	by the Vendor for the Phase from time to time (as the same may be revised by the Vendor from time to time);
"Sales Office"	means, in respect of each Property for Tender, the sales office applicable to that Property for Tender as set out in the Sales Arrangements;
"Tender Closing Date and Time"	means the date and time set out in column (D) of the Schedule to this Tender Notice;
"Tender Commencement Date and Time"	means the date and time set out in column (C) of the Schedule to this Tender Notice;
"Tender Document"	means this Tender Document (comprising this Tender Notice, the Form of Tender and the Preliminary Agreement (in duplicate), but does not include Appendices C to K (both inclusive) of this Tender Notice);
"Tender Period"	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and Tender Closing Date and Time;
"Tender Price"	means the price tendered for the Tendered Property as specified in the Form of Tender, which shall be in integral figure;
"Tendered Property"	means the property as specified by the Tenderer in the Form of Tender;
"Tenderer"	means the person who is specified in the Form of Tender as the tenderer;
"Vendor"	means Ultra Keen Holdings Limited;
"Vendor's Solicitors"	means any one of the following firms to be designated by the Vendor at its sole and absolute discretion:-

- Chu & Lau Solicitors & Notaries
  Unit A, 33rd Floor, United Centre, 95 Queensway, Hong Kong
- Baker & McKenzie
  14th Floor, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong
- Grandall Zimmern Law Firm
  14/F, The Hong Kong Club Building, 3A Chater Road Central, Hong Kong

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

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

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

(b) The Vendor reserves the absolute right, at any time before acceptance of a tender, to withdraw the Properties for Tender (or any of them) from sale or to sell or dispose of the Properties for Tender (or any of them) to any person at any time by any method (including without limitation private treaty, tender and auction).

(c) The Vendor has the absolute right and discretion to change the closing date and/or time of the tender from time to time by amending and/or issuing the Information on Sales Arrangements relating to the Properties for Tender (or any of them). The Vendor is not obliged to separately notify the Tenderers of such change or amendment.

4. Tenderers should note the following:-

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

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

5. A tender must be:-

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

(b) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Victoria Voyage Phase 1A**" and stating the Tendered Property; and

(c) placed in the Tender Box labelled "**Public Tender For Victoria Voyage Phase 1A**" placed at the Sales Office (if there is more than one Sales Office, then any one of the Sales Office) during the Tender Period (or within any other date and/or time as specified by the Vendor from time to time by amending the Information on Sales Arrangements relating to the Tendered Property at the Vendor's absolute right and discretion; and as such, Tenderers should refer to the relevant Information on Sales Arrangements as effective for the time being for confirmation of the actual closing date and time of the tender in respect of the Tendered Property).

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

6. Any tender submitted which is qualified or is not in conformity with the Form of Tender or the

terms and conditions as set out in this Tender Notice may not be considered. Late tenders will not be accepted.

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

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

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

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

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

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

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

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

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

(i) The "Acknowledgement Letter regarding Alterations" (in the form annexed hereto as **Appendix J**) duly completed and signed by the Tenderer. (Only applicable to the Tenderer(s) who intend to purchase any Residential Units A of Tower 1A of Tower 1, excluding Residential Unit A on 17th floor of Tower 1A of Tower 1).

(j) The "Acknowledgement Letter regarding Alterations" (in the form annexed hereto as **Appendix K**) duly completed and signed by the Tenderer. (Only applicable to the Tenderer(s) who intend to purchase any Residential Units B of Tower 1A of Tower 1).

(k) If the Tenderer(s) is/are individual(s), a copy of the Hong Kong Identity Card/Passport of each individual of the Tenderer.

(l) If the Tenderer is a company incorporated in Hong Kong, a copy of each of its Certificate of Incorporation, current Business Registration Certificate, latest register

of directors,latest Annual Return Form (Form NAR1) or the Incorporation Form (Form NNC1) (if applicable) and board resolutions approving the Tenderer's submission of the tender to purchase the Tendered Property and authorizing the signing of the Form of Tender, the Preliminary Agreement, and all required documents for the purpose of the tender and purchase of the Tendered Property certified as true and correct by a director of the Tenderer.

(m) If the Tenderer is a company incorporated outside Hong Kong, a copy of each of the relevant company documents (including its Certificate of Incorporation, (if applicable) current Business Registration Certificate issued by the Hong Kong Government to the Tenderer, in case of the Tenderer being a Non–Hong Kong company registered under part 16 of the Companies Ordinance (Cap.622), a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1)), latest certificates of good standing and incumbency or (if applicable) certificate(s) of similar effect and nature of the Tenderer proving the Tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its current director(s) and shareholder(s) and board resolutions approving the Tenderer's submission of the tender to purchase the Tendered Property and authorizing the signing of the Form of Tender, the Preliminary Agreement, and all required documents for the purpose of the tender and purchase of the Tendered Property certified as true and correct by a director of the Tenderer.

8. All cashier orders submitted by the Tenderers will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful Tenderer under the Form of Tender and the Preliminary Agreement. All other unused cashier orders will be returned by personal delivery or by post, within a period of fifteen (15) working days from the end of the Acceptance Period, to the unsuccessful Tenderers at the address stated in their tenders at their own risk and without interest, fee or compensation.

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

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

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

10. (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 10(b) below, the Tenderer shall be deemed to have given an undertaking that his tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Document during the Acceptance Period. After the Form of Tender has been submitted, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.

(b) In consideration of the provision and undertaking referred to in paragraph 10(a) above, the Vendor promises to pay each Tenderer HK$10.00 upon receipt of a written demand from such Tenderer prior to his submission of his tender.

11. (a) If a tender is accepted by the Vendor, the Vendor shall sign and date the Preliminary Agreement (in duplicate) submitted by the successful Tenderer and send to the successful Tenderer, by post or by personal delivery to his correspondence address in Hong Kong or registered office stated in his Form of Tender or by fax not later than the end of the Acceptance Period, a letter notifying the successful Tenderer of the acceptance of his tender and enclosing therewith a counterpart of the duly signed Preliminary Agreement, which will be dated with the date of signing by the Vendor.

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

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

(d) The Agreement shall be in the form prescribed by the Vendor. None of the terms and conditions of the Agreement may be altered. The form of the Agreement is available for inspection at the Sales Office at the dates and times listed under the heading "Period for Inspection of Agreement" in the Schedule to the Tender Notice. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the form of the Agreement and the Purchaser shall accept the same without amendments.

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

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

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

(a) The successful Tenderer shall observe and comply with the terms and conditions contained

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

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

(c) The details of the Sales Arrangements and terms of the sale of Residential Car Parking Space (including but not limited to its purchase price, time of sale and which of the Residential Car Parking Space(s) will be available for sale) are subject to the sole and absolute discretion of the Vendor. The Vendor hereby reserves all rights to make any changes to the **Benefit(1)** and the successful Tenderer shall not be entitled to any remedy or damage whatsoever. For the avoidance of doubt, the successful Tenderer shall in any event be bound by the terms and conditions in the Preliminary Agreement and the Agreement and shall complete the purchase of the Property in accordance with the terms and conditions of the Preliminary Agreement and the Agreement.

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

13. **<u>Benefit to Purchase TWO Residential Car Parking Spaces</u>**

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

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

(b) Upon announcement by the Vendor of the Sales Arrangements of Residential Car Parking Space, the Purchaser having duly signed the Agreement of the Property in accordance with

the terms and conditions of this Tender Document shall be entitled to exercise the **Benefit(2)** in accordance with the time limit, terms and manner as prescribed by such Sales Arrangements. If the Purchaser fails to purchase any Residential Car Parking Space(s) according to the time limit, terms and manner as prescribed by such Sales Arrangements for whatever reason, he shall be deemed to have given up the **Benefit(2)** and shall not be entitled to any compensation therefor.

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

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

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

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

16. Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.

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

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

Tenderer are joint and several.

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

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

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

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

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

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

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

23. The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind of the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.

24. In this Tender Document unless the context otherwise requires (i) words and expressions importing the masculine, feminine or neuter gender include every other gender, (ii) words and expressions in the singular include the plural, and words and expressions in the plural include the singular and (iii) words and expressions shall extend to the grammatical variations and cognate expressions of such words and expressions.

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

Schedule to the Tender Notice

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

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

Period for Inspection of Agreement

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Appendix A

FORM OF TENDER

Tender for the purchase of a **Residential Unit** at **Victoria Voyage Phase 1A**, Victoria Voyage, 18 Shing Fung Road, Kowloon as described below is subject to the terms and conditions contained herein and in the Tender Notice (the "**Tender Notice**") and the Preliminary Agreement for Sale and Purchase (the "**Preliminary Agreement**") as respectively annexed hereto.

To: Ultra Keen Holdings Limited (the "**Vendor**")
Room 1928, 19/F, Lee Garden One, 33 Hysan Avenue, Causeway Bay, Hong Kong

1. I/We, _____ having read the Tender Notice and the Preliminary Agreement hereby irrevocably offer to purchase ("**this Tender**") the **Residential Unit**_____ on _____ **Floor** of **Tower** _____ of **Tower**_____ at **Victoria Voyage Phase 1A**, Victoria Voyage, 18 Shing Fung Road, Kowloon (the "**Property**") at a price of Hong Kong Dollars_____ _____ (HK$_____) (the "**Purchase Price**") subject to the terms and conditions set forth herein and in the Tender Notice and the Preliminary Agreement as respectively annexed hereto.

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

   The Tenderer must fill in the details of the following payment plan.

□ (A)	**(A) 120-day Cash Payment Plan** **(I) The Terms of Payment** 1. A preliminary deposit equivalent to 5% of Purchase Price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement. 2. 5% of Purchase Price being further deposit shall be paid within 60 days after signing of the Preliminary Agreement. 3. 90% of Purchase Price being balance of Purchase Price shall be paid within 120 days after signing of the Preliminary Agreement.
□ (B)	**(B) Flexible Cash Payment Plan** **(I) The Terms of Payment** 1. A preliminary deposit equivalent to 5% of Purchase Price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement. 2. * ___% of Purchase Price being further deposit shall be paid within ___ days after signing of the Preliminary Agreement. 3. ___% of Purchase Price being balance of Purchase Price shall be paid *[on or before _____] /*[within _____days after signing of the Preliminary Agreement].

Delete where inapplicable and initial against deletion

3. The followings are enclosed with this Tender:-

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

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

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

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

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

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

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

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

(i) The "Acknowledgement Letter regarding Alterations" (in the form annexed hereto as **Appendix J**) duly completed and signed by the Tenderer. (Only applicable to the Tenderer(s) who intend to purchase any Residential Unit A of Tower 1A of Tower 1, excluding Residential Unit A on 17th floor of Tower 1A of Tower 1).

(j) The "Acknowledgement Letter regarding Alterations" (in the form annexed hereto as **Appendix K**) duly completed and signed by the Tenderer. (Only applicable to the Tenderer(s) who intend to purchase any Residential Unit B of Tower 1A of Tower 1).

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

*(l) (For Tenderer being a company incorporated in Hong Kong) A copy of each of its Certificate of Incorporation, current Business Registration Certificate, latest register of directors, latest Annual Return Form (Form NAR1) or the Incorporation Form (Form NNC1) (if applicable) and board resolutions approving the Tenderer's submission of

the tender to purchase the Tendered Property and authorizing the signing of the Form of Tender, the Preliminary Agreement, and all required documents for the purpose of the tender and purchase of the Tendered Property certified as true and correct by a director of the Tenderer.

*(m) (For Tenderer being a company incorporated outside Hong Kong) A copy of each of the relevant company documents (including its Certificate of Incorporation, (if applicable) current Business Registration Certificate issued by the Hong Kong Government to the Tenderer, in case of the Tenderer being a Non–Hong Kong company registered under part 16 of the Companies Ordinance (Cap.622), a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1)), latest certificates of good standing and incumbency or (if applicable) certificate(s) of similar effect and nature of the Tenderer proving the Tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its current director(s) and shareholder(s) and board resolutions approving the Tenderer's submission of the tender to purchase the Tendered Property and authorizing the signing of the Form of Tender, the Preliminary Agreement, and all required documents for the purpose of the tender and purchase of the Tendered Property certified as true and correct by a director of the Tenderer.

Delete where inapplicable and initial against deletion

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

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

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

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

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

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

signed.
Dated the _____ day of _____ 20____.

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

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

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

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Appendix B

PRELIMINARY AGREEMENT

(IN DUPLICATE)

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臨時買賣合約 (「臨時合約」)

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

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

日期 Date :[ ]

臨時合約號碼 Preliminary Agreement No. :[ ]

賣方 Vendor : 瑞建控股有限公司 ULTRA KEEN HOLDINGS LIMITED 商業登記証號碼 B.R. No. 61393440 **賣方代理人 Sales Agent For Vendor** : 中國海外地產代理有限公司 China Overseas Property Agency Limited	**賣方律師 Vendor's Solicitors (由賣方填寫 To be filled in by the Vendor)** : 地址 Address: 電話 Tel No. :
買方 Purchaser : 香港身份証/護照/商業登記証號碼 Hong Kong Identity Card/Passport/Business Registration No(s). :	地址 Address : 電話 Tel No. :
發展項目名稱及地址 : **Name and Address of Development** :	**維港・灣畔** 九龍承豐道 18 號 (新九龍內地段第 6554 號) **Victoria Voyage**, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No. 6554)
發展項目期數物業(「本物業」) Property of the Phase and the Development ("The Property") : 維港・灣畔第 1A 期 Victoria Voyage Phase 1A 第_____座之第_____座_____樓之住宅單位_____ Residential Unit _____ on _____ Floor of Tower _____ of Tower_____	

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

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

*加付訂金港幣[ ]元(即售價的[ ]%)，須於[ ](即本臨時合約的簽署日期後的第[ ]日)或之前付清。
Further Deposit HK$[ ], which is equal to [ ]% of the Purchase Price, shall be paid on or before [ ](i.e. the [ ]day after the date on which this Preliminary Agreement is signed).

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

如不適用，請刪除及在旁加簽
Delete where inapplicable and initial against deletion

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

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

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

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

****

受制於以下之「其他條款及條件」第30條，茲收到
Subject to Clause 30 of the "Other Terms ad Conditions" printed hereinbelow, we acknowledge receipt of:-

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

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

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

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

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

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其他條款及條件
Other Terms and Conditions

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

(a) 「實用面積」具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義;
"saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);

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

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

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

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

6. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

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

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

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

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

(c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.

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

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

11. 買方已確認收到第12條所列出的「對買方的警告」的中英雙語文本，並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.

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

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

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

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

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

instructed your own solicitor in the first place.

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

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

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

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

14. 買賣完成時，賣方須將本物業交吉予買方。

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

15. 在買方和賣方之間而言，買方將承擔本物業的風險。

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

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

Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

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

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

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

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

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

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

19. 買方須於正式合約中向賣方作出承諾除按揭或押記本物業作售價或售價任何部分的按

揭或押記外，在交易買賣完成及簽署本物業轉讓契前，買方不得提名任何人士簽訂接受本物業之轉讓契、轉售本物業或以任何形式轉讓正式合約之權益或訂立任何協議如此行事。

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

20. 買賣雙方同意在成交日或之前於辦公時間內 (由上午10時至下午4時30分) 在賣方律師行完成本物業的買賣交易。

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

21. (a) 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

(b) 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

(c) 於此買賣交易中買方須負責繳付所有有關擬備、簽訂、加蓋印花、完成及登記本臨時合約、正式合約及轉讓契及為完成買入本物業的律師費及墊付費用及(i)有關草擬大廈公契及管理合約(「大廈公契」)費用及附於該文件之圖則之費用的適當分攤;(ii)本物業的業權契據及文件核證副本之一切費用；(iii)本物業的正式合約及轉讓契之圖則費；(iv)一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於任何印花稅條例所定義之「買家印花稅」、「額外印花稅」及「從價印花稅」)的新稅率(如適用))、登記費及其他支出費用；及(v)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等，不論該等費用、按金及基金是否可根據大廈公契轉讓或退還。買賣雙方須負擔及支付各自的有關擬備、完成、加蓋印花及登記正式合約及轉讓契的律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述(i)至(v)項。

The Purchaser shall solely bear and pay all legal costs and expenses for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and for completion of the purchase; and (i) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (ii) all costs for preparing certified copies of title deeds and documents of the Property, (iii) all plan fees for plans to be annexed to the Agreement and the Assignment of the Property, (iv) all stamp duty, registration fee and other expenses on this Preliminary Agreement, the Agreement and the Assignment (including without limitation any "buyer stamp duy",

"special stamp duty" defined in the Stamp Duty Ordiance and the new rates of "ad valorem stamp duty", if applicable), and (v) all legal and other costs and expenses in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC, whether or not such payments, deposits and funds are transferable or refundable under the DMC. Each of the Vendor and the Purchaser shall pay its own solicitors' cost and expenses of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (i) to (v) listed above in any event.

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

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

24. 若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.

25. (a) 賣方和買方無意賦予任何第三者權利依據《合約 (第三者權利) 條例》 (第623章) (『該條例』) 強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.

(b) 本條第(a)款只在並無違反《一手住宅物業銷售條例》(第621章) 的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。
Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap.621).

(c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-

(i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷 (倘若撤銷權存

在)，而該條例第6(1)條將不適用於本臨時合約；及
this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and

(ii) 賣方和買方依據該條例第6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.

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

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

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

29. 賣方保留權利修改本物業有關售價及支付條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。
The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and terms of payment and the calculation of the Purchase Price of the Property.

30. 在不抵觸第8條的情況下，本條款規定，買方用以支付臨時訂金的銀行本票或支票以結算完成為準，且其收據僅於結算完成後予以確認；如該銀行本票或支票遭拒付，則買方將被視為違反合約，屆時賣方將保留一切根據本臨時合約或其他適用法律或其他基礎向買方追究相關臨時訂金款項的權利。
Subject to Clause 8, this provision stipulates that the Purchaser's cashier's order or cheque for payment of the Preliminary Deposit is subject to completion of clearance, and the receipt whereof shall be confirmed only after completion of clearance; if the cashier's order or cheque is dishonored, it shall be deemed as a breach of contract on the part of the Purchaser, and the Vendor will reserve every right to claim against the Purchaser for the relevant sum of the Preliminary Deposit under this Preliminary Agreement or other applicable laws or otherwise.

31. 買方承諾：

The Purchaser hereby undertakes that -

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

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

(b) 在本臨時合約訂立之日起21日內買方須向賣方律師交付並促使買方的律師向賣方律師交付一份已加蓋從價印花稅及(如適用)買家印花稅及額外印花稅之正式合約的認證副本或印花證明書的認證副本，以證明已完全繳付就正式合約須繳付之印花稅及(如適用) 一份用以支持買方聲稱應豁免買家印花稅及/或應適用以第2標準稅率繳付從價印花稅而作出的法定聲明(按稅局指定表格)的核證副本。

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

32. 本臨時合約之中文版本乃英文版本的譯本，僅供參考。如有任何差異、出入或爭議，概以英文版本為準。

The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.

買方已細閱本臨時合約，並完全明白其內容。
The Purchaser has carefully read this Preliminary Agreement and fully understands its contents.

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

_____ _____

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

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附表一
Schedule 1
面積表
Area Schedule

維港・灣畔第 1A 期
九龍承豐道 18 號 (新九龍內地段第 6554 號)
Victoria Voyage Phase 1A
18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

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

附表二 Schedule 2

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

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

1. Exterior Finishes			
Item		Description	
(a)	External Wall	Type of finishes	External wall of towers is finished with ceramic tiles, curtain wall, glass wall, aluminium cladding, aluminium louvre, aluminum grilles and aluminium feature.
(b)	Window	Material of the frame	Aluminium frame is finished with fluorocarbon coating.
		Material of the glass	Insulated Glass Unit (IGU) with low emissivity coating are provided for all windows (including Kitchen window of Unit A on 35/F of Tower 1A), except the windows provided in the following locations: For the following locations, windows are installed with tempered glass: Master Bathroom, Bathroom and Kitchen of Units A and Unit B on 2/F to 33/F of Tower 1A; Living/Dining Room, Master Bedroom, Master Bathroom, Bathroom 1 and Bathroom 2 of Unit A on 35/F of Tower 1A; Kitchen of Unit A, Unit E and Unit F on 2/F to 35/F of Tower 1B; Kitchen of Unit G on 2/F to 35/F of Tower 1C. For the following locations, windows are installed with Insulated Glass Unit (IGU): Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 of Unit A on 35/F of Tower 1A.
(c)	Bay Window	Material	Not applicable.
		Window sill finishes	Not applicable.
(d)	Planter	Type of finishes	Not applicable.
(e)	Verandah or Balcony	Type of finishes	Balcony Balcony is fitted with clear laminated tempered glass balustrade with aluminium top rail. Floor is finished with artificial timber decks, except the following unit: (Only applicable to Unit A on 17/F of Tower 1A) Floor is finished with natural stone decking with stainless steel trim. Wall is finished with aluminium cladding and ceramic tiles, except the following units: (Only applicable to Unit D on 35/F of Tower 1A, Unit E on 2/F to 35/F of Tower 1A and Unit A on 2/F to 35/F of Tower 1B) Wall is finished with aluminium cladding, ceramic tiles and full height glass screen. Ceiling is fitted with aluminium panel in fluorocarbon coating.
			There is no verandah.
		Whether it is covered	All balconies are covered.
(f)	Drying Facilities for Clothing	Type	Not applicable.
		Material	Not applicable.

