

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the properties in

THE PROPERTIES SET OUT IN THE SCHEDULE TO THE TENDER NOTICE AT

Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development

(being the properties as set out in the Sales Arrangements (as defined in the Tender Notice),
unless previously withdrawn or sold)

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled "**Public Tender For PHASE IIA OF PHASE II (ONMANTIN) OF HO MAN TIN STATION PROPERTY DEVELOPMENT**" placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked "**PHASE IIA OF PHASE II (ONMANTIN) OF HO MAN TIN STATION PROPERTY DEVELOPMENT**".

Vendor: **MTR Corporation Limited**

Vendor's solicitors: **DEACONS**
6th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong
Tel No. +852 2825 9211

JOHNSON STOKES & MASTER
17th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong
Tel No. +852 2843 2211

KAO, LEE & YIP
17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong
Tel No. +852 2844 4888

GALLANT
5th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong
Tel No. +852 2526 9294

SLAUGHTER AND MAY
47th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong
Tel No. +852 2521 0551

Vendor's agent: **Great Eagle Real Estate Agency Limited**
33rd Floor, Great Eagle Centre, 23 Harbour Road, Wan Chai, Hong Kong
Enquiry Hotline: 2123 6833

招標文件

公開招標承投購買物業

現招標承投購買以下發展項目之物業

載於招標公告附表之位於 何文田站物業發展項目的第 II 期(「朗賢峯」)的第 IIA 期

(即賣方發出的銷售安排(定義見招標公告)內列出的物業，
但若在招標截止時限之前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，信封面上清楚註明「何文田站物業發展項目的第 II 期(「朗賢峯」)的第 IIA 期」，放入位於售樓處(定義見招標公告)擺放的標示為「何文田站物業發展項目的第 II 期(「朗賢峯」)的第 IIA 期公開招標」的投標箱內。

賣方：香港鐵路有限公司

賣方律師：

的近律師行
香港中環遮打道 18 號歷山大廈 6 樓
電話號碼 +852 2825 9211

孖士打律師行
香港中環遮打道 10 號太子大廈 16-19 樓
電話號碼 +852 2843 2211

高李葉律師行
香港中環置地廣場告羅士打大廈 17 樓
電話號碼 +852 2844 4888

何耀棣律師事務所
香港中環康樂廣場 1 號怡和大廈 5 樓
電話號碼 +852 2526 9294

司力達律師樓
香港中環康樂廣場 1 號怡和大廈 47 樓
電話號碼 +852 2521 0551

賣方代理人：鷹君地產代理有限公司
香港灣仔港灣道 23 號鷹君中心 33 樓
查詢熱線：2123 6833

PART 1: TENDER NOTICE

1. Definitions

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

"Acceptance Period"	means the period between the commencement date of submission of tender and the date which is the twenty-first (21st) working day after the closing of 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 4 of the Conditions of Sale;
"Conditions of Sale"	means the Conditions of Sale set out in Part 2 of this Tender Document;
"Development"	means Ho Man Tin Station Property Development;
"Letter of Acceptance"	means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice;
"Offer Form"	means the Offer Form set out in Part 3 of this Tender Document;
"Person so Engaged"	means Magic Energy Limited;
"Phase"	means Phase IIA of Phase II (ONMANTIN) of the Development;
"Property"	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
"Property for Tender"	means all or any of the properties offered for sale by way of tender as set out in the Sales Arrangements;
"Transaction Price"	means, if and when this Tender Document 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 Sales Arrangements No.4 issued by the Vendor for the Development (as the same may be revised by the Vendor from time to time);
"Sales Office"	means 15/F LANGHAM Place Office Tower, Mong Kok, Kowloon, Hong Kong;
"Tender Closing Time"	means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;
"Tender Commencement Time"	means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;
"Tender Document"	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);
"Tender Notice"	means the Tender Notice set out in Part 1 of this Tender Document;

"Tender Period"	means, in respect of each Property for Tender, the period between the Tender Commencement Time and Tender Closing Time;
"Tender Price"	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
"Tendered Property"	means the properties as specified in the Schedule to the Offer Form;
"Tenderer"	means the person who is specified in the Schedule to the Offer Form as the tenderer;
"this Preliminary Agreement"	means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document;
"Vendor"	means MTR Corporation Limited; and
"Vendor's solicitors"	means any one of the following firms to be designated by the Vendor at its sole and absolute discretion:- <ul style="list-style-type: none"> • DEACONS 6th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong • JOHNSON STOKES & MASTER 17th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong • KAO, LEE & YIP 17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong • GALLANT 5th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong • SLAUGHTER AND MAY 47th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong

2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Time, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the Tender Closing Time of the tender of any of the Property for Tender. Any adjustment of the Tender Closing Time will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
- 2.6 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender.
- 2.7 If the Tenderer has indicated on the Schedule to the Offer Form to purchase more than one (1) Property for Tender :-
 - (a) he/she/it must fill in one lump sum Tender Price for all such Tendered Property in the Schedule to

the Offer Form; and

- (b) this Tender Document is deemed to be submitted on the basis that the Vendor will accept the tender for the purchase of **ALL** such Tendered Property together and the Purchaser will be required to sign only one (1) Agreement covering all such Tendered Property.

2.8 A tender must be:-

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

- (b) accompanied with the following documents:-

- (i) Cashier order(s) and/or cheque(s)

One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the aggregate amount equal to **5%** of the Tender Price for the Tendered Property, such sum being the preliminary deposit for the tender, made payable to "**DEACONS**", provided that a minimum amount of HK\$500,000 must be paid by cashier order(s).

- (ii) Tenderer's identification document

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

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return (if any) and copy HKID Card/Passport of each director(s) of the Tenderer.

- (iii) Intermediary's licence (if applicable)

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

- (iv) Documents in Annex, duly signed and completed by the Tenderer

- (1) Measurements of the Tendered Property
 - (2) Personal Information Collection Statement of Great Eagle Real Estate Agency Limited
 - (3) Personal Information Collection Statement of MTR Corporation Limited
 - (4) Declaration of Relationship with the Vendor
 - (5) Declaration of Relationship with the Owner
 - (6) Warning to Purchasers
 - (7) (if applicable) Declaration Regarding Intermediary
 - (8) (if applicable) Declaration Regarding No Intermediary
 - (9) Acknowledgement Letter Regarding Stamp Duty
 - (10) (if applicable) Acknowledgement Letter Regarding Financing Plans
 - (11) (if applicable) Acknowledgement Letter Regarding Built-in Cabinets
 - (12) Ceiling Height Plan
 - (13) (if applicable) Acknowledgement Letter Regarding Operation of Gondola
 - (14) (if applicable) Acknowledgement Letter Regarding Noise Mitigation Measures
 - (15) Acknowledgement Letter Regarding Vent Shaft and Intake/Exhaust Louvers of Cooling Tower of Ho Man Tin Station
 - (16) (if applicable) Acknowledgement Letter Regarding Flat Roof and Roof Matters
 - (17) (if applicable) Acknowledgement Letter Regarding alteration of building plans of the Property

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

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**PHASE IIA OF PHASE II (ONMANTIN) OF HO MAN TIN STATION PROPERTY DEVELOPMENT**"; and
- (d) placed in the tender box labelled "**Public Tender For PHASE IIA OF PHASE II (ONMANTIN) OF HO MAN TIN STATION PROPERTY DEVELOPMENT**" placed at the Sales Office during the Tender Period.

The tender will proceed in accordance with the Sales Arrangements in the event of Typhoon Signal No.8 or above being hoisted or any Rainstorm Warning Signal or an announcement on "extreme conditions" made by the Government of Hong Kong being in effect at any time on any date of sale.

- 2.9 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Transaction Price. All other cashier order(s) and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.10
 - (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
 - (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
 - (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier order(s) and/or cheque(s).
- 2.11
 - (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
 - (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

3. Acceptance of Tender

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the "**Letter of Acceptance**") personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments. Where the Property comprises more than one (1) property, (a) the Purchaser will sign only one (1) Agreement covering all of the Property; and (b) the Vendor will not and is not obliged to apportion the Transaction Price for each of the Property.

- 3.4 (a) In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-
- (i) the Vendor's solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her; and
 - (ii) the relevant power of attorney is required to be approved by the Vendor.
- (b) All loan applications made to the Vendor's designated financing company, loan documents and ancillary documents (collectively the "**Loan Documents**") shall be signed by the Purchaser personally. No attorney can be accepted for the purpose of signing the Loan Documents.

4. Miscellaneous

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's agent, Great Eagle Real Estate Agency Limited, of 33rd Floor, Great Eagle Centre, 23 Harbour Road, Wan Chai, Hong Kong (Enquiry Hotline: 2123 6833).
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who 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 to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

Schedule to the Tender Notice

Properties for Tender	
1	Flat A on 20 th Floor of Tower 1 of the Phase
2	Flat A on 17 th Floor of Tower 1 of the Phase
3	Flat A on 16 th Floor of Tower 1 of the Phase
4	Flat A on 7 th Floor of Tower 1 of the Phase
5	Flat A on 5 th Floor of Tower 1 of the Phase
6	Flat A on 3 rd Floor of Tower 1 of the Phase
7	Flat A on 2 nd Floor of Tower 1 of the Phase
8	Flat B on 16 th Floor of Tower 1 of the Phase
9	Flat B on 15 th Floor of Tower 1 of the Phase
10	Flat B on 12 th Floor of Tower 1 of the Phase
11	Flat B on 11 th Floor of Tower 1 of the Phase
12	Flat B on 10 th Floor of Tower 1 of the Phase
13	Flat B on 8 th Floor of Tower 1 of the Phase
14	Flat B on 7 th Floor of Tower 1 of the Phase
15	Flat B on 6 th Floor of Tower 1 of the Phase
16	Flat B on 5 th Floor of Tower 1 of the Phase
17	Flat B on 3 rd Floor of Tower 1 of the Phase
18	Flat B on 2 nd Floor of Tower 1 of the Phase
19	Flat B on 1 st Floor of Tower 1 of the Phase
20	Flat C on 26 th Floor of Tower 1 of the Phase
21	Flat C on 25 th Floor of Tower 1 of the Phase
22	Flat C on 20 th Floor of Tower 1 of the Phase
23	Flat C on 19 th Floor of Tower 1 of the Phase
24	Flat C on 18 th Floor of Tower 1 of the Phase
25	Flat C on 16 th Floor of Tower 1 of the Phase
26	Flat C on 15 th Floor of Tower 1 of the Phase
27	Flat C on 10 th Floor of Tower 1 of the Phase
28	Flat C on 9 th Floor of Tower 1 of the Phase
29	Flat C on 8 th Floor of Tower 1 of the Phase
30	Flat C on 7 th Floor of Tower 1 of the Phase
31	Flat C on 6 th Floor of Tower 1 of the Phase
32	Flat C on 5 th Floor of Tower 1 of the Phase
33	Flat C on 3 rd Floor of Tower 1 of the Phase
34	Flat C on 2 nd Floor of Tower 1 of the Phase
35	Flat C on 1 st Floor of Tower 1 of the Phase
36	Flat D on 26 th Floor of Tower 1 of the Phase
37	Flat D on 25 th Floor of Tower 1 of the Phase
38	Flat D on 19 th Floor of Tower 1 of the Phase
39	Flat D on 18 th Floor of Tower 1 of the Phase
40	Flat A on 16 th Floor of Tower 2 of the Phase

41	Flat B on 21 st Floor of Tower 2 of the Phase
42	Flat B on 20 th Floor of Tower 2 of the Phase
43	Flat B on 17 th Floor of Tower 2 of the Phase
44	Flat B on 16 th Floor of Tower 2 of the Phase
45	Flat C on 26 th Floor of Tower 2 of the Phase
46	Flat C on 25 th Floor of Tower 2 of the Phase
47	Flat C on 23 rd Floor of Tower 2 of the Phase
48	Flat C on 22 nd Floor of Tower 2 of the Phase
49	Flat C on 20 th Floor of Tower 2 of the Phase
50	Flat C on 19 th Floor of Tower 2 of the Phase
51	Flat C on 18 th Floor of Tower 2 of the Phase
52	Flat C on 17 th Floor of Tower 2 of the Phase
53	Flat E on 26 th Floor of Tower 2 of the Phase
54	Flat E on 23 rd Floor of Tower 2 of the Phase
55	Flat E on 22 nd Floor of Tower 2 of the Phase
56	Flat D on 19 th Floor of Tower 3 of the Phase
57	Flat D on 18 th Floor of Tower 3 of the Phase
58	Flat D on 17 th Floor of Tower 3 of the Phase
59	Flat D on 16 th Floor of Tower 3 of the Phase
60	Flat F on 23 rd Floor of Tower 3 of the Phase
61	Flat F on 22 nd Floor of Tower 3 of the Phase
62	Flat F on 20 th Floor of Tower 3 of the Phase
63	Flat F on 19 th Floor of Tower 3 of the Phase
64	Flat F on 18 th Floor of Tower 3 of the Phase
65	Flat F on 17 th Floor of Tower 3 of the Phase
66	Flat F on 16 th Floor of Tower 3 of the Phase

第 1 部份：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：

「承約期間」	指由遞交投標書的招標開始時間至招標截止時間後的第 21 個工作日(包括首尾兩日)的期間；
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約；
「出售條款」	指本招標文件第 2 部份的出售條款；
「發展項目」	指何文田站物業發展項目；
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「要約表格」	指本招標文件第 3 部份的要約表格；
「如此聘用的人」	指妙能有限公司；
「期數」	指發展項目的第 II 期(「朗賢峯」)的第 IIA 期；
「該物業」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「該招標物業」	指銷售安排內列出的以招標形式出售的所有或任何物業；
「樓價」	指如果及一旦本招標文件獲得賣方接納時的投標價；
「買方」	指中標者，其對該投標物業的投標書獲得賣方接納；
「銷售安排」	指賣方發出的發展項目的銷售安排第 4 號(及賣方不時對其作出的修改)；
「售樓處」	指香港九龍旺角朗豪坊辦公大樓 15 樓；
「招標截止時間」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間；
「招標開始時間」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間；
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)；
「招標公告」	指本招標文件第 1 部份的招標公告；
「招標期間」	就每一個該招標物業而言，指招標開始時間至招標截止時間的期間；
「投標價」	指要約表格的附表中訂明投購該投標物業的價格；
「該投標物業」	指要約表格的附表中訂明的物業；

「投標者」	指要約表格的附表中訂明為投標者的人士；
「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約；
「賣方」	指香港鐵路有限公司；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：- <ul style="list-style-type: none"> • 的近律師行 香港中環遮打道 18 號歷山大廈 6 樓 • 孖士打律師行 香港中環遮打道 10 號太子大廈 17 樓 • 高李葉律師行 香港中環置地廣場告羅士打大廈 17 樓 • 何耀棣律師事務所 香港中環康樂廣場 1 號怡和大廈 5 樓 • 司力達律師樓 香港中環康樂廣場 1 號怡和大廈 47 樓

2. 招標程序

- 2.1 賣方現按照載於本招標文件的條款及細則招標承投購買該招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止時間之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將全部或任何該招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- 2.5 賣方保留權利更改任何該招標物業的招標截止時間。任何更改招標截止時間的通知會張貼於售樓處。賣方無須就該等更改另行通知投標者。
- 2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.7 如果投標者在要約表格的附表中已顯示購買超過一個該招標物業：
 - (a) 他／她／它必須在要約表格的附表中一筆過填寫全部該投標物業的投標價；及
 - (b) 本招標文件當作基於賣方將會接納投標一併購買全部該投標物業，以及買方只須簽署一份包括全部該投標物業的正式合約而遞交。
- 2.8 投標書必須：
 - (a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
 - (b) 連同以下文件：

(i) 銀行本票及／或支票

由根據《銀行業條例》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，金額為該投標物業的投標價的 **5%**，該金額須作為投標的**臨時訂金**，抬頭寫「**的近律師行**」，但其中必須以銀行本票支付最少港幣 500,000 元。

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，以及投標者最近期的董事登記冊及周年申報表(如有)的複印本及投標者之每一董事的香港身分證／護照。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

- (1) 投標物業的量度尺寸
- (2) 鷹君地產代理有限公司的個人資料收集聲明
- (3) 香港鐵路有限公司的個人資料收集聲明
- (4) 與賣方關係的聲明
- (5) 與擁有人關係的聲明
- (6) 對買方的警告
- (7) (如適用) 關於中介人的確認書
- (8) (如適用) 關於沒有中介人的確認書
- (9) 關於印花稅的確認書
- (10) (如適用) 關於財務計劃的確認書
- (11) (如適用) 關於嵌入式櫃的確認書
- (12) 天花高度圖
- (13) (如適用) 關於吊船操作的確認書
- (14) (如適用) 關於噪音緩解措施的確認書
- (15) 關於何文田站通風口及冷卻塔鮮風/排氣口的確認書
- (16) (如適用) 關於平台及天台確認書
- (17) (如適用) 關於修改該物業的建築圖則的確認書

請不要於本第(iv)分段所述的任何文件內填上日期。

- (c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**何文田站物業發展項目的第 II 期(「朗賢峯」)的第 IIA 期**」；及
- (d) 於招標期間放入位於售樓處擺放的標示為「**何文田站物業發展項目的第 II 期(「朗賢峯」)的第 IIA 期公開招標**」的投標箱內。

如於任何出售日期及任何時間內懸掛 8 號或以上颱風訊號或任何暴雨警告信號生效或香港政府發出「極端」情況，招標會按銷售安排進行。

- 2.9 在賣方對收到的投標書作出決定前，所有銀行本票及／或支票不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及／或支票將視作臨時訂金，以支付樓價的部份款項。所有其他銀

行本票及／或支票將於承約期間屆滿後起計 14 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。

- 2.10 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。
- (a) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。
- (b) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票及／或支票的地址。
- 2.11 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。
- (b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. 接納投標

- 3.1 投標書如獲接納，中標者即成為該投標物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標期間在售樓處審閱。為免疑問，買方將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修訂。如該物業由多個一個物業組成，(a) 買方只須簽署一份包括全部該物業的正式合約，及(b)賣方不會及無責任為每一個該物業的樓價進行分攤。
- 3.4 (a) 如買方有意以其授權人代表其簽署正式合約：-
- (i) 賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作為其代表；及
- (ii) 相關授權書須由賣方事先批准。
- (b) 所有向賣方之指定財務機構作出的貸款申請、貸款文件及附帶文件(統稱「**貸款文件**」)須由買方親身簽署。以授權人簽署貸款文件不會被接受。

4. 其他事項

- 4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該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鷹君地產代理有限公司，地址為香港灣仔港灣道 23 號鷹君中心 33 樓(查詢熱線: 2123 6833)。
- 4.2 賣方任何人員或代理或賣方的代理人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或正式合約的一部份。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。

- 4.3 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有任何種類的改動及／或增加，該投標書將被視為不符合規定的投標書。
- 4.4 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

招標公告的附表

招標物業	
<u>1</u>	期數的第 1 座 20 樓 A 單位
<u>2</u>	期數的第 1 座 17 樓 A 單位
<u>3</u>	期數的第 1 座 16 樓 A 單位
<u>4</u>	期數的第 1 座 7 樓 A 單位
<u>5</u>	期數的第 1 座 5 樓 A 單位
<u>6</u>	期數的第 1 座 3 樓 A 單位
<u>7</u>	期數的第 1 座 2 樓 A 單位
<u>8</u>	期數的第 1 座 16 樓 B 單位
<u>9</u>	期數的第 1 座 15 樓 B 單位
<u>10</u>	期數的第 1 座 12 樓 B 單位
<u>11</u>	期數的第 1 座 11 樓 B 單位
<u>12</u>	期數的第 1 座 10 樓 B 單位
<u>13</u>	期數的第 1 座 8 樓 B 單位
<u>14</u>	期數的第 1 座 7 樓 B 單位
<u>15</u>	期數的第 1 座 6 樓 B 單位
<u>16</u>	期數的第 1 座 5 樓 B 單位
<u>17</u>	期數的第 1 座 3 樓 B 單位
<u>18</u>	期數的第 1 座 2 樓 B 單位
<u>19</u>	期數的第 1 座 1 樓 B 單位
<u>20</u>	期數的第 1 座 26 樓 C 單位
<u>21</u>	期數的第 1 座 25 樓 C 單位
<u>22</u>	期數的第 1 座 20 樓 C 單位
<u>23</u>	期數的第 1 座 19 樓 C 單位
<u>24</u>	期數的第 1 座 18 樓 C 單位
<u>25</u>	期數的第 1 座 16 樓 C 單位
<u>26</u>	期數的第 1 座 15 樓 C 單位
<u>27</u>	期數的第 1 座 10 樓 C 單位
<u>28</u>	期數的第 1 座 9 樓 C 單位
<u>29</u>	期數的第 1 座 8 樓 C 單位
<u>30</u>	期數的第 1 座 7 樓 C 單位
<u>31</u>	期數的第 1 座 6 樓 C 單位
<u>32</u>	期數的第 1 座 5 樓 C 單位
<u>33</u>	期數的第 1 座 3 樓 C 單位
<u>34</u>	期數的第 1 座 2 樓 C 單位
<u>35</u>	期數的第 1 座 1 樓 C 單位
<u>36</u>	期數的第 1 座 26 樓 D 單位
<u>37</u>	期數的第 1 座 25 樓 D 單位
<u>38</u>	期數的第 1 座 19 樓 D 單位
<u>39</u>	期數的第 1 座 18 樓 D 單位
<u>40</u>	期數的第 2 座 16 樓 A 單位

<u>41</u>	期數的第 2 座 21 樓 B 單位
<u>42</u>	期數的第 2 座 20 樓 B 單位
<u>43</u>	期數的第 2 座 17 樓 B 單位
<u>44</u>	期數的第 2 座 16 樓 B 單位
<u>45</u>	期數的第 2 座 26 樓 C 單位
<u>46</u>	期數的第 2 座 25 樓 C 單位
<u>47</u>	期數的第 2 座 23 樓 C 單位
<u>48</u>	期數的第 2 座 22 樓 C 單位
<u>49</u>	期數的第 2 座 20 樓 C 單位
<u>50</u>	期數的第 2 座 19 樓 C 單位
<u>51</u>	期數的第 2 座 18 樓 C 單位
<u>52</u>	期數的第 2 座 17 樓 C 單位
<u>53</u>	期數的第 2 座 26 樓 E 單位
<u>54</u>	期數的第 2 座 23 樓 E 單位
<u>55</u>	期數的第 2 座 22 樓 E 單位
<u>56</u>	期數的第 3 座 19 樓 D 單位
<u>57</u>	期數的第 3 座 18 樓 D 單位
<u>58</u>	期數的第 3 座 17 樓 D 單位
<u>59</u>	期數的第 3 座 16 樓 D 單位
<u>60</u>	期數的第 3 座 23 樓 F 單位
<u>61</u>	期數的第 3 座 22 樓 F 單位
<u>62</u>	期數的第 3 座 20 樓 F 單位
<u>63</u>	期數的第 3 座 19 樓 F 單位
<u>64</u>	期數的第 3 座 18 樓 F 單位
<u>65</u>	期數的第 3 座 17 樓 F 單位
<u>66</u>	期數的第 3 座 16 樓 F 單位

[End of Part 1: Tender Notice]

[第 1 部分：招標公告完]

PART 2: CONDITIONS OF SALE

1. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Transaction Price and on the terms and conditions contained in this Preliminary Agreement.
2. In this Preliminary Agreement:-
 - (a) **"saleable area"** has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621);
 - (b) **"working day"** has the meaning given by section 2(1) of that Ordinance;
 - (c) the floor area of an item under clause (a) of each Property set out in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) the area of an item under clause (b) of each Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
3. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholders.
4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
 - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;
 - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The Purchaser shall, within FIVE (5) working days after the date of the Letter of Acceptance, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the Tender Document and the Letter of Acceptance to (a) sign the Agreement in such form as approved by the Legal Advisory and Conveyancing Office, Lands Department ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable or incurred on this Preliminary Agreement and the Agreement.
8. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-
 - (a) this Preliminary Agreement is terminated;
 - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.
9. The measurements of the Property are as follows — (for residential property of the Property) see "Measurements of the Tendered Property" of the Tender Document; (for Car Parking Space(s) of the Property) 12.5 square metres each; (for Motor Cycle Parking Space(s) of the Property) 2.4 square metres each.
10. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — (for

residential property of the Property) see Schedule to the Conditions of Sale; (for Car Parking Space(s) and Motor Cycle Parking Space(s) of the Property) Nil.

11. 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.
12. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 13 and fully understands its contents.
13. For the purposes of clause 12, the following is the "Warning to Purchasers"--
 - (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
 - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
 - (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
14. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitor during office hours within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser. The Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property.
15. The Vendor reserves the right to alter the building plans in respect of the Phase (including the Property) whenever the Vendor considers necessary.
16. It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 17, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.
17. No attorney, trustee or nominee of any kind by the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except for 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.

18. The Purchaser of the Property is required to agree with the Vendor in the Agreement to the effect that other than entering into a mortgage or charge of the Property for the purchase money or any part of it (provided that notice of the mortgage or charge is given to the Vendor or the Vendor's solicitor), no nomination, sub-sale or any transfer of the benefit of the Agreement by the Purchaser (whether by way of direct or indirect reservation, right of first refusal, option, trust, power of attorney or any other method, arrangement or document of any description, conditional or unconditional) or any agreement to do so before the completion of the sale and purchase and execution of the Assignment of the Property shall be permitted. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement.
19. The Vendor and the Purchaser agree to incorporate into the Agreement provisions having the same effect of clause 18.
20. (a) All stamp duty (including, without limitation, ad valorem stamp duty and all additional stamp duty (if any) under the Stamp Duty Ordinance (Cap.117)) arising from this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment, the charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement ("PDMC"), Sub-Deed of Mutual Covenant and Management Agreement and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
(b) If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase and completion of the purchase of the Property and the first mortgagee (if any) shall instruct the Vendor's solicitors to handle the First Equitable Mortgage / First Mortgage (if any), the Vendor shall waive the legal costs in respect of the Agreement, the subsequent Assignment and the First Equitable Mortgage / First Mortgage (if any) which shall otherwise be payable by the Purchaser, exclusive of the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.
(c) In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase of the Property.
21. All Further Deposit, Part Payment of the Transaction Price, the Balance of Transaction Price and stamp duty shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors.
22. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor or its Sales Agent may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
23. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
24. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
25. Time shall in every respect be of the essence of this Preliminary Agreement.
26. If the Property under this Preliminary Agreement consists of a residential property as well as any Car Parking Space(s) or Motor Cycle Parking Space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.
27. On completion, the Purchaser shall pay to the Manager of the Development, or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all deposits and advance payment, contribution to Special Funds, debris removal fee and all other payments payable under the PDMC.
28. (a) 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) 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) 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) 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) 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.

第 2 部分：出售條款

1. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條件出售該物業，而買方須以樓價並按本臨時合約所載條款及條件購買該物業。
2. 在本臨時合約中—
 - (a) "實用面積"具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
 - (b) "工作日"具有該條例第 2(1)條給予該詞的涵義；
 - (c) 附表 1 載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及
 - (d) 附表 1 載列之每個單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。
3. 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。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
 - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
 - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
7. 買方須於接納書的日期之後的 5 個工作日內攜帶香港身份證或護照或商業登記證(如買方為公司)及招標文件及接納書到賣方律師的辦事處辦理下列手續：**(a)** 簽署一份經地政總署法律諮詢及田土轉易處(「地政總署」)批核的正式合約，該合約內容除獲得地政總署事先書面批准外，一概不能更改，**(b)**交付根據本臨時合約付款方式所述到期應付之款項，並**(c)**交付全部有關本臨時合約及正式合約應付或所招致的印花稅。
8. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
 - (a) 本臨時合約即告終止；
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
9. 該物業的量度尺寸如下——(就該物業的住宅物業而言)見招標文件的《投標物業的量度尺寸》；(就該物業的汽車停車位而言) 每個 12.5 平方米；(就該物業的電單車停車位而言) 每個 2.4 平方米。
10. 該物業的買賣包括的裝置、裝修物料及設備如下——(就該物業的住宅物業而言)見出售條款的附表；(就該物業的汽車停車位及電單車停車位而言)沒有。
11. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
12. 買方確認已收到第 13 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。
13. 就上述第 12 條而言，「**對買方的警告**」內容如下—

- (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
- (c) 現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
- (d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
- (e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
14. 買賣雙方同意於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期起計 14 日內於辦公時間內在賣方律師辦公地點完成交易本物業。買賣完成後，買方將擁有本物業之空置管有權。
15. 賣方保留於其認為所需時修改期數(包括本物業)建築圖則之權利。
16. 現同意並聲明本臨時合約只適用於買方個人。除第(17)條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。
17. 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。
18. 本物業之買方須與賣方於正式合約協議，除可將本物業用作售價或其部份之按揭或押記外(但須通知賣方或賣方律師有關該按揭或押記)，買方不可在完成買賣交易及簽署本物業之轉讓契之前作出提名，轉售或轉讓正式合約之利益，無論是否以直接或間接保留，優先拒絕，優先認購，信託，授權或任何其他方法，安排或以任何文件在有條件或無條件的情況下或以任何協議方式達至。本物業的轉讓契必須以簽署正式合約的買方為受惠人。
19. 賣方與買方同意於正式合約納入與第 18 條相同意義之條文。
20. (a)有關本臨時合約及/或正式合約及/或轉讓契所招致的印花稅(包括但不限於根據《印花稅條例》(第 117 章)可徵收的從價印花稅及(如有)附加印花稅)，上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理協議(「主公契」)及副公契及管理協議製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，一蓋由買方單獨承擔及繳付。

(b) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買及完成購買本物業，以及賣方律師獲第一按揭人(如有)委託處理第一樓花按揭/第一按揭(如有)，賣方將豁免買方原先須支付的該律師在處理正式買賣合約、其後之轉讓契及第一按揭(如有)之律師費用，但不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。

(c)在任何其他情況下，買方須負責其在有關購買本物業之所有律師費用及代墊付費用。

21. 所有加付訂金，部份售價餘款，售價餘款及印花稅需以抬頭寫上賣方律師之銀行本票支付。
22. 如買方或任何人代表買方在未簽署正式合約前將本臨時合約登記於土地註冊處登記冊內，賣方或其銷售代理人可單方面簽署及於土地註冊處登記備忘錄將本臨時合約刪除或取消。
23. 買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
24. 本物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。
25. 本臨時合約所規定之時間或時限乃合約要素，必須嚴謹遵守。
26. 如本臨時合約下的本物業包括住宅物業也同時包括任何停車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。
27. 買方在成交時須按大廈主公契規定向發展項目管理人繳交所有按金、上期預繳、其須分擔的特別基金、清理廢料費用及所有須繳交的其他費用。如任何上述費用已由賣方付予管理人，買方均須在交易完成時補還予賣方。
28.
 - (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。
 - (b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。
 - (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：
 - (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
 - (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。

出售條款附表
Schedule to Conditions of Sale
裝置、裝修物料及設備
Fittings, Finishes and Appliances

請參閱附錄
Please refer to the Appendix

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

1. INTERIOR FINISHES

(a) Internal wall and ceiling	<p><u>Internal wall:</u> Living Room and Dining Room finished with timber veneer, plaster with emulsion paint, except area covered by bulkhead (if any). Master Bedroom and Bedroom finished with plaster with emulsion paint, except area covered by bulkhead (if any).</p> <p><u>Ceiling:</u> Living Room, Dining Room, Master Bedroom and Bedroom, finished with plaster with emulsion paint to exposed surface. Living Room, Dining Room, Master Bedroom and Bedroom fitted with gypsum board bulkhead finished with emulsion paint.</p>
(b) Internal floor	<p><u>Living Room and Dining Room:</u> Floor finished with engineered timber flooring and tiles (if any) with timber skirting and metal trim.</p> <p><u>Master Bedroom and Bedroom:</u> Floor finished with engineered timber flooring with timber skirting. Natural stone border with metal dividing strip next to balcony door (if any), balcony and utility platform door (if any) and private flat roof door (if any).</p> <p><u>Living Room, Dining Room, Master Bedroom and Bedroom for the following flats:</u> Flats A and B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Flats C on 28/F of Tower 2 and Tower 3.</p> <p>Floor finished with engineered timber flooring with timber skirting, partially natural stone and metal trim. Natural stone border with metal dividing strip next to balcony door (if any), balcony and utility platform door (if any) and private flat roof door (if any).</p>
(c) Bathroom	<p><u>Master Bathroom and Bathroom with shower:</u> Wall finished with tiles and natural stone to exposed surface and up to false ceiling. Floor finished with tiles to exposed surface. Ceiling finished with aluminum false ceiling and gypsum board false ceiling with emulsion paint. Natural stone enclosure is provided to exposed surface. Door threshold finished with natural stone.</p> <p><u>Master Bathroom and Bathroom with bathtub/ shower and bathtub:</u> Wall finished with tiles, natural stone and metal trim to exposed surface and up to false ceiling. Floor finished with tiles to exposed surface.</p>

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(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p>Ceiling finished with aluminum false ceiling and gypsum board false ceiling with emulsion paint. Natural stone enclosure is provided to exposed surface around bathtub (if any). Door threshold finished with natural stone.</p> <p><u>Master Bathroom and Bathroom for the following flats:</u> Flats A and B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Flats C on 28/F of Tower 2 and Tower 3.</p> <p>Wall finished with tiles, natural stone and metal trim to exposed surface and up to false ceiling. Floor finished with natural stone to exposed surface. Ceiling finished with aluminum false ceiling and gypsum board false ceiling with emulsion paint. Natural stone enclosure is provided to exposed surface around bathtub (if any). Door threshold finished with natural stone.</p>
(d) Kitchen	<p><u>Kitchen:</u> Wall finished with timber veneer, tiles, reconstituted stone, glass panel and metal trim to exposed surface and up to false ceiling level. Floor finished with tiles and metal trim. Ceiling finished with plastic laminate false ceiling and gypsum board with emulsion paint. Fitted with reconstituted stone countertop.</p> <p><u>Open Kitchen for the following flats:</u> Flats E and F on 1/F-3/F, 5/F-12/F and 15/F of Tower 1, Tower 2 and Tower 3; Flats D on 1/F-3/F and 5/F of Tower 2; Flats G on 1/F-3/F of Tower 3.</p> <p>Wall finished with timber veneer, tiles, plastic laminate, reconstituted stone, glass panel and metal trim to exposed surface and up to false ceiling level. Floor finished with tiles, engineered timber flooring (if any) and metal trim. Ceiling finished with gypsum board false ceiling with emulsion paint. Fitted with reconstituted stone countertop.</p> <p><u>Kitchen for the following flats:</u> Flats A and B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Flats C on 28/F of Tower 2 and Tower 3.</p> <p>Wall finished with natural stone, reconstituted stone, glass panel and metal trim to exposed surface and up to false ceiling level. Floor finishes with natural stone and metal trim. Ceiling finished with plastic laminate false ceiling, metal and gypsum board with emulsion paint.</p>

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	Fitted with reconstituted stone countertop.
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2. INTERIOR FITTINGS

(a) Doors	<p><u>Main Entrance of Residential Flats:</u> Solid core fire rated timber door with timber door frame finished with timber veneer, fitted with lockset, concealed door closer, door hinges, smoke seal, door stopper and eye viewer.</p> <p>Timber door with double leaf for the following flats: Flats A, B, C and D on 16/F-23/F and 25/F-26/F of Tower 1; Flats A and B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Flats A and B on 16/F-23/F and 25/F-26/F of Tower 2; Flats C on 28/F of Tower 2 and Tower 3.</p> <p><u>Kitchen:</u> Solid core fire rated timber door with timber door frame finished with timber veneer, fitted with fire rated glass vision panel with metal frame, concealed handle, concealed door closer, door hinges, smoke seal and door stopper. Metal framed glass sliding door, fitted with sliding track for the following flats: Flats A on 27/F-28/F of Tower 1, Tower 2 and Tower 3.</p> <p><u>Corridor:</u> Hollow core timber sliding door with timber door framed finished with timber veneer and fitted with sliding track for the following flats: Flats C on 1/F-3/F, 5/F-12/F and 15/F of Tower 1; Flats A on 1/F-3/F, 5/F-12/F and 15/F of Tower 2; Flats A on 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 3.</p> <p>Hollow core timber sliding door with timber door framed finished with timber veneer, metal trim and fitted with sliding track for the following flats: Flats A and B on 16/F-23/F and 25/F-26/F of Tower 1 and Tower 2.</p> <p><u>Master Bedroom and Bedroom:</u> Hollow core timber door with timber door frame finished with timber veneer and fitted with lockset, lever handle, door hinges and door stopper.</p> <p>Timber door with double leaf for the following flats: Master Bedroom 1 of Flats A and B on 27/F – 28/F of Tower 1; Master Bedroom 1 of Flats A on 27/F – 28/F of Tower 2 and Tower 3.</p> <p><u>Master Bathroom and Bathroom:</u> Hollow core timber door with timber door frame finished with timber veneer and fitted with lockset, lever handle, door hinges and door stopper.</p>
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ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p>Hollow core timber door with timber door frame finished with timber veneer and fitted with lockset, lever handle, door hinges, door stopper and timber louvre for the following flats:</p> <p>Bathroom of Flats B, C, D, E, F and G on 1/F-3/F, 5/F-12/F and 15/F of Tower 1; Bathroom of Flats C and D on 16/F-23/F and 25/F-26/F of Tower 1; Bathroom of Flats A, B, D, E, F and G on 1/F-3/F, 5/F-12/F and 15/F of Tower 2 and Tower 3; Bathroom of Flats D on 16/F-23/F and 25/F-26/F of Tower 2; Bathroom of Flat B on 27/F of Tower 2; Bathroom of Flat C on 28/F of Tower 2; Bathroom of Flats A, B and E on 16/F-23/F and 25/F-26/F of Tower 3; Bathroom of Flats B on 27/F-28/F of Tower 3;</p> <p>Master Bathroom of Flats B on 1/F-3/F, 5/F-12/F and 15/F of Tower 1; Master Bathroom of Flats B and C on 1/F-3/F, 5/F-12/F and 15/F of Tower 2; Master Bathroom of Flats B on 1/F-3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F of Tower 3; Master Bathroom 2 of Flats A, B, C and D on 16/F-23/F and 25/F-26/F of Tower 1; Master Bathroom 2 of Flats A and B on 16/F-23/F and 25/F-26/F of Tower 2; Master Bathroom 2 of Flats A and B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Master Bathroom 2 of Flat C on 28/F of Tower 2;</p> <p>Master Bathroom 3 and Master Bathroom 4 of Flats A and B on 27/F-28/F of Tower 1; Master Bathroom 3 and Master Bathroom 4 of Flats A on 27/F-28/F of Tower 2 and Tower 3.</p> <p>Hollow core timber sliding door fitted with lockset and sliding track for the following flats: Master Bathroom 1 of Flat A on 27/F-28/F of Tower 1.</p> <p><u>Utility:</u> Hollow core timber sliding door with timber door frame finished with timber veneer and fitted with lockset, sliding track and timber louvre.</p> <p><u>Lavatory:</u> Aluminum framed bi-folding door with aluminum louvre and frosted glass.</p> <p><u>Powder Room:</u> Hollow core timber door finished with timber veneer, fitted with lockset, lever handle, door hinges, door stopper and timber louvre.</p>
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ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

Store Room:

Hollow core timber door with timber door frame finished with timber veneer, fitted with lockset, lever handle and door hinges.