1. 外部裝修			
細項		描述	
(a)	外牆	裝修物料的類型	大廈外牆鋪砌釉面瓷磚、玻璃幕牆、玻璃牆、鋁質掛板、鋁質百葉、鋁質護欄及鋁質裝飾。
(b)	窗	框的用料	氟碳噴塗層鋁質窗框。
		玻璃的用料	所有窗採用中空玻璃配低輻射鍍膜(包括第1A座35樓A單位廚房窗)，以下位置提供的窗除外： 以下位置的窗採用鋼化玻璃： 第1A座2樓至33樓A單位及B單位主人浴室、浴室及廚房； 第1A座35樓A單位客/飯廳、主人睡房、主人浴室、浴室1及浴室2； 第1B座2樓至35樓A單位、E單位及F單位廚房； 第1C座2樓至35樓G單位廚房。 以下位置的窗採用高透明中空玻璃： 第1A座35樓A單位主人睡房、睡房1、睡房2及睡房3。
(c)	窗台	用料	不適用。
		窗台板的裝修物料	不適用。
(d)	花槽	裝修物料的類型	不適用。
(e)	陽台或露台	裝修物料的類型	露台 露台裝設夾層強化清玻璃欄杆及鋁質頂欄。 地板鋪砌人造木地板，以下單位除外： (只適用於第1A座17樓A單位) 地板鋪砌天然石地板連不銹鋼條。 牆壁配有鋁質掛板及鋪砌釉面瓷磚，以下單位除外： (只適用於第1A座35樓D單位、第1A座2樓至35樓E單位及第1B座2樓至35樓A單位) 牆壁配有鋁質掛板、鋪砌釉面瓷磚及設有全高玻璃屏風。 天花板裝設配有氟碳噴塗層之鋁板。
			沒有陽台。
		是否有蓋	露台均是有蓋的。
(f)	乾衣設施	類型	不適用。
		用料	不適用。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

2. Interior Finishes			
Item		Description	
(a)	Lobby	Residential Entrance Lobbies (B/F)	Wall is finished with timber veneer, glass panel, stainless steel panel and plastic laminate where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint and aluminum strip.
		Residential Entrance Lobbies (G/F)	Wall is finished with natural stone, glass panel, resin panel, stainless steel panel and stainless steel strip where exposed. Floor is finished with stainless steel strip and natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, stainless steel panel and stainless steel strip.
		Residential Floor Lift Lobbies of Towers	Wall is finished with timber veneer, glass panel and stainless steel panel where exposed. Floor is finished with stainless steel strip and porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint.
		Residential Floor Services Lift Lobbies of Towers	Wall is finished with emulsion paint where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint.
(b)	Internal Wall and Ceiling	Internal Wall	Internal wall of all Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with emulsion paint where exposed and natural stone at window edge, except the following units: (Only applicable to Units A on 2/F to 16/F, 18/F to 33/F and Units B on 2/F to 33/F of Tower 1A) Internal wall of Living/Dining Rooms are finished with emulsion paint where exposed. Master Bedroom is finished with emulsion paint, timber veneer, glass panel, mirror panel and stainless steel strip where exposed and natural stone at window edge. Bedrooms are finished with emulsion paint where exposed and natural stone at window edge. (Only applicable to Units H on 2/F to 33/F of Tower 1A and Units B on 2/F to 33/F of Tower 1C) Internal wall of Living/Dining Rooms are finished with emulsion paint and timber veneer where exposed and natural stone at window edge. Master bedroom is finished with emulsion paint where exposed and natural stone at window edge. (Only applicable to Units C on 2/F to 33/F of Tower 1A) Internal wall of Living/Dining Rooms are finished with emulsion paint, mirror panel and stainless steel strip where exposed and natural stone at window edge. Master Bedroom are finished with emulsion paint where exposed and natural stone at window edge. (Only applicable to Unit A on 17/F of Tower 1A) Internal wall of Living/Dining Room is finished with natural stone, timber veneer, glass panel, mirror panel, wallpaper, vinyl, stainless steel panel and stainless steel strip where exposed. Master Bedroom are finished with timber veneer, glass panel, mirror panel, wallpaper, vinyl, stainless steel panel and stainless steel strip where exposed and natural stone at window edge. Bedroom 1 are finished with timber veneer, fabric panel, mirror panel, glass panel, wallpaper, stainless steel panel and stainless steel strip where exposed and natural stone at window edge. Bedroom 2 are finished with timber veneer, mirror panel, vinyl, stainless steel panel and stainless steel strip where exposed and natural stone at window edge.

2.室內裝修物料			
細項		描述	
(a)	大堂	住宅入口大堂(地庫)	牆壁外露部分鋪砌木皮飾面、玻璃面板、不銹鋼飾面及膠板。 地板鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆及鋁質條。
		住宅入口大堂(地下)	牆壁外露部分鋪砌天然石材、玻璃面板、樹脂板飾面、不銹鋼飾面及不銹鋼飾條。 地板鋪砌不銹鋼飾條及天然石材。 天花板裝設假天花並髹上乳膠漆、不銹鋼飾面及不銹鋼飾條。
		大廈的住宅樓層電梯大堂	牆壁外露部份鋪砌木皮飾面、玻璃面板及不銹鋼飾面。 地板鋪砌不銹鋼飾條及瓷磚。 天花板裝設假天花並髹上乳膠漆。
		大廈的住宅樓層貨運電梯大堂	牆壁外露部份髹上乳膠漆。 地板鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆。
(b)	內牆及天花板	內牆	所有客/飯廳、主人睡房及睡房內牆外露部分均髹上乳膠漆及窗邊緣鋪砌天然石材，以下單位除外： (只適用於第1A座2樓至16樓、18樓至33樓A單位及2樓至33樓B單位) 客/飯廳內牆外露部分髹上乳膠漆；主人睡房內牆外露部分髹上乳膠漆、木皮飾面、玻璃面板、鏡面板、不銹鋼飾條及窗邊緣鋪砌天然石材；睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。 (只適用於第1A座2樓至33樓H單位、第1C座2樓至33樓B單位) 客/飯廳內牆外露部分髹上乳膠漆及木皮飾面及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。 (只適用於第1A座2樓至33樓C單位) 客/飯廳內牆外露部分髹上乳膠漆，鏡面板及不銹鋼飾條及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。 (只適用於第1A座17樓A單位) 客/飯廳內牆外露部分鋪砌天然石材、木皮飾面、玻璃面板、鏡面板、牆紙、仿皮、不銹鋼面板及不銹鋼飾條；主人睡房內牆外露部分裝設木皮飾面、玻璃面板、鏡面板、牆紙、仿皮、不銹鋼面板、不銹鋼條及窗邊緣鋪砌天然石材；睡房1內牆外露部分裝設木皮飾面、布料面板、鏡面板、玻璃面板、牆紙、不銹鋼面板、不銹鋼條及窗邊緣鋪砌天然石材；睡房2內牆外露部分裝設木皮飾面、鏡面板、仿皮、不銹鋼面板、不銹鋼條及窗邊緣鋪砌天然石材。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

2. Interior Finishes			
Item		Description	
(b)	Internal Wall and Ceiling	Internal Wall	(Only applicable to Unit A on 35/F of Tower 1A) Internal wall of Living/Dining Room is finished with emulsion paint, timber veneer, natural stone, vinyl, glass panel, stainless steel panel and stainless steel strip where exposed. Master Bedroom with emulsion paint, timber veneer where exposed and natural stone at window edge. Bedrooms 1 & 2 are finished with emulsion paint where exposed and natural stone at window edge. Bedroom 3 is finished with emulsion paint where exposed. (Only applicable to Unit E on 17/F of Tower 1B) Internal wall of Living/Dining Room, Master Bedroom and Bedrooms are finished with emulsion paint and wallpaper where exposed and natural stone at window edge.
		Ceiling	All Internal ceiling of Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with false ceiling and emulsion paint where exposed, except the following units: (Only applicable to Unit A on 17/F of Tower 1A) Internal ceiling of Living/Dining Room and Bedrooms are finished with gypsum board false ceiling, emulsion paint, timber veneer and stainless steel strip where exposed. Master Bedroom is finished with gypsum board and aluminum false ceiling with emulsion paint, timber veneer and stainless steel strip where exposed. (Only applicable to Unit A on 35/F of Tower 1A) Internal ceiling of Living/Dining Room, Master Bedroom and Bedrooms are finished with gypsum board false ceiling with emulsion paint and stainless steel strip where exposed.
(c)	Internal Floor	All Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with engineered timber flooring with timber skirting, natural stone floor border with stainless steel trim adjoining combined balcony and utility platform, except the following units: (Only applicable to Unit A on 17/F of Tower 1A) Living/Dining Room, Master Bedroom and Bedrooms are finished with natural stone flooring with stainless steel skirting. (Only applicable to Unit A on 35/F of Tower 1A) Living/Dining Room are finished with natural stone flooring, natural stone skirting and stainless steel skirting, stainless steel strip adjoining combined balcony and utility platform. Master Bedroom, Bedroom 1 and Bedroom 2 are finished with engineered timber flooring and timber skirting. Bedroom 3 are finished with engineered timber flooring and timber skirting, natural stone with stainless steel strip adjoining flat roof.	

2.室內裝修物料			
細項		描述	
(b)	內牆及天花板	內牆	(只適用於第1A座35樓A單位) 客/飯廳內牆外露部分髹上乳膠漆、木皮飾面、天然石材、仿皮、玻璃面板、不銹鋼面板及不銹鋼飾條；主人睡房內牆外露部分髹上乳膠漆、木皮飾面及窗邊緣鋪砌天然石材；睡房1及2內牆外露部髹上乳膠漆及窗邊緣鋪砌天然石材；睡房3內牆外露部髹上乳膠漆。 (只適用於第1B座17樓E單位) 客/飯廳、主人睡房及睡房內牆外露部分髹上乳膠漆、牆紙及窗邊緣鋪砌天然石材。
		天花板	所有客/飯廳、主人睡房及睡房的天花板外露部分均設有假天花並髹上乳膠漆，以下單位除外： (只適用於第1A座17樓A單位) 客/飯廳及睡房天花板外露部分均設有石膏板假天花並髹上乳膠漆、木皮飾面及不銹鋼飾條；主人睡房天花板外露部分設有石膏板及鋁質假天花並髹上乳膠漆、木皮飾面及不銹鋼飾條。 (只適用於第1A座35樓A單位) 客/飯廳、主人睡房及睡房天花板外露部分設有石膏板假天花並髹上乳膠漆、鋁質百葉及不銹鋼飾條。
(c)	內部地板	所有客/飯廳、主人睡房及睡房鋪砌實木複合地板連木腳線，連接組合露台及工作平台邊界位置鋪砌天然石材連不銹鋼條，以下單位除外： (只適用於第1A座17樓A單位) 客/飯廳、主人睡房及睡房鋪砌天然石材連不銹鋼腳線。 (只適用於第1A 座35樓A單位) 客/飯廳鋪砌天然石材連天然石材腳線及不銹鋼腳線，不銹鋼條連接組合露台及工作平台邊界；主人睡房、睡房1及睡房2鋪砌實木複合地板連木腳線；睡房3鋪砌實木複合地板連木腳線，天然石材及不銹鋼條連接平台邊界位置。	

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

2. Interior Finishes			
Item		Description	
(d)	Bathroom	Master Bathroom	Wall is finished with porcelain tile, mirror panel and stainless steel strip where exposed up to false ceiling. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Except the following unit: (Only applicable to Units A and B on 2/F to 33/F of Tower 1A) Wall is finished with natural stone, glass panel and stainless steel panel where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. (Only applicable to Unit A on 35/F of Tower 1A) Wall is finished with natural stone, glass panel and stainless steel strip where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.
		Bathroom	Wall is finished with porcelain tile, mirror panel and stainless steel strip where exposed up to false ceiling. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling in emulsion paint and stainless steel strip where exposed. (Except those units mentioned below) (Only applicable to Unit A on 17/F of Tower 1A) Wall is finished with natural stone, porcelain tile and stainless steel strip where exposed up to false ceiling and natural stone at window edge. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with false ceiling and emulsion paint where exposed.

2.室內裝修物料			
細項		描述	
(d)	浴室	主人浴室	牆壁外露部分鋪砌瓷磚、鏡面板及不銹鋼飾條至假天花。 地板外露部分鋪砌瓷磚及天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 以下單位除外： (只適用於第1A座2樓至33樓A及B單位) 牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾面至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 (只適用於第1A 座35樓A單位) 牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾條至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。
		浴室	牆壁外露部分鋪砌瓷磚、鏡面板及不銹鋼飾條至假天花。 地板外露部分鋪砌瓷磚及天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 (以下所提及的單位除外) (只適用於第1A 座17樓A單位) 牆壁外露部分鋪砌天然石材、瓷磚及不銹鋼飾條至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌瓷磚及天然石材。 天花板外露部分裝設假天花並髹上乳膠漆。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

2. Interior Finishes			
Item		Description	
(d)	Bathroom	Bathroom 1	Wall is finished with natural stone, glass panel and stainless steel strip where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.
		Bathroom 2	Wall is finished with natural stone, glass panel and stainless steel panel where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel panel where exposed.
		Bathroom 3	Wall is finished with natural stone, glass panel and stainless steel strip where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.
(e)	Kitchen	Kitchen (Excluding Open Kitchen) Wall is finished with porcelain tile, glass panel and stainless steel panel where exposed up to false ceiling and engineering stone at window edge. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Cooking bench is finished with quartz based engineering stone. (Except those units mentioned below) (Only applicable to Unit A on 17/F of Tower 1A) Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Cooking bench is finished with quartz based engineering stone. (Only applicable to Unit A on 35/F of Tower 1A) Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Cooking bench is finished with natural stone. Open Kitchen Wall is finished with plastic laminate, glass panel and stainless steel panel where exposed up to false ceiling. Floor is finished with engineered timber flooring where exposed. Ceiling is fitted with false ceiling finished with emulsion paint where exposed. Cooking bench is finished with quartz based engineering stone.	

2.室內裝修物料			
細項		描述	
(d)	浴室	浴室 1	牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾條至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。
		浴室 2	牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾面至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾面。
		浴室 3	牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾條至假天花。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。
(e)	廚房	廚房 (不包括開放式廚房) 牆壁外露部分鋪砌瓷磚、玻璃面板及不銹鋼飾面至假天花及窗邊緣鋪砌人造石。 地板外露部份鋪砌瓷磚及天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 灶台面採用石英石。 (以下所提及的單位除外) (只適用於第1A 座17樓A單位) 牆壁外露部分鋪砌天然石材至假天花。 地板外露部份鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 灶台面採用石英石。 (只適用於第1A 座35樓A單位) 牆壁外露部分鋪砌天然石材至假天花。 地板外露部份鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 灶台面採用天然石。 開放式廚房 牆壁外露部分鋪砌膠板、玻璃面板及不銹鋼飾面至假天花。 地板外露部份鋪砌實木複合地板。 天花板外露部分裝設假天花並髹上乳膠漆。 灶台面採用石英石。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings			
Item		Description	
(a)	Doors	Residential Unit Entrance Door	Timber veneer, stainless steel panel and stainless steel strip finished solid core fire rated timber swing door fitted with door hinge, door closer, door viewer, door stopper, smoke door seal and lockset with handle. (Except those units mentioned below) (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel panel and stainless steel strip finished solid core fire rated timber swing one & half door fitted with door hinge, door closer, door viewer, door stopper, smoke door seal, lockset and handle.
		Master Bedroom Door	Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle. (Except those units mentioned below) (Only applicable to Units A and B on 2/F to 33/F of Tower 1A): Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle. Timber veneer, stainless steel strip and glass panel finished hollow core swing door (near wardrobe) fitted with door hinge, door closer and recessed door handle. (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel panel and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.
		Bedroom Door	Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle, except those units mentioned below: (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip and stainless steel panel finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.
		Master Bathroom Door	Timber veneer, aluminium strip and aluminium louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook, except those units mentioned below: (Only applicable to Units A and B on 2/F to 33/F of Tower 1A): Stainless steel framed sliding glass door fitted with concealed handle and brush door seal. (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip, stainless steel panel finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.

3. 室內裝置			
細項		描述	
(a)	門	住宅單位大門	實心防火木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條、門鎖連手柄。 (以下所提及的單位除外) (只適用於第1A座35樓A單位) 實心防火木掩子母門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條、門鎖及手柄。
		主人睡房門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。(以下所提及的單位除外) (只適用於第1A座2樓至33樓A及B單位) 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。 空心木掩門(近衣櫃)配木皮飾面、不銹鋼飾條及玻璃面板，裝妥門鉸、氣鼓及暗藏式手柄。 (只適用於第1A座35樓A單位) 空心木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。
		睡房門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。(以下所提及的單位除外) (只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面、不銹鋼飾條及不銹鋼面板，裝妥門鉸、門擋、門鎖及手柄。
		主人浴室門	空心木掩門配木皮飾面、鋁質飾條及鋁質百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾，以下所提及的單位除外： (只適用於第1A座2樓至33樓A及B單位)： 玻璃趟門配不銹鋼框，裝妥隱藏式手柄及刷門封條。 (只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面、不銹鋼飾條及不銹鋼面板，裝妥門鉸、門擋、門鎖及手柄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings			
Item		Description	
(a)	Doors	Bathroom Door	Timber veneer, aluminium strip and aluminium louver finished hollow core timber swing door (if swing door provided) fitted with door hinge, door stopper, lockset, handle and robe hook, except those units mentioned below: (Only applicable to Bathroom of Unit A on 2/F to 16/F and 18/F to 33/F of Tower 1A and Bathroom of Unit B on 2/F to 33/F of Tower 1A): Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. (Only applicable to Bathroom 1 and Bathroom 2 of Unit A on 35/F of Tower 1A) Timber veneer, stainless steel panel and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. (Only applicable to Bathroom 3 of Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip, stainless steel panel and stainless steel louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. Timber veneer and aluminium strip and aluminium louver finished hollow core timber sliding door (if sliding door provided) fitted with hanging sliding door track set, lockset, recessed handle and brush door seal, except the unit mentioned in below:
		Kitchen Door	Timber veneer and stainless steel trim finished solid core fire rated timber swing door fitted with stainless steel frame fire rated glass panel fitted with door hinge, door closer, door stopper, handle and smoke door seal, except the following units: (Only applicable to Unit A on 35/F of Tower 1A) Fire rated swing glass door with stainless steel frame fitted with door hinge, door stopper, handle and smoke door seal.
		Storeroom Door	Timber veneer with stainless steel strip finished hollow core timber swing door fitted with lockset, recessed handle and brush door seal, except those units mentioned below: (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer finished hollow core timber swing door fitted with lockset and door hinge. (Only applicable to Units A on 2/F to 35/F of Tower 1B): Timber veneer with stainless steel strip finished hollow core timber swing one & half door fitted with lockset, door hinge, flush bolt and brush door seal.