Hollow core timber sliding door with timber door frame finished with timber veneer, fitted with lockset and sliding track for the following flats:

Flats D on 16/F-23/F and 25/F-26/F of Tower 2;

Flats E on 16/F-23/F and 25/F-26/F of Tower 3.

Private Flat Roof (connected to Living Room and connected to Master Bedroom):

Aluminium framed sliding door with insulated glass, fitted with door handle, lockset and sliding track.

Private Flat Roof (connected to Dining Room):

Aluminium framed swing door with insulated glass, fitted with door handle, lockset and door hinges.

Aluminium framed sliding door with insulated glass, fitted with door handle, lockset and sliding track for the following flats:

Flats A and B on 27/F of Tower 1;

Flats A on 27/F of Tower 2 and Tower 3.

Private Roof (connected to Stairhood):

Aluminium framed swing door with glass vision panel, fitted with door handle, lockset and door hinges.

Private Flat Roof (connected to Utility):-

Aluminium framed swing door with insulated glass, fitted with door handle, lockset and door hinges.

Private Roof:

Aluminium framed swing door, fitted with door handle, lockset and door hinges.

Balcony:

Aluminium framed sliding door with insulated glass, fitted with door handle, lockset and sliding track.

Balcony and Utility Platform:

Aluminium framed sliding door with insulated glass, fitted with door handle, lockset and sliding track.

Utility Platform:

Aluminium framed swing door with insulated glass, fitted with door handle, lockset and door hinges.

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

<p>(b) Bathroom</p>	<p><u>Bathroom with shower:</u> Wooden mirror cabinet with plastic laminate, metal and glass and wooden vanity counter with plastic laminate and metal with natural stone countertop. Fittings and equipment include vitreous china wash basin with brushed black chrome finish basin mixer, vitreous china water closet, shower cubicle with tempered glass partition, brushed black chrome finish shower mixer, metal toilet paper holder, metal towel bar and metal hook.</p> <p><u>Bathroom with shower for the following flats:</u> Flats A on 27/F-28/F of Tower 1; Flats B on 27/F of Tower 2 and Tower 3; Flats B and C on 28/F of Tower 2 and Tower 3.</p> <p>Wooden mirror cabinet with plastic laminate, metal and glass and wooden vanity counter with plastic laminate and metal with natural stone countertop. Fittings and equipment include vitreous china wash basin with dark platinum matt finish basin mixer, vitreous china water closet, shower cubicle with tempered glass partition, dark platinum matt finish shower mixer, metal toilet paper holder, metal towel bar and metal hook.</p> <p><u>Master Bathroom with bathtub:</u> Wooden mirror cabinet with plastic laminate, metal and glass and wooden vanity counter with plastic laminate and metal with natural stone countertop. Fittings and equipment include vitreous china wash basin with brushed black chrome finish basin mixer, vitreous china water closet, enamelled steel bathtub (1500W x 700D x 410Hmm), brushed black chrome finish shower curtain rod, brushed black chrome finish bath mixer, metal toilet paper holder, metal towel bar and metal hook.</p> <p><u>Master Bathroom with shower for the following flats:</u> Flats A on 27/F-28/F of Tower 1.</p> <p>Wooden mirror cabinet with plastic laminate, metal and glass and wooden vanity counter with plastic laminate and metal with natural stone countertop. Fittings and equipment include vitreous china wash basin with dark platinum matt finish basin mixer, vitreous china water closet, shower cubicle with tempered glass partition, dark platinum matt finish shower mixer, metal toilet paper holder, metal towel bar and metal hook.</p> <p><u>Master Bathroom with shower and bathtub:</u> Wooden mirror cabinet with plastic laminate, metal and glass and wooden vanity counter with plastic laminate and metal with natural stone countertop. Fittings and equipment include vitreous china wash basin with dark platinum matt finish basin mixer, vitreous china water closet, enamelled steel bathtub (1500W x</p>
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ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p>700D x 410Hmm), shower cubicle with tempered glass partition, dark platinum matt finish shower mixer, dark platinum matt finish bath mixer, metal makeup mirror, metal bathtub tray, metal toilet paper holder, metal towel bar and metal hook.</p> <p><u>Master Bathroom with shower and bathtub for the following flats:</u> Flats A and B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Flats C on 28/F of Tower 2 and Tower 3.</p> <p>Wooden mirror cabinet with plastic laminate, metal and glass and wooden vanity counter with plastic laminate and metal with natural stone countertop. Fittings and equipment include vitreous china wash basin with dark platinum matt finish basin mixer, vitreous china water closet, enamelled steel bathtub (1500W x 700D x 410Hmm), shower cubicle with tempered glass partition, dark platinum matt finish shower mixer, dark platinum matt finish bath mixer, metal makeup mirror, metal bathtub tray, metal toilet paper holder, metal towel bar and metal hook.</p> <p><u>Master Bathroom with freestanding bathtub (1680W x 800D x 500Hmm) and wooden bench for the following flats:</u> Master Bathroom 1 in Flats A of 27/F-28/F in Tower 1, Tower 2 and Tower 3.</p> <p>Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system.</p>
(c) Kitchen	<p><u>Kitchen and Open Kitchen:</u> Stainless steel sink with chrome plated sink mixer. Copper pipes are used for cold and hot water supply system. Fitted with wooden kitchen cabinet with plastic laminate door panel and reconstituted stone countertop.</p> <p>Wooden kitchen cabinet with plastic laminate door panel, reconstituted stone countertop, glass shelves and metal for the following flats: Flats E & F on 1/F-3/F, 5/F-12/F and 15/F of Tower 1, Tower 2 and Tower 3.</p> <p>Wooden kitchen cabinet with plastic laminate door panel, timber veneer door panel, reconstituted stone countertop and metal for the following flats: Flats D on 16/F-23/F and 25/F-26/F of Tower 1; Flats C and E on 16/F-23/F and 25/F-26/F of Tower 2; Flats D and F on 16/F-23/F and 25/F-26/F of Tower 3. Wooden kitchen cabinet with timber veneer finished door panel, reconstituted stone countertop and metal for the following flats: Flats B on 27/F-28/F of Tower 1, Tower 2 and Tower 3; Flats C on 28/F in Tower 2 and Tower 3.</p>

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p>Kitchen island, wooden kitchen cabinet with timber veneer finished door panel, reconstituted stone countertop and metal for the following flats: Flat A on 27/F-28/F in Tower 1, Tower 2 and Tower 3.</p> <p>Smoke detector installed in or near Open Kitchen. Sprinkler head installed in Open Kitchen. For appliances provision, please refer to the “Appliances Schedule”.</p>
(d) Bedroom	Not applicable.
(e) Telephone	Telephone outlets are provided.
(f) Aerials	TV/FM outlets for local TV/FM programs are provided.
(g) Electrical installations	<p>Three phase electricity supply with miniature circuit breakers distribution board are provided for residential units. Conduit concealed in wall and slab or trunking enclosed in false ceiling or bulkhead for the connection of the distribution board are provided.</p> <p>Conduit wiring concealed in walls or enclosed in false ceiling or bulkhead for lightings and power points are provided.</p>
(h) Gas supply	<p>Gas supply pipes are installed and connected to gas cooker and gas water heater at Kitchen of all residential units with enclosed kitchen and the following flats: Open Kitchen of Flats D on 1/F-3/F and 5/F of Tower 2; Open Kitchen of Flats G on 1/F-3/F of Tower 3.</p>
(i) Washing Machine Connection Point	Water point and drain point are provided for washing and drying machine.
(j) Water supply	<p>Water pipes are partly concealed and partly exposed. Exposed water pipes are enclosed by false ceiling and bulkhead or running on external walls.</p> <p>Copper pipes are used for both cold and hot water supply system.</p> <p>uPVC pipes are used for flushing water supply system.</p> <p>Hot water supply is available in Bathrooms, Master Bathroom, Powder Room, Lavatory and Kitchen / Open Kitchen.</p>

3. APPLIANCES SCHEDULE

Remarks: 4/F, 13/F, 14/F & 24/F are omitted

(a) Air-conditioning	<p><u>VRV Air-conditioners provided in Master Bedroom, Bedroom 1, Bedroom 2, Utility and Living Room / Dining Room for the following flats:</u></p> <p>Flats A, B and C on 1/F - 15/F of Tower 1; Flats A and B on 1/F - 15/F of Tower 2;</p>
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ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p>Flats C on 1/F - 26/F of Tower 2; Flats A and C on 1/F - 26/F of Tower 3; Flats F on 16/F - 26/F of Tower 3; Flat C on 28/F of Tower 3.</p> <p><u>VRV Air-conditioners provided in Master Bedroom, Bedroom and Living Room / Dining Room for the following flats:</u> Flats D, E, F and G on 1/F - 15/F of Tower 1, Tower 2 and Tower 3.</p> <p><u>VRV Air-conditioners provided in Master Bedroom 1, Master Bedroom 2, Bedroom 1, Bedroom 2, Utility and Living Room / Dining Room for the following flats:</u> Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 16/F - 26/F of Tower 2; Flats B on 27/F - 28/F of Tower 2 and Tower 3; Flats C on 28/F of Tower 2.</p> <p><u>VRV Air-conditioners provided in Master Bedroom 1, Master Bedroom 2, Master Bedroom 3, Master Bedroom 4, Utility and Living Room / Dining Room for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and Tower 3.</p> <p><u>VRV Air-conditioners provided in Master Bedroom, Bedroom, Store Room and Living Room / Dining Room for the following flats:</u> Flats D on 16/F - 26/F of Tower 2; Flats E on 16/F - 26/F of Tower 3.</p> <p><u>VRV Air-conditioners provided in Master Bedroom, Bedroom 1, Bedroom 2, Utility, Store Room and Living Room / Dining Room for the following flats:</u> Flats E on 16/F - 26/F of Tower 2; Flats C on 27/F of Tower 2; Flats D on 16/F - 26/F of Tower 3; Flats C on 27/F of Tower 3.</p> <p><u>VRV Air-conditioners provided in Bedroom 1, Bedroom 2, Utility and Living Room / Dining Room, Split Type Air-conditioners provided in Master Bedroom for the following flats:</u> Flats B on 1/F - 26/F of Tower 3.</p>
(b) Video Door Phone	Provided in Living Room / Dining Room / Foyer (if any) of all flats.
(c) Exhaust Fan	<p><u>Provided in Master Bathroom, Bathroom, Lavatory and Kitchen for the following flats:</u> Flats A, B and C on 1/F - 15/F of Tower 1 and Tower 2; Flats C and E on 16/F - 26/F of Tower 2;</p>

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p>Flats C on 27/F of Tower 2; Flats A, B and C on 1/F - 26/F of Tower 3; Flats D and F on 16/F - 26/F of Tower 3; Flats C on 27/F - 28/F of Tower 3.</p> <p><u>Provided in Master Bathroom, Bathroom and Kitchen for the following flats:</u> Flats D on 15/F of Tower 1 and Tower 3.</p> <p><u>Provided in Bathroom, Kitchen for the following flats:</u> Flats D on 1/F - 12/F of Tower 1 and Tower 3; Flats G on 1/F - 15/F of Tower 1 and Tower 2; Flats D on 6/F - 15/F of Tower 2; Flats D on 16/F - 26/F of Tower 2; Flats E on 16/F - 26/F of Tower 3; Flats G on 5/F - 15/F of Tower 3.</p> <p><u>Provided in Bathroom for the following flats:</u> Flats E and F on 1/F - 15/F of Tower 1, 2 and 3; Flats D on 1/F - 5/F of Tower 2; Flats G on 1/F - 3/F of Tower 3.</p> <p><u>Provided in Master Bathroom 1, Master Bathroom 2, Bathroom, Lavatory and Kitchen for the following flats:</u> Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 16/F - 26/F of Tower 2; Flats B on 27/F - 28/F of Tower 2 and Tower 3; Flats C on 28/F of Tower 2.</p> <p><u>Provided in Master Bathroom 1, Master Bathroom 2, Master Bathroom 3, Master Bathroom 4, Powder Room, Lavatory and Kitchen for the following flats:</u> Flats A on 27/F - 28/F of Tower 1, Tower 2 and Tower 3.</p> <p><u>Provided in Master Bathroom 1, Master Bathroom 2, Master Bathroom 3, Master Bathroom 4, Powder Room, Lavatory and Kitchen for the following flats:</u> Flats B on 27/F - 28/F of Tower 1.</p>
(d) Thermal Ventilator	<p><u>Provided in Master Bathroom and Bathroom for the following flats:</u> Flats A, B and C on 1/F - 15/F of Tower 1 and Tower 2; Flats D on 15/F of Tower 1 and Tower 3; Flats C and E on 16/F - 26/F of Tower 2; Flats C on 27/F of Tower 2; Flats A, B and C on 1/F - 26/F of Tower 3; Flats D and F on 16/F - 26/F of Tower 3; Flats C on 27/F - 28/F of Tower 3.</p>

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p><u>Provided in Bathroom for the following flats:</u> Flats D on 1/F - 12/F of Tower 1 and 3; Flats E, F and G on 1/F - 15/F of Tower 1 and Tower 3; Flats D, E, F and G on 1/F - 15/F of Tower 2; Flats D on 16/F - 26/F of Tower 2; Flats E on 16/F - 26/F of Tower 3.</p> <p><u>Provided in Master Bathroom 1, Master Bathroom 2, Bathroom, for the following flats:</u> Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 16/F - 26/F of Tower 2; Flats B on 27/F - 28/F of Tower 2 and Tower 3; Flats C on 28/F of Tower 2.</p> <p><u>Provided in Master Bathroom 1, Master Bathroom 2, Master Bathroom 3, Master Bathroom 4, for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and 3.</p>
(e) Gas Water Heater	<p><u>Provided in Kitchen for the following flats:</u> Flats A, B, C, D and G on 1/F - 15/F of Tower 1, Tower 2 and Tower 3; Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 27/F – 28/F of Tower 1; Flats A, B, C, D and E on 16/F - 26/F of Tower 2; Flats A, B and C on 27/F - 28/F of Tower 2 and Tower 3; Flats A, B, C, D, E and F on 16/F - 26/F of Tower 3.</p> <p><u>Provided in Master Bathroom 1 for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and 3.</p>
(f) Electrical Water Heater	<p><u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A, B and C on 1/F - 15/F of Tower 1, Tower 2 and Tower 3; Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 27/F - 28/F of Tower 1; Flats A, B, C and E on 16/F - 26/F of Tower 2; Flats A, B and C on 27/F - 28/F of Tower 2 and Tower 3; Flats A, B, C, D and F on 16/F - 26/F of Tower 3.</p> <p><u>Provided in Lavatory for the following flats:</u> Flats A, B and C on 1/F - 15/F of Tower 1, Tower 2 and Tower 3; Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 27/F - 28/F of Tower 1; Flats A, B, C and E on 16/F - 26/F of Tower 2; Flats A and C on 27/F - 28/F of Tower 2 and Tower 3; Flats A, B, C, D and F on 16/F - 26/F of Tower 3.</p>

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	<p><u>Provided in Master Bathroom 2 for the following flats:</u> Flats A, B, C and D on 16/F - 26/F of Tower 1; Flats A and B on 16/F - 26/F of Tower 2; Flats C on 28/F of Tower 2.</p> <p><u>Provided in Living Room / Dining Room:</u> Flats E and F on 1/F - 15/F of Tower 1, Tower 2 and Tower 3.</p>
(g) Network Switch (Home Network System)	Provided in Dining Room / Living Room of all flats.
(h) Home Automation Equipment	<p><u>Zigbee Mini Hub, Zigbee Repeater, AirMaster Pro for VRV Central Air Conditioning provided in Living Room / Dining Room / Foyer (if any) for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1, Tower 2 and Tower 3; Flats C on 28/F of Tower 2 and 3.</p> <p><u>Curtain Control Module provided in Master Bedroom 1, Master Bedroom 2, Master Bedroom 3, Master Bedroom 4, Living Room / Dining Room for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and Tower 3.</p> <p><u>Curtain Control Module provided in Master Bedroom 1, Master Bedroom 2, Bedroom 1, Bedroom 2, Living Room / Dining Room for the following flats:</u> Flats B on 27/F - 28/F of Tower 2 and Tower 3; Flat C on 28/F of Tower 2.</p> <p><u>Curtain Control Module provided in Master Bedroom, Bedroom 1, Bedroom 2, Living Room / Dining Room for the following flats:</u> Flat C on 28/F of Tower 3.</p>
(i) Induction Hob	<p><u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A, C, E and F on 1/F – 15/F of Tower 1, Tower 2 and Tower 3; Flats A, B, C and D on 16/F – 26/F of Tower 1; Flats A and B on 27/F - 28/F of Tower 1; Flats A, B, C and E on 16/F – 26/F of Tower 2; Flats A, B and C on 27/F - 28/F of Tower 2 and Tower 3; Flats A, C, D and F on 16/F – 26/F of Tower 3.</p>
(j) Gas Hob	<p><u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A, B, C, D and G on 1/F – 15/F of Tower 1, Tower 2 and Tower 3; Flats A, B, C and D on 16/F – 26/F of Tower 1; Flats A and B on 27/F - 28/F of Tower 1; Flats A, B, C, D and E on 16/F – 26/F of Tower 2; Flats A, B and C on 27/F - 28/F of Tower 2 and Tower 3;</p>

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	Flats A, B, C, D, E and F on 16/F – 26/F of Tower 3.
(k) Cooker Hood	Provided in Kitchen / Open Kitchen of all flats.
(l) Refrigerator	Provided in Kitchen / Open Kitchen of all flats.
(m) Steam Combination Oven	Provided in Kitchen / Open Kitchen of all flats.
(n) Oven	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and Tower 3.
(o) Wine Cellar	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A and C on 1/F – 15/F of Tower 1; Flats A, B, C and D on 16/F – 26/F of Tower 1; Flats B on 27/F - 28/F of Tower 1; Flats A and C on 1/F – 15/F of Tower 2 and Tower 3; Flats A, B, C and E on 16/F – 26/F of Tower 2; Flats B on 27/F of Tower 2; Flats B and C on 28/F of Tower 2 and 3; Flats A, C, D and F on 16/F – 26/F of Tower 3.
(p) Wine Conditioning Unit	<u>Provided in Dining Room for the following flats:</u> Flats A on 27/F - 28/F in Tower 1, 2 and 3.
(q) Washer Dryer	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A, B, C, D, E, F and G on 1/F – 15/F of Tower 1, Tower 2 and Tower 3; Flats A, B, C and D on 16/F – 26/F of Tower 1; Flats A, B, C, D and E on 16/F – 26/F of Tower 2; Flat B on 27/F of Tower 2; Flats B and C on 27/F – 28/F of Tower 2 and Tower 3; Flats A, B, C, D, E and F on 16/F – 26/F of Tower 3.
(r) Washer	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F -28/F of Tower 2 and 3.
(s) Dryer	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F -28/F of Tower 2 and Tower 3.
(t) Dish Washer	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A, B, C and D on 16/F – 26/F of Tower 1; Flats A and B on 27/F - 28/F of Tower 1; Flats A and B on 16/F – 26/F of Tower 2; Flats A and B on 27/F of Tower 2 and Tower 3;

ANNEX A – SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES
(BASED ON SALES BROCHURE FOR PHASE IIA)

	Flats A, B and C on 28/F of Tower 2 and 3.
(u) Coffee Machine	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and Tower 3.
(v) Warming Dryer	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A and B on 27/F - 28/F of Tower 1; Flats A on 27/F - 28/F of Tower 2 and Tower 3.
(w) BBQ Grill	<u>Provided in Kitchen / Open Kitchen for the following flats:</u> Flats A on 27/F - 28/F in Tower 1, Tower 2 and Tower 3.