3. 室內裝置			
細項		描述	
(a)	門	浴室門	空心木掩門(如設有掩門)配木皮飾面、鋁質飾條及鋁質百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾，以下所提及的單位除外： (只適用於第1A座2樓至16樓及18樓至33樓A單位浴室及第1A座2樓至33樓B單位浴室) 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖、手柄及掛勾。 (只適用第1A座35樓A單位浴室1及浴室2) 空心木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、門擋、門鎖、手柄及掛勾。 (只適用於第1A座35樓A單位浴室3)： 空心木掩門配木皮飾面、不銹鋼飾條、不銹鋼面板及不銹鋼百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾。 空心木趟門(如設有趟門)配木皮飾面、鋁質飾條及鋁質百葉，裝妥趟門吊路軌、門鎖、暗藏式手柄及刷門封條，以下所提及的單位除外：
		廚房門	實心防火木掩門配木皮飾面及不銹鋼飾條，門身鑲有防火玻璃配不銹鋼框，裝妥門鉸、氣鼓、門擋、手柄及防煙條，以下所提及的單位除外： (只適用於第1A座35樓A單位) 防火玻璃掩門配不銹鋼框，裝妥門鉸、門擋、手柄及防煙條。
		儲物房門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鎖、暗藏式手柄及刷門封條，以下所提及的單位除外： (只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面，裝妥門鎖及門鉸。 (只適用於第1B座2樓至35樓A單位)： 空心木掩子母門配木皮飾面及不銹鋼飾條，裝妥門鎖、門鉸、門插銷及刷門封條。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings			
Item		Description	
(a)	Doors	Utility Room Door	Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle, except the unit mentioned below: (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer with stainless steel strip finished hollow core timber sliding door fitted with hanging sliding door track set, lockset and recessed handle.
		Lavatory Door in Utility Room	Aluminium framed frosted tempered glass folding door fitted with lockset and handle, except those units mentioned below: (Only applicable to Unit A on 17/F and 35/F): Stainless steel framed frosted tempered glass folding door fitted with lockset and handle.
		Lavatory Door	(Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip, stainless steel panel and stainless steel louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.
		Combined Balcony and Utility Platform Door	Aluminium framed sliding glass door with fluorocarbon coating; fitted with lockset and handle.
		Flat Roof Door	Flat Roof to Living/Dining Room Aluminium framed sliding glass door with fluorocarbon coating, fitted with lockset and handle. Flat Roof to Bedroom 3 Aluminium framed sliding glass door with fluorocarbon coating, fitted with lockset and handle.
		Staircase Door to Roof	Aluminium framed glass swing door with fluorocarbon coating, fitted with lockset and handle.

3. 室內裝置			
細項		描述	
(a)	門	工作間門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄，以下所提及的單位除外： (只適用於第1A座35樓A單位)： 空心木趟門配木皮飾面及不銹鋼飾條，裝妥趟門吊路軌、門鎖及暗藏式手柄。
		工作間內洗手間門	磨沙強化玻璃摺門配鋁質框，裝妥門鎖及手柄，以下所提及的單位除外： (只適用於第1A座17樓及35樓A單位)： 磨沙強化玻璃摺門配不銹鋼框，裝妥門鎖及手柄。
		洗手間門	(只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面、不銹鋼飾條、不銹鋼面板及不銹鋼百葉，裝妥門鉸、門擋、門鎖及手柄。
		組合露台及工作平台門	氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。
		平台門	平台往客/飯廳 氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。 平台往睡房3 氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。
		往天台樓梯門	氟化碳塗層鋁框玻璃掩門，裝妥門鎖及手柄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(b)	Bathroom	Master Bathroom (for units listed below only): Units C and J on 2/F to 33/F of Tower 1A; Units G and H on 2/F to 35/F of Tower 1A; Units D on 2/F to 35/F of Tower 1B; Units C, D and E on 2/F to 35/F of Tower 1C. Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze handle, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer and brushed bronze paper roll holder. Master Bathroom (for units listed below only): Units A and B on 2/F to 33/F of Tower 1A. Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with natural stone countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include synthetic materials bathtub (1500mL x 724mmW x 532mmH), brushed bronze bath mixer and hand shower set, glass shower enclosure with stainless steel frame, brushed bronze hand shower set and rain shower, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer, brushed bronze paper roll holder and natural stone with stainless steel hanging shelf and brushed bronze shelf and aluminium blinds with metal track. Master Bathroom (for unit listed below only): Unit A on 35/F of Tower 1A. Fitted with glass and mirror hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with stainless steel panel, plastic laminate and natural stone finishes, natural stone countertop. Sanitary wares and fittings include acrylic bathtub (1500mmL X 700mmW X 485mmH), brass bath mixer, glass shower enclosure, brass hand shower set and rain shower, vitreous china water closet, vitreous china wash basin, brass basin mixer, brass paper holder, brass towel rack, brass hook and aluminium blinds with metal track. Bathroom (for units listed below only): Units D, E and F on 2/F to 35/F of Tower 1A; Units A, B, C, E and F on 2/F to 35/F of Tower 1B; Units A, B, F and G on 2/F to 35/F of Tower 1C. Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop and stainless steel framed glass, resin panel, plastic laminate and stainless steel panel. Sanitary wares and fittings include press steel bathtub (1500mmL X 700mmW X 420mmH) with natural stone at top and glass at side with stainless steel frame of exposed surface, brushed bronze bath mixer, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer, brushed bronze towel rack, brushed bronze paper roll holder and stainless steel shower curtain rod. Bathroom (for unit listed below): Unit A on 17/F of Tower 1A Fitted with glass hanging cabinet with mirror and stainless steel panel finishes. Wooden lower cabinet with natural stone countertop, stainless steel panel and plastic laminate. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze handle, chrome plated hand shower set, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer and brushed bronze paper roll holder.

3. 室內裝置		
細項		描述
(b)	浴室	主人浴室(只適用於以下列出之單位)： 第1A座2樓至33樓C及J單位；第1A座2樓至35樓G及H單位；第1B座2樓至35樓D單位； 第1C座2樓至35樓C、D及E單位。 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手柄、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭及鍍銅廁紙架。 主人浴室(只適用於以下列出之單位)： 第1A座2樓至33樓A及B單位。 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配天然石檯面、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括合成材質浴缸(1500毫米長X724毫米闊X532毫米高)、鍍銅浴缸水龍頭及鍍銅手握式淋浴花灑套裝、玻璃淋浴間連不銹鋼框、鍍銅手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭、鍍銅廁紙架及天然石配不銹鋼掛架、鍍銅層架及鋁百葉簾連金屬路軌。 主人浴室(只適用於以下列出之單位)： 第1A座35樓A單位。 裝設玻璃及鏡吊櫃配鏡及不銹鋼飾面。木製面盆櫃配不銹鋼面板、膠板及天然石材飾面，天然石檯面。潔具包括亞克力纖維浴缸(1500毫米長X700毫米闊X485毫米高)、黃銅製浴缸水龍頭、玻璃淋浴間、黃銅製手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭、黃銅製廁紙架、黃銅製毛巾架、黃銅製掛勾及鋁百葉簾連金屬路軌。 浴室(只適用於以下列出之單位)： 第1A座2樓至35樓D、E及F單位；第1B座2樓至35樓A、B、C、E及F單位；第1C座2樓至35樓A、B、F及G單位。 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面及玻璃連不銹鋼框、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括鑄鐵製浴缸(1500毫米長X700毫米闊X420毫米高)面鋪砌天然石材、側面外露位置為玻璃及不銹鋼框、鍍銅浴缸水龍頭、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭、鍍銅毛巾架、鍍銅廁紙架及不銹鋼浴簾杆。 浴室(只適用於以下列出之單位)： 第1A座17樓A單位 裝設玻璃吊櫃配鏡及不銹鋼面板。木製地櫃配天然石材檯面、不銹鋼面板及膠板飾面。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手柄、鍍鉻手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭及鍍銅不銹鋼廁紙架。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(b)	Bathroom	Bathroom (for units listed below only): Units A and B on 2/F to 33/F of Tower 1A (except Unit A on 17/F of Tower 1A); Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer and brushed bronze paper roll holder. Bathroom 1 Fitted with mirror and glass hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include tempered glass shower enclosure, brass shower mixer with hand shower set and rainshower, vitreous china water closet, vitreous china wash basin, brass basin mixer , brass paper roll holder and aluminium blinds with metal track. Bathroom 2 Fitted with mirror and glass hanging cabinet with mirror and stainless steel finishes. Stainless steel hanger with glass shelves. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include acrylic bathtub (1500mmL X 700mmW X 485mmH), brass bathtub mixer, brass shower mixer with hand shower set and rainshower, vitreous china water closet, vitreous china wash basin, brass basin mixer , brass paper roll holder and aluminium blinds with metal track. Bathroom 3 Fitted with mirror and glass hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include tempered glass shower enclosure, brass shower mixer with hand shower set and rainshower, vitreous china water closet, vitreous china wash basin, brass basin mixer and brass paper roll holder. Lavatory in Utility Room Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated hand shower set and chrome plated paper roll holder. Lavatory Fitted with glass and mirror hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, brass basin mixer and brass paper roll holder. See “Water Supply” below for material of water supply system.

3. 室內裝置		
細項		描述
(b)	浴室	浴室(只適用於以下列出之單位)： 第1A座2樓至33樓A及B單位（第1A座17樓A單位除外）； 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面、樹脂板飾面、膠板飾面及不銹鋼面板。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭及鍍銅廁紙架。 浴室 1 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼面板及天然石。潔具包括強化玻璃淋浴間、黃銅製花灑水龍頭連手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭、黃銅製廁紙架及鋁百葉簾連金屬路軌。 浴室 2 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。不銹鋼吊架連玻璃層板。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼面板及天然石。潔具包括亞克力纖維製浴缸(1500毫米長 X 700毫米闊 X 485毫米高)、黃銅製浴缸水龍頭、黃銅製花灑水龍頭連手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭、黃銅製廁紙架及鋁百葉簾連金屬路軌。 浴室 3 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼面板及天然石。潔具包括強化玻璃淋浴間、黃銅製花灑水龍頭連手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭及黃銅製廁紙架。 工作間內洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻手握式花灑套裝及鍍鉻廁紙架。 洗手間 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼飾面及天然石。潔具包括搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭及黃銅製廁紙架。 供水系統的用料見下文「供水」一欄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(c)	Kitchen	Kitchen (excluding Open Kitchens) Fitted with wooden hanging cabinets with plastic laminate door panel, and wooden low cabinets with metallic lacquer door panel, aluminum skirting, plastic laminate, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink, except those units mentioned in below: (Only applicable to Unit A on 17/F of Tower 1A): Fitted with wooden hanging cabinets with timber veneer, glass panel and stainless steel frame door panel and wooden low cabinets with quartz based engineering stone door panel, aluminum skirting, plastic laminate and quartz based engineering stone countertop. Fitted with wooden cabinet with timber veneer door panel, chrome plated sink mixer and stainless steel sink. (Only applicable to Unit A on 35/F of Tower 1A): Fitted with wooden hanging cabinet with metal lacquer door panel and wooden low cabinet with plastic laminate door panel, aluminum skirting, natural stone countertop, brass sink mixer, stainless steel sink, stainless steel hanging rack, stainless steel panel and glass shelf. Fitted with wooden shelf with stainless steel frame glass door panel, natural stone panel and plastic laminate finishes. Open Kitchens Fitted with wooden hanging cabinets with metallic lacquer door panel, aluminum skirting and wooden low cabinets with plastic laminate door panel, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink. Sprinkler head and smoke detector are provided for Open Kitchen. See “Water Supply” below for material of water supply system

3. 室內裝置		
細項		描述
(c)	廚房	廚房 (不包括開放式廚房) 裝設木製吊櫃配以膠板門板及木製地櫃配以金屬漆門板、鋁質腳線、膠板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆，以下所提及的單位除外： (只適用於第1A座17樓A單位): 裝設木製吊櫃配以木皮飾面、玻璃面板及不銹鋼框架門板及木製地櫃配以石英石飾面門板、鋁質腳線、膠板及石英石檯面。裝設木製櫃配以木皮門板、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 (只適用於第1A座35樓A單位): 裝設木製吊櫃配以金屬漆門板及木製地櫃配以膠板門板、鋁質腳線、天然石檯面、黃銅製洗滌盆水龍頭、不銹鋼洗滌盆、不銹鋼吊架、不銹鋼飾面及玻璃層架。裝設木製層架配不銹鋼框玻璃門板、天然石面板及膠板飾面。 開放式廚房 裝設木製吊櫃配以金屬漆門板、鋁質腳線及木製地櫃配以膠板門板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 開放式廚房均提供消防花灑頭和煙霧探測器。 供水系統的用料見下文「供水」一欄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(d)	Bedroom	(Only applicable to Units A and B on 2/F to 33/F of Tower 1A)(Except Unit A on 17/F of Tower 1A): Master Bedroom fitted with wooden wardrobe with plastic laminate, timber veneer, stainless steel framed glass panel and fabric curtain with metal track. Bedroom 1&2 fitted with fabric curtain with metal track. (Only applicable to Master Bedroom of Unit A on 17/F of Tower 1A): Fitted with wooden wardrobe with plastic laminate, timber veneer, stainless steel framed glass panel, fabric curtain and sheer with metal track. (Only applicable to Bedroom 1 of Unit A on 17/F of Tower 1A): Fitted with fabric curtain with metal track. (Only applicable to Bedroom 2 of Unit A on 17/F of Tower 1A): Fitted with wooden wardrobe with stainless steel framed glass, timber veneer door panel, timber veneer finishes and fabric curtain with metal track. (Only applicable to Master Bedroom and Bedroom of Unit E on 17/F of Tower 1B): Fitted with fabric curtain and sheer with metal track. (Only applicable to Unit A on 35/F of Tower 1A): Master Bedroom fitted with wooden wardrobe with plastic laminate, timber veneer, stainless steel framed glass panel and fabric curtain with metal track. Bedroom 1, 2&3 fitted with fabric curtain with metal track.
(e)	Telephone	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(f)	Aerials	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(g)	Electrical Installations	Miniature Circuit Breaker board completed with protective devices is provided for each unit. Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. For the number and location of socket outlets, fuse connection units and air-conditioner points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(h)	Gas Supply	Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units. Gas water heater(s) is/are installed in Kitchen or Combined Balcony and Utility Platform. Town gas supply pipes are connected to gas cooker hob in Kitchen and Open Kitchen. For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(i)	Washing Machine Connection Point	Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen. For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(j)	Water Supply	Copper pipes for cold and hot water system. UPVC pipes for flushing water supply system. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials. Hot water is available. Hot water supply to Kitchen, Open Kitchen, Master Bathroom, Bathroom(s) and Lavatory is provided by gas water heater or instantaneous electric water heater.

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

3. 室內裝置		
細項		描述
(d)	睡房	(只適用於第1A座2樓至33樓A及B單位)(第1A座17樓A單位除外)： 主人睡房裝設木製衣櫃配以膠板、木皮、不銹鋼框玻璃面板及布質窗簾連金屬路軌。 睡房1及2裝設布質窗簾連金屬路軌。 (只適用於第1A座17樓A單位的主人睡房)： 裝設木製衣櫃配以膠板、木皮、不銹鋼框玻璃面板，布質窗簾及窗紗連金屬路軌。 (只適用於第1A座17樓A單位的睡房1)： 裝設布質窗簾連金屬路軌。 (只適用於第1A座17樓A單位睡房2)： 裝設木製衣櫃配以不銹鋼框玻璃、木皮門面板、木皮飾面及布質窗簾連金屬路軌。 (只適用於第1B座17樓E單位主人睡房及睡房)： 裝設布質窗簾及窗紗連金屬路軌。 (只適用於第1A座35樓A單位)： 主人睡房裝設木製衣櫃配以膠板、木皮、不銹鋼框玻璃面板及布質窗簾連金屬路軌。 睡房1、2及3裝設布質窗簾連金屬路軌。
(e)	電話	接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(f)	天線	接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(g)	電力裝置	每戶均裝有包括漏電保護器的配電箱。 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。 外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 電插座、接線電掣及空調機接駁點的數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h)	氣體供應	設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道，煤氣管道接駁至煤氣熱水爐。煤氣熱水爐設於廚房或組合露台及工作平台。 煤氣管道接駁廚房及開放式廚房提供煤氣煮食爐。 煤氣熱水爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	廚房或開放式廚房之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40 毫米)。 接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。 水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。 外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 備有熱水供應。煤氣熱水爐或即熱式電熱水爐供應熱水到廚房、開放式廚房、主人浴室、浴室及洗手間。

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

4. Miscellaneous			
Item		Description	
(a)	Lifts	Residential Tower 8 passenger lifts (lift no. T1-L1 to T1-L8)(brand: "Kone", model no. MiniSpace NMX18) are provided in Tower 1, serving Basement, G/F, 2/F to 35/F. 1 passenger lift (lift no. T1-L9)(brand: "Kone", model no. MiniSpace NMX18) is provided in Tower 1, serving G/F, 2/F to 35/F. Clubhouse 1 passenger lift (lift no. R-L1)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving Basement, G/F, 1/F, 3/F, 5/F and 6/F. 1 passenger lift (lift no. R-L2)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving G/F, 1/F, 3/F, 5/F and 6/F. 1 passenger lift (lift no. R-L3)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving G/F, 1/F and 2/F. 1 passenger lift (lift no. R-L4)(brand: "Kone", model no. MonoSpace MX14) is provided in Clubhouse, serving Basement and G/F. 1 passenger lift (lift no. R-L5)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving G/F and 1/F.	
(b)	Letter Box	Metal letter box is provided for each unit.	
(c)	Refuse Collection	Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.	
(d)	Water meter, electricity meter and gas meter	Water meter	Separate water meter for each individual residential unit is provided in the common water meter cabinet on every residential floor.
		Electricity meter	Separate electricity meter for individual residential unit is provided in the electric meter room on every residential floors.
		Gas meter	Separate town gas meter for individual residential unit is located inside the false ceiling at Combined Balcony and Utility Platform, except the following residential unit: Separate town gas meter is located in the Kitchen for the following residential unit: Unit A on 35/F of Tower 1A

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

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

4.雜項			
細項		描述	
(a)	升降機	住宅大廈 8部住客升降機 (升降機編號T1-L1至T1-L8)(品牌：通力，型號 MiniSpace NMX18) 設於第 1 座，來往地庫、地下、2樓至35樓。 1部住客升降機(升降機編號T1-L9)(品牌：通力，型號 MiniSpace NMX18) 設於第 1 座，來往地下、2樓至35樓。 會所 1部住客升降機(升降機編號R-L1)(品牌：通力，型號MonoSpace NMX11)設於會所，來往地庫、地下、1樓、3樓、5樓及6樓。 1部住客升降機(升降機編號R-L2)(品牌：通力，型號MonoSpace NMX11)設於會所，來往地下、1樓、3樓、5樓及6樓。 1部住客升降機(升降機編號R-L3)(品牌：通力，型號 MonoSpace NMX11) 設於會所，來往地下、1樓及2樓。 1部住客升降機(升降機編號R-L4)(品牌：通力，型號 MonoSpace MX14) 設於會所，來往地庫及地下。 1部住客升降機(升降機編號R-L5)(品牌：通力，型號 MonoSpace NMX11) 設於會所，來往地下及1樓。	
(b)	信箱	每單位配有金屬信箱。	
(c)	垃圾收集	每層住宅樓層均設有垃圾及物料回收室。 家居垃圾將由清潔工人收集及運走。	
(d)	水錶、電錶及氣體錶	水錶	每戶住宅單位之獨立水錶安裝於每層住宅樓層之公用水錶櫃內。
		電錶	每戶住宅單位之獨立電錶安裝於每層住宅樓層之電錶房內。
		氣體錶	每戶住宅單位之獨立煤氣錶設於組合露台及工作平台的假天花內，以下住宅單位除外： 以下之住宅單位之獨立煤氣錶設於廚房內： 第 1A座 35樓的 A單位

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

6. 設備
設備品牌名稱及產品型號，請參考「設備表」。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1A 第1A座									
			2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F (except Unit A on 17/F) 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓（十七樓A單位除外）									17/F 十七樓
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit A A單位
Appliance Schedule 設備表												
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	1	1	-	-	-	-	-	-	-	1
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	1	-	-	-	1	1	1	-
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	-	1	1	1	-	-	-	1
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	1	-	-	-	1	1	1	-
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	1	1	-	1	1	1	-	-	-	1
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	1	1	1	1	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz 名望	VZ07SSUG	1	1	-	-	-	-	-	-	-	1
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	4	4	1	1	1	1	1	1	1	4
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	2	1	1	1	1	1	1	1	2
Ceiling Type Dehumidifier 天花式抽濕機	Cold Magic 高美	CDH-22R2B1	1	1	-	-	-	-	-	-	-	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	2	2	1	1	1	1	1	1	1	2
Air Purifier 空氣淨化機	Checkup	AICUBPNP	2	2	-	-	-	-	-	-	-	2
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1	1	1	1
Safe Box 保險箱	Safegear 夾萬王	HD-1240	1	1	-	-	-	-	-	-	-	1
Television 電視	Samsung 三星	QA50QE1DAJXZK	-	-	-	-	-	-	-	-	-	1
Water Heater Appliance Schedule 熱水爐設備表												
Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	1	1	-	-	-	-	-	-	-	1
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	1	1	1	1	1	1	1	1	1	1
Air-conditioning Appliance Schedule 空調機設備表												
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	1	-	-	-	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	1	-	-	-	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	3	-	1	1	1	-	-	-	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	-	-	1	1	1	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	-	-	1	1	1	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	1	1	-	-	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXA35BV1H	1	1	-	-	-	-	-	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	1	-	-	-	1	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	-	-	1	1	1	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	1	1	-	-	-	-	-	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RXA35AV1H	1	1	-	-	-	-	-	-	-	1