附錄 A – 裝置、裝修物料及設備說明表

(基於 IIA 期的售樓說明書)

1. 室內裝修物料

(a) 內牆及天花板	<p><u>內牆：</u> 客廳及飯廳鋪砌木皮飾面及批盪髹乳膠漆，但不包括被假陣（如有）遮蓋之部份。主人睡房及睡房批盪髹乳膠漆，但不包括被假陣（如有）遮蓋之部份。</p> <p><u>天花：</u> 客廳、飯廳、主人睡房及睡房外露部分批盪髹乳膠漆。 客廳、飯廳、主人睡房及睡房設石膏板假陣髹乳膠漆。</p>
(b) 內部地板	<p><u>客廳及飯廳：</u> 地板鋪砌複合木地板及瓷磚（如有）配以木牆腳線及金屬條。</p> <p><u>主人睡房及睡房：</u> 地板鋪砌複合木地板及配以木牆腳線。 於露台門（如有）、露台及工作平台門（如有）及私人平台門（如有）旁鋪上天然石材及金屬分隔條。</p> <p><u>下列單位之客廳、飯廳、主人睡房及睡房：</u> 第1座、第2座及第3座27樓至28樓A及B單位； 第2座及第3座28樓C單位。</p> <p>地板鋪砌複合木地板及配以木牆腳線、部分鋪砌天然石材配金屬。 於露台門（如有）、露台及工作平台門（如有）及私人平台門（如有）旁鋪上天然石及金屬分隔條。</p>
(c) 浴室	<p><u>主人浴室及浴室配置淋浴空間：</u> 外露牆身鋪砌瓷磚及天然石材至假天花。 外露地台鋪砌瓷磚。 天花裝設鋁質假天花及石膏板假天花髹乳膠漆。 外露地台鋪砌天然石材邊飾。 門檻鋪砌天然石材。</p> <p><u>主人浴室及浴室配置浴缸/淋浴空間及浴缸：</u> 外露牆身鋪砌瓷磚、天然石材及金屬條至假天花。 外露地台鋪砌瓷磚。 天花裝設鋁質假天花及石膏板假天花髹乳膠漆。 浴缸上鋪砌天然石材邊飾（如有）。 門檻鋪砌天然石材。</p>

附錄 A – 裝置、裝修物料及設備說明表

(基於 IIA 期的售樓說明書)

	<p><u>下列單位之主人浴室及浴室：</u></p> <p>第1座、第2座及第3座27樓至28樓A及B單位； 第2座及第3座28樓C單位。</p> <p>外露牆身鋪砌瓷磚、天然石材及金屬條至假天花。 外露地台鋪天然石材。 天花裝設鋁質假天花及石膏板假天花髹乳膠漆。 浴缸上鋪砌天然石材邊飾(如有)。 門檻鋪砌天然石材。</p>
(d) 廚房	<p><u>廚房：</u></p> <p>外露牆身鋪砌木皮飾面、瓷磚、人造石材、玻璃飾面及金屬條至假天花。 地台鋪砌瓷磚及金屬分隔條。 天花裝設膠板假天花及石膏板假天花髹乳膠漆。 人造石材灶台。</p> <p><u>下列單位之開放式廚房：</u></p> <p>第1座、第2座及第3座1樓至3樓、5樓至12樓及15樓E及F單位； 第2座1樓至3樓及5樓D單位； 第3座1樓至3樓G單位。</p> <p>外露牆身鋪砌木皮飾面、瓷磚、膠板、人造石材、玻璃飾面及金屬條至假天花。 地台鋪砌瓷磚、複合木地板(如有)及金屬條。 天花裝設石膏板假天花髹乳膠漆。 人造石材灶台。</p> <p><u>下列單位之廚房：</u></p> <p>第1座、第2座及第3座27樓至28樓A及B單位； 第2座及第3座28樓C單位。</p> <p>外露牆身鋪砌天然石材、人造石材、玻璃飾面及金屬條至假天花。 地台鋪砌天然石材及金屬條。 天花裝設部分鋪砌膠板假天花、金屬及石膏板假天花髹乳膠漆。 人造石材灶台。</p>

2. 室內裝置

(a) 門	<p><u>住宅單位主入口：</u> 實心防火木門及木門框配木皮飾面，裝設門鎖、隱藏氣鼓、門鉸、防煙條、門擋及防盜眼。</p> <p>下列單位為雙葉木門： 第 1 座 16 樓至 23 樓及 25 樓至 26 樓 A、B、C 及 D 單位； 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 及 B 單位； 第 2 座 16 樓至 23 樓及 25 樓至 26 樓 A 及 B 單位； 第 2 座及第 3 座 28 樓 C 單位。</p> <p><u>廚房：</u> 實心防火木門及木門框配木皮飾面，裝設金屬框防火玻璃視窗、隱藏把手、隱藏氣鼓、門鉸、防煙條及門擋。</p> <p>下列單位廚房選用金屬框玻璃趟門，裝設路軌： 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p> <p><u>走廊：</u> 下列單位選用空心木趟門及木門框配木皮飾面，裝設路軌： 第 1 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 C 單位； 第 2 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 A 單位； 第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 26 樓 A 單位。</p> <p>下列單位選用空心木趟門及木門框配木皮飾面及金屬條，裝設路軌： 第 1 座及第 2 座 16 樓至 23 樓及 25 樓至 26 樓 A 及 B 單位。</p> <p><u>主人睡房及睡房：</u> 空心木門及木門框配木皮飾面，裝設門鎖、把手、門鉸及門擋。</p> <p>下列單位為雙葉木門： 第 1 座 27 樓至 28 樓 A 單位及 B 單位主人睡房 1； 第 2 座及第 3 座 27 樓至 28 樓 A 單位主人睡房 1。</p> <p><u>主人浴室及浴室：</u> 空心木門及木門框配木皮飾面，裝設門鎖、把手、門鉸及門擋。</p> <p>下列單位選用空心木門及木門框配木皮飾面，裝設門鎖、把手、門鉸、門擋及木百葉： 第 1 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 B、C、D、E、F 及 G 單位浴室； 第 1 座 16 樓至 23 樓及 25 樓至 26 樓 C 及 D 單位浴室；</p>
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	<p>第 2 座及第 3 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 A、B、D、E、F 及 G 單位浴室；</p> <p>第 2 座 16 樓至 23 樓及 25 樓至 26 樓 D 單位浴室；</p> <p>第 2 座 27 樓 B 單位浴室；</p> <p>第 2 座 28 樓 C 單位浴室；</p> <p>第 3 座 16 樓至 23 樓及 25 樓至 26 樓 A、B 及 E 單位浴室；</p> <p>第 3 座 27 樓至 28 樓 B 單位浴室；</p> <p>第 1 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 B 單位主人浴室；</p> <p>第 2 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 B 及 C 單位主人浴室；</p> <p>第 3 座 1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 26 樓 B 單位主人浴室；</p> <p>第 1 座 16 樓至 23 樓及 25 樓至 26 樓 A、B、C 及 D 單位主人浴室 2；</p> <p>第 2 座 16 樓至 23 樓及 25 樓至 26 樓 A 及 B 單位主人浴室 2；</p> <p>第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 及 B 單位主人浴室 2；</p> <p>第 2 座 28 樓 C 單位主人浴室 2；</p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位主人浴室 3 及主人浴室 4；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A 單位主人浴室 3 及主人浴室 4。</p> <p>下列單位選用空心木趟門，裝設門鎖及路軌：</p> <p>第 1 座 27 樓至 28 樓 A 單位主人浴室 1。</p> <p><u>工作間：</u></p> <p>空心木趟門及木門框配木皮飾面，裝設門鎖、路軌及木百葉。</p> <p><u>洗手間：</u></p> <p>鋁框摺門配鋁質百葉及磨砂玻璃。</p> <p><u>化妝間：</u></p> <p>空心木門及木門框配木皮飾面，裝設門鎖、把手、門鉸、門擋及木百葉。</p> <p><u>儲物室：</u></p> <p>空心木門配木皮飾面，裝設門鎖、把手及門鉸。</p> <p>下列單位選用空心木趟門及木門框配木皮飾面，裝設門鎖及路軌：</p> <p>第 2 座 16 樓至 23 樓及 25 樓至 26 樓 D 單位；</p> <p>第 3 座 16 樓至 23 樓及 25 樓至 26 樓 E 單位。</p> <p><u>私人平台（連接客廳及連接主人睡房）：</u></p> <p>鋁框趟門配雙層中空玻璃，裝設把手、門鎖及路軌。</p>
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	<p><u>私人平台（連接飯廳）：</u> 鋁框掩門配雙層中空玻璃，裝設把手、門鎖及門鉸。 下列單位選用鋁框趟門配雙層中空玻璃，裝設把手、門鎖及路軌： 第 1 座 27 樓 A 及 B 單位； 第 2 座及第 3 座 27 樓 A 單位。</p> <p><u>私人天台（連接梯屋）：</u> 鋁框掩門配玻璃視窗，裝設把手、門鎖及門鉸。</p> <p><u>私人平台（連接工作間）：</u> 鋁框掩門配雙層中空玻璃，裝設把手、門鎖及門鉸。</p> <p><u>私人天台：</u> 鋁框掩門裝設把手、門鎖及門鉸。</p> <p><u>露台：</u> 鋁框趟門配雙層中空玻璃，裝設把手、門鎖及路軌。</p> <p><u>露台及工作平台：</u> 鋁框趟門配雙層中空玻璃，裝設把手、門鎖及路軌。</p> <p><u>工作平台：</u> 鋁框掩門配雙層中空玻璃，裝設把手、門鎖及門鉸。</p>
(b) 浴室	<p><u>浴室配置淋浴空間：</u> 木製鏡櫃裝設膠板飾面,金屬及玻璃、木製洗手盆櫃裝設膠板飾面及金屬配天然石枱面。 裝置及設備包括搪瓷洗手盆配拉絲黑鋼飾面水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、拉絲黑鋼飾面淋浴室龍頭、金屬廁紙架、金屬毛巾掛通及金屬掛勾。</p> <p><u>下列單位之浴室配置淋浴空間：</u> 第 1 座 27 樓至 28 樓 A 單位； 第 2 座及第 3 座 27 樓單位； 第 2 座及第 3 座 28 樓 B 單位及 C 單位。 木製鏡櫃裝設膠板飾面、金屬及玻璃、木製洗手盆櫃裝設膠板飾面及金屬配天然石枱面。 裝置及設備包括搪瓷洗手盆配黑色鉑鋼飾面水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、黑色鉑鋼飾面淋浴室龍頭、金屬廁紙架、金屬毛巾掛通及金屬掛勾。</p>

	<p><u>主人浴室配置浴缸：</u> 木製鏡櫃裝設膠板飾面、金屬及玻璃、木製洗手盆櫃裝設膠板飾面及金屬配天然石枱面。 裝置及設備包括搪瓷洗手盆配拉絲黑鋼飾面水龍頭、搪瓷坐廁、釉面鈦鋼浴缸（1500 闊 x700 深 x410 高毫米）、拉絲黑鋼飾面浴簾掛通、拉絲黑鋼飾面浴缸水龍頭、金屬廁紙架、金屬毛巾掛通及金屬掛勾。</p> <p><u>下列單位之主人浴室配置淋浴空間：</u> 第 1 座 27 樓至 28 樓 A 單位。</p> <p>木製鏡櫃裝設膠板飾面、金屬及玻璃、木製洗手盆櫃裝設膠板飾面及金屬配天然石枱面。 裝置及設備包括搪瓷洗手盆配黑色鉑鋼飾面水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、黑色鉑鋼飾面淋浴室水龍頭、金屬廁紙架、金屬毛巾掛通及金屬掛勾。</p> <p><u>下列單位之主人浴室配置淋浴空間及浴缸：</u> 木製鏡櫃裝設膠板飾面、金屬及玻璃、木製洗手盆櫃裝設膠板飾面及金屬配天然石枱面。 裝置及設備包括搪瓷洗手盆配黑色鉑鋼飾面水龍頭、搪瓷坐廁、釉面鈦鋼浴缸（1500 闊 x700 深 x410 高毫米）、淋浴空間採用強化玻璃間隔牆、黑色鉑鋼飾面淋浴室水龍頭、黑色鉑鋼飾面浴缸水龍頭、金屬化妝放大鏡、金屬浴缸托盤、金屬廁紙架、金屬毛巾掛通及金屬掛勾。</p> <p><u>下列單位之主人浴室配置淋浴空間及浴缸：</u> 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 及 B 單位； 第 2 座及第 3 座 28 樓 C 單位。 木製鏡櫃裝設膠板飾面、金屬及玻璃、木製洗手盆櫃裝設膠板飾面及金屬配天然石枱面。 裝置及設備包括搪瓷洗手盆黑色鉑鋼飾面水龍頭、搪瓷坐廁、釉面鈦鋼浴缸（1500 闊 x700 深 x 410 高毫米）、淋浴空間採用強化玻璃間隔牆、黑色鉑鋼飾面淋浴室水龍頭、黑色鉑鋼飾面浴缸水龍頭、金屬化妝放大鏡、金屬浴缸托盤、金屬廁紙架、金屬毛巾掛通及金屬掛勾。</p> <p><u>下列單位之主人浴室配置獨立浴缸（1680 闊 x 800 深 x 500 高毫米）及木坐椅：</u> 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 單位主人浴室 1。</p> <p>冷熱水供水系統採用銅喉管。 沖廁供水系統採用膠喉。</p>
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(c) 廚房	<p><u>廚房及開放式廚房：</u></p> <p>不銹鋼洗滌盆配鍍鉻水龍頭。 冷熱水供水系統採用銅喉管。 木製廚櫃配膠板飾面門板及人造石材枱面。</p> <p>下列單位選用木製廚櫃配膠板飾面門板、人造石材枱面、玻璃層板及金屬： 第 1 座、第 2 座及第 3 座 1 樓至 3 樓、5 樓至 12 樓及 15 樓 E 及 F 單位。</p> <p>下列單位選用木製廚櫃配膠板飾面門板、木皮飾面門板、人造石材枱面及金屬： 第 1 座 16 樓至 23 樓及 25 樓至 26 樓 D 單位； 第 2 座 16 樓至 23 樓及 25 樓至 26 樓 C 及 E 單位； 第 3 座 16 樓至 23 樓及 25 樓至 26 樓 D 及 F 單位。</p> <p>下列單位選用木製廚櫃配木皮飾面門板、人造石材枱面及金屬： 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 B 單位； 第 2 座及第 3 座 28 樓 C 單位。</p> <p>下列單位選用獨立中島、木製廚櫃配木皮飾面門板、人造石材枱面及金屬： 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p> <p>煙霧感應器設置在開放式廚房內或附近。 消防花灑頭設置在開放式廚房。 有關供應之設備，請參閱「設備說明表」。</p>
(d) 睡房	不適用。
(e) 電話	裝設有電話插座。
(f) 天線	裝設有本地電視節目及電台節目的電視及電台接收插座。
(g) 電力裝置	<p>住宅單位提供三相電力配電箱並裝有微型斷路器。該配電箱之接連導管暗藏於牆身及樓面或線槽置於假天花或假陣內。</p> <p>照明及電插座之導管暗藏於牆身或置於假天花或假陣內。</p>
(h) 氣體供應	<p>煤氣煮食爐及熱水爐之氣體供應設於住宅單位之廚房，及以下之住宅單位：</p> <p>第 2 座 1 樓至 3 樓及 5 樓 D 單位的開放式廚房； 第 3 座 1 樓至 3 樓 G 單位的開放式廚房。</p>
(i) 洗衣機接駁點	洗衣乾衣機設有來水及去水接駁點。
(j) 供水	<p>水管部分隱藏及部分外露。外露水管被假天花及假陣掩蓋或置於外牆身。</p> <p>冷熱水供水系統採用銅喉管。</p>

	<p>沖廁供水系統採用膠喉管。</p> <p>於浴室、主人浴室、化妝間、洗手間、及廚房/開放式廚房有熱水供應。</p>
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3. 設備說明表

備註: 不設 4 樓、13 樓、14 樓及 24 樓。

(a) 空調機	<p><u>變頻多聯式空調機設置於下列單位的主人睡房, 睡房 1, 睡房 2, 工作間及客廳 / 飯廳:</u></p> <p>第 1 座 1 樓至 15 樓 A, B 及 C 單位 ;</p> <p>第 2 座 1 樓至 15 樓 A 及 B 單位 ;</p> <p>第 2 座 1 樓至 26 樓 C 單位 ;</p> <p>第 3 座 1 樓至 26 樓 A 及 C 單位 ;</p> <p>第 3 座 16 樓至 26 樓 F 單位 ;</p> <p>第 3 座 28 樓 C 單位。</p> <p><u>變頻多聯式空調機設置於下列單位的主人睡房, 睡房及客廳 / 飯廳:</u></p> <p>第 1 座、第 2 座及第 3 座 1 樓至 15 樓 D, E, F 及 G 單位。</p> <p><u>變頻多聯式空調機設置於下列單位的主人睡房 1, 主人睡房 2, 睡房 1, 睡房 2, 工作間及客廳/飯廳:</u></p> <p>第 1 座 16 樓至 26 樓 A, B, C 及 D 單位 ;</p> <p>第 2 座 16 樓至 26 樓 A 及 B 單位 ;</p> <p>第 2 座及第 3 座 27 樓至 28 樓 B 單位 ;</p> <p>第 2 座 28 樓 C 單位。</p> <p><u>變頻多聯式空調機設置於下列單位的主人睡房 1, 主人睡房 2, 主人睡房 3, 主人睡房 4, 工作間及 客廳/飯廳:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位 ;</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p> <p><u>變頻多聯式空調機設置於下列單位的主人睡房, 睡房, 儲物室及客廳/飯廳:</u></p> <p>第 2 座 16 樓至 26 樓 D 單位 ;</p> <p>第 3 座 16 樓至 26 樓 E 單位。</p> <p><u>變頻多聯式空調機設置於下列單位的主人睡房, 睡房 1, 睡房 2, 工作間, 儲物室及客廳/飯廳:</u></p> <p>第 2 座 16 樓至 26 樓 E 單位 ;</p> <p>第 2 座 27 樓 C 單位 ;</p> <p>第 3 座 16 樓至 26 樓 D 單位 ;</p> <p>第 3 座 27 樓 C 單位。</p>
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附錄 A – 裝置、裝修物料及設備說明表
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	<p><u>變頻多聯式空調機設置於下列單位的睡房 1, 睡房 2, 工作間, 客廳/飯廳、分體式空調機設置於下列單位的主人睡房:</u></p> <p>第 3 座 1 樓至 26 樓 B 單位。</p>
(b) 門口視像對講機	<p>設置於所有單位的客廳/飯廳/門廳 (如有)。</p>
(c) 抽氣扇	<p><u>設置於下列單位的主人浴室, 浴室, 洗手間及廚房:</u></p> <p>第 1 座及第 2 座 1 樓至 15 樓 A, B 及 C 單位 ; 第 2 座 16 樓至 26 樓 C 及 E 單位 ; 第 2 座 27 樓 C 單位 ; 第 3 座 1 樓至 26 樓 A, B 及 C 單位 ; 第 3 座 16 樓至 26 樓 D 及 F 單位 ; 第 3 座 27 樓至 28 樓 C 單位。</p> <p><u>設置於下列單位的主人浴室, 浴室及廚房:</u></p> <p>第 1 及第 3 座 15 樓 D 單位。</p> <p><u>設置於下列單位的浴室及廚房:</u></p> <p>第 1 座及第 3 座 1 樓至 12 樓 D 單位 ; 第 1 座及第 2 座 1 樓至 15 樓 G 單位 ; 第 2 座 6 樓至 15 樓 D 單位 ; 第 2 座 16 樓至 26 樓 D 單位 ; 第 3 座 16 樓至 26 樓 E 單位 ; 第 3 座 5 樓至 15 樓 G 單位。</p> <p><u>設置於下列單位的浴室:</u></p> <p>第 1 座、第 2 座及第 3 座 1 樓至 15 樓 E 及 F 單位 ; 第 2 座 1 樓至 5 樓 D 單位 ; 第 3 座 1 樓至 3 樓 G 單位。</p> <p><u>設置於下列單位的主人浴室 1, 主人浴室 2, 浴室, 洗手間及廚房:</u></p> <p>第 1 座 16 樓至 26 樓 A, B, C 及 D 單位 ; 第 2 座 16 樓至 26 樓 A 及 B 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 B 單位 ; 第 2 座 28 樓 C 單位。</p> <p><u>設置於下列單位的主人浴室 1, 主人浴室 2, 主人浴室 3, 主人浴室 4, 化妝間, 洗手間及廚房:</u></p> <p>第 1 座 27 樓至 28 樓 B 單位。</p> <p><u>設置於下列單位的主人浴室 1, 主人浴室 2, 主人浴室 3, 主人浴室 4, 化妝間, 洗手間及廚房:</u></p>