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1A 第1A座					
			35/F 三十五樓					
			Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Appliance Schedule 設備表								
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	1	-	-	-	-	-
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	-	-	1	1
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	1	1	-	-
BBQ Grill 燒烤爐	Miele	CS1312BG	1	-	-	-	-	-
BBQ Grill 燒烤爐	PLA.NET	B.INEL55.L	1	-	-	-	-	-
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	-	-	1	1
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	-	1	1	1	-	-
Fridge-freezer 雪櫃連冰箱	Sub-Zero	ICBCL3650UFDID/S/T	1	-	-	-	-	-
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	-	1	1	1	1	1
Steam Oven 蒸爐	Miele	DG 7240	1	-	-	-	-	-
Oven 焗爐	Miele	H7264B	1	-	-	-	-	-
Vacuum Sealing Drawer 真空處理櫃	Miele	EVS7010	1	-	-	-	-	-
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	-	1	1	1	1	1
Washing Machine 洗衣機	Miele	WCD660 WCS	1	-	-	-	-	-
Dryer 乾衣機	Miele	TEF765WP	1	-	-	-	-	-
Cooker hood 抽油煙機	Miele	DAS2620	-	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2920	1	-	-	-	-	-
Wine Cellar 酒櫃	Miele	KWT6321UG	1	-	-	-	-	-
Dishwasher 洗碗碟機	Miele	G7150C SCVi	1	-	-	-	-	-
Food Warming Drawer 食物保溫櫃	Miele	ESW7010	1	-	-	-	-	-
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	6	1	1	1	1	1
Exhaust Fan 抽氣扇	GELEC	DPT15-45H	1	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	4	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	4	1	1	1	1	1
Air Purifier 空氣淨化機	Checkup	AICUBPNP	2	-	-	-	-	-
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	-	1	1	1	1	1
Motorized Awning 電動伸縮帳篷	Warema 望瑞門	K50	1	-	-	-	-	-
Safe Box 保險箱	Safegear 夾萬王	HD-1240	1	-	-	-	-	-
Motorized Roller Blind 電動捲簾	Forest 豐拓	6/20/EQ	2	-	-	-	-	-
Motorized Track 電動拉布簾	Forest 豐拓	Shuttle L	6	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1A 第1A座					
			35/F 三十五樓					
			Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Water Heater Appliance Schedule 熱水爐設備表								
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	3	-	-	-	-	-
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	-	1	1	1	1	1
Air-conditioning Appliance Schedule 空調機設備表								
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP28CAP	2	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP45CAP	3	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP56CAP	2	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP71CAP	3	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	-	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	3	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1B 第1B座 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓					
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位
Appliance Schedule 設備表								
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	1	-	-	-	1	1
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	-	1	-	-
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	1	-	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	-	1	-	-
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	1	1	1	-	1	1
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	2	1	1	1	2	2
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	1	1	1	1	1	1
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備表								
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	-	-	-	1	1
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	-	1	1	1	-	-
Air-conditioning Appliance Schedule 空調機設備表								
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	1	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	1	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	1	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1C 第1C座 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓						
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Appliance Schedule 設備表									
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	-	-	-	-	-	-	1
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	1	1	1	-	-
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	-	-	-	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	1	1	1	-	-
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	1	1	-	-	-	1	1
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	1	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	1	1	1	1	1	1	2
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	1	1	1	1	1	1	1
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備表									
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	1
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	1	1	1	1	1	1	-
Air-conditioning Appliance Schedule 空調機設備表									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	2	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	-	1	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	1	-	-	-	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	-	1	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

臨時買賣合約 (「臨時合約」)

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

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

日期 Date : [ ]

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

賣方 Vendor : 瑞建控股有限公司 ULTRA KEEN HOLDINGS LIMITED 商業登記証號碼 B.R. No. 61393440 **賣方代理人 Sales Agent For Vendor** : 中國海外地產代理有限公司 China Overseas Property Agency Limited	**賣方律師 Vendor's Solicitors (由賣方填寫 To be filled in by the Vendor)** :: 地址 Address : 電話 Tel No. :
買方 Purchaser : 香港身份証/護照/商業登記証號碼 Hong Kong Identity Card/Passport/Business Registration No(s). :	地址 Address : 電話 Tel No. :
發展項目名稱及地址 : **Name and Address of Development** :	**維港・灣畔** 九龍承豐道 18 號 (新九龍內地段第 6554 號) **Victoria Voyage**, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No. 6554)
發展項目期數物業(「本物業」) Property of the Phase and the Development ("The Property") : 維港・灣畔第 1A 期 Victoria Voyage Phase 1A 第_____座之第_____座_____樓之住宅單位_____ Residential Unit _____ on _____ Floor of Tower _____ of Tower_____	

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

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

*加付訂金港幣[ ]元(即售價的[ ]%)，須於[ ](即本臨時合約的簽署日期後的第[ ]日)或之前付清。
Further Deposit HK$[ ], which is equal to [ ]% of the Purchase Price, shall be paid on or before [ ](i.e. the [ ]day after the date on which this Preliminary Agreement is signed).

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

Delete where inapplicable and initial against deletion

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

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

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

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

****

受制於以下之「其他條款及條件」第30條，茲收到
Subject to Clause 30 of the "Other Terms ad Conditions" printed hereinbelow, we acknowledge receipt of:-

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

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

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

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

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

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其他條款及條件
Other Terms and Conditions

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

(a) 「實用面積」具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義;
"saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);

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

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

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

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

6. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

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

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

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

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

(c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.

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

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

11. 買方已確認收到第12條所列出的「對買方的警告」的中英雙語文本，並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.

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

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

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

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

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

instructed your own solicitor in the first place.

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

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

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

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

14. 買賣完成時，賣方須將本物業交吉予買方。

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

15. 在買方和賣方之間而言，買方將承擔本物業的風險。

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

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

Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

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

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

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

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

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

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

19. 買方須於正式合約中向賣方作出承諾除按揭或押記本物業作售價或售價任何部分的按

揭或押記外，在交易買賣完成及簽署本物業轉讓契前，買方不得提名任何人士簽訂接受本物業之轉讓契、轉售本物業或以任何形式轉讓正式合約之權益或訂立任何協議如此行事。

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

20. 買賣雙方同意在成交日或之前於辦公時間內 (由上午10時至下午4時30分) 在賣方律師行完成本物業的買賣交易。

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

21. (a) 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

(b) 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

(c) 於此買賣交易中買方須負責繳付所有有關擬備、簽訂、加蓋印花、完成及登記本臨時合約、正式合約及轉讓契及為完成買入本物業的律師費及墊付費用及(i)有關草擬大廈公契及管理合約(「大廈公契」)費用及附於該文件之圖則之費用的適當分攤;(ii) 本物業的業權契據及文件核證副本之一切費用；(iii)本物業的正式合約及轉讓契之圖則費；(iv)一概有關本臨時合約、正式合約及轉讓契之印花稅(包括但不限於任何印花稅條例所定義之「買家印花稅」、「額外印花稅」及「從價印花稅」)的新稅率(如適用))、登記費及其他支出費用；及(v)本物業按揭（如有）之法律費用及其他支出。買方須在成交收樓之前，按照正式合約及大廈公契向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金及其他按金/基金等，不論該等費用、按金及基金是否可根據大廈公契轉讓或退還。買賣雙方須負擔及支付各自的有關擬備、完成、加蓋印花及登記正式合約及轉讓契的律師費和其他雜費。為免生疑，買方在任何情況下均需負責支付上述(i)至(v)項。

The Purchaser shall solely bear and pay all legal costs and expenses for the preparation, execution, stamping, completion and registration of this Preliminary Agreement, the Agreement and the Assignment and for completion of the purchase; and (i) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, (ii) all costs for preparing certified copies of title deeds and documents of the Property, (iii) all plan fees for plans to be annexed to the Agreement and the Assignment of the Property, (iv) all stamp duty, registration fee and other expenses on this Preliminary Agreement, the Agreement and the Assignment (including without limitation any "buyer stamp duy",

"special stamp duty" defined in the Stamp Duty Ordiance and the new rates of "ad valorem stamp duty", if applicable), and (v) all legal and other costs and expenses in respect of any mortgage (if any) in respect of the Property. The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC, whether or not such payments, deposits and funds are transferable or refundable under the DMC. Each of the Vendor and the Purchaser shall pay its own solicitors' cost and expenses of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment. For the avoidance of doubt, the Purchaser shall be responsible for the payment of items (i) to (v) listed above in any event.

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

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

24. 若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.

25. (a) 賣方和買方無意賦予任何第三者權利依據《合約 (第三者權利) 條例》 (第623章) (『該條例』) 強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.

(b) 本條第(a)款只在並無違反《一手住宅物業銷售條例》(第621章) 的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。
Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap.621).

(c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-

(i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷 (倘若撤銷權存

在)，而該條例第6(1)條將不適用於本臨時合約；及
this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and

(ii) 賣方和買方依據該條例第6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.

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

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

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

29. 賣方保留權利修改本物業有關售價及支付條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。
The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and terms of payment and the calculation of the Purchase Price of the Property.

30. 在不抵觸第8條的情況下，本條款規定，買方用以支付臨時訂金的銀行本票或支票以結算完成為準，且其收據僅於結算完成後予以確認；如該銀行本票或支票遭拒付，則買方將被視為違反合約，屆時賣方將保留一切根據本臨時合約或其他適用法律或其他基礎向買方追究相關臨時訂金款項的權利。
Subject to Clause 8, this provision stipulates that the Purchaser's cashier's order or cheque for payment of the Preliminary Deposit is subject to completion of clearance, and the receipt whereof shall be confirmed only after completion of clearance; if the cashier's order or cheque is dishonored, it shall be deemed as a breach of contract on the part of the Purchaser, and the Vendor will reserve every right to claim against the Purchaser for the relevant sum of the Preliminary Deposit under this Preliminary Agreement or other applicable laws or otherwise.

31. 買方承諾：

The Purchaser hereby undertakes that -

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

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

(b) 在本臨時合約訂立之日起21日內買方須向賣方律師交付並促使買方的律師向賣方律師交付一份已加蓋從價印花稅及(如適用)買家印花稅及額外印花稅之正式合約的認證副本或印花證明書的認證副本，以證明已完全繳付就正式合約須繳付之印花稅及(如適用) 一份用以支持買方聲稱應豁免買家印花稅及/或應適用以第2標準稅率繳付從價印花稅而作出的法定聲明(按稅局指定表格)的核證副本。

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

32. 本臨時合約之中文版本乃英文版本的譯本，僅供參考。如有任何差異、出入或爭議，概以英文版本為準。

The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.

買方已細閱本臨時合約，並完全明白其內容。

The Purchaser has carefully read this Preliminary Agreement and fully understands its contents.

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

_____ _____

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

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附表一
Schedule 1
面積表
Area Schedule

維港・灣畔第 1A 期
九龍承豐道 18 號 (新九龍內地段第 6554 號)
Victoria Voyage Phase 1A
18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

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

附表二 Schedule 2
裝置、裝修物料及設備 The fittings, finishes and appliances

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

1. Exterior Finishes			
Item		Description	
(a)	External Wall	Type of finishes	External wall of towers is finished with ceramic tiles, curtain wall, glass wall, aluminium cladding, aluminium louvre, aluminum grilles and aluminium feature.
(b)	Window	Material of the frame	Aluminium frame is finished with fluorocarbon coating.
		Material of the glass	Insulated Glass Unit (IGU) with low emissivity coating are provided for all windows (including Kitchen window of Unit A on 35/F of Tower 1A), except the windows provided in the following locations: For the following locations, windows are installed with tempered glass: Master Bathroom, Bathroom and Kitchen of Units A and Unit B on 2/F to 33/F of Tower 1A; Living/Dining Room, Master Bedroom, Master Bathroom, Bathroom 1 and Bathroom 2 of Unit A on 35/F of Tower 1A; Kitchen of Unit A, Unit E and Unit F on 2/F to 35/F of Tower 1B; Kitchen of Unit G on 2/F to 35/F of Tower 1C. For the following locations, windows are installed with Insulated Glass Unit (IGU): Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 of Unit A on 35/F of Tower 1A.
(c)	Bay Window	Material	Not applicable.
		Window sill finishes	Not applicable.
(d)	Planter	Type of finishes	Not applicable.
(e)	Verandah or Balcony	Type of finishes	Balcony Balcony is fitted with clear laminated tempered glass balustrade with aluminium top rail. Floor is finished with artificial timber decks, except the following unit: (Only applicable to Unit A on 17/F of Tower 1A) Floor is finished with natural stone decking with stainless steel trim. Wall is finished with aluminium cladding and ceramic tiles, except the following units: (Only applicable to Unit D on 35/F of Tower 1A, Unit E on 2/F to 35/F of Tower 1A and Unit A on 2/F to 35/F of Tower 1B) Wall is finished with aluminium cladding, ceramic tiles and full height glass screen. Ceiling is fitted with aluminium panel in fluorocarbon coating.
			There is no verandah.
		Whether it is covered	All balconies are covered.
(f)	Drying Facilities for Clothing	Type	Not applicable.
		Material	Not applicable.

1. 外部裝修			
細項		描述	
(a)	外牆	裝修物料的類型	大廈外牆鋪砌釉面瓷磚、玻璃幕牆、玻璃牆、鋁質掛板、鋁質百葉、鋁質護欄及鋁質裝飾。
(b)	窗	框的用料	氟碳噴塗層鋁質窗框。
		玻璃的用料	所有窗採用中空玻璃配低輻射鍍膜(包括第1A座35樓A單位廚房窗)，以下位置提供的窗除外： 以下位置的窗採用鋼化玻璃： 第1A座2樓至33樓A單位及B單位主人浴室、浴室及廚房； 第1A座35樓A單位客/飯廳、主人睡房、主人浴室、浴室1及浴室2； 第1B座2樓至35樓A單位、E單位及F單位廚房； 第1C座2樓至35樓G單位廚房。 以下位置的窗採用高透明中空玻璃： 第1A座35樓A單位主人睡房、睡房1、睡房2及睡房3。
(c)	窗台	用料	不適用。
		窗台板的裝修物料	不適用。
(d)	花槽	裝修物料的類型	不適用。
(e)	陽台或露台	裝修物料的類型	露台 露台裝設夾層強化清玻璃欄杆及鋁質頂欄。 地板鋪砌人造木地板，以下單位除外： (只適用於第1A座17樓A單位) 地板鋪砌天然石地板連不銹鋼條。 牆壁配有鋁質掛板及鋪砌釉面瓷磚，以下單位除外： (只適用於第1A座35樓D單位、第1A座2樓至35樓E單位及第1B座2樓至35樓A單位) 牆壁配有鋁質掛板、鋪砌釉面瓷磚及設有全高玻璃屏風。 天花板裝設配有氟碳噴塗層之鋁板。
			沒有陽台。
		是否有蓋	露台均是有蓋的。
(f)	乾衣設施	類型	不適用。
		用料	不適用。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

2. Interior Finishes			
Item		Description	
(a)	Lobby	Residential Entrance Lobbies (B/F)	Wall is finished with timber veneer, glass panel, stainless steel panel and plastic laminate where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint and aluminum strip.
		Residential Entrance Lobbies (G/F)	Wall is finished with natural stone, glass panel, resin panel, stainless steel panel and stainless steel strip where exposed. Floor is finished with stainless steel strip and natural stone. Ceiling is fitted with false ceiling finished with emulsion paint, stainless steel panel and stainless steel strip.
		Residential Floor Lift Lobbies of Towers	Wall is finished with timber veneer, glass panel and stainless steel panel where exposed. Floor is finished with stainless steel strip and porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint.
		Residential Floor Services Lift Lobbies of Towers	Wall is finished with emulsion paint where exposed. Floor is finished with porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint.
(b)	Internal Wall and Ceiling	Internal Wall	Internal wall of all Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with emulsion paint where exposed and natural stone at window edge, except the following units: (Only applicable to Units A on 2/F to 16/F, 18/F to 33/F and Units B on 2/F to 33/F of Tower 1A) Internal wall of Living/Dining Rooms are finished with emulsion paint where exposed. Master Bedroom is finished with emulsion paint, timber veneer, glass panel, mirror panel and stainless steel strip where exposed and natural stone at window edge. Bedrooms are finished with emulsion paint where exposed and natural stone at window edge. (Only applicable to Units H on 2/F to 33/F of Tower 1A and Units B on 2/F to 33/F of Tower 1C) Internal wall of Living/Dining Rooms are finished with emulsion paint and timber veneer where exposed and natural stone at window edge. Master bedroom is finished with emulsion paint where exposed and natural stone at window edge. (Only applicable to Units C on 2/F to 33/F of Tower 1A) Internal wall of Living/Dining Rooms are finished with emulsion paint, mirror panel and stainless steel strip where exposed and natural stone at window edge. Master Bedroom are finished with emulsion paint where exposed and natural stone at window edge. (Only applicable to Unit A on 17/F of Tower 1A) Internal wall of Living/Dining Room is finished with natural stone, timber veneer, glass panel, mirror panel, wallpaper, vinyl, stainless steel panel and stainless steel strip where exposed. Master Bedroom are finished with timber veneer, glass panel, mirror panel, wallpaper, vinyl, stainless steel panel and stainless steel strip where exposed and natural stone at window edge. Bedroom 1 are finished with timber veneer, fabric panel, mirror panel, glass panel, wallpaper, stainless steel panel and stainless steel strip where exposed and natural stone at window edge. Bedroom 2 are finished with timber veneer, mirror panel, vinyl, stainless steel panel and stainless steel strip where exposed and natural stone at window edge.

2.室內裝修物料			
細項		描述	
(a)	大堂	住宅入口大堂(地庫)	牆壁外露部分鋪砌木皮飾面、玻璃面板、不銹鋼飾面及膠板。 地板鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆及鋁質條。
		住宅入口大堂(地下)	牆壁外露部分鋪砌天然石材、玻璃面板、樹脂板飾面、不銹鋼飾面及不銹鋼飾條。 地板鋪砌不銹鋼飾條及天然石材。 天花板裝設假天花並髹上乳膠漆、不銹鋼飾面及不銹鋼飾條。
		大廈的住宅樓層電梯大堂	牆壁外露部份鋪砌木皮飾面、玻璃面板及不銹鋼飾面。 地板鋪砌不銹鋼飾條及瓷磚。 天花板裝設假天花並髹上乳膠漆。
		大廈的住宅樓層貨運電梯大堂	牆壁外露部份髹上乳膠漆。 地板鋪砌瓷磚。 天花板裝設假天花並髹上乳膠漆。
(b)	內牆及天花板	內牆	所有客/飯廳、主人睡房及睡房內牆外露部分均髹上乳膠漆及窗邊緣鋪砌天然石材，以下單位除外： (只適用於第1A座2樓至16樓、18樓至33樓A單位及2樓至33樓B單位) 客/飯廳內牆外露部分髹上乳膠漆；主人睡房內牆外露部分髹上乳膠漆、木皮飾面、玻璃面板、鏡面板、不銹鋼飾條及窗邊緣鋪砌天然石材；睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。 (只適用於第1A座2樓至33樓H單位、第1C座2樓至33樓B單位) 客/飯廳內牆外露部分髹上乳膠漆及木皮飾面及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。 (只適用於第1A座2樓至33樓C單位) 客/飯廳內牆外露部分髹上乳膠漆，鏡面板及不銹鋼飾條及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。 (只適用於第1A座17樓A單位) 客/飯廳內牆外露部分鋪砌天然石材、木皮飾面、玻璃面板、鏡面板、牆紙、仿皮、不銹鋼面板及不銹鋼飾條；主人睡房內牆外露部分裝設木皮飾面、玻璃面板、鏡面板、牆紙、仿皮、不銹鋼面板、不銹鋼條及窗邊緣鋪砌天然石材；睡房1內牆外露部分裝設木皮飾面、布料面板、鏡面板、玻璃面板、牆紙、不銹鋼面板、不銹鋼條及窗邊緣鋪砌天然石材；睡房2內牆外露部分裝設木皮飾面、鏡面板、仿皮、不銹鋼面板、不銹鋼條及窗邊緣鋪砌天然石材。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 6 項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

2. Interior Finishes			
Item		Description	
(b)	Internal Wall and Ceiling	Internal Wall	(Only applicable to Unit A on 35/F of Tower 1A) Internal wall of Living/Dining Room is finished with emulsion paint, timber veneer, natural stone, vinyl, glass panel, stainless steel panel and stainless steel strip where exposed. Master Bedroom with emulsion paint, timber veneer where exposed and natural stone at window edge. Bedrooms 1 & 2 are finished with emulsion paint where exposed and natural stone at window edge. Bedroom 3 is finished with emulsion paint where exposed. (Only applicable to Unit E on 17/F of Tower 1B) Internal wall of Living/Dining Room, Master Bedroom and Bedrooms are finished with emulsion paint and wallpaper where exposed and natural stone at window edge.
		Ceiling	All Internal ceiling of Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with false ceiling and emulsion paint where exposed, except the following units: (Only applicable to Unit A on 17/F of Tower 1A) Internal ceiling of Living/Dining Room and Bedrooms are finished with gypsum board false ceiling, emulsion paint, timber veneer and stainless steel strip where exposed. Master Bedroom is finished with gypsum board and aluminum false ceiling with emulsion paint, timber veneer and stainless steel strip where exposed. (Only applicable to Unit A on 35/F of Tower 1A) Internal ceiling of Living/Dining Room, Master Bedroom and Bedrooms are finished with gypsum board false ceiling with emulsion paint and stainless steel strip where exposed.
(c)	Internal Floor	All Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with engineered timber flooring with timber skirting, natural stone floor border with stainless steel trim adjoining combined balcony and utility platform, except the following units: (Only applicable to Unit A on 17/F of Tower 1A) Living/Dining Room, Master Bedroom and Bedrooms are finished with natural stone flooring with stainless steel skirting. (Only applicable to Unit A on 35/F of Tower 1A) Living/Dining Room are finished with natural stone flooring, natural stone skirting and stainless steel skirting, stainless steel strip adjoining combined balcony and utility platform. Master Bedroom, Bedroom 1 and Bedroom 2 are finished with engineered timber flooring and timber skirting. Bedroom 3 are finished with engineered timber flooring and timber skirting, natural stone with stainless steel strip adjoining flat roof.	

2.室內裝修物料			
細項		描述	
(b)	內牆及天花板	內牆	(只適用於第1A座35樓A單位) 客/飯廳內牆外露部分髹上乳膠漆、木皮飾面、天然石材、仿皮、玻璃面板、不銹鋼面板及不銹鋼飾條；主人睡房內牆外露部分髹上乳膠漆、木皮飾面及窗邊緣鋪砌天然石材；睡房1及2內牆外露部髹上乳膠漆及窗邊緣鋪砌天然石材；睡房3內牆外露部髹上乳膠漆。 (只適用於第1B座17樓E單位) 客/飯廳、主人睡房及睡房內牆外露部分髹上乳膠漆、牆紙及窗邊緣鋪砌天然石材。
		天花板	所有客/飯廳、主人睡房及睡房的天花板外露部分均設有假天花並髹上乳膠漆，以下單位除外： (只適用於第1A座17樓A單位) 客/飯廳及睡房天花板外露部分均設有石膏板假天花並髹上乳膠漆、木皮飾面及不銹鋼飾條；主人睡房天花板外露部分設有石膏板及鋁質假天花並髹上乳膠漆、木皮飾面及不銹鋼飾條。 (只適用於第1A座35樓A單位) 客/飯廳、主人睡房及睡房天花板外露部分設有石膏板假天花並髹上乳膠漆、鋁質百葉及不銹鋼飾條。
(c)	內部地板	所有客/飯廳、主人睡房及睡房鋪砌實木複合地板連木腳線，連接組合露台及工作平台邊界位置鋪砌天然石材連不銹鋼條，以下單位除外： (只適用於第1A座17樓A單位) 客/飯廳、主人睡房及睡房鋪砌天然石材連不銹鋼腳線。 (只適用於第1A 座35樓A單位) 客/飯廳鋪砌天然石材連天然石材腳線及不銹鋼腳線，不銹鋼條連接組合露台及工作平台邊界；主人睡房、睡房1及睡房2鋪砌實木複合地板連木腳線；睡房3鋪砌實木複合地板連木腳線，天然石材及不銹鋼條連接平台邊界位置。	

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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2. Interior Finishes			
Item		Description	
(d)	Bathroom	Master Bathroom	Wall is finished with porcelain tile, mirror panel and stainless steel strip where exposed up to false ceiling. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Except the following unit: (Only applicable to Units A and B on 2/F to 33/F of Tower 1A) Wall is finished with natural stone, glass panel and stainless steel panel where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. (Only applicable to Unit A on 35/F of Tower 1A) Wall is finished with natural stone, glass panel and stainless steel strip where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.
		Bathroom	Wall is finished with porcelain tile, mirror panel and stainless steel strip where exposed up to false ceiling. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling in emulsion paint and stainless steel strip where exposed. (Except those units mentioned below) (Only applicable to Unit A on 17/F of Tower 1A) Wall is finished with natural stone, porcelain tile and stainless steel strip where exposed up to false ceiling and natural stone at window edge. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with false ceiling and emulsion paint where exposed.

2.室內裝修物料			
細項		描述	
(d)	浴室	主人浴室	牆壁外露部分鋪砌瓷磚、鏡面板及不銹鋼飾條至假天花。 地板外露部分鋪砌瓷磚及天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 以下單位除外： (只適用於第1A座2樓至33樓A及B單位) 牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾面至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 (只適用於第1A 座35樓A單位) 牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾條至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。
		浴室	牆壁外露部分鋪砌瓷磚、鏡面板及不銹鋼飾條至假天花。 地板外露部分鋪砌瓷磚及天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 (以下所提及的單位除外) (只適用於第1A 座17樓A單位) 牆壁外露部分鋪砌天然石材、瓷磚及不銹鋼飾條至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌瓷磚及天然石材。 天花板外露部分裝設假天花並髹上乳膠漆。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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2. Interior Finishes			
Item		Description	
(d)	Bathroom	Bathroom 1	Wall is finished with natural stone, glass panel and stainless steel strip where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.
		Bathroom 2	Wall is finished with natural stone, glass panel and stainless steel panel where exposed up to false ceiling and natural stone at window edge. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel panel where exposed.
		Bathroom 3	Wall is finished with natural stone, glass panel and stainless steel strip where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.
(e)	Kitchen	Kitchen (Excluding Open Kitchen) Wall is finished with porcelain tile, glass panel and stainless steel panel where exposed up to false ceiling and engineering stone at window edge. Floor is finished with porcelain tile and natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Cooking bench is finished with quartz based engineering stone. (Except those units mentioned below) (Only applicable to Unit A on 17/F of Tower 1A) Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Cooking bench is finished with quartz based engineering stone. (Only applicable to Unit A on 35/F of Tower 1A) Wall is finished with natural stone where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. Cooking bench is finished with natural stone. Open Kitchen Wall is finished with plastic laminate, glass panel and stainless steel panel where exposed up to false ceiling. Floor is finished with engineered timber flooring where exposed. Ceiling is fitted with false ceiling finished with emulsion paint where exposed. Cooking bench is finished with quartz based engineering stone.	

2.室內裝修物料			
細項		描述	
(d)	浴室	浴室 1	牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾條至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。
		浴室 2	牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾面至假天花及窗邊緣鋪砌天然石材。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾面。
		浴室 3	牆壁外露部分鋪砌天然石材、玻璃面板及不銹鋼飾條至假天花。 地板外露部分鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。
(e)	廚房	廚房 (不包括開放式廚房) 牆壁外露部分鋪砌瓷磚、玻璃面板及不銹鋼飾面至假天花及窗邊緣鋪砌人造石。 地板外露部份鋪砌瓷磚及天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 灶台面採用石英石。 (以下所提及的單位除外) (只適用於第1A 座17樓A單位) 牆壁外露部分鋪砌天然石材至假天花。 地板外露部份鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 灶台面採用石英石。 (只適用於第1A 座35樓A單位) 牆壁外露部分鋪砌天然石材至假天花。 地板外露部份鋪砌天然石材。 天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 灶台面採用天然石。 開放式廚房 牆壁外露部分鋪砌膠板、玻璃面板及不銹鋼飾面至假天花。 地板外露部份鋪砌實木複合地板。 天花板外露部分裝設假天花並髹上乳膠漆。 灶台面採用石英石。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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3. Interior Fittings			
Item		Description	
(a)	Doors	Residential Unit Entrance Door	Timber veneer, stainless steel panel and stainless steel strip finished solid core fire rated timber swing door fitted with door hinge, door closer, door viewer, door stopper, smoke door seal and lockset with handle. (Except those units mentioned below) (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel panel and stainless steel strip finished solid core fire rated timber swing one & half door fitted with door hinge, door closer, door viewer, door stopper, smoke door seal, lockset and handle.
		Master Bedroom Door	Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle. (Except those units mentioned below) (Only applicable to Units A and B on 2/F to 33/F of Tower 1A): Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle. Timber veneer, stainless steel strip and glass panel finished hollow core swing door (near wardrobe) fitted with door hinge, door closer and recessed door handle. (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel panel and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.
		Bedroom Door	Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle, except those units mentioned below: (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip and stainless steel panel finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.
		Master Bathroom Door	Timber veneer, aluminium strip and aluminium louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook, except those units mentioned below: (Only applicable to Units A and B on 2/F to 33/F of Tower 1A): Stainless steel framed sliding glass door fitted with concealed handle and brush door seal. (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip, stainless steel panel finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.

3. 室內裝置			
細項		描述	
(a)	門	住宅單位大門	實心防火木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條、門鎖連手柄。 (以下所提及的單位除外) (只適用於第1A座35樓A單位) 實心防火木掩子母門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條、門鎖及手柄。
		主人睡房門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。(以下所提及的單位除外) (只適用於第1A座2樓至33樓A及B單位) 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。 空心木掩門(近衣櫃)配木皮飾面、不銹鋼飾條及玻璃面板，裝妥門鉸、氣鼓及暗藏式手柄。 (只適用於第1A座35樓A單位) 空心木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。
		睡房門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。(以下所提及的單位除外) (只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面、不銹鋼飾條及不銹鋼面板，裝妥門鉸、門擋、門鎖及手柄。
		主人浴室門	空心木掩門配木皮飾面、鋁質飾條及鋁質百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾，以下所提及的單位除外： (只適用於第1A座2樓至33樓A及B單位)： 玻璃趟門配不銹鋼框，裝妥隱藏式手柄及刷門封條。 (只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面、不銹鋼飾條及不銹鋼面板，裝妥門鉸、門擋、門鎖及手柄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings			
Item		Description	
(a)	Doors	Bathroom Door	Timber veneer, aluminium strip and aluminium louver finished hollow core timber swing door (if swing door provided) fitted with door hinge, door stopper, lockset, handle and robe hook, except those units mentioned below: (Only applicable to Bathroom of Unit A on 2/F to 16/F and 18/F to 33/F of Tower 1A and Bathroom of Unit B on 2/F to 33/F of Tower 1A): Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. (Only applicable to Bathroom 1 and Bathroom 2 of Unit A on 35/F of Tower 1A) Timber veneer, stainless steel panel and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. (Only applicable to Bathroom 3 of Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip, stainless steel panel and stainless steel louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. Timber veneer and aluminium strip and aluminium louver finished hollow core timber sliding door (if sliding door provided) fitted with hanging sliding door track set, lockset, recessed handle and brush door seal, except the unit mentioned in below:
		Kitchen Door	Timber veneer and stainless steel trim finished solid core fire rated timber swing door fitted with stainless steel frame fire rated glass panel fitted with door hinge, door closer, door stopper, handle and smoke door seal, except the following units: (Only applicable to Unit A on 35/F of Tower 1A) Fire rated swing glass door with stainless steel frame fitted with door hinge, door stopper, handle and smoke door seal.
		Storeroom Door	Timber veneer with stainless steel strip finished hollow core timber swing door fitted with lockset, recessed handle and brush door seal, except those units mentioned below: (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer finished hollow core timber swing door fitted with lockset and door hinge. (Only applicable to Units A on 2/F to 35/F of Tower 1B): Timber veneer with stainless steel strip finished hollow core timber swing one & half door fitted with lockset, door hinge, flush bolt and brush door seal.

3. 室內裝置			
細項		描述	
(a)	門	浴室門	空心木掩門(如設有掩門)配木皮飾面、鋁質飾條及鋁質百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾，以下所提及的單位除外： (只適用於第1A座2樓至16樓及18樓至33樓A單位浴室及第1A座2樓至33樓B單位浴室) 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖、手柄及掛勾。 (只適用第1A座35樓A單位浴室1及浴室2) 空心木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、門擋、門鎖、手柄及掛勾。 (只適用於第1A座35樓A單位浴室3)： 空心木掩門配木皮飾面、不銹鋼飾條、不銹鋼面板及不銹鋼百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾。 空心木趟門(如設有趟門)配木皮飾面、鋁質飾條及鋁質百葉，裝妥趟門吊路軌、門鎖、暗藏式手柄及刷門封條，以下所提及的單位除外：
		廚房門	實心防火木掩門配木皮飾面及不銹鋼飾條，門身鑲有防火玻璃配不銹鋼框，裝妥門鉸、氣鼓、門擋、手柄及防煙條，以下所提及的單位除外： (只適用於第1A座35樓A單位) 防火玻璃掩門配不銹鋼框，裝妥門鉸、門擋、手柄及防煙條。
		儲物房門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鎖、暗藏式手柄及刷門封條，以下所提及的單位除外： (只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面，裝妥門鎖及門鉸。 (只適用於第1B座2樓至35樓A單位)： 空心木掩子母門配木皮飾面及不銹鋼飾條，裝妥門鎖、門鉸、門插銷及刷門封條。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 6 項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

3. Interior Fittings			
Item		Description	
(a)	Doors	Utility Room Door	Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle, except the unit mentioned below: (Only applicable to Unit A on 35/F of Tower 1A): Timber veneer with stainless steel strip finished hollow core timber sliding door fitted with hanging sliding door track set, lockset and recessed handle.
		Lavatory Door in Utility Room	Aluminium framed frosted tempered glass folding door fitted with lockset and handle, except those units mentioned below: (Only applicable to Unit A on 17/F and 35/F): Stainless steel framed frosted tempered glass folding door fitted with lockset and handle.
		Lavatory Door	(Only applicable to Unit A on 35/F of Tower 1A): Timber veneer, stainless steel strip, stainless steel panel and stainless steel louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle.
		Combined Balcony and Utility Platform Door	Aluminium framed sliding glass door with fluorocarbon coating; fitted with lockset and handle.
		Flat Roof Door	Flat Roof to Living/Dining Room Aluminium framed sliding glass door with fluorocarbon coating, fitted with lockset and handle. Flat Roof to Bedroom 3 Aluminium framed sliding glass door with fluorocarbon coating, fitted with lockset and handle.
		Staircase Door to Roof	Aluminium framed glass swing door with fluorocarbon coating, fitted with lockset and handle.

3. 室內裝置			
細項		描述	
(a)	門	工作間門	空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄，以下所提及的單位除外： (只適用於第1A座35樓A單位)： 空心木趟門配木皮飾面及不銹鋼飾條，裝妥趟門吊路軌、門鎖及暗藏式手柄。
		工作間內洗手間門	磨沙強化玻璃摺門配鋁質框，裝妥門鎖及手柄，以下所提及的單位除外： (只適用於第1A座17樓及35樓A單位)： 磨沙強化玻璃摺門配不銹鋼框，裝妥門鎖及手柄。
		洗手間門	(只適用於第1A座35樓A單位)： 空心木掩門配木皮飾面、不銹鋼飾條、不銹鋼面板及不銹鋼百葉，裝妥門鉸、門擋、門鎖及手柄。
		組合露台及工作平台門	氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。
		平台門	平台往客/飯廳 氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。 平台往睡房3 氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。
		往天台樓梯門	氟化碳塗層鋁框玻璃掩門，裝妥門鎖及手柄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(b)	Bathroom	Master Bathroom (for units listed below only): Units C and J on 2/F to 33/F of Tower 1A; Units G and H on 2/F to 35/F of Tower 1A; Units D on 2/F to 35/F of Tower 1B; Units C, D and E on 2/F to 35/F of Tower 1C. Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze handle, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer and brushed bronze paper roll holder. Master Bathroom (for units listed below only): Units A and B on 2/F to 33/F of Tower 1A. Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with natural stone countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include synthetic materials bathtub (1500mL x 724mmW x 532mmH), brushed bronze bath mixer and hand shower set, glass shower enclosure with stainless steel frame, brushed bronze hand shower set and rain shower, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer, brushed bronze paper roll holder and natural stone with stainless steel hanging shelf and brushed bronze shelf and aluminium blinds with metal track. Master Bathroom (for unit listed below only): Unit A on 35/F of Tower 1A. Fitted with glass and mirror hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with stainless steel panel, plastic laminate and natural stone finishes, natural stone countertop. Sanitary wares and fittings include acrylic bathtub (1500mmL X 700mmW X 485mmH), brass bath mixer, glass shower enclosure, brass hand shower set and rain shower, vitreous china water closet, vitreous china wash basin, brass basin mixer, brass paper holder, brass towel rack, brass hook and aluminium blinds with metal track. Bathroom (for units listed below only): Units D, E and F on 2/F to 35/F of Tower 1A; Units A, B, C, E and F on 2/F to 35/F of Tower 1B; Units A, B, F and G on 2/F to 35/F of Tower 1C. Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop and stainless steel framed glass, resin panel, plastic laminate and stainless steel panel. Sanitary wares and fittings include press steel bathtub (1500mmL X 700mmW X 420mmH) with natural stone at top and glass at side with stainless steel frame of exposed surface, brushed bronze bath mixer, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer, brushed bronze towel rack, brushed bronze paper roll holder and stainless steel shower curtain rod. Bathroom (for unit listed below): Unit A on 17/F of Tower 1A Fitted with glass hanging cabinet with mirror and stainless steel panel finishes. Wooden lower cabinet with natural stone countertop, stainless steel panel and plastic laminate. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze handle, chrome plated hand shower set, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer and brushed bronze paper roll holder.

3. 室內裝置		
細項		描述
(b)	浴室	主人浴室(只適用於以下列出之單位)： 第1A座2樓至33樓C及J單位；第1A座2樓至35樓G及H單位；第1B座2樓至35樓D單位； 第1C座2樓至35樓C、D及E單位。 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手柄、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭及鍍銅廁紙架。 主人浴室(只適用於以下列出之單位)： 第1A座2樓至33樓A及B單位。 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配天然石檯面、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括合成材質浴缸(1500毫米長X724毫米闊X532毫米高)、鍍銅浴缸水龍頭及鍍銅手握式淋浴花灑套裝、玻璃淋浴間連不銹鋼框、鍍銅手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭、鍍銅廁紙架及天然石配不銹鋼掛架、鍍銅層架及鋁百葉簾連金屬路軌。 主人浴室(只適用於以下列出之單位)： 第1A座35樓A單位。 裝設玻璃及鏡吊櫃配鏡及不銹鋼飾面。木製面盆櫃配不銹鋼面板、膠板及天然石材飾面，天然石檯面。潔具包括亞克力纖維浴缸(1500毫米長X700毫米闊X485毫米高)、黃銅製浴缸水龍頭、玻璃淋浴間、黃銅製手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭、黃銅製廁紙架、黃銅製毛巾架、黃銅製掛勾及鋁百葉簾連金屬路軌。 浴室(只適用於以下列出之單位)： 第1A座2樓至35樓D、E及F單位；第1B座2樓至35樓A、B、C、E及F單位；第1C座2樓至35樓A、B、F及G單位。 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面及玻璃連不銹鋼框、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括鑄鐵製浴缸(1500毫米長X700毫米闊X420毫米高)面鋪砌天然石材、側面外露位置為玻璃及不銹鋼框、鍍銅浴缸水龍頭、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭、鍍銅毛巾架、鍍銅廁紙架及不銹鋼浴簾杆。 浴室(只適用於以下列出之單位)： 第1A座17樓A單位 裝設玻璃吊櫃配鏡及不銹鋼面板。木製地櫃配天然石材檯面、不銹鋼面板及膠板飾面。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手柄、鍍鉻手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭及鍍銅不銹鋼廁紙架。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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3. Interior Fittings		
Item		Description
(b)	Bathroom	Bathroom (for units listed below only): Units A and B on 2/F to 33/F of Tower 1A (except Unit A on 17/F of Tower 1A); Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer and brushed bronze paper roll holder. Bathroom 1 Fitted with mirror and glass hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include tempered glass shower enclosure, brass shower mixer with hand shower set and rainshower, vitreous china water closet, vitreous china wash basin, brass basin mixer , brass paper roll holder and aluminium blinds with metal track. Bathroom 2 Fitted with mirror and glass hanging cabinet with mirror and stainless steel finishes. Stainless steel hanger with glass shelves. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include acrylic bathtub (1500mmL X 700mmW X 485mmH), brass bathtub mixer, brass shower mixer with hand shower set and rainshower, vitreous china water closet, vitreous china wash basin, brass basin mixer , brass paper roll holder and aluminium blinds with metal track. Bathroom 3 Fitted with mirror and glass hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include tempered glass shower enclosure, brass shower mixer with hand shower set and rainshower, vitreous china water closet, vitreous china wash basin, brass basin mixer and brass paper roll holder. Lavatory in Utility Room Fitted with mirror, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated hand shower set and chrome plated paper roll holder. Lavatory Fitted with glass and mirror hanging cabinet with mirror and stainless steel finishes. Wooden basin cabinet with natural stone countertop, plastic laminate, stainless steel panel and natural stone. Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, brass basin mixer and brass paper roll holder. See “Water Supply” below for material of water supply system.