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	第 1 座, 第 2 座及第 3 座 27 樓至 28 樓 A 單位。
(d) 換氣暖風機	<p><u>設置於下列單位的主人浴室及浴室:</u></p> <p>第 1 座及第 2 座 1 樓至 15 樓 A, B 及 C 單位 ; 第 1 座及第 3 座 15 樓 D 單位 ; 第 2 座 16 樓至 26 樓 C 及 E 單位 ; 第 2 座 27 樓 C 單位 ; 第 3 座 1 樓至 26 樓 A, B 及 C 單位 ; 第 3 座 16 樓至 26 樓 D 及 F 單位 ; 第 3 座 27 樓至 28 樓 C 單位。</p> <p><u>設置於下列單位的浴室:</u></p> <p>第 1 座及第 3 座 1 樓至 12 樓 D 單位 ; 第 1 座及第 3 座 1 樓至 15 樓 E, F 及 G 單位 ; 第 2 座 1 樓至 15 樓 D, E, F 及 G 單位 ; 第 2 座 16 樓至 26 樓 D 單位 ; 第 3 座 16 樓至 26 樓 E 單位。</p> <p><u>設置於下列單位的主人浴室 1, 主人浴室 2 及浴室:</u></p> <p>第 1 座 16 樓至 26 樓 A, B, C 及 D 單位 ; 第 2 座 16 樓至 26 樓 A 及 B 單位 ; 第 2 及 3 座 27 樓至 28 樓 B 單位 ; 第 2 座 28 樓 C 單位。</p> <p><u>設置於下列單位的主人浴室 1, 主人浴室 2, 主人浴室 3 及主人浴室 4:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(e) 煤氣熱水爐	<p><u>設置於下列單位的廚房:</u></p> <p>第 1 座、第 2 座及第 3 座 1 樓至 15 樓 A, B, C, D 及 G 單位 ; 第 1 座 16 樓至 26 樓 A, B, C, 及 D 單位 ; 第 1 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座 16 樓至 26 樓 A, B, C, D 及 E 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 A, B 及 C 單位 ; 第 3 座 16 樓至 26 樓 A, B, C, D, E 及 F 單位。</p> <p><u>設置於下列單位的主人浴室 1:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(f) 電熱水爐	<p><u>設置於下列單位的廚房/開放式廚房:</u></p> <p>第 1 座、第 2 座及第 3 座 1 樓至 15 樓 A, B 及 C 單位 ;</p>

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	<p>第 1 座 16 樓至 26 樓 A, B, C 及 D 單位 ; 第 1 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座 16 樓至 26 樓 A, B, C 及 E 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 A, B 及 C 單位 ; 第 3 座 16 樓至 26 樓 A, B, C, D 及 F 單位。</p> <p><u>設置於下列單位的洗手間:</u> 第 1 座、第 2 座及第 3 座 1 樓至 15 樓 A, B 及 C 單位 ; 第 1 座 16 樓至 26 樓 A, B, C 及 D 單位 ; 第 1 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座 16 樓至 26 樓 A, B, C 及 E 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 A 及 C 單位 ; 第 3 座 16 樓至 26 樓 A, B, C, D 及 F 單位。</p> <p><u>設置於下列單位的主人浴室 2:</u> 第 1 座 16 樓至 26 樓 A, B, C 及 D 單位 ; 第 2 座 16 樓至 26 樓 A 及 B 單位 ; 第 2 座 28 樓 C 單位。</p> <p><u>設置於下列單位的客廳/飯廳:</u> 第 1 座、第 2 座及第 3 座 1 樓至 15 樓 E 及 F 單位。</p>
(g) 網絡交換器	設置於所有單位的客廳/飯廳。
(h) 智能家居設備	<p><u>智能網關、AirMaster Pro 中央空調控制器設置於下列單位的客廳/飯廳/門廳 (如有) ;</u> 第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座及第 3 座 28 樓 C 單位。</p> <p><u>窗簾模組設置於下列單位的主人睡房 1, 主人睡房 2, 主人睡房 3, 主人睡房 4 及客廳/飯廳:</u> 第 1 座 27 樓至 28 樓 A 及 B 單位 ; 第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p> <p><u>窗簾模組設置於下列單位的主人睡房 1, 主人睡房 2, 睡房 1, 睡房 2 及客廳/飯廳:</u> 第 2 座及第 3 座 27 樓至 28 樓 B 單位 ; 第 2 座 28 樓 C 單位。</p> <p><u>窗簾模組設置於下列單位的主人睡房, 睡房 1, 睡房 2 及客廳/飯廳:</u> 第 3 座 28 樓 C 單位。</p>
(i) 電磁爐	<u>提供予廚房/開放式廚房以下單位:</u>

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	<p>第 1 座、第 2 座及第 3 座 1 樓至 15 樓 A、C、E 及 F 單位；</p> <p>第 1 座 16 樓至 26 樓 A、B、C 及 D 單位；</p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座 16 樓至 26 樓 A、B、C 及 E 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A、B 及 C 單位；</p> <p>第 3 座 16 樓至 26 樓 A、C、D 及 F 單位。</p>
(j) 煮食爐	<p>提供予廚房/開放式廚房以下單位:</p> <p>第 1 座、第 2 座及第 3 座 1 樓 15 樓 A、B、C、D 及 G 單位；</p> <p>第 1 座 16 樓至 26 樓 A、B、C 及 D 單位；</p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座 16 樓至 26 樓 A、B、C、D 及 E 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A、B 及 C 單位；</p> <p>第 3 座 16 樓至 26 樓 A、B、C、D、E 及 F 單位。</p>
(k) 抽油煙機	提供予廚房/開放式廚房所有單位。
(l) 雪櫃	提供予廚房/開放式廚房所有單位。
(m) 蒸焗爐	提供予廚房/開放式廚房所有單位。
(n) 焗爐	<p>提供予廚房/開放式廚房以下單位:</p> <p>第 1 座及第 2 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(o) 酒櫃	<p>提供予廚房/開放式廚房以下單位:</p> <p>第 1 座 1 樓至 15 樓 A 及 C 單位；</p> <p>第 1 座 16 樓至 26 樓 A、B、C 及 D 單位；</p> <p>第 1 座 27 樓至 28 樓 B 單位；</p> <p>第 2 座及第 3 座 1 樓至 15 樓 A 及 C 單位；</p> <p>第 2 座 16 樓至 26 樓 A、B、C 及 E 單位；</p> <p>第 2 座 27 樓 B 單位；</p> <p>第 2 座及第 3 座 28 樓 B 及 C 單位；</p> <p>第 3 座 16 樓至 26 樓 A、C、D 及 F 單位。</p>
(p) 酒櫃	<p>提供予客廳/飯廳以下單位:</p> <p>第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(q) 洗衣乾衣機	<p>提供予廚房/開放式廚房以下單位:</p> <p>第 1 座、第 2 座及第 3 座 1 樓至 15 樓 A、B、C、D、E、F 及 G 單位；</p> <p>第 1 座 16 樓至 26 樓 A、B、C 及 D 單位；</p> <p>第 2 座 16 樓至 26 樓 A、B、C、D 及 E 單位；</p>

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	<p>第 2 座 27 樓 B 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 B 及 C 單位；</p> <p>第 3 座 16 樓至 26 樓 A、B、C、D、E 及 F 單位。</p>
(r) 洗衣機	<p><u>提供予廚房/開放式廚房以下單位:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 及 3 座 27 樓至 28 樓 A 單位。</p>
(s) 乾衣機	<p><u>提供予廚房/開放式廚房以下單位:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(t) 洗碗碟機	<p><u>提供予廚房/開放式廚房以下單位:</u></p> <p>第 1 座 16 樓至 26 樓 A、B、C 及 D 單位；</p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 16 樓 26 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 27 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 28 樓 A、B 及 C 單位。</p>
(u) 咖啡機	<p><u>提供予廚房/開放式廚房以下單位:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(v) 暖碟櫃	<p><u>提供予廚房/開放式廚房以下單位:</u></p> <p>第 1 座 27 樓至 28 樓 A 及 B 單位；</p> <p>第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>
(w) 燒烤煮食爐	<p><u>提供予廚房/開放式廚房以下單位:</u></p> <p>第 1 座、第 2 座及第 3 座 27 樓至 28 樓 A 單位。</p>

PART 3: OFFER FORM

(To be completed by the Tenderer)

To: **The Vendor**

1. Offer

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

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

2. Binding agreement if offer is accepted

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

3. Address for receipt of Letter of Acceptance

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

4. Declarations, representations and warranties

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

- (a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far it is within my/our knowledge.**
- (b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the Transaction Price of the Property, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Tendered Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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

Schedule to the Offer Form

(To be completed by the Tenderer)

Section 1 – Particulars of the Tenderer				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	Telephone		Fax	

Section 2 – Tendered Property			
Flat (1)	(Tower)	(Floor)	(Flat)

* The Tenderer is not allowed to submit more than one (1) tender in respect of the same residential property.

Section 3 – Tender Price			
Tender price (HK\$)			
Cashier order (Please refer to paragraph 2.8(b)(i) of the Tender Notice)	Amount (HK\$)	Bank	Cashier order no.
Cheque	Amount (HK\$)	Bank	Cheque no.

Section 4 – Payment plan

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

For details of the gifts, financial advantage or benefits, please refer to Annex 17.

†☐ **Payment Plan A**

120-Day Cash Payment Plan

Terms of Payment

- A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
- 95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after the date of the Letter of Acceptance or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

Gift, or any financial advantage or benefit

- Option to Purchase of Residential Parking Space(s)
(This benefit is only applicable to purchaser(s) of specified residential property.)

†☐ **Payment Plan B**

120-Day Standby First Mortgage Payment Plan

Terms of Payment

- A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
- 95% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 120 days after the date of the Letter of Acceptance or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

Gift, or any financial advantage or benefit

- Standby First Mortgage Plan
(Only applicable to purchaser who is/are natural person(s) and not applicable to corporate, institutional and other purchaser(s) who is/are not individual(s))
- Option to Purchase of Residential Parking Space(s)
(This benefit is only applicable to purchaser(s) of specified residential property.)

<p>†<input type="checkbox"/> Payment Plan C1</p>	<p>Stage Payment Plan II</p> <p><u>Terms of Payment</u></p> <ul style="list-style-type: none"> • A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A preliminary deposit equivalent to 5% of the Transaction Price shall be paid within 120 days after the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier. • 90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s). <p><u>Gift, or any financial advantage or benefit</u></p> <ul style="list-style-type: none"> • Option to Purchase of Residential Parking Space(s) (This benefit is only applicable to purchaser(s) of specified residential property.)
<p>†<input type="checkbox"/> Payment Plan D1</p>	<p>Standby First Mortgage Stage Payment Plan II</p> <p><u>Terms of Payment</u></p> <ul style="list-style-type: none"> • A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A preliminary deposit equivalent to 5% of the Transaction Price shall be paid within 120 days after the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier. • 90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s). <p><u>Gift, or any financial advantage or benefit</u></p> <ul style="list-style-type: none"> • Standby First Mortgage Plan (Only applicable to purchaser who is/are natural person(s) and not applicable to corporate, institutional and other purchaser(s) who is/are not individual(s)) • Option to Purchase of Residential Parking Space(s) (This benefit is only applicable to purchaser(s) of specified residential property.)

Section 5 – Related Tender(s)(if any)

I/We confirm that the tenderer(s) set out in the table below is/are related to me/us following the category set out in the table below (such tenderer(s) referred to as "**Related Tenderer(s)**"), and he/she/they has/have submitted separate Offer Form(s) as follows (such separate Offer Form(s) referred to as "**Related Tender(s)**") :-

Group (Please fill in A / B)	Related Tender(s) No(s).	Relationship with me/us* (Please circle the applicable category)	Name of the Related Tenderer(s)	ID No. / Passport No. / BR No.	Tower	Floor	Flat
	1.	1 / 2 / 3 / 4					
	2.	1 / 2 / 3 / 4					
	3.	1 / 2 / 3 / 4					
	4.	1 / 2 / 3 / 4					

* For the purpose of this Section, "**Related Tenderer(s)**" to me/us refers to:

Category	Tenderer	Related Tenderer	Relationship
1	Individual	Individual	The Related Tenderer is the Tenderer or the relative# of the Tenderer (or all of the Tenderers).
2	Individual	Company	All the shareholder(s) of the Related Tenderer is(are) the Tenderer and/or the relative# of the Tenderer.
3	Company	Individual	The Related Tenderer or therelative# of the Related Tenderer is a shareholder of the Tenderer.
4	Company	Company	All the shareholders of the Related Tenderer are the shareholders of the Tenderer and/or the relative# of the shareholders of the Tenderer.

“Relative” of a person shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece of that person Provided That that person must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final.

(† Please tick one of the following boxes)

† ☐ I/We submit this tender on the condition that the Vendor shall accept **ONE TENDER ONLY** amongst this tender and the Related Tender(s). I/We understand that if any one of this tender or the Related Tender(s) is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

† ☐ I/We submit this tender on the condition that the Vendor shall accept **this tender together with all of the Related Tender(s) listed in EITHER GROUP A OR GROUP B (but not more than one group)**. I/We understand that if any one of this tender or the Related Tender(s) list in the same group is accepted by the Vendor, other tenders would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

† ☐ I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **the following Related Tender(s)** at the same time. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof :-

this tender and Related Tender(s) No(s).#1 / 2 / 3 / 4 .

(Please circle the Related Tender(s) No(s))

(# To be completed by the Tenderer)

Section 6 – Intermediary (if any)

Name of sales person

EA Licence No.

Estate agency

Contact No.

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

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

Section 7 – Declaration of relationship with the Vendor († *Please tick as appropriate*)

I/We [† ☐ **are** / ☐ **are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

A person is a related party to the Vendor if that person is:

- (a) *a director of the Vendor, or a parent, spouse or child of such a director;*
- (b) *a manager of the Vendor;*
- (c) *a private company of which such a director, parent, spouse, child or manager is a director or shareholder;*
- (d) *an associate corporation or holding company of the Vendor;*
- (e) *a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or*
- (f) *a manager of such an associate corporation or holding company.*

For the purpose of this Declaration, "manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and "private company" has the meaning given by section 11 of the Companies Ordinance (Cap. 622).

Section 8 – Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.8 of the Tender Notice):-

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier order(s) and /or cheque(s)
3. ☐ Tenderer's identification documents
4. ☐ Intermediary's licence (if applicable)
5. ☐ Documentary proof of Relevant Person (if applicable)
6. Documents in Annex, duly signed and completed by the Tenderer:
 - (1) ☐ Measurements of the Tendered Property (undated)
 - (2) ☐ Personal Information Collection Statement of Great Eagle Real Estate Agency Limited
 - (3) ☐ Personal Information Collection Statement of MTR Corporation Limited (undated)
 - (4) ☐ Declaration of Relationship with the Vendor (undated)
 - (5) ☐ Declaration of Relationship with the Owner (undated)
 - (6) ☐ Warning to Purchasers (undated)
 - (7) ☐ (if applicable) Declaration Regarding Intermediary (undated)
 - (8) ☐ (if applicable) Declaration Regarding No Intermediary (undated)
 - (9) ☐ Acknowledgement Letter Regarding Stamp Duty (undated)
 - (10) ☐ (if applicable) Acknowledgement Letter Regarding Financing Plans (undated)
 - (11) ☐ (if applicable) Acknowledgement Letter Regarding Built-in Cabinets (undated)
 - (12) ☐ Ceiling Height Plan (undated)
 - (13) ☐ (if applicable) Acknowledgement Letter Regarding Operation of Gondola (undated)
 - (14) ☐ (if applicable) Acknowledgement Letter Regarding Noise Mitigation Measures (undated)
 - (15) ☐ Acknowledgement Letter Regarding Vent Shaft and Intake/Exhaust Louvers of Cooling Tower of Ho Man Tin Station (undated)
 - (16) ☐ (if applicable) Acknowledgement Letter Regarding Flat Roof and Roof Matters (undated)
 - (17) ☐ (if applicable) Acknowledgement Letter Regarding alteration of building plans of the Property

Section 9 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

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

Director(s)		
	Name	Hong Kong Identity Card No. / Passport No. / B.R. No.
1.		
2.		