3. 室內裝置		
細項		描述
(b)	浴室	浴室(只適用於以下列出之單位)： 第1A座2樓至33樓A及B單位（第1A座17樓A單位除外）； 裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面、樹脂板飾面、膠板飾面及不銹鋼面板。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭及鍍銅廁紙架。 浴室 1 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼面板及天然石。潔具包括強化玻璃淋浴間、黃銅製花灑水龍頭連手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭、黃銅製廁紙架及鋁百葉簾連金屬路軌。 浴室 2 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。不銹鋼吊架連玻璃層板。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼面板及天然石。潔具包括亞克力纖維製浴缸(1500毫米長 X 700毫米闊 X 485毫米高)、黃銅製浴缸水龍頭、黃銅製花灑水龍頭連手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭、黃銅製廁紙架及鋁百葉簾連金屬路軌。 浴室 3 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼面板及天然石。潔具包括強化玻璃淋浴間、黃銅製花灑水龍頭連手握式淋浴花灑套裝及雨淋式花灑、搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭及黃銅製廁紙架。 工作間內洗手間 裝設鏡、搪瓷坐廁、搪瓷洗手盆、鍍鉻洗手盆水龍頭、鍍鉻手握式花灑套裝及鍍鉻廁紙架。 洗手間 裝設鏡及玻璃吊櫃配鏡及不銹鋼飾面。木製面盆櫃配天然石檯面、膠板飾面、不銹鋼飾面及天然石。潔具包括搪瓷坐廁、搪瓷洗手盆、黃銅製洗手盆水龍頭及黃銅製廁紙架。 供水系統的用料見下文「供水」一欄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(c)	Kitchen	Kitchen (excluding Open Kitchens) Fitted with wooden hanging cabinets with plastic laminate door panel, and wooden low cabinets with metallic lacquer door panel, aluminum skirting, plastic laminate, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink, except those units mentioned in below: (Only applicable to Unit A on 17/F of Tower 1A): Fitted with wooden hanging cabinets with timber veneer, glass panel and stainless steel frame door panel and wooden low cabinets with quartz based engineering stone door panel, aluminum skirting, plastic laminate and quartz based engineering stone countertop. Fitted with wooden cabinet with timber veneer door panel, chrome plated sink mixer and stainless steel sink. (Only applicable to Unit A on 35/F of Tower 1A): Fitted with wooden hanging cabinet with metal lacquer door panel and wooden low cabinet with plastic laminate door panel, aluminum skirting, natural stone countertop, brass sink mixer, stainless steel sink, stainless steel hanging rack, stainless steel panel and glass shelf. Fitted with wooden shelf with stainless steel frame glass door panel, natural stone panel and plastic laminate finishes. Open Kitchens Fitted with wooden hanging cabinets with metallic lacquer door panel, aluminum skirting and wooden low cabinets with plastic laminate door panel, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink. Sprinkler head and smoke detector are provided for Open Kitchen. See “Water Supply” below for material of water supply system

3. 室內裝置		
細項		描述
(c)	廚房	廚房 (不包括開放式廚房) 裝設木製吊櫃配以膠板門板及木製地櫃配以金屬漆門板、鋁質腳線、膠板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆，以下所提及的單位除外： (只適用於第1A座17樓A單位): 裝設木製吊櫃配以木皮飾面、玻璃面板及不銹鋼框架門板及木製地櫃配以石英石飾面門板、鋁質腳線、膠板及石英石檯面。裝設木製櫃配以木皮門板、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 (只適用於第1A座35樓A單位): 裝設木製吊櫃配以金屬漆門板及木製地櫃配以膠板門板、鋁質腳線、天然石檯面、黃銅製洗滌盆水龍頭、不銹鋼洗滌盆、不銹鋼吊架、不銹鋼飾面及玻璃層架。裝設木製層架配不銹鋼框玻璃門板、天然石面板及膠板飾面。 開放式廚房 裝設木製吊櫃配以金屬漆門板、鋁質腳線及木製地櫃配以膠板門板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。 開放式廚房均提供消防花灑頭和煙霧探測器。 供水系統的用料見下文「供水」一欄。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

3. Interior Fittings		
Item		Description
(d)	Bedroom	(Only applicable to Units A and B on 2/F to 33/F of Tower 1A)(Except Unit A on 17/F of Tower 1A): Master Bedroom fitted with wooden wardrobe with plastic laminate, timber veneer, stainless steel framed glass panel and fabric curtain with metal track. Bedroom 1&2 fitted with fabric curtain with metal track. (Only applicable to Master Bedroom of Unit A on 17/F of Tower 1A): Fitted with wooden wardrobe with plastic laminate, timber veneer, stainless steel framed glass panel, fabric curtain and sheer with metal track. (Only applicable to Bedroom 1 of Unit A on 17/F of Tower 1A): Fitted with fabric curtain with metal track. (Only applicable to Bedroom 2 of Unit A on 17/F of Tower 1A): Fitted with wooden wardrobe with stainless steel framed glass, timber veneer door panel, timber veneer finishes and fabric curtain with metal track. (Only applicable to Master Bedroom and Bedroom of Unit E on 17/F of Tower 1B): Fitted with fabric curtain and sheer with metal track. (Only applicable to Unit A on 35/F of Tower 1A): Master Bedroom fitted with wooden wardrobe with plastic laminate, timber veneer, stainless steel framed glass panel and fabric curtain with metal track. Bedroom 1, 2&3 fitted with fabric curtain with metal track.
(e)	Telephone	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(f)	Aerials	For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(g)	Electrical Installations	Miniature Circuit Breaker board completed with protective devices is provided for each unit. Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. For the number and location of socket outlets, fuse connection units and air-conditioner points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(h)	Gas Supply	Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units. Gas water heater(s) is/are installed in Kitchen or Combined Balcony and Utility Platform. Town gas supply pipes are connected to gas cooker hob in Kitchen and Open Kitchen. For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(i)	Washing Machine Connection Point	Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen. For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units".
(j)	Water Supply	Copper pipes for cold and hot water system. UPVC pipes for flushing water supply system. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials. Hot water is available. Hot water supply to Kitchen, Open Kitchen, Master Bathroom, Bathroom(s) and Lavatory is provided by gas water heater or instantaneous electric water heater.

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

3. 室內裝置		
細項		描述
(d)	睡房	(只適用於第1A座2樓至33樓A及B單位)(第1A座17樓A單位除外)： 主人睡房裝設木製衣櫃配以膠板、木皮、不銹鋼框玻璃面板及布質窗簾連金屬路軌。 睡房1及2裝設布質窗簾連金屬路軌。 (只適用於第1A座17樓A單位的主人睡房)： 裝設木製衣櫃配以膠板、木皮、不銹鋼框玻璃面板，布質窗簾及窗紗連金屬路軌。 (只適用於第1A座17樓A單位的睡房1)： 裝設布質窗簾連金屬路軌。 (只適用於第1A座17樓A單位睡房2)： 裝設木製衣櫃配以不銹鋼框玻璃、木皮門面板、木皮飾面及布質窗簾連金屬路軌。 (只適用於第1B座17樓E單位主人睡房及睡房)： 裝設布質窗簾及窗紗連金屬路軌。 (只適用於第1A座35樓A單位)： 主人睡房裝設木製衣櫃配以膠板、木皮、不銹鋼框玻璃面板及布質窗簾連金屬路軌。 睡房1、2及3裝設布質窗簾連金屬路軌。
(e)	電話	接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(f)	天線	接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
(g)	電力裝置	每戶均裝有包括漏電保護器的配電箱。 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。 外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 電插座、接線電掣及空調機接駁點的數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h)	氣體供應	設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道，煤氣管道接駁至煤氣熱水爐。煤氣熱水爐設於廚房或組合露台及工作平台。 煤氣管道接駁廚房及開放式廚房提供煤氣煮食爐。 煤氣熱水爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	廚房或開放式廚房之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40 毫米)。 接駁點之位置，請參考「住宅單位機電裝置數量說明表」。
(j)	供水	冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。 水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。 外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。 備有熱水供應。煤氣熱水爐或即熱式電熱水爐供應熱水到廚房、開放式廚房、主人浴室、浴室及洗手間。

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

4. Miscellaneous			
Item		Description	
(a)	Lifts	Residential Tower 8 passenger lifts (lift no. T1-L1 to T1-L8)(brand: "Kone", model no. MiniSpace NMX18) are provided in Tower 1, serving Basement, G/F, 2/F to 35/F. 1 passenger lift (lift no. T1-L9)(brand: "Kone", model no. MiniSpace NMX18) is provided in Tower 1, serving G/F, 2/F to 35/F. Clubhouse 1 passenger lift (lift no. R-L1)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving Basement, G/F, 1/F, 3/F, 5/F and 6/F. 1 passenger lift (lift no. R-L2)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving G/F, 1/F, 3/F, 5/F and 6/F. 1 passenger lift (lift no. R-L3)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving G/F, 1/F and 2/F. 1 passenger lift (lift no. R-L4)(brand: "Kone", model no. MonoSpace MX14) is provided in Clubhouse, serving Basement and G/F. 1 passenger lift (lift no. R-L5)(brand: "Kone", model no. MonoSpace NMX11) is provided in Clubhouse, serving G/F and 1/F.	
(b)	Letter Box	Metal letter box is provided for each unit.	
(c)	Refuse Collection	Refuse storage and material recovery room is provided on each residential floor. Domestic refuse will be collected and removed by cleaners.	
(d)	Water meter, electricity meter and gas meter	Water meter	Separate water meter for each individual residential unit is provided in the common water meter cabinet on every residential floor.
		Electricity meter	Separate electricity meter for individual residential unit is provided in the electric meter room on every residential floors.
		Gas meter	Separate town gas meter for individual residential unit is located inside the false ceiling at Combined Balcony and Utility Platform, except the following residential unit: Separate town gas meter is located in the Kitchen for the following residential unit: Unit A on 35/F of Tower 1A

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

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

4.雜項			
細項		描述	
(a)	升降機	住宅大廈 8部住客升降機 (升降機編號T1-L1至T1-L8)(品牌：通力，型號 MiniSpace NMX18) 設於第 1 座，來往地庫、地下、2樓至35樓。 1部住客升降機(升降機編號T1-L9)(品牌：通力，型號 MiniSpace NMX18) 設於第 1 座，來往地下、2樓至35樓。 會所 1部住客升降機(升降機編號R-L1)(品牌：通力，型號MonoSpaceNMX11)設於會所，來往地庫、地下、1樓、3樓、5樓及6樓。 1部住客升降機(升降機編號R-L2)(品牌：通力，型號MonoSpaceNMX11)設於會所，來往地下、1樓、3樓、5樓及6樓。 1部住客升降機(升降機編號R-L3)(品牌：通力，型號 MonoSpace NMX11) 設於會所，來往地下、1樓及2樓。 1部住客升降機(升降機編號R-L4)(品牌：通力，型號 MonoSpace MX14) 設於會所，來往地庫及地下。 1部住客升降機(升降機編號R-L5)(品牌：通力，型號 MonoSpace NMX11) 設於會所，來往地下及1樓。	
(b)	信箱	每單位配有金屬信箱。	
(c)	垃圾收集	每層住宅樓層均設有垃圾及物料回收室。 家居垃圾將由清潔工人收集及運走。	
(d)	水錶、電錶及氣體錶	水錶	每戶住宅單位之獨立水錶安裝於每層住宅樓層之公用水錶櫃內。
		電錶	每戶住宅單位之獨立電錶安裝於每層住宅樓層之電錶房內。
		氣體錶	每戶住宅單位之獨立煤氣錶設於組合露台及工作平台的假天花內，以下住宅單位除外： 以下之住宅單位之獨立煤氣錶設於廚房內： 第 1A座 35樓的 A單位

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

6. 設備
設備品牌名稱及產品型號，請參考「設備表」。

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B and 1C.

備註：第1A、1B及1C座不設4樓、13樓、14樓、24樓及34樓。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1A 第1A座									
			2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F (except Unit A on 17/F) 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓（十七樓A單位除外）									17/F 十七樓
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位	Unit J J單位	Unit A A單位
Appliance Schedule 設備表												
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	1	1	-	-	-	-	-	-	-	1
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	1	-	-	-	1	1	1	-
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	-	1	1	1	-	-	-	1
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	1	-	-	-	1	1	1	-
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	1	1	-	1	1	1	-	-	-	1
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	1	1	1	1	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1	1	1	1
Wine Cellar 酒櫃	Vinvautz 名望	VZ07SSUG	1	1	-	-	-	-	-	-	-	1
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	4	4	1	1	1	1	1	1	1	4
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	2	2	1	1	1	1	1	1	1	2
Ceiling Type Dehumidifier 天花式抽濕機	Cold Magic 高美	CDH-22R2B1	1	1	-	-	-	-	-	-	-	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	2	2	1	1	1	1	1	1	1	2
Air Purifier 空氣淨化機	Checkup	AICUBPNP	2	2	-	-	-	-	-	-	-	2
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1	1	1	1
Safe Box 保險箱	Safegear 夾萬王	HD-1240	1	1	-	-	-	-	-	-	-	1
Television 電視	Samsung 三星	QA50QE1DAJXZK	-	-	-	-	-	-	-	-	-	1
Water Heater Appliance Schedule 熱水爐設備表												
Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFQL	1	1	-	-	-	-	-	-	-	1
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	1	1	1	1	1	1	1	1	1	1
Air-conditioning Appliance Schedule 空調機設備表												
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	1	-	-	-	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	1	-	-	-	1	1	1	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	3	3	-	1	1	1	-	-	-	3
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	-	-	1	1	1	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	-	-	1	1	1	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	1	1	-	-	-	-	-	-	-	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXA35BV1H	1	1	-	-	-	-	-	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	1	-	-	-	1	1	1	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	-	-	1	1	1	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	1	1	-	-	-	-	-	-	-	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RXA35AV1H	1	1	-	-	-	-	-	-	-	1

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1A 第1A座					
			35/F 三十五樓					
			Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Appliance Schedule 設備表								
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	1	-	-	-	-	-
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	-	-	1	1
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	1	1	-	-
BBQ Grill 燒烤爐	Miele	CS1312BG	1	-	-	-	-	-
BBQ Grill 燒烤爐	PLA.NET	B.INEL55.L	1	-	-	-	-	-
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	-	-	1	1
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	-	1	1	1	-	-
Fridge-freezer 雪櫃連冰箱	Sub-Zero	ICBCL3650UFDID/S/T	1	-	-	-	-	-
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	-	1	1	1	1	1
Steam Oven 蒸爐	Miele	DG 7240	1	-	-	-	-	-
Oven 焗爐	Miele	H7264B	1	-	-	-	-	-
Vacuum Sealing Drawer 真空處理櫃	Miele	EVS7010	1	-	-	-	-	-
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	-	1	1	1	1	1
Washing Machine 洗衣機	Miele	WCD660 WCS	1	-	-	-	-	-
Dryer 乾衣機	Miele	TEF765WP	1	-	-	-	-	-
Cooker hood 抽油煙機	Miele	DAS2620	-	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2920	1	-	-	-	-	-
Wine Cellar 酒櫃	Miele	KWT6321UG	1	-	-	-	-	-
Dishwasher 洗碗碟機	Miele	G7150C SCVi	1	-	-	-	-	-
Food Warming Drawer 食物保溫櫃	Miele	ESW7010	1	-	-	-	-	-
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	6	1	1	1	1	1
Exhaust Fan 抽氣扇	GELEC	DPT15-45H	1	-	-	-	-	-
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	4	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	4	1	1	1	1	1
Air Purifier 空氣淨化機	Checkup	AICUBPNP	2	-	-	-	-	-
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	-	1	1	1	1	1
Motorized Awning 電動伸縮帳篷	Warema 望瑞門	K50	1	-	-	-	-	-
Safe Box 保險箱	Safegear 夾萬王	HD-1240	1	-	-	-	-	-
Motorized Roller Blind 電動捲簾	Forest 豐拓	6/20/EQ	2	-	-	-	-	-
Motorized Track 電動拉布簾	Forest 豐拓	Shuttle L	6	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1A 第1A座					
			35/F 三十五樓					
			Unit A A單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位	Unit H H單位
Water Heater Appliance Schedule 熱水爐設備表								
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	3	-	-	-	-	-
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	-	1	1	1	1	1
Air-conditioning Appliance Schedule 空調機設備表								
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP28CAP	2	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP45CAP	3	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP56CAP	2	-	-	-	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FJDP71CAP	3	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	-	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	3	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1B 第1B座 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓					
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位
Appliance Schedule 設備表								
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	1	-	-	-	1	1
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	-	1	-	-
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	1	-	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	-	1	-	-
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	1	1	1	-	1	1
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	2	1	1	1	2	2
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	1	1	1	1	1	1
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備表								
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	-	-	-	1	1
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	-	1	1	1	-	-
Air-conditioning Appliance Schedule 空調機設備表								
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	-	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	2	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	-	1	1	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	1	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	-	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	-	1	1	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	1	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1C 第1C座 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F 二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓						
			Unit A A單位	Unit B B單位	Unit C C單位	Unit D D單位	Unit E E單位	Unit F F單位	Unit G G單位
Appliance Schedule 設備表									
Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS1018G	-	-	-	-	-	-	1
Town Gas Double Burner 雙爐頭氣體煮食爐	Siemens 西門子	ER3A6BB70X	-	-	1	1	1	-	-
2-Burners Gas Hob 雙爐頭氣體煮食爐	Miele	CS1013-1	1	1	-	-	-	1	1
Refrigerator 雪櫃	Siemens 西門子	KI42LADD2K	-	-	1	1	1	-	-
Fridge-freezer 雪櫃連冰箱	Miele	KFNS 7734D	1	1	-	-	-	1	1
Steam Combination Oven 蒸焗爐	Miele	DGC 7440 HC Pro	1	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1
Cooker hood 抽油煙機	Miele	DAS2620	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	GELEC	DPT15-34H	1	1	1	1	1	1	2
Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	1	1	1	1	1	1	1
Bluetooth Speaker 藍牙揚聲器	Bose	435910	1	1	1	1	1	1	1
Smart Doorlock 智能電子鎖	Siemens 西門子	C321-BG	1	1	1	1	1	1	1
Water Heater Appliance Schedule 熱水爐設備表									
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	1
Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL / RBOX16QR	1	1	1	1	1	1	-
Air-conditioning Appliance Schedule 空調機設備表									
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS25KVMN	-	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FTXS50KAVMN	-	-	1	1	1	-	-
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ25AVM	1	2	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ32AVM	1	1	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ50AVM	1	-	-	-	-	1	1
Indoor Unit Air Conditioner 室內空調機	Daikin 大金	FXAQ63AVM	-	1	-	-	-	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	3MXS80AA	-	-	1	1	1	-	-
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ5BAV	1	-	-	-	-	1	1
Outdoor Unit Air Conditioner 室外空調機	Daikin 大金	RJLQ6BAV	-	1	-	-	-	-	-