<p><i>Section 10 – Signature of the Tenderer and witness</i></p> <p>I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex, completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Document.</p> <p><i>(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)</i></p>	
<p>Signed by the Tenderer:</p> <p style="text-align: right;">X</p>	<p>Witnessed by:</p> <p style="text-align: right;">X</p>
<p>Name of the authorized signature (if the Tenderer is a company):</p>	<p>Name of the witness:</p>
<p>Date:</p>	

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

第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

本人／我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的投標價購買該投標物業，並受本招標文件及出售條款的條款及細則所約束。

本人／我們確認，本投標書當作基於賣方將會接納本人／我們投標一併購買全部該投標物業，以及本人／我們只須簽署一份包括全部該投標物業的正式合約而遞交。

2. 如要約獲接納將構成有效協議

本人／我們同意及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件(連同賣方的書面承約及出售條款) 構成本人／我們與賣方之間按照招標文件訂立的一份具約束力的協議。

3. 收取接納書的地址

本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接納書及退回銀行本票及／或支票的地址。接納書在投郵後的第 2 個工作日視為已經正式收到。

4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

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

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

要約表格的附表

(由投標者填寫)

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

第2節- 投標物業			
	座	樓層	單位
單位 (1)	(座)	(樓層)	(單位)

* 投標者不得就同一個住宅物業遞交超過一(1)份投標書

第3節- 投標價			
投標價 (HK\$)			
銀行本票 (請參閱投標公告之 2.8(b)(i)段)	金額 (HK\$)	銀行	本票編號
支票	金額 (HK\$)	銀行	支票編號

第 4 節 – 支付辦法

投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

有關贈品、財務優惠或利益的詳情，請參閱附件 17。

† <input type="checkbox"/> 付款計劃 A	<p>120 天現金付款計劃</p> <p><u>支付條款</u></p> <ul style="list-style-type: none"> 相等於樓價 5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付 買方須於接納書的日期後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的 14 天內(以較早者為準)繳付樓價 95%作為樓價餘款。 <p><u>贈品、財務優惠或利益</u></p> <ul style="list-style-type: none"> 認購住宅停車位的權利 (此項優惠只適用於購買指明住宅物業的買方。)
† <input type="checkbox"/> 付款計劃 B	<p>120 天備用一按貸款付款計劃</p> <p><u>支付條款</u></p> <ul style="list-style-type: none"> 相等於樓價 5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付 買方須於接納書的日期後 120 天內或於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的 14 天內(以較早者為準)繳付樓價 95%作為樓價餘款。 <p><u>贈品、財務優惠或利益</u></p> <ul style="list-style-type: none"> 備用一按貸款計劃 (只適用於自然人買方，不適用於公司、機構或其他非個人買方。) 認購住宅停車位的權利 (此項優惠只適用於購買指明住宅物業的買方。)

<p>†<input type="checkbox"/> 付款計劃 C1</p>	<p>建築期付款計劃 II</p> <p><u>支付條款</u></p> <ul style="list-style-type: none"> • 相等於樓價 5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付 • 相等於樓價 5%之加付訂金於接納書的日期後 120 天內繳付或賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內(以較早者為準)繳付。 • 買方須於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的 14 天內繳付樓價 90%作為樓價餘款。 <p><u>贈品、財務優惠或利益</u></p> <ul style="list-style-type: none"> • 認購住宅停車位的權利 (此項優惠只適用於購買指明住宅物業的買方。)
<p>†<input type="checkbox"/> 付款計劃 D1</p>	<p>建築期備用一按貸款付款計劃 II</p> <p><u>支付條款</u></p> <ul style="list-style-type: none"> • 相等於樓價 5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付 • 相等於樓價 5%之加付訂金於接納書的日期後 120 天內繳付或賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內(以較早者為準)繳付。 • 買方須於賣方就其有能力將住宅物業有效地轉讓予買方發出通知的日期後的 14 天內繳付樓價 90%作為樓價餘款。 <p><u>贈品、財務優惠或利益</u></p> <ul style="list-style-type: none"> • 備用一按貸款計劃 (只適用於自然人買方，不適用於公司、機構或其他非個人買方。) • 認購住宅停車位的權利 (此項優惠只適用於購買指明住宅物業的買方。)

第 5 節 – 相關投標書 (如有)

本人／我們確認，在以下列表列出的投標者，與本人／我們根據在以下列表列出的類別的關係相關(該等投標者稱為「**關聯投標者**」)。他／他們已遞交以下個別的要約表格(該等要約表格稱為「**相關投標書**」)：

組 (請填 A/ B)	相關 投標 書編 號	與本人／我們 的關係*(請圈 出相關類別)	關聯投標者之名稱	身份證／護 照／商業登 記證號碼	座	樓層	單位
	1.	1 / 2 / 3 / 4					
	2.	1 / 2 / 3 / 4					
	3.	1 / 2 / 3 / 4					
	4.	1 / 2 / 3 / 4					

*就本節而言，「**關聯投標者**」指：

類別	投標者	關聯投標者	關係
1	個人	個人	關聯投標者為投標者或投標者(或所有投標者)的親戚#
2	個人	公司	關聯投標者的所有股東為投標者及/或投標者的親戚#
3	公司	個人	關聯投標者或關聯投標者的親戚#為投標者的股東
4	公司	公司	關聯投標者的所有股東為投標者的股東及/或投標者的股東的親戚#

一人士之「親戚」指該人士之任何個人的配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母、外祖父母、孫子女、外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨媽、姪、甥、或甥女，惟該人士須提供令賣方滿意的有關證明文件以茲證明其關係，賣方就是否有該關係的決定為最終決定。

(†請剔其中一個方格)

†☐ 本人／我們提交本投標的前提為僅除非賣方接受本投標書或相關投標書**其中的一個投標書**，否則賣方不得接受本投標。本人／我們明白若賣方接受本人／我們的本投標書及相關投標書任何其中的一個投標書，其他的投標將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

†☐ 本人／我們提交本投標的前提為僅除非賣方接受**本投標書及 A 組或 B 組中的所有相關投標書 (但不多於一組)**，否則賣方不得接受本投標。本人／我們明白若賣方接受本人／我們的本投標書及同一組中的相關投標書其中任何一個投標書，其他的投標將不被理會及不被賣方考慮或接受。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對。

†☐ 本人／我們提交本投標的前提為除非賣方亦同時接受**以下之相關投標書**，否則賣方不得接受本投標。本人／我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人／我們將不會就此提出任何申索或反對：

本投標及相關投標書# 1 / 2 / 3 / 4 號。

(請圈出相關投標書)

(#由投標者填寫)

第 6 節 – 中介人(如有)

地產代理姓名

地產代理牌照號碼

公司名稱

聯絡電話

關於中介人的聲明(僅於有指明中介人時適用)

本人／我們確認及聲明中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、承諾或陳述，無論在任何情況下賣方均無須就中介人所作出的任何協議、承諾或陳述向買方、中介人或任何其他人士負責。買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件進行。

第 7 節 – 與賣方關係的聲明(†請剔適用者)

就《一手住宅物業銷售條例》(第 621 章)而言,本人/我們 [†☐ 是 / ☐ 不是] 賣方的「有關連人士」。

如有以下情況,某人即屬賣方的「有關連人士」:

- (a) 該人是賣方的董事,或該董事的父母、配偶或子女;
- (b) 該人是賣方的經理;
- (c) 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;
- (d) 該人是賣方的有聯繫法團或控權公司;
- (e) 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
- (f) 該人是上述有聯繫法團或控權公司的經理。

就本聲明而言,「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵意及「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵意。

第 8 節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2.8 段):

- 1. ☐ 招標文件及要約表格已填妥及簽署
- 2. ☐ 銀行本票及/或支票
- 3. ☐ 投標者的身份證明文件
- 4. ☐ 中介人的牌照(如適用)
- 5. ☐ 相關人士關係的證明文件(如適用)
- 6. 由投標者填妥並簽署的附件的文件:
 - (1) ☐ 投標物業的量度尺寸(未有填上日期)
 - (2) ☐ 鷹君地產代理有限公司的個人資料收集聲明(未有填上日期)
 - (3) ☐ 香港鐵路有限公司的個人資料收集聲明(未有填上日期)
 - (4) ☐ 與賣方關係的聲明(未有填上日期)
 - (5) ☐ 與擁有人關係的聲明(未有填上日期)
 - (6) ☐ 對買方的警告(未有填上日期)
 - (7) ☐ (如適用) 關於中介人的聲明(未有填上日期)
 - (8) ☐ (如適用) 關於沒有中介人的聲明(未有填上日期)
 - (9) ☐ 關於印花稅的確認書(未有填上日期)
 - (10) ☐ (如適用) 關於財務計劃的確認書(未有填上日期)
 - (11) ☐ (如適用) 關於嵌入式櫃的確認書(未有填上日期)
 - (12) ☐ 天花高度圖(未有填上日期)
 - (13) ☐ (如適用) 關於吊船操作的確認書(未有填上日期)
 - (14) ☐ (如適用) 關於噪音緩解措施的確認書(未有填上日期)
 - (15) ☐ 關於何文田站通風口及冷卻塔鮮風/排氣口的確認書(未有填上日期)
 - (16) ☐ (如適用) 關於平台及天台的確認書(未有填上日期)
 - (17) ☐ (如適用) 關於修改該物業的建築圖則的確認書

第9節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

1. 在本要約表格的日期之時投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. 如我們成為中標者，除非得到賣方事先書面同意，在本要約表格的日期至接納書的日期，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有相關商業文件及資料以核實於下表列出的投票者的董事的資料，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將物業出售予投標者。

董事		
	名稱	香港身份證號碼 / 護照號碼 / 商業登記號碼
1.		
2.		

第10節 – 投標者及見證人的簽署

本人／我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本人／我們同意遵守及接受招標文件的條款及細則。

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

投標者簽署：	見證人簽署：
X	X
獲授權人士的名稱(如投標者為公司)：	見證人名稱：
日期：	

[第3部份：要約表格完]

[招標文件完]

附件

Annex

(附件不屬於招標文件的一部份。然而，投標者須簽署以下標有"#"號的文件並連同招標文件一併遞交。)

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

1. 招標物業的量度尺寸 #
Measurements of the Tendered Property #
2. 鷹君地產代理有限公司的個人資料收集聲明 #
Personal Information Collection Statement of Great Eagle Real Estate Agency Limited #
3. 香港鐵路有限公司的個人資料收集聲明 #
Personal Information Collection Statement of MTR Corporation Limited #
4. 與賣方關係的聲明 #
Declaration of Relationship with the Vendor #
5. 與擁有人關係的聲明 #
Declaration of Relationship with the Owner #
6. 對買方的警告 #
Warning to Purchasers #
7. (如適用) 關於中介人的確認書 #
(if applicable) Acknowledgement Letter Regarding Intermediary #
8. (如適用) 關於沒有中介人的確認書 #
(if applicable) Acknowledgement Letter Regarding No Intermediary #
9. 關於印花稅的確認書 #
Acknowledgement Letter Regarding Stamp Duty #
10. (如適用) 關於財務計劃的確認書 #
(if applicable) Acknowledgement Letter Regarding Financing Plans #
11. (如適用) 關於嵌入式櫃的確認書 #
(if applicable) Acknowledgement Letter Regarding Built-in Cabinets #
12. 天花高度圖 #
(if applicable) Ceiling Height Plan #
13. (如適用) 關於吊船操作的確認書 #
(if applicable) Acknowledgement Letter Regarding Operation of Gondola #
14. (如適用) 關於噪音緩解措施的確認書 #
(if applicable) Acknowledgement Letter Regarding Noise Mitigation Measures #
15. 關於何文田站通風口的及冷卻塔鮮風/排氣口確認書 #
Acknowledgement Letter Regarding Vent Shaft and Intake/Exhaust Louvers of Cooling Tower of Ho Man Tin Station #
16. (如適用) 關於平台及天台的確認書 #
(if applicable) Acknowledgement Letter Regarding Flat Roof and Roof Matters #
17. (如適用) 關於修改該物業的建築圖則的確認書 #
(if applicable) Acknowledgement Letter Regarding alteration of building plans of the Property #
18. 贈品、財務優惠或利益的列表
List of gifts, financial advantage or benefits
19. 嚴禁清洗黑錢宣傳單張
"Keep Money Laundering Away from Hong Kong" Leaflet

Measurements of the Tendered Property
投標物業的量度尺寸

Vendor 賣方	香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司(作為「如此聘用的人」)^ ^ Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人，「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

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

Flat (1)
單位(1)

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

I/We understand this Measurements of the Tendered Property forms part of the Preliminary Agreement. I/We hereby irrevocably authorize the Vendor and its representatives to correct any mistake/error/typo found in this Measurements of the Tendered Property.

本人／我們明白本投標物業的量度尺寸構成臨時合約的一部份。本人／我們現不可撤回地授權賣方及其代表修正任何本投標物業的量度尺寸發現之錯失／錯誤／錯字。

Signed by the Purchaser(s) 買方簽署

Personal Information Collection Statement of Great Eagle Real Estate Agency Limited
鷹君地產代理有限公司的個人資料收集聲明

Collection of your personal information
收集閣下的個人資料

From time to time, it is necessary for you to supply Great Eagle Real Estate Agency Limited or its holding companies, subsidiaries, affiliates and associated companies ((i) Great Eagle Real Estate Agency Limited and its holding companies, subsidiaries, affiliates and associated companies, collectively, “we”, “us” or “our”; and (ii) its holding companies, subsidiaries, affiliates and associates companies, collectively, “our associated corporation(s)” and individually, “any of our associated corporation(s)”) with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

鷹君地產代理有限公司或其控股公司、附屬公司、聯營公司及關聯公司 ((i) 鷹君地產代理有限公司及其控股公司、附屬公司、聯營公司及關聯公司統稱「本公司」或「我們」；及 (ii) 其控股公司、附屬公司、聯營公司及聯營公司統稱「我們的聯繫法團」及個別稱為「我們的任何有關聯繫法團」) 為提供服務及產品 (包括處理閣下的物業交易)，需要閣下不時向我們提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

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

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

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

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

Purposes for which Your Information may be used
閣下資料可能被用作的用途

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

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
- (ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益 (不論屬財務性質或以贈品或其他形式提供)；
- (iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
就閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) enabling any of our associated corporation(s)’ engaged mortgage coordinator to provide its credit assessment advisory services to any of our associated corporation(s) as first mortgagee or second mortgagee; and to distribute mortgage applications to relevant potential mortgagees and to provide support in dealing with relevant potential mortgagees in respect of such mortgage applications, priority deeds and referral arrangement;
致使我們的任何有關聯繫法團所聘任的按揭協調公司能夠向我們的任何有關聯繫法團 (作為第一按揭人或第二按揭人) 提供信貸評核服務及向有關潛在承按人提供按揭申請，以及就有關按揭申請、優先權契約及轉介安排，提供有關的支援，以處理有關潛在承按人的要求；
- (v) handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益的申請或要求；
- (vi) facilitating property management and security;
促進物業管理及保安；
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below);
促銷服務、物業、物業發展項目、產品及其他標的 (詳情請參閱以下「在直接促銷中使用閣下資料」部分)；
- (viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析 (統計研究及分析結果將不會揭露閣下的身分)；
- (ix) communicating with you;
與閣下溝通；
- (x) investigating and handling complaints;
調查及處理投訴；

Annex 2

附件 2

- (xi) conducting surveys (which are wholly on voluntary basis) on the quality of services, properties, loans, property developments or products provided by us;
就我們提供的服務、物業、貸款、物業發展項目或產品的質量進行調查 (完全是自願性質參與)；
- (xii) preventing or detecting illegal or suspicious activities; and
預防或偵測非法或可疑活動；及
- (xiii) making disclosure when required by any law, court order, regulatory authority, direction, code or guideline applicable in or outside Hong Kong.
在香港境內或境外適用的任何法律、法院命令、監管機關、指令、守則或指引要求下作出披露。

Disclosure and Transfer of Your Information

披露及轉移閣下資料

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

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

- (i) any of our associated corporation(s) ;
我們的任何有聯繫法團；
- (ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；
- (iii) any agent, contractor or third party service provider who provides administrative, telecommunications, computer, data processing or analysis, data storage, program testing or other services to or support the operation of our business;
就任何代理人、承包商或就我們的業務運作及其相關支援向我們提供行政、電訊、電腦、資料處理或分析、資料儲存、程式測試或其他服務的第三方服務供應商；
- (iv) our associated corporation’s engaged mortgage coordinator;
我們的聯繫法團所聘任的按揭協調公司；
- (v) any person under a duty of confidentiality to us including our accountants, auditors, legal advisers or other professional advisers;
對我們有保密責任的任何人士，包括我們的會計師、核數師、法律顧問或其他專業顧問；
- (vi) any person involved in your property transaction; and
閣下物業交易涉及的任何人士；及
- (vii) any person to whom we are required to make disclosure under any law, court order, regulatory authority’s requirement, direction, code or guideline applicable in or outside Hong Kong.
我們根據香港境內或境外適用的任何法律、法院命令、監管機關的要求、指令、守則或指引要求需要向其作出披露的任何人士。

Use of Your Information in direct marketing

在直接促銷中使用閣下資料

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

(i) 除非閣下同意或不反對，我們方可在直接促銷中使用閣下資料，及 (ii) 除非閣下書面同意或不反對，我們方可向其他人士提供閣下資料以供其在直接促銷中使用。

In connection with direct marketing, we intend :-

就直接促銷，我們有意：

- (a) to use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
使用我們不時收集、產生、編制或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
- (b) to market the following classes of services and products to you :-
向閣下促銷以下類別的服務及產品：
 - (1) properties or property developments offered by us;
我們提供的物業或物業發展項目；
 - (2) services and products offered by us (including property agency services, credit facilities, and any of our associated corporation(s)’ engaged mortgage coordinator’s services);
我們提供的服務及產品(包括地產代理服務信貸融資、財務服務及我們的任何有關聯繫法團聘任的按揭協調公司提供的服務)；

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

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

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

Access to, and correction of, Your Information
查閱及改正閣下資料

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to our Data Protection Officer at 33rd Floor Great Eagle Centre, 23 Harbour Road, Wanchai, Hong Kong.

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向我們的資料保護主任提出，其地址為香港灣仔港灣道23號鷹君中心33樓。

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

根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

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

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

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

Signed by the Purchaser(s)
買方簽署

Name 姓名: _____

Date 日期: _____

Personal Information Collection Statement of MTR Corporation Limited
("PICS")
香港鐵路有限公司的個人資料收集聲明
(「本聲明」)

The Development and the Phase 發展項目及期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期(「朗賢峯」)的第 IIA 期
Property 該物業	
Purchaser 買方	
I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼	
Date 日期	

1. Your Privacy
閣下的私隱

- 1.1 MTR Corporation Limited (香港鐵路有限公司) (“MTR Corporation”, “Owner”, “we”, “our” or “us”) respects your legal rights of 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.
香港鐵路有限公司(MTR Corporation Limited) (「港鐵公司」、「擁有人」、「我們」或「我們的」) 在收集、儲存、使用及傳送個人資料時，尊重閣下的法定私隱權利，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 your personal data will be treated. This policy may from time to time be revised or otherwise changed where we deem necessary but we will give you advance notice of any such revision or change.
請細閱下文，以便理解我們在如何處理閣下的個人資料方面的政策及實務。在我們認為有需要時，可不時修訂或以其他方式更改本政策，但我們將會就任何該等修訂或更改給予閣下事先通知。
- 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, your employer, 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、閣下的僱主、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 version 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 your personal data
我們將會使用閣下的個人資料作何等用途

- 2.1 We collect your personal data when you engage with MTR Corporation with a view to purchasing or leasing a property in one of our property developments. The collection of your personal data may occur when you first contact us to enquire about a property or when you sign an agreement to purchase or lease a property.
當閣下與港鐵公司接洽，以購買或租賃我們其中一個物業發展項目內的物業時，我們會收集閣下的個人資料。當閣下首次聯絡我們查詢有關物業的事宜時或當閣下為購買或租賃物業而簽署協議時，閣下的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 your personal data 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.

我們可能將閣下的個人資料用作的用途分為**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的個人資料**。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該資料。

A. Purposes for which it is **obligatory** for you to provide your personal data are :-

閣下**必須**提供閣下的個人資料所作的用途為

- (a) all the steps involved in negotiating and completing the purchase or lease of a property, including but not limited to signing and registering contracts and other legal documentation;
磋商及完成購買或租賃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;
處理發出帳單及付款、釐定尚欠款額，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;
處理及跟進服務電話通話、查詢及投訴；
- (d) verification of your identity;
核實閣下的身份；
- (e) complying with obligations, requirements, recommendations and instructions to make disclosure under (i) any law binding on MTR Corporation and its subsidiaries and affiliates (collectively, “MTR Group”) and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or MTR Group companies are obliged or expected to comply;
符合根據(i) 對港鐵公司及其附屬公司和相關聯公司(合稱為「港鐵集團」)具有約束力的任何法律及(ii) 由監管機構或其他機構(包括行業及自律監管團體)所發出而港鐵公司或港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施所規定而作出披露的責任、規定、建議或指示；
- (f) enabling an actual or proposed assignee, transferee or successor of MTR Corporation of all or part of its business to evaluate the relevant transaction;
使港鐵公司一切或部份業務的實際或擬定受讓人、承轉人或繼承人能夠評估相關的交易；
- (g) purposes directly relating to any of the above purposes.
與任何上述用途直接有關的用途。

B. Purposes for which it is only **voluntary** for you to provide your personal data are :-

閣下可**自願**提供閣下的個人資料所作的用途為

Not Applicable 不適用

3. Disclosure
披露

3.1 In cases where we do collect personal data from you, we will :-

若我們向閣下收集個人資料，我們將會

- (a) tell you (by way of this PICS or by a separate notification) that we are doing so and the use that we will make of such personal data we collect;
(以本聲明或以獨立通知)告知閣下我們正在如此行事及我們會將我們收集的該等個人資料作何等用途；
- (b) where relevant, give you the opportunity to object to a particular use of your personal data; and
如屬有關的話，給予閣下機會反對閣下的個人資料被用作某特定用途；及
- (c) tell you how we will store your personal data and how you can review, change and delete the personal data we

have stored.