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

Appendix C

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

The Property 該物業：
Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)
維港・灣畔第1A期，維港・灣畔，九龍承豐道18號 (新九龍內地段第6554號)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

I/We confirm the understanding that a person is a related party to the Vendor if, where the Vendor is a corporation, that person is:
本人/我們確認，當賣方為法團，如有以下情況，某人即屬賣方的有關連人士:

(i) a director of the Vendor, or a parent, spouse or child of such a director;
該人是賣方的董事，或該董事的父母、配偶或子女；

(ii) a manager (note 1) of the Vendor;
該人是賣方的經理(註1)；

(iii) a private company (note 2) of which such a director, parent, spouse, child or manager is a director or shareholder;
該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司(註2)；

(iv) an associate corporation (note 3) or holding company (note 4) of the Vendor;
該人是賣方的有聯繫法團(註3)或控權公司(註4)；

(v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或

(vi) a manager of such an associate corporation or holding company.
該人是上述有聯繫法團或控權公司的經理。

I/We confirm that I/we have been specifically requested by the Vendor to seek independent legal advice on the foregoing matters and I/we are fully aware of the legal consequences thereof.
本人/我們確認，賣方已特別要求本人/我們就以上事宜諮詢獨立的法律意見，本人/我們充份明白以上的法律後果。
The Chinese version of this Confirmation is for reference only and the English version thereof shall prevail in case of disparity.
本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature(s) of the Purchaser 買方簽署:

_____
Date日期: _____

NOTES註:

1. "Manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap 622) which, in relation to a company, means a person who performs managerial functions in relation to the company under the directors' immediate authority.
   「經理」具有《公司條例》(第622章) 第2(1)條給予該詞的涵義，即就一間公司而言，指在董事的直接權限下就該公司執行管理職能的人。
2. "Private company" has the meaning given by section 11 of the Companies Ordinance (Cap 622) which means a company of which its articles (a) restrict a member's right to transfer shares; and (b) limit the number of members to 50; and (c) prohibit any invitation to the public to subscribe for any shares or debentures of the company.
   「私人公司」具有《公司條例》(第622章) 第11條給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司：(a)限制成員轉讓股份的權利；及(b)將成員最高人數限於50人；及(c)禁止邀請公眾人士認購該公司的任何股份或債權證。
3. "Associate corporation" means (a) a subsidiary of the Vendor or (b) a subsidiary of a holding company of the Vendor. "Subsidiary" means a subsidiary within the meaning of the Companies Ordinance (Cap 622). Under the Companies Ordinance (Cap.622), a company shall generally be deemed to be a subsidiary of another company, if:-
   (a) that other company-
   (i) controls the composition of the board of directors of the first-mentioned company; or
   (ii) controls more than half of the voting rights in the first-mentioned company; or
   (iii) holds more than half of the issued share capital of the first-mentioned company; or
   (b) the first-mentioned company is a subsidiary of any company which is that other company's subsidiary.
   「有聯繫法團」指(a)賣方的附屬公司或(b)賣方的控權公司的附屬公司。「附屬公司」指《公司條例》(第622章)所指的附屬公司。根據《公司條例》(第622章)，一間公司一般來說須當作為另一間公司的附屬公司，如：-
   (a) 該另一間公司-
   (i) 控制首述的公司董事局的組成；或
   (ii) 控制首述的公司過半數的表決權；或
   (iii) 持有首述的公司的過半數的已發行股本；或
   (b) 首述的公司是一間公司的附屬公司，而該間公司是上述另一間公司的附屬公司。
4. "Holding company" means, for the purpose of the Vendor, a company of which the Vendor is a subsidiary.
   「控權公司」指(就賣方而言)一家公司而賣方為該公司的附屬公司。

Appendix D

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

The Property 本物業：
Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)
維港・灣畔第1A期，維港・灣畔，九龍承豐道18號 (新九龍內地段第6554號)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

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

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

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

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

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

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

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

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Appendix E

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

The Property 該物業：
Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)
維港・灣畔第1A期，維港・灣畔，九龍承豐道18號 (新九龍內地段第6554號)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

Name(s) of the Purchaser / 買方姓名: _____
Hong Kong Identity Card No(s). / Passport No(s). / B.R.Certificate No.香港身份證號碼 / 護照號碼 / 商業登記證號碼: _____
The Vendor「賣方」: Ultra Keen Holdings Limited 瑞建控股有限公司
The Vendor's Agent「賣方代理人」:China Overseas Property Agency Limited 中國海外地產代理有限公司
Member Company「成員公司」: The Vendor's holding company, any of the direct or indirect shareholders of the Vendor's holding company and any direct or indirect subsidiary of any such shareholder, and/or its agents, sub-agents, contractors and employees.賣方的控權公司、賣方的控權公司的任何直接或間接股東和任何該等股東的任何直接或間接附屬公司及/或其代理人、分代理人、承辦商及僱員。

To the Purchaser 致買方：

1. Privacy 私隱

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

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

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

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

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

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

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

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

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

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

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

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

(e) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如　閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提

供者聯絡以處理　閣下的申請;

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

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

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

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

☐ All promotional materials/information of the properties which the Vendor's Agent and/or Member Company acts as the marketing agent.
賣方代理人及/或成員公司代理的樓盤之宣傳資料/資訊。

☐ The leasing/sales information and the promotional activities of the above development and/or phase and/or other properties on the understanding that the leasing or sales arrangement shall be subject to the sole discretion of the Vendor. Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise.
上述發展項目及/或期數及/或其他樓盤之租售資料及推廣活動，惟租售之安排將由賣方全權酌情決定。向　閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益，不論屬財務性質或以贈品或其他形式提供。

3. Disclosure 披露

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

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

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

們有責任向其作出披露的任何人士；及

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

4. Security 保安

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

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

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

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

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

7. Contact Address 聯絡地址

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

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

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

中國海外地產代理有限公司
地址：香港皇后大道東 1 號太古廣場三座 10 樓
(註明「保密 – 有關個人資料與私隱事宜」字樣)

8. Retention of Data 資料的保留

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

9. Acknowledgement 確認

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

Signature(s) of Purchaser 買方簽署：_____

Date 日期：_____

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Appendix F

DECLARATION ON INTERMEDIARY
有關介紹人的聲明

The Property 該物業：
Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)
維港・灣畔第1A期，維港・灣畔，九龍承豐道18號 (新九龍內地段第6554號)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

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

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

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

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

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

5. The Vendor and COPAL are not and will not be involved in any disputes between me/us and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase in respect of the Property.
本人/我們與介紹人之任何轇轕，一概與賣方及代理人無關。該物業之買賣交易一切依據臨時買賣合約及正式合約的條款及條件進行。

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

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

Victoria Voyage Phase 1A, Victoria Voyage,
18 Shing Fung Road, Kowloon
維港・灣畔第 1A 期, 維港・灣畔
九龍承豐道 18 號

Agent Appointment letter
委任代理書

Residential Unit ___ on ___Floor of Tower ___ of Tower ___ at Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (the "Property")
九龍承豐道 18 號，維港・灣畔，維港・灣畔第 1A 期第___座之第___座___樓住宅單位___(「物業」)

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

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

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

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

Contact No. 聯絡號碼 ： _____

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

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

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Appendix H

物業參觀確認函
Acknowledgement Letter for Properties Viewing

The Property 該物業：
Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)
維港・灣畔第1A期，維港・灣畔，九龍承豐道18號 (新九龍內地段第6554號)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

Please specify：請選擇：

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

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

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

或 OR

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

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

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

發展項目 Name of the Development	**期數 Phase**	**座 Tower**	**樓層 Floor**	**住宅單位 Residential Unit**
維港・灣畔 Victoria Voyage	**維港・灣畔 第 1A 期 Victoria Voyage Phase 1A**			

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

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

或 OR

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

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

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

_____
Signed by the Purchaser買方簽署

Date 日期: _____

賣方資料表格
Vendor's Information Form

The Property 該物業：
Victoria Voyage Phase 1A, Victoria Voyage, 18 Shing Fung Road, Kowloon (New Kowloon Inland Lot No.6554)
維港・灣畔第1A期，維港・灣畔，九龍承豐道18號 (新九龍內地段第6554號)

第_____座之第_____座 _____樓之住宅單位_____
Residential Unit _____ on _____ Floor of Tower _____ of Tower_____

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

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

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

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

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

d) **the name of the manager of the Phase:**
該期數的管理人的姓名或名稱：
Victoria Voyage Property Management Company Limited 維港灣畔物業管理服務有限公司

e) **any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase:**
賣方自政府或管理處接獲的關乎該期數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 Phase:**
賣方自政府接獲的規定賣方拆卸該期數的任何部分或將該期數的任何部分恢復原狀的任何通知：
Nil 沒有

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

_____
Signed by the Purchaser買方簽署

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

Date 日期: _____

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附件 J
Appendix J

改動確認函
Acknowledgement Letter regarding Alterations

The Property 該物業：
Victoria Voyage, 18 Shing Fung Road, Kowloon ("Development")
維港・灣畔，九龍承豐道18號 (「發展項目」)

維港・灣畔第1A期第1座之第1A座_____樓之住宅單位A (除17樓住宅單位A外)
Residential Unit A on _____ Floor of Tower 1A of Tower 1 of Victoria Voyage Phase 1A (excluding Residential Unit A on 17th floor)

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

I/We, the Purchaser, hereby acknowledge and confirm that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property ("Preliminary Agreement"), the Vendor has fully disclosed to me/us and I/we am/are fully aware of, agree and accept that :-
本人/我們，作為買方，特此確認及同意，本人/我們在簽署該物業之臨時買賣合約(「臨時合約」)前，賣方已向本人/我們完全披露，及本人/我們已完全知悉，同意和接納：

1. The Property has been altered by the following exempted works or minor works under the Buildings Ordinance (Cap.123) after completion of the Development ("Alterations"):-
   該物業在發展項目落成後已根據<<建築物條例>>(第 123 章) 豁免工程或小型工程作以下改動(「改動」)：-

   a. Installation of new door, for identification purpose only, the approximate location of the alteration is shown by the Blue solid line on the as-is floor plan attached hereto.
      安裝新門，改動的大約位置於本確認函附上的現狀樓面平面圖以藍色實線所示(僅作識別之用)。

2. I/We have been invited to review and consider, and did review and consider, the floor plan attached hereto. I/We hereby confirm I/we have signed the Preliminary Agreement with full awareness and acceptance of the above.
   本人/我們已獲邀閱覽及考慮及已經閱覽及考慮隨本確認函夾附的樓面平面圖。本人／我們現確認本人/我們在充分了解和同意上述事項的情況下簽署臨時合約。

3. Before entering into the Preliminary Agreement, I/we have been advised to seek professional advice for details on the layout of the Property.
   於簽訂臨時合約前，本人/我們已獲建議尋求專業意見以獲取有關該物業的佈局之詳情。

4. I/We acknowledge and agree to purchase the Property subject to the Alterations. The Alterations are subject to the approval and/or amendments by the relevant government authority(ies). I/We agree not to raise any objection, claims, demands or remedies or reduction in purchase price of the Property whatsoever against the Vendor in relation to the Alterations, whether before or after completion of the sale and purchase of the Property.
   本人/我們確認及同意購入該物業將受制於有關改動。改動亦受相關政府部門的批准及/或修訂所規限。買方同意無論在該物業的買賣完成之前或之後，均不會就該等改動向賣方提出任何反對、申索、要求或補救措施或要求減低該物業的售價。

5. This Acknowledgement Letter shall not prejudice the Vendor's rights under the Preliminary Agreement or the Agreement for Sale and Purchase.

本確認函並不影響賣方在臨時合約及買賣合約下的權利。

6. Notwithstanding that a term of this Acknowledgement Letter purports to confer a benefit on any person who is not a party to this Acknowledgement Letter, a person who is not a party to this Acknowledgement Letter shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Acknowledgement Letter.
儘管本確認函的條款可能賦予任何非本確認函一方人士利益，非本確認函一方的人士無權跟據<<合約(第三者權利)條例>>(第 623 章) 行使或享有本確認函的任何條款的利益。

7. The Chinese version of this Acknowledgement Letter is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.
本確認函中文譯本僅供參考之用，如中英文文本有任何歧義，概以英文文本作準。

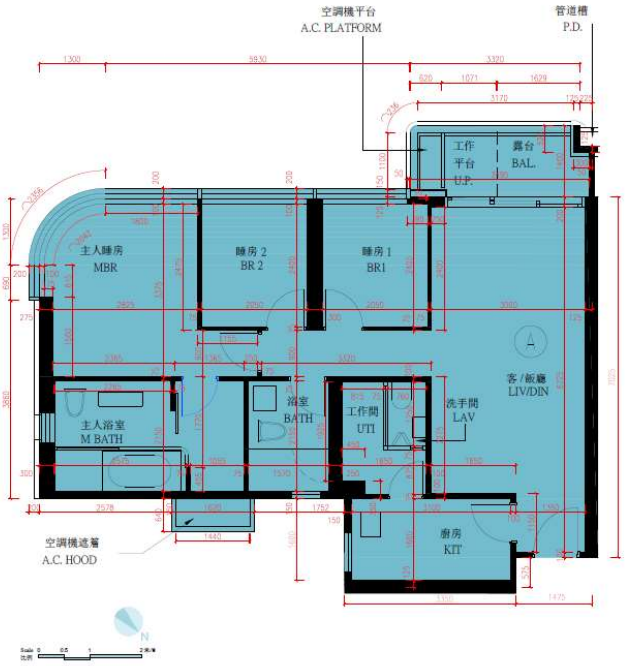
Signed by the Purchaser買方簽署

Date 日期: _____

Tower 1A
Residential Unit A on 2/F to 3/F, 5/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F (As-is Floor Plan)
第 1A 座
二樓至三樓、五樓至十二樓、十五樓至十六樓、十八樓至二十三樓、二十五樓至三十三樓住宅單位 A (現狀樓面平面圖)

Notes 附註:

1. Blue solid line represents the new door installed.
   藍色實線所示為新安裝的門。
2. The dimensions on the floor plan are all in millimetre.
   樓面平面圖所列之所有尺寸均以毫米標示。
3. This Floor Plan is for reference only and represents approximate layout and dimensions of the Property. The final design is subject to the approval and/or amendments by the relevant government authority(ies).
   此樓面平面圖僅供參考，所示該物業的大約佈局和尺寸。最終設計亦受相關政府部門的批准及/或修訂所規限。



Legend of Terms and Abbreviations on the Floor Plan:
樓面平面圖中的名稱及簡稱：
- A.C. PLATFORM = AIR-CONDITIONER PLATFORM 空調機平台
- A.C. HOOD = AIR-CONDITIONER HOOD 空調機遮篷
- BAL. = BALCONY 露台
- BATH = BATHROOM 浴室
- BR 1 = BEDROOM 1 睡房 1
- BR 2 = BEDROOM 2 睡房 2
- KIT = KITCHEN 廚房
- LAV = LAVATORY 洗手間
- LIV/DIN = LIVING ROOM / DINING ROOM 客/飯廳
- MBR = MASTER BEDROOM 主人睡房
- M BATH = MASTER BATHROOM 主人浴室
- P.D. = PIPE DUCT 管道槽
- U.P. = UTILITY PLATFORM 工作平台
- UTI = UTILITY ROOM 工作間

_____
Signed by the Purchaser買方簽署

Date 日期: _____

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附件 K
Appendix K

改動確認函
Acknowledgement Letter regarding Alterations

The Property 該物業：
Victoria Voyage, 18 Shing Fung Road, Kowloon ("Development")
維港・灣畔，九龍承豐道18號 (「發展項目」)

維港・灣畔第1A期第1座之第1A座_____樓之住宅單位B
Residential Unit B on _____ Floor of Tower 1A of Tower 1 of Victoria Voyage Phase 1A

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

I/We, the Purchaser, hereby acknowledge and confirm that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property ("Preliminary Agreement"), the Vendor has fully disclosed to me/us and I/we am/are fully aware of, agree and accept that :-
本人/我們，作為買方，特此確認及同意，本人/我們在簽署該物業之臨時買賣合約(「臨時合約」) 前，賣方已向本人/我們完全披露，及本人/我們已完全知悉，同意和接納：

1. The Property has been altered by the following exempted works or minor works under the Buildings Ordinance (Cap.123) after completion of the Development ("Alterations"):-
   該物業在發展項目落成後已根據<<建築物條例>>(第 123 章) 豁免工程或小型工程作以下改動 (「改動」)：-

   a. Installation of new door, for identification purpose only, the approximate location of the alteration is shown by the Blue solid line on the as-is floor plan attached hereto.
      安裝新門，改動的大約位置於本確認函附上的現狀樓面平面圖以藍色實線所示(僅作識別之用)。

2. I/We have been invited to review and consider, and did review and consider, the floor plan attached hereto. I/We hereby confirm I/we have signed the Preliminary Agreement with full awareness and acceptance of the above.
   本人/我們已獲邀閱覽及考慮及已經閱覽及考慮隨本確認函夾附的樓面平面圖。本人／我們現確認本人/我們在充分了解和同意上述事項的情況下簽署臨時合約。

3. Before entering into the Preliminary Agreement, I/we have been advised to seek professional advice for details on the layout of the Property.
   於簽訂臨時合約前，本人/我們已獲建議尋求專業意見以獲取有關該物業的佈局之詳情。

4. I/We acknowledge and agree to purchase the Property subject to the Alterations. The Alterations are subject to the approval and/or amendments by the relevant government authority(ies). I/We agree not to raise any objection, claims, demands or remedies or reduction in purchase price of the Property whatsoever against the Vendor in relation to the Alterations, whether before or after completion of the sale and purchase of the Property.
   本人/我們確認及同意購入該物業將受制於有關改動。改動亦受相關政府部門的批准及/或修訂所規限。買方同意無論在該物業的買賣完成之前或之後，均不會就該等改動向賣方提出任何反對、申索、要求或補救措施或要求減低該物業的售價。

5. This Acknowledgement Letter shall not prejudice the Vendor's rights under the Preliminary Agreement or the Agreement for Sale and Purchase.

本確認函並不影響賣方在臨時合約及買賣合約下的權利。

6. Notwithstanding that a term of this Acknowledgement Letter purports to confer a benefit on any person who is not a party to this Acknowledgement Letter, a person who is not a party to this Acknowledgement Letter shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Acknowledgement Letter.
儘管本確認函的條款可能賦予任何非本確認函一方人士利益，非本確認函一方的人士無權跟據<<合約(第三者權利)條例>>(第 623 章) 行使或享有本確認函的任何條款的利益。

7. The Chinese version of this Acknowledgement Letter is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.
本確認函中文譯本僅供參考之用，如中英文文本有任何歧義，概以英文文本作準。

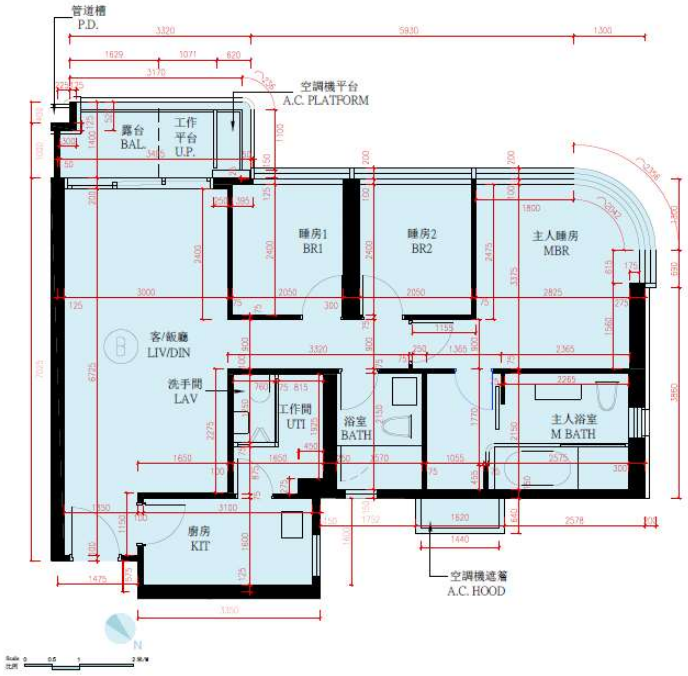
Signed by the Purchaser買方簽署

Date 日期: _____

Tower 1A
Residential Unit B on 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F (As-is Floor Plan)
第 1A 座
二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓住宅單位 B (現狀樓面平面圖)

Notes 附註:

1. Blue solid line represents the new door installed.
   藍色實線所示為新安裝的門。
2. The dimensions on the floor plan are all in millimetre.
   樓面平面圖所列之所有尺寸均以毫米標示。
3. This Floor Plan is for reference only and represents approximate layout and dimensions of the Property. The final design is subject to the approval and/or amendments by the relevant government authority(ies).
   此樓面平面圖僅供參考，所示該物業的大約佈局和尺寸。最終設計亦受相關政府部門的批准及/或修訂所規限。



Legend of Terms and Abbreviations on the Floor Plan:
樓面平面圖中的名稱及簡稱：
- A.C. PLATFORM = AIR-CONDITIONER PLATFORM 空調機平台
- A.C. HOOD = AIR-CONDITIONER HOOD 空調機遮篷
- BAL. = BALCONY 露台
- BATH = BATHROOM 浴室
- BR 1 = BEDROOM 1 睡房 1
- BR 2 = BEDROOM 2 睡房 2
- KIT = KITCHEN 廚房
- LAV = LAVATORY 洗手間
- LIV/DIN = LIVING ROOM / DINING ROOM 客/飯廳
- MBR = MASTER BEDROOM 主人睡房
- M BATH = MASTER BATHROOM 主人浴室
- P.D. = PIPE DUCT 管道槽
- U.P. = UTILITY PLATFORM 工作平台
- UTI = UTILITY ROOM 工作間

_____
Signed by the Purchaser買方簽署

Date 日期: _____

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Residential Unit ____ on _____Floor of Tower ____ of Tower ____,
Victoria Voyage Phase 1A, Victoria Voyage,
18 Shing Fung Road, Kowloon

TENDER SUBMISSION CHECKLIST

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

☐	9)	Vendor's Information Form (**Appendix I**) duly completed and signed by the Tenderer(s)	Submit one signed version
☐	10)	The "Acknowledgement Letter regarding Alterations" (**Appendix J**) duly completed and signed by the Tenderer(s) (Only applicable to the Tenderer(s) who intend to purchase any Residential Units A of Tower 1A of Tower 1, excluding Residential Unit A on 17th floor of Tower 1A of Tower 1)	Submit one signed version
☐	11)	The "Acknowledgement Letter regarding Alterations" (**Appendix K**) duly completed and signed by the Tenderer(s) (Only applicable to the Tenderer(s) who intend to purchase any Residential Units B of Tower 1A of Tower 1)	Submit one signed version
☐	12)	*Copy of Hong Kong Identity Card(s) / Passport(s) of the Tenderer(s)	
☐	13)	*If the Tenderer is a company incorporated in Hong Kong, a copy of each of its Certificate of Incorporation, current Business Registration Certificate, latest register of directors, latest Annual Return Form (Form NAR1) or the Incorporation Form (Form NNC1) (if applicable) and board resolutions approving the Tenderer's submission of the tender to purchase the Tendered Property and authorizing the signing of the Form of Tender, the Preliminary Agreement, and all required documents for the purpose of the tender and purchase of the Tendered Property certified as true and correct by a director of the Tenderer.	
☐	14)	*In case of the Tenderer is a company incorporated outside Hong Kong, a copy of each of the relevant company documents (including its Certificate of Incorporation, (if applicable) current Business Registration Certificate issued by the Hong Kong Government to the Tenderer, in case of the Tenderer being a Non–Hong Kong company registered under part 16 of the Companies Ordinance (Cap.622), a copy of the most recent Annual Return of Registered Non-Hong Kong	

Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1)), latest certificates of good standing and incumbency or (if applicable) certificate(s) of similar effect and nature of the Tenderer proving the Tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its current director(s) and shareholder(s) and board resolutions approving the Tenderer's submission of the tender to purchase the Tendered Property and authorizing the signing of the Form of Tender, the Preliminary Agreement, and all required documents for the purpose of the tender and purchase of the Tendered Property certified as true and correct by a director of the Tenderer.

Please also include these documents, if applicable

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招標文件第_____號

招標文件

公開招標承投購買物業

現招標承投購買

載於招標公告附表(B)欄之其中一個位於九龍承豐道 18 號
維港・灣畔 維港・灣畔第 1A 期之物業

(但若在招標截止時限之前物業已被撤回或出售則除外)

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

賣方
瑞建控股有限公司
香港銅鑼灣希慎道33號
利園一期19樓1928室

賣方律師
劉漢銓律師行
香港金鐘道95號統一中心33樓
A室

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

國浩律師(香港)事務所
香港中環遮打道3A號香港會
所大廈14樓

賣方律師代理人
中國海外地產代理有限公司
香港皇后大道東1號
太古廣場三期10樓

聯繫人
王卓勛先生
電話號碼：2928 2928
傳真號碼：2527 0116

招標公告

1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「接納投標期」	指適用於相關招標物業的由遞交投標書的招標開始日期及時間至招標截止日期及時間後的第 15 個工作日(包括首尾兩日)的期間；
「正式合約」	指賣方與買方根據臨時買賣合約條款第 2 條擬簽訂的該物業的正式買賣合約；
「發展項目」	指九龍承豐道 18 號「維港．灣畔」；
「投標表格」	指本招標公告附件 A 的投標表格；
「該條例」	指《一手住宅物業銷售條例》（第 621 章）；
「期數」	指「維港．灣畔第 1A 期」；
「住客停車位」	指根據關於招標物業構成其中一部分的發展項目的經建築事務監督批准的最新近建築圖則、批地文件及任何管限的大廈公共契約暨管理協議的規定，在該發展項目中所有或任何作為停泊屬於該發展項目之住客及其真正客人、訪客或被邀者並已按照《道路交通條例》(第 374 章) 、其規例及任何已修改的法例下登記之私家車輛的停車位；
「臨時合約」	指本招標公告附件 B 的臨時買賣合約；
「該物業」	指如果及一旦中標者對投標物業的投標獲得賣方接納時該投標物業；
「招標物業」	指按照賣方單獨絕對酌情決定下不時修訂的本招標公告附表(B)欄所列的所有或任何物業，之前已被撤回或出售則除外；
「買價」	指如果及當中標者對投標物業的投標獲得賣方接納時該投標價；
「買方」	指中標者，其對投標物業的投標文件獲得賣方接納；
「銷售安排」	指任何賣方不時發出有關期數的銷售安排資料(及賣方不時對其作出修改的銷售安排資料)；
「售樓處」	指每一個招標物業而言，指載於銷售安排適用於該物業的售樓處；
「招標截止日期及時間」	指載於本招標公告附表（D）欄的日期及時間；
「招標開始日期及時間」	指載於本招標公告附表（C）欄的日期及時間；
「招標文件」	指本招標文件（由本招標公告、投標表格及臨時合約（一式兩份）組成，但不包括本招標公告附件 C 至 K（包括兩者））；
「招標期間」	指每一個招標物業而言，指招標開始日期及時間至招標截止日期及時間的期間；
「投標價」	指投標表格中訂明投購投標物業的價格, 投標價應為整數；
「投標物業」	指投標者在投標表格中訂明的物業；

「**投標者**」　　指投標表格中訂明爲投標者的人士；

「**賣方**」　　指瑞建控股有限公司；及

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

- 劉漢銓律師行
  香港金鐘道 95 號統一中心 33 樓 A 室
- 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
- 國浩律師(香港)事務所
  香港中環遮打道 3A 號香港會所大廈 14 樓

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

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

3. (a) 賣方不一定接納出價最高或最好的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。

(b) 賣方保留在接受任何投標書之前的任何時候撤回招標物業（或其中任何一個）不予出售或於任何時候向任何人以任何方法(包括但不限於私人協約、投標及拍賣)出售或處置招標物業（或其中任何一個）的權利。

(c) 賣方有絕對權利及酌情決定權透過修改招標物業（或其中任何一個）的銷售安排資料不時更改招標截止日期及/或時間。賣方無須就上述更改或修改另行通知投標者。

4. 投標者須注意以下事項：

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

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

5. 投標書必須：

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

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

(c) 在招標期間 (或任何其他由賣方藉其絕對權利及酌情決定權透過修改及/或發出有關投標物業的銷售安排資料所不時指定的日期及/或時間內；按此，投標者應參閱當時生效的有關銷售安排資料，以確定有關投標物業的實際招標截止日期及時間)，放入擺放於售樓處（如售樓處多於一個，則其中一個售樓處）並標示為「**維港・灣畔第1A期公開**

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

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

7. 投標者遞交投標書時，必須同時附上下列文件：

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

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

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

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

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

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

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

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

(i) 經投標者妥為填妥及簽署的「改動確認函」(按照**附件 K** 所列的格式) 。(只適用於有意購買任何第 1 座之第 1A 座之住宅單位 A 的投標者，第 1 座之第 1A 座 17 樓之住宅單位 A 除外。)

(j) 經投標者妥為填妥及簽署的「改動確認函」(按照**附件 L** 所列的格式) 。(只適用於有意購買任何第 1 座之第 1A 座之住宅單位 B 的投標者。)

(k) 若投標者由一位或多於一位個人組成，每一位投標人的香港身分證/護照影印副本。

(l) 如投標者為香港成立的公司，投標公司的公司註冊證明書、有效的商業登記證、最新之董事名冊、最近之周年申報表(表格NAR1)或公司成立表格（表格 NNC1）（如適用）及投標者的董事會決議，當中批准投標者遞交投標書購買該投標物業，並授權董事就投標及購買該投標物業事宜簽署及遞交投標表格、臨時合約及一切所須文件，上述文件由投標者之董事核證為真實正確之影印副本各一份。

(m) 如投標者為香港以外地方成立的公司，由投標者的董事核證的有關公司文件副本（包括公司註冊證明書、香港政府向投標者發出的有效商業登記證（如適用）、如投標者是依據《公司條例》（第622章）第16部註冊的非香港公司，則須提交最近期的註冊非香港公司週年申報表（表格NN3）或註冊為註冊非香港公司的申請表（表格NN1））、由投標者的董事核證的投標者最新的良好存續證明書，及現任董事在職證明書，或(如適用)具有類似效力及性質的證明書及投標者的董事會決議副本，該董事會決議需批准投標者遞交投標書購買該投標物業，並授權董事就投標及購買該投標物業事宜簽署及遞交投標表格、臨時合約及一切所須文件。

8. 在賣方對收到的投標書作出決定前，所有銀行本票將予以保留但均不會兌現。如某份投標書獲接納，隨投標書附上的銀行本票將視作並支付中標者在投標表格及臨時合約項下須繳付的臨時訂金。所有其他無使用的銀行本票將於接納投標期屆滿日期起計15個工作日內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者，並不包括利息、費用或補償，郵誤風險概由投標者自行承擔。

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

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

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

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

(b) 鑒於上文第10(a) 段所述的投標與承諾，作為代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣10元。

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

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

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

(d) 正式合約須由賣方擬定及其所有條款及條件均不得修改。正式合約的文本格式可在招標公告附表中「審閱正式合約期間」列出的日期及時間內於售樓處審閱 。 為 免疑問，買方被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作出修訂。

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

12. <u>認購一個住客停車位優惠</u>
於招標公告附表上標有"*"的住宅單位的中標者均可獲選擇認購 1 個住客停車位之權利，惟受以下第(a)款、第(b)款、第(c)款 及 第(d)款的條款所限(該「**優惠(1)**」)：

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

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

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

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

13. <u>認購兩個住客停車位優惠</u>
於招標公告附表上標有"**"的住宅單位的中標者均可獲選擇認購最多 2 個住客停車位之權利，惟受以下第(a)款、第(b)款、第(c)款 及 第(d)款的條款所限(該「**優惠(2)**」)：

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

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

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

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

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

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

16. 賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。 任何陳述不得作為或視作構成本招標文件的一部份。這些陳述或行動並不而且也不視作闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件 。

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

18. 如投標者多於一人，所有投標者須負有共同及個別的責任。

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

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

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

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

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

21. 時間在各方面均為要素。

22. 在本招標公告中，「工作日」具有該條例第2(1)條給予該詞的涵義。

23. 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件的任何種類的改動及／或增加，該投標書將被視為不符合規定的投標書。

24. 在本招標文件中，除非文意另有所指，否則(i)凡指男性、女性及不屬於男性或女性者的字及詞句亦包括每一其他性別，(ii)凡指單數的字及詞句亦指眾數，而指眾數的字及詞句亦指單數，及(iii)所用字及詞句擴及指該字及詞句的文法變體及同語族詞句。

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

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招標公告附表

招標物業
（投標者須及只可選擇下列招標物業中的其中一個物業投標）

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

審閱正式合約期間

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附件**A**

投標表格

在遵守本投標表格及附於本投標表格的招標公告 (以下簡稱「**招標公告**」) 和臨時買賣合約 (以下簡稱「**臨時合約**」) 所載的條款及條件的前提下，茲投標承購以下描述的位於九龍承豐道18號 **維港・灣畔 維港・灣畔第1A期**的一個住宅單位 。

致： 瑞建控股有限公司 (以下簡稱 「**賣方**」)
香港銅鑼灣希慎道33號利園一期19樓1928室

1. 本人/我們_____
已閱讀招標公告和臨時合約，特此不可撤銷地提出要約 (以下簡稱「**本投標書**」)，在受到本投標表格及附於本表格的招標公告和臨時合約所列的條款及條件約束的前提下，以港幣_____(HK$_____) (以下簡稱「**買價**」) 購買九龍承豐道18號**維港・灣畔維港・灣畔第1A期**的**第____座之第____座____樓之**住宅**單位____** (以下簡稱 「**物業**」)。

2. 如賣方接納本投標書，本人/我們將按照下列方式支付買價：

投標者須填寫下列付款計劃的詳情。

□ (A)	**(A) 120 天現金優惠付款計劃** **(I) 支付條款** 1. 相等於買價 5%之臨時訂金(「臨時訂金」)於簽署臨時合約時繳付。 2. 買價 5%即加付訂金於簽署臨時合約後 60 天內繳付。 3. 買價 90%即買價餘款於簽署臨時合約後 120 天內繳付。
□ (B)	**(B) 靈活現金優惠付款計劃** **(I) 支付條款** 1. 相等於買價 5%之臨時訂金(「臨時訂金」)於簽署臨時合約時繳付。 2. *買價[ ]%即加付訂金於簽署臨時合約後[ ]天內繳付。 3. 買價[ ]%即買價餘款於[*]或之前 / [*於簽署臨時合約後[ ]天內]繳付。

**如不適用，請刪除及在旁加簽*

3. 下列文件連同本投標書一併附上：

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

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

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

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

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

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

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

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

(i) 經本人/我們妥為填妥及簽署的「改動確認函」(按照招標公告**附件 J** 所列的格式)。(只適用於有意購買任何第1座之第1A座之住宅單位A的投標者，第1座之第1A座17樓之住宅單位A除外。)

(j) 經本人/我們妥為填妥及簽署的「改動確認函」(按照招標公告**附件 K** 所列的格式)。(只適用於有意購買任何第1座之第1A座之住宅單位B的投標者。)

*(k) 本人/我們的香港身份證/護照影印副本。

*(l) 如我們為香港成立的公司，我們的公司註冊證明書、有效的商業登記證、最新之董事名冊、最近之周年申報表(表格NAR1)或公司成立表格（表格 NNC1）（如適用）及我們的董事會決議，當中批准我們遞交投標書購買該投標物業，並授權董事就投標及購買該投標物業事宜簽署及遞交投標表格、臨時合約及一切所須文件，上述文件由我們之董事核證為真實正確之影印副本各一份。

*(m) 如我們為香港以外地方成立的公司，由我們的董事核證的有關公司文件副本（包括公司註冊證明書、香港政府向投標者發出的有效商業登記證（如適用）、如投標者是依據《公司條例》（第622章）第16部註冊的非香港公司，則須提交最近期的註冊非香港公司週年申報表（表格NN3）或註冊為註冊非香港公司的申請表（表格NN1））、由我們的董事核證的我們最新的良好存續證明書，及現任董事在職證明書，或(如適用)具有類似效力及性質的證明書及我們的董事會決議副本，該董事會決議需

批准我們遞交投標書購買該投標物業，並授權董事就投標及購買該投標物業事宜簽署及遞交投標表格、臨時合約及一切所須文件。

**如不適用，請刪除及在旁加簽*

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

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

(b) 按照招標公告的第 11(c)段簽署正式買賣合約；及

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

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

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

日期為　　年　　月　　日。

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

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

 # 只適用於投標者如為香港以外成立的法團或如提供海外的地址

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附件B

臨時合約

(一式兩份)

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 C

有關與賣方之關係確認書

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 D

對買方的警告 - 買方請小心閱讀

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 E

收集個人資料聲明(「本聲明」)

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 F

有關介紹人的聲明

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 G

委任代理書

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 H

物業參觀確認函

(請參閱夾附於本招標文件英文版本內的有關附件)

附件 I

賣方資料表格

(請參閱夾附於本招標文件英文版本內的有關附件)

附件**J**

改動確認函
(請參閱夾附於本招標文件英文版本內的有關附件)

附件K

改動確認函
(請參閱夾附於本招標文件英文版本內的有關附件)

維港・灣畔第1A期維港・灣畔 的第____座之第____座____樓之住宅單位____
九龍承豐道18號

投標提交文件清單

在方格內加上✓號	項目	文件	備註
□	1)	經投標者妥為填妥及簽署的投標表格**(附件A)**連同下列文件： (a) 招標公告 (b) 由投標者妥為填妥及簽署的臨時合約**(附件B)** (一式兩份)	提交一份經簽署的版本(投標表格及招標公告) 提交一式**兩份**經簽署的版本 **(**臨時合約)
□	2)	抬頭寫「劉漢銓律師行」的銀行本票及/或支票 (以支付投標表格中的買價的5%)	
□	3)	經投標者妥為填妥及簽署的 「有關與賣方之關係」 的確認書**(附件C)**	提交一份經簽署的版本
□	4)	經投標者妥為填妥及簽署的對「買方的警告」**(附件D)**	提交一份經簽署的版本
□	5)	經投標者妥為填妥及簽署的「個人資料收集聲明」**(附件E)**	提交一份經簽署的版本
□	6)	經投標者及介紹人妥為填妥及簽署的「有關介紹人的聲明」**(附件F)**	提交一份經簽署的版本
□	7)	經投標者妥為填妥及簽署的「委任代理書」**(附件G)**連同投標者委任(如有)之地產代理/營業員的牌照影印副本及名片。	提交一份經簽署的版本
□	8)	經投標者妥為填妥及簽署的「物業參觀確認函」**(附件H)**	提交一份經簽署的版本
□	9)	經投標者妥為填妥及簽署的「賣方資料表格」**(附件I)**	提交一份經簽署的版本
□	10)	經投標者妥為填妥及簽署的「改動確認函」**(附件J)**。(只適用於有意購買任何第1座之第1A座之住宅單位A的投標者，第1座之第1A座17樓之住宅單位A除外。)	提交一份經簽署的版本
□	11)	經投標者妥為填妥及簽署的「改動確認函」**(附件K)**。(只適用於有意購買任何第1座之第1A座之住宅單位B的投標者。)	提交一份經簽署的版本
□	12)	*投標者的香港身份證/護照副本	
□	13)	*如投標者為香港成立的公司，投標公司的公司註冊證明書、有效的商業登記證、最新之董事名冊、最近之周年申報表(表格NAR1)或公司成立表格（表格 NNC1）（如適用）及投標者的董事會決議，當中批准投標者遞交投標書購買該投標物業，並授權董事就投標及購買該投標物業事宜簽署及遞交投標表格、臨時合約及一切所須文件，上述文件由投標者之董事核證為真實正確之影印副本各一份	

□ 14) *如投標者為香港以外地方成立的公司，由投標者的董事核證的有關公司文件副本（包括公司註冊證明書、香港政府向投標者發出的有效商業登記證（如適用）、如投標者是依據《公司條例》（第622章）第16部註冊的非香港公司，則須提交最近期的註冊非香港公司週年申報表（表格NN3）或註冊為註冊非香港公司的申請表（表格NN1））、由投標者的董事核證的投標者最新的良好存續證明書，及現任董事在職證明書，或(如適用)具有類似效力及性質的證明書及投標者的董事會決議副本，該董事會決議需批准投標者遞交投標書購買該投標物業，並授權董事就投標及購買該投標物業事宜簽署及遞交投標表格、臨時合約及一切所須文件

**如適用，請一併提交該等文件*