告知閣下我們將會如何儲存閣下的個人資料及閣下可如何查閱、更改及刪除我們已儲存的個人資料。

- 3.2 We will take all practicable steps to keep your personal data 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，以保密閣下的個人資料，但我們可向下列人士轉移/轉讓該等資料：

- (a) if MTR Corporation decides to sell any relevant part of its business, to any actual or proposed assignee, transferee or successor of or to MTR Corporation's rights in respect of your personal data;
如果港鐵公司決定出售其業務的任何相關部分，則向港鐵公司就閣下的個人資料所享有權利的任何實際或擬定受讓人、承轉人或繼承人；
- (b) to persons whom we have employed to develop the development containing the property we are selling and leasing, and other persons guaranteeing or securing their construction obligations to us;
向我們所聘用以發展包含我們正在出售及租賃物業之發展項目的人士，及向我們擔保或保證其建築責任的其他人士；
- (c) any agent, contractor or third party service provider who provides legal, property agency, administrative, telecommunications, computer and other services to the MTR Corporation with respect to the operation of its business and the fulfilment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale or lease of a property or parties assisting us with the marketing, management or administration of properties;
向港鐵公司提供有關其業務營運及貫徹在上文第 2 段內所列用途的法律、物業代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三方服務提供者 – 該等服務提供者可包括 (但不限於) 在出售或租賃物業方面代表我們行事的律師，或者協助我們或包含我們正在出售及租賃物業之港鐵物業發展項目的擁有人促銷物業、管理物業或處理與物業有關的行政事務的其他方；
- (d) any person to whom MTR Corporation is under an obligation to make disclosure under the requirements of (i) any law binding on MTR Corporation or other MTR Group companies and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or any other MTR Group companies are obliged or expected to comply;
根據 (i) 對港鐵公司或其他港鐵集團公司具有約束力的任何法律及 (ii) 由監管機構或其他機構 (包括行業及自律監管團體) 所發出而港鐵公司或任何其他港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施規定，港鐵公司有責任向其作出披露的任何人士；
- (e) to entities to whom you have expressly agreed that we may disclose your personal data.
向閣下已明示同意我們可向其披露閣下的個人資料的其他方。

4. Security **保安**

- 4.1 Except as mentioned in paragraph 3 above, your personal data, however stored, will be accessed only by our employees, agents or contractors who are authorised 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 authorised personnel of MTR Corporation or its 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，閣下的個人資料 (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港鐵公司人員或港鐵公司的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。

- 4.2 If at any time your personal data is transferred to another server for storage, it will not be encrypted and therefore may be accessible to third parties.

如果在任何時候，閣下的個人資料被轉移至另一伺服器儲存，該等資料將不獲加密，因此可以被第三方查閱。

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 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. To exercise any of your rights, contact us at the address, facsimile number or email below, marking your communication “Confidential”. In response, we may ask you to provide certain

details about yourself so that we can be sure you are the person to whom the data refers. We are required to respond to your requests within 40 days, but we may charge you a reasonable fee for responding to access requests.

閣下可隨時要求查閱並更正在我們的任何紀錄中與閣下有關的個人資料。閣下亦可要求我們從任何現行的郵遞或分發名單中刪除閣下的個人資料。如要行使閣下的任何權利，閣下可按以下地址、傳真號碼或電郵與我們聯絡，並在閣下的通訊註明「保密」字樣。在回應閣下時，我們可要求閣下提供有關閣下的某些資料，以確定閣下是有關個人資料所指的人士。我們須在 40 天內回覆閣下的要求，但我們可向閣下收取合理費用，以回應查閱要求。

7. Personal Data Privacy Officer

個人資料私隱主任

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

Personal Data Privacy Officer Legal Department (Marked Confidential)

Address: MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong

Email: PDPO@mtr.com.hk

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

法律部

個人資料私隱主任

(註明「保密」字樣)

地址：香港九龍九龍灣德福廣場港鐵總部大樓

電郵：PDPO@mtr.com.hk

8. Retention of Data

資料的保留

We will keep your personal data only for as long as necessary to fulfil 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 and 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 of Purchaser(s) 買方簽署

Annex 3
附件 3

Name 姓名: _____

Date 日期: _____

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

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as “Owner” 作為“擁有人”) Magic Energy Limited 妙能有限公司 (as “Person so engaged” 作為“如此聘用的人”) (collectively “the Vendor” 統稱 “賣方”) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

- The Purchaser(s) hereby confirm(s) that the Purchaser(s) ☐is/are / ☐is/are NOT related party(ies) to the Owner for the purpose of the Residential Properties (First-hand Sales) Ordinance.
就《一手住宅物業銷售條例》而言，買方謹此確認買方☐是 / ☐不是擁有人的「有關連人士」。
- The Purchaser(s) hereby confirm(s) that the Purchaser(s) ☐is/are / ☐is/are NOT related party(ies) to the Person so engaged for the purpose of the Residential Properties (First-hand Sales) Ordinance.
就《一手住宅物業銷售條例》而言，買方謹此確認買方☐是 / ☐不是如此聘用的人的「有關連人士」。
- For the purposes of this Declaration, a person is a related party to the Vendor if that person is:
就本聲明而言，如有以下情況，某人即屬賣方的人的「有關連人士」：
 - 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；
 - a manager of the Vendor;
該人是賣方的經理；
 - a private company 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；
 - an associate corporation or holding company of the Vendor;
該人是賣方的有聯繫法團或控股公司；
 - 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股公司的董事，或該董事的父母、配偶或子女；或
 - a manager of such an associate corporation or holding company.
該人是上述有聯繫法團或控股公司的經理。

Remarks 備註:

- Holding company of the Owner: Not applicable
擁有人的控股公司：不適用
- Holding companies of the Person so engaged: Great Eagle Holdings Limited, Jolly Trend Limited, The Great Eagle Company Limited, Treasure Mine Holdings Limited and Morewise Enterprises Limited
如此聘用的人的控股公司：鷹君集團有限公司、Jolly Trend Limited、鷹君有限公司、Treasure Mine Holdings Limited 及 Morewise Enterprises Limited
- “Associate corporation”, in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
「有聯繫法團」就某法團或指明團體而言，指該法團或指明團體的附屬公司或該法團或指明團體的控股公司的附屬公司；
- “Subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622);
「附屬公司」指《公司條例》(第 622 章)所指的附屬公司；

Annex 4
附件 4

- v. Manager has the meaning given by section 2(1) of the Companies Ordinance (Cap.622);
「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；
 - vi. Private company has the meaning given by section 11 of the Companies Ordinance (Cap.622).
「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。
4. The Purchaser(s) declare(s) that the above information is accurate and complete.
買方謹此聲明上述提供資料正確及完整。
5. The Purchaser(s) hereby further undertake(s) to notify the Vendor forthwith in writing on any change of the above information on or prior to the Purchaser(s)' signing of the formal Agreement for Sale and Purchase.
買方茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述情況有任何改變，買方將即時以書面通知賣方。
6. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signature of Purchaser(s) 買方簽署

Declaration of Relationship with the Owner
與擁有人關係的聲明

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as “Owner” 作為“擁有人”) Magic Energy Limited 妙能有限公司 (as “Person so engaged” 作為“如此聘用的人”) (collectively “the Vendor” 統稱 “賣方”) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方	1. 2. 3. 4.			
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

請於下表中適用的方格內填上「✓」號及所需資料，以確認與擁有人是否有相關關係。

Please fill in the appropriate box(es) in the table below with a “✓” together with the required information to confirm the existence of the relationship(s) concerned with the Owner or otherwise.

本表格只作擁有人的內部用途。

This form is for the Owner’s internal use only.

		買方 Purchaser			
		1.	2.	3.	4.
A.	I / We hereby confirm that I / we am / are independent third party(ies), and am / are not (a) related party(ies) to the Owner. 本人／我等現確認本人／我等是獨立的第三者，並非擁有人的有關連人士	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	I / We hereby confirm that I / we am / are (a) related party(ies) to the Owner. 本人／我等現確認本人／我等是擁有人之關連人士 I / We hereby further confirm that I / we am / are: 本人／我等現進一步確認，本人／我等是：	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.	a director of the Owner 擁有人的董事	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	a parent of a director of the Owner 擁有人董事的父母 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	a spouse of a director of the Owner 擁有人董事的配偶 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	a child of a director of the Owner 擁有人董事的子女 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	a manager of the Owner 擁有人的經理 department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	a parent of a manager of the Owner 擁有人經理的父母 name of the manager 有關經理的姓名: _____ department 隸屬部門: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	job title 職銜: _____				
7.	擁有人經理的配偶 a spouse of a manager of the Owner name of the manager 有關經理的姓名: _____ department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	擁有人經理的子女 a child of a manager of the Owner name of the manager 有關經理的姓名: _____ department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	私人公司 - a private company -				
(a)	of which a director of the Owner is a director or shareholder 而擁有人的董事屬其董事或股東 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	of which a parent of a director of the Owner is a director or shareholder 而擁有人董事的父母屬其董事或股東 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c)	of which a spouse of a director of the Owner is a director or shareholder 而擁有人董事的配偶屬其董事或股東 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	of which a child of a director of the Owner is a director or shareholder 而擁有人董事的子女屬其董事或股東 name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	of which a manager of the Owner is a director or shareholder 而擁有人的經理屬其董事或股東 name of the manager 有關經理的姓名: _____ department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	of which a parent of a manager of the Owner is a director or shareholder 而擁有人經理的父母屬其董事或股東 name of the manager 有關經理的姓名: _____ department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	of which a spouse of a manager of the Owner is a director or shareholder 而擁有人經理的配偶屬其董事或股東 name of the manager 有關經理的姓名: _____ department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	of which a child of a manager of the Owner is a director or shareholder 而擁有人經理的子女屬其董事或股東 name of the manager 有關經理的姓名: _____ department 隸屬部門: _____ job title 職銜: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	擁有人的有聯繫法團或控股公司 an associate corporation or holding company of the Owner				
11.	a director of an associate corporation or holding company of the Owner 擁有人的有聯繫法團或控股公司的董事 name of the associate corporation or holding company 有關有聯繫法團或控股公司的名稱: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	a parent of a director of an associate corporation or holding company of the Owner 擁有人的有聯繫法團或控股公司的董事的父母 name of the associate corporation or holding company 有關有聯繫法團或控股公司的名稱: _____ name of the director 有關董事的姓名: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	a spouse of a director of an associate corporation or holding company of the Owner 擁有人的有聯繫法團或控股公司的董事的配偶	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	name of the associate corporation or holding company 有關有聯繫法團或控權公司的名稱: name of the director 有關董事的姓名:_____				
14.	a child of a director of an associate corporation or holding company of the Owner 擁有人的有聯繫法團或控權公司的董事的子女 name of the associate corporation or holding company 有關有聯繫法團或控權公司的名稱: name of the director 有關董事的姓名:_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signature of Purchaser(s) 買方簽署

- 1.
- 2.
- 3.
- 4.

WARNING TO PURCHASERS

對買方的警告

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as “Owner” 作為“擁有人”) Magic Energy Limited 妙能有限公司 (as “Person so engaged” 作為“如此聘用的人”) (collectively “the Vendor” 統稱 “賣方”) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

WARNING TO PURCHASERS

PLEASE READ CAREFULLY

對買方的警告

買方請小心閱讀

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

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
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

Declaration Regarding Intermediary
關於中介人的聲明

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as “Owner” 作為“擁有人”) Magic Energy Limited 妙能有限公司 (as “Person so engaged” 作為“如此聘用的人”) (collectively “the Vendor” 統稱 “賣方”) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第II期 (朗賢峯) 的第IIA期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

The Purchaser and the Intermediary hereby confirm and declare as follows:-
買方及中介人謹此確認及聲明如下：

- The Purchaser is introduced by the following Intermediary to the Vendor’s sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property (the “**Intermediary**”):-
買方是經由下述中介人介紹到賣方的售樓處簽署購買上述物業的臨時買賣合約(“**中介人**”):-

姓名 Name : _____
地產代理牌照號碼 EAA Licence No. : _____
所屬地產代理公司 Estate Agency : _____
- The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
- The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the Transaction Price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
- The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。
- In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Signed by the Intermediary 中介人簽署

Declaration Regarding No Intermediary
關於並無中介人的聲明

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as “Owner” 作為“擁有人”) Magic Energy Limited 妙能有限公司 (as “Person so engaged” 作為“如此聘用的人”) (collectively “the Vendor” 統稱 “賣方”) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
Purchaser(s) 買方	Flat (1) 單位(1)			
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

The Purchaser hereby confirms and declares as follows:-
買方謹此確認及聲明如下：

1. The Purchaser has attended the Vendor’s sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly from the Vendor.
買方已到賣方的售樓處直接購買並簽署購買上述物業的臨時買賣合約。
2. The Vendor and their staff has not collected and will not collect directly or indirectly from the Purchaser any fees or commission in addition to the Transaction Price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
3. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter regarding Stamp Duty
關於印花稅的確認書

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as “Owner” 作為“擁有人”) Magic Energy Limited 妙能有限公司 (as “Person so engaged” 作為“如此聘用的人”) (collectively “the Vendor” 統稱 “賣方”) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 本物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

The Purchaser hereby confirms and acknowledges that the Purchaser is aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase ("**Preliminary Agreement**") and the formal agreement for sale and purchase ("**Agreement for Sale and Purchase**") of the Property:

買方謹此確認及知悉在簽署上述物業之臨時買賣合約(「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前，買方已獲悉以下事項及其影響：

Demand-side Management Measures for Residential Properties**住宅物業的需求管理措施**

- On 28 February 2024, the Financial Secretary in his 2024-25 Budget announced the proposal to cancel all demand-side management measures for residential properties with immediate effect, that is no Special Stamp Duty (“SSD”), Buyer’s Stamp Duty (“BSD”) or Ad Valorem Stamp Duty (“AVD”) at 7.5% under Part 1 of Scale 1 needs to be paid for any residential property transactions starting from 28 February 2024. The Government subsequently introduced the Stamp Duty (Amendment) Bill 2024 (“**the Bill**”) to take forward the initiative, which has been passed by the Legislative Council on 10 April 2024. Any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property will no longer be subject to SSD and BSD. The AVD rate of 7.5% under Part 1 of Scale 1 will be amended to the same as those of AVD at Scale 2.

2024 年 2 月 28 日，財政司司長在其 2024-25 年度財政預算案中宣布，建議自該日起撤銷所有住宅物業需求管理措施，即由 2024 年 2 月 28 日起所有住宅物業交易無須再繳付「額外印花稅」、「買家印花稅」和第 1 標準第 1 部之下百分之七點五的「從價印花稅」。政府隨即引入《2024 年印花稅（修訂）條例草案》（《條例草案》）以落實建議，《條例草案》並已於 2024 年 4 月 10 日獲立法會通過。在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收「額外印花稅」和「買家印花稅」。第 1 標準第 1 部之下百分之七點五的「從價印花稅」稅率將修訂為與「從價印花稅」第 2 標準的稅率相同。

- For details of the stamp duty, please browse the Inland Revenue Department website (www.ird.gov.hk).
有關印花稅詳情，請瀏覽稅務局網頁 (www.ird.gov.hk)。

Procedures to be followed by the Purchaser**買方須遵守的程序**

- The Purchaser undertakes to deliver and shall procure the Purchaser’s solicitors to deliver to the Vendor’s Solicitors within 14 days from the date of the Preliminary Agreement, the original Agreement for Sale and Purchase duly stamped or the original stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase to enable the Vendor’s Solicitors to register the Agreement for Sale and Purchase with the Land Registry within one month after the date of the Preliminary Agreement.
買方承諾向賣方律師交付並促使其律師向賣方律師交付，在臨時合約訂立之日起 14 天內，一份已加蓋應付印花稅之買賣合約的正本，或印花證明書的正本，以證明已完全繳付買賣合約之印花稅及使賣方律師在臨時合約之日後起 1 個月內在土地註冊處登記買賣合約。

Other Matters**其他事項**

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

Annex 9
附件 9

本人／我們確認及知悉，若本人／我們不能全數準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人／我們須就此向賣方作出十足的彌償。

5. I/We acknowledge that this acknowledgement letter does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt.
本確認書不構成你們給予本人／我們任何意見或陳述。本人／我們明白如有疑問，本人／我們應徵詢專業人士之意見。
6. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。
7. The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.
本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Financing Plans
關於財務計劃的確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as "Person so engaged") 妙能有限公司(作為「如此聘用的人」)^ ^ Note: "Owner" means the legal or beneficial owner of the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註:「擁有人」指期數的法律上的擁有人或實益擁有人,「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 該物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：

1. A copy of the "Reminder to Prospective Purchasers" issued by the Sales of First-hand Residential Properties Authority is produced in Annex 1 hereto.
本確認信的附錄 1 載有一手住宅物業銷售監管局發出的「給準買家的提醒」。
2. The information document(s) on financing plan(s) offered by the Person so engaged's designated financing company as set out in the price list of the Property ("the Information Document(s)") is/are produced in Annex 2 hereto. The Person so engaged has reminded me/us to read the Information Document(s) if I/we intend to apply for any financing plan(s) offered by the Person so engaged's designated financing company as set out in the price list of the Property.
本確認信的附錄 2 載有本物業價單內所列由如此聘用的人指定財務公司提供的財務計劃的資料文件（「資料文件」）。如此聘用的人已提醒本人／吾等，如本人／吾等有意申請本物業價單內所列由如此聘用的人指定財務公司提供的任何財務計劃，本人／吾等應細閱資料文件。
3. The Person so engaged has reminded me/us to directly enquire with the Person so engaged's designated financing company if in doubt about the details of the terms and conditions of the financing plan(s), approval conditions and application procedures. 如此聘用的人已提醒本人／吾等，如對財務計劃的條款及條件、批核條件和申請手續有疑問，應直接向如此聘用的人指定財務公司查詢有關詳情。
4. I/we confirm that I/we have been allowed sufficient time to read the "Reminder to Prospective Purchasers" and (if applicable) the Information Document(s).
本人／吾等確認本人／吾等獲給予足夠時間閱讀「給準買家的提醒」及（如適用）資料文件。
5. I/we understand that (a) all the terms and conditions of the financing plan(s) are subject to approval by the Person so engaged and/or the Person so engaged's designated financing company; and (b) the Person so engaged, its appointed estate agents and the Person so engaged's designated financing company will not provide any guarantee that I/we will be able to secure any mortgage, charge or loan or any desired terms to finance my/our purchase of the Property.
本人／吾等明白(a)財務計劃的所有條款及細則均以如此聘用的人及／或如此聘用的人指定財務公司所批核者為準；及(b) 如此聘用的人、其委任的地產代理及如此聘用的人指定財務公司不會就本人／吾等能獲得任何按揭、押記或貸款或任何希望取得的條款用以資助本人／吾等購買本物業而作出任何保證。

6. The parties do not intend any term of this acknowledgement letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “**CRTPO**”) and agree that this acknowledgement letter shall be excluded from the application of the CRTPO.
各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**」）強制執行本確認信下任何條款，並且同意排除該條例對本確認信的適用。
7. In the event of any conflict or discrepancy between the Chinese and English version of this letter, the English version shall prevail.
如本函之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Reminder to Prospective Purchasers

給準買家的提醒

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the Person so engaged or Person so engaged's designated financing company(ies) (Designated FC), **BEFORE** entering into a preliminary agreement for sale and purchase (PASP), you should:

如你擬用由如此聘用的人或其指定財務公司提供的財務計劃（例如按揭、押記或貸款），你應在簽訂買賣合約前：

- (a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in **the Price List(s)** and other relevant document(s):
細閱有關價單和其他相關文件內列出的財務計劃資料（包括條款及條件等）；
- (b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute.
不要輕信地產代理等第三方的口頭承諾，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。口頭承諾應書寫下來，並經有關公司加簽，以避免爭議；
- (c) **Enquire with the Person so engaged or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available:
直接向賣方或其指定財務公司（視屬何種情況而定）查詢有關財務計劃的條款及條件(包括任何提早還款的罰款)、批核條件和申請手續(包括有關財務計劃是否只在特定時限內提供)等詳情；
- (d) **Do NOT enter into PASP rashly** before ascertaining from the Person so engaged or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and
在如此聘用的人或其指定財務公司（視屬何種情況而定）以書面形式確認根據財務計劃可取得的貸款額及相關條款前，切勿貿然簽訂臨時買賣合約。在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見；以及
- (e) **Remain cool-headed** and critically consider the followings:
保持冷靜並審慎考慮以下事項：
- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;
留意任何有關最低入息水平、提供收入證明及通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；
 - Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;
注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影

響你根據財務計劃取得的貸款的能力；

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original Transaction Price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the Person so engaged or Designated FC or bank to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;
對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向如此聘用的人、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。
- Affordability and repayment ability—after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and
負擔能力與還款能力 - 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及
- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?
就你在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或你未能根據有關計劃取得貸款，你有什麼選擇？

The Information Document(s)

資料文件

備用一按貸款計劃

Standby First Mortgage Plan

只適用於使用支付條款 B 或 D1 的自然人買方 (不適用於公司、機構或其他非個人買方)。

Only applicable to purchaser(s) who is/are natural person(s) and use(s) Terms of Payment Plan B or D1 (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s).

詳情請參閱價單(及其修訂)及以價單所載條款為準。賣方可能不時修訂價單及貸款優惠的主要條款。

Please refer to the price list (and its revision) for details and all terms are subject to the price list. The Vendor may revise the price list and key terms of the loan offer from time to time.

買方可向如此聘用的人介紹之財務機構或如此聘用的人指定的其它公司 (「介紹之第一承接人」) 申請第一按揭貸款 (「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：The Purchaser may apply to the financial institution referred by the Person so Engaged or any other company designated by the Person so Engaged (the “Referred First Mortgagee”) for first mortgage loan (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:

- (i) 靈成交金額為港幣3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的90%；成交金額為港幣3,000 萬以上但港幣3,500 萬或以下的住宅物業的第一按揭貸款最高金額為港幣2,100 萬加成交金額的20%；成交金額為港幣3,500 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的80%。

The maximum amount of First Mortgage Loan shall be 90% of the Transaction Price if the Transaction Price of the residential property is or under HK\$30 million. The maximum amount of First Mortgage Loan shall be HK\$21 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million but is or under HK\$35 million. The maximum amount of First Mortgage Loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is over HK\$35 million.

- (ii) 買方必須於付清成交金額餘款之日起計最少60天前以指定格式的申請書向介紹之第一承接人申請第一按揭貸款。

The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.

- (iii) 買方須依照介紹之第一承接人之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

- (iv) 買方須以所購之期數的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Phase purchased by the Purchaser.

- (v) 第一按揭貸款年期最長為 25 年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

- (vi) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%)計算。P 為介紹之第一承接人不時報價之港元最優惠利率，利率浮動，現為年利率 5.875%。最終按揭利率以介紹之第一承接人審批結果

而定，賣方及如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2% (P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.875% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect thereof.

- (vii) 買方須每月供款，而利息由提款日起計算。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
- (viii) 第一按揭貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
- (ix) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (x) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (xi) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方及如此聘用的人無關，且於任何情況賣方及如此聘用的人均無需為此負責。賣方及如此聘用的人並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方及/或如此聘用的人提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor and the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

Acknowledgement Letter Regarding Built-in Cabinets
關於嵌入式櫃的確認書

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司(作為「如此聘用的人」)^ ^ Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人，「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 該物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that :-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：

- One or more built-in cabinets and/or store rooms in the form of built-in cabinets (collectively, “**the Cabinets**”) will be provided in the Property by the Person so engaged upon completion of the sale and purchase. (i) The materials and locations of the Cabinets are briefly described in the Appendix hereto; (ii) The actual location and dimensions of the Cabinets may vary subject to as-built handover condition; and (iii) I/we shall not make any objection, claims, demands or remedies whatsoever against the Vendor in relation to the existence, design, colour or materials of the Cabinets.

在該物業買賣完成時，如此聘用的人將會在該物業內提供一個或多個嵌入式櫃及/或儲物室形式的嵌入式櫃(統稱「**該櫃**」)。(i)附錄為該櫃的物料及位置的大概描述；(ii)該櫃的實際位置及尺寸可能會有所不同，一切以現場交樓為準；及(iii)本人/吾等不會就該櫃的存在、設計、顏色或物料提出任何反對或向賣方作出任何反對、申索、要求或補償。

- I/We am/are fully aware that (i) the Owner is not, and will not be, involved in the provision of the Cabinets and shall not be held responsible therefor; (ii) No warranty or representation is given, or shall be deemed to have been given, by the Owner in any respect regarding the Cabinets and (iii) I/we shall have no claims against the Owner as a result of or in connection with the provision of the Cabinets in the Property.

本人／吾等亦已清楚明白(i)擁有人不會及將不會參與該櫃的提供，及不會為此負上任何責任；(ii)擁有人不會或不應被視為已經就該櫃作出任何保證或陳述；及(iii)本人／吾等不會由於或有關於本物業內提供的該櫃而向擁有人有任何申索。

- Nothing contained herein shall be deemed or construed to vary or amend any term or condition of the PASP and the agreement for sale and purchase nor shall affect or prejudice the rights and obligations of the Owner under the PASP and the agreement for sale and purchase.

本確認書任何條款都不應被視為或詮釋為變更或修改臨時合約及買賣合約之任何條款或細則，亦不會影響或損害擁有人於臨時合約及買賣合約下之權利及責任。

- The parties do not intend any term of this letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) and agree that this letter shall be excluded from the application thereof.

雙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)強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。

- In case of any discrepancy between the Chinese and English text of this letter, the English version shall prevail.

如本函之中英文文本有任何差異，一概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Appendix
附錄

1. CABINET			
Location			Description of materials
(A)	Near Main Entrance		Multi-function Cabinet Multi-function Cabinet fitted with timber veneer door panel, adjustable timber veneer shelves and natural stone.
	Tower	Floor	
	1	1/F-15/F	
		16/F-26/F	
		27/F	
		28/F	
	2	1/F-15/F	
		16/F-26/F	
		27/F	
		28/F	
	3	1/F-15/F	
		16/F-26/F	
		27/F-28/F	
(B)	Near Main Entrance		Multi-function Cabinet Multi-function Cabinet fitted with plastic laminated door panel, adjustable plastic laminated shelves, natural stone, fixed glass shelves with metal frame.
	Tower	Floor	
	1	1/F-15/F	
	2	1/F-15/F	
	3	1/F-15/F	
(C)	Living Room		Multi-function Cabinet Storage Cabinet fitted with emulsion paint door panel and adjustable plastic laminate shelves.
	Tower	Floor	
	1	1/F-15/F	
		16/F -26/F	
	2	1/F-15/F	
		16/F -26/F	
(D)	Near Main Entrance		Decorative Cabinet Decorative Cabinet fitted with natural stone and metal trim.
	Tower	Floor	
	1	28/F	
	2	28/F	
(E)	Corridor		Multi-function Cabinet Multi-function Cabinet fitted with timber veneer door panel, adjustable timber veneer shelves and natural stone.
	Tower	Floor	
	1	16/F -26/F	
		27/F	
		28/F	
	2	16/F -26/F	
	3	27/F -28/F	
(F)	Corridor		Multi-function Cabinet Multi-function Cabinet fitted with timber veneer door panel, adjustable timber veneer shelves.
	Tower	Floor	
	1	28/F	
(G)	Utility		Built-in Cabinet for Appliance Built-in Cabinet for Appliance fitted with plastic laminate door panel, adjustable plastic laminate shelves.
	Tower	Floor	
	2	27/F -28/F	
	3	27/F -28/F	

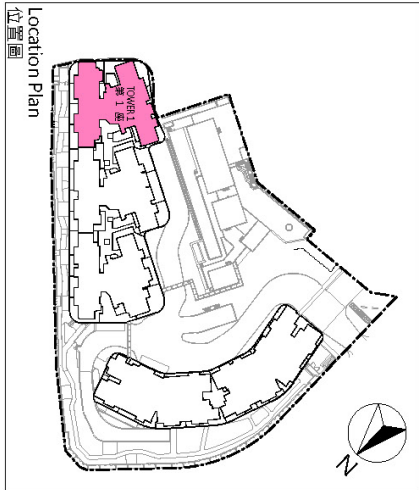
1. 儲物櫃				
位置			物料描述	
(A)	靠近大門入口			多功能櫃 多功能櫃配以木皮飾面門板，木皮飾面活動層板及天然石材。
	座數	樓層	單位	
	1	1 樓至 15 樓	A,B,C,D,G	
		16 樓至 26 樓	C,D	
		27 樓	A,B	
		28 樓	B	
	2	1 樓至 15 樓	A,B,C,D,G	
		16 樓至 26 樓	C,D,E	
		27 樓	A,B,C	
		28 樓	B,C	
	3	1 樓至 15 樓	A,B,C,D,G	
		16 樓至 26 樓	A,B,C,D,E,F	
		27 樓至 28 樓	B,C	
	(B)	靠近大門入口		
座數		樓層	單位	
1		1 樓至 15 樓	E,F	
2		1 樓至 15 樓	E,F	
3		1 樓至 15 樓	E,F	
(C)	客廳			儲物櫃 儲物櫃配以乳膠漆門板及膠板飾面活動層板。
	座數	樓層	單位	
	1	1 樓至 15 樓	A	
		16 樓至 26 樓	A,B	
	2	1 樓至 15 樓	C	
		16 樓至 26 樓	A,B	
(D)	客廳			裝飾櫃 裝飾櫃配以天然石材及金屬裝飾邊。
	座數	樓層	單位	
	1	28 樓	A	
	2	28 樓	A	
(E)	走廊			多功能櫃 多功能櫃配以木皮飾面門板，木皮飾面活動層板及天然石材。
	座數	樓層	單位	
	1	16 樓至 26 樓	A,B	
		27 樓	B	
		28 樓	B	
	2	16 樓至 26 樓	A,B	
		27 樓	A	
	3	27 樓至 28 樓	A	

Annex 11
附件 11

(F)	走廊			多功能櫃 多功能櫃配以木皮飾面門板，木皮飾面活動層板。
	座數	樓層	單位	
	1	28 樓	A	
(G)	工作間			嵌入式家電櫃 嵌入式家電櫃配以膠板門板及膠板飾面活動層板。
	座數	樓層	單位	
	2	27 樓至 28 樓	A	
	3	27 樓至 28 樓	A	







TOWER 1
第1座
1/F
1樓

Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)



- NOTES:
- The Purchaser hereby acknowledges, agrees and accepts, prior to the signing of the Preliminary Agreement for Sale and Purchase of the Property, that different parts of the Property have different Ceiling Height for the air-conditioning system and/or mechanical and electrical services, and the actual ceiling height of the Property may vary subject to the as-built condition.
 - The plan is for showing the approximate floor-to-ceiling height of certain part(s) of the Property only and may not reflect the latest conditions of other matters.
 - "Ceiling Height" refers to the distance between the underside of the ceiling and/or sunken structures and the top surface of the floor finishing of the Property. (For ceiling height between concrete structures, please refer to the approved structural framing plans).
 - In case of any discrepancy between the Chinese and English version of the text herein, the English version shall prevail.
 - Subject to confirmation upon completion of the Phase.
- 備註:
- 買方在簽署該物業的臨時買賣合約前已清楚明白，同意並接受物業的不同部份有不同天花高度，以裝置冷氣機及/或其他機械設備，該等部份的天花高度在上圖以顏色顯示，物業的實際天花高度可能有差異，以剛建成狀況為準。
 - 上圖僅供顯示物業個別部分的大約樓底高度，未必反映其他事項之最新情況。
 - 天花高度指該物業的層天花及/或將該樓層的頂面與中樑頂面之間的距離。(有關石屎結構之間的天花高度，請參閱已批准的建築結構圖。)
 - 如本文件所載文字的中英文本有任何差異，一概以英文文本為準。
 - 有待期滿後重新確認。

BATH = BATH ROOM 浴室
BR = BEDROOM 睡房
DIN = DINING ROOM 飯廳
KIT = KITCHEN 廚房
LAV = LAVATORY 洗手間
LN = LIVING ROOM 客廳
M BATH = MASTER BATH ROOM 主人浴室
MBR = MASTER BEDROOM 主人睡房
OPEN KIT = OPEN KITCHEN 開放式廚房
UT = UTILITY 工作間












LEGEND:	
	Ceiling Height will be approximately 2300mm above finished floor level 天花高度於樓板完成面以上約 2300毫米
	Ceiling Height will be approximately 2450mm above finished floor level 天花高度於樓板完成面以上約 2450毫米
	Ceiling Height will be approximately 2600mm above finished floor level 天花高度於樓板完成面以上約 2600毫米
	Ceiling Height will be approximately 2650mm above finished floor level 天花高度於樓板完成面以上約 2650毫米
	Ceiling Height will be approximately 2900mm above finished floor level 天花高度於樓板完成面以上約 2900毫米
	Ceiling Height will be approximately 2950mm above finished floor level 天花高度於樓板完成面以上約 2950毫米
The Vendor	
買方	
MTR Corporation Limited 香港鐵路有限公司 (as "Owner" 作為 "擁有人") Magic Energy Limited 妙能有限公司 (as "Person so engaged" 作為 "如此聘用的人")	
Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註: "擁有人"指該物業的住宅物業的法定擁有人或實益擁有人，"如此聘用的人"指該物業的住宅物業的法定擁有人或實益擁有人，設計、規劃、建造、裝置、完成及銷售該物業的人士。	
The Phase	
期數	
Address	
1 CHING HAU STREET* 何文田物業發展項目的第 II 期 (朗賢苑) 的第 1A 期 忠孝里第 1 座	
Property	
物業	
Tower 座	
1	
Floor 樓	
1	
Flat 單位	
Purchaser	
買方	
ID / Passport / B.R. NO.	
身份證 / 護照 / 商業登記證號碼	
Date	
日期	

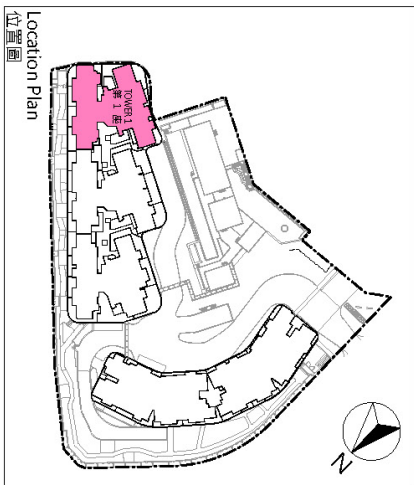
Signed by Purchaser:
買方簽署:

TOWER 1
第1座
2-12/F
2-12樓

Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)



<p>圖例：</p> <p>Calling Height will be approximately 2300mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2300毫米</p>		天花高度於地盤完成面以上約 2300毫米
		Calling Height will be approximately 2450mm above finished floor level
		天花高度於地盤完成面以上約 2450毫米
		Calling Height will be approximately 2600mm above finished floor level
		天花高度於地盤完成面以上約 2600毫米
<p>圖例：</p> <p>Calling Height will be approximately 2650mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2650毫米</p>		天花高度於地盤完成面以上約 2650毫米
		Calling Height will be approximately 2900mm above finished floor level
		天花高度於地盤完成面以上約 2900毫米
		天花高度於地盤完成面以上約 2900毫米
		天花高度於地盤完成面以上約 2900毫米
<p>圖例：</p> <p>Calling Height will be approximately 2950mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2950毫米</p>		天花高度於地盤完成面以上約 2950毫米

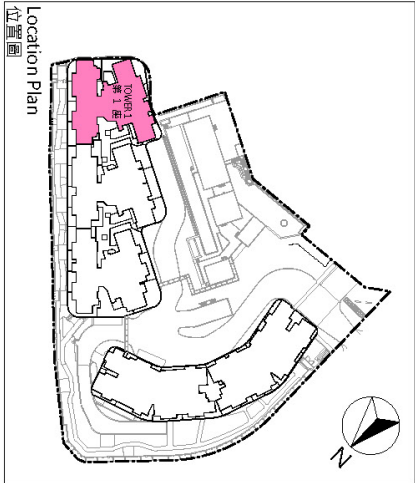


Signed by Purchaser:
買方簽署:










TOWER 1
第1座
15/F
15樓



Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)

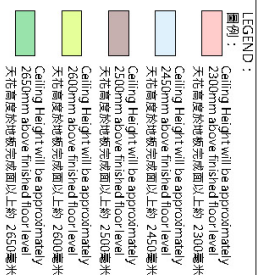
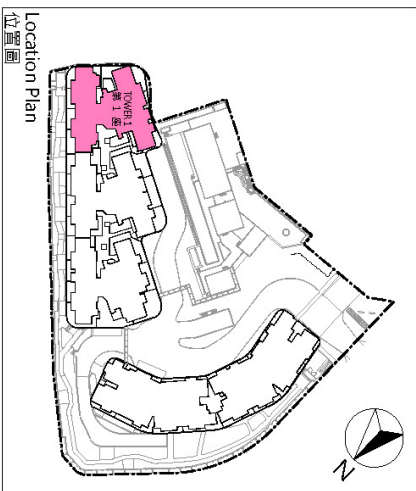


- SCALE (尺呎) 0 2 4 6 8 10m (米)
- NOTES
- The Purchaser hereby acknowledges, agrees and accepts, prior to the signing of the Preliminary Agreement for Sale and Purchase of the Property, that different parts of the Property have different ceiling heights and that the actual ceiling height of the Property may vary subject to the as-built condition. The actual ceiling height of the Property may vary subject to the as-built condition.
 - The plan is for showing the approximate floor-to-ceiling height of certain part(s) of the Property only and may not reflect the latest conditions of other matters.
 - "Ceiling Height" refers to the distance between the underside of the ceiling and/or sunken slabs and the top surface of the floor finishing of the Property. (For ceiling height between concrete structures, please refer to the approved structural framing plans.)
 - In case of any discrepancy between the Chinese and English version of the text herein, the English version shall prevail.
- Subject to confirmation upon completion of the Phase.
- 備註:
- 買方在簽署該物業的臨時買賣合約前已清楚明白，同意並接受物業的不同部份的不同天花高度，以裝置冷氣機管及任何其他機設備，該等部份的天花高度在上圖以顏色顯示，物業的實際天花高度可能有差異，以現場狀況為準。
 - 上圖僅供顯示物業個別部分的大約樓底高度，未必反映其他事項之最新情況。
 - 天花高度指該物業的樓底及/或降樓板頂面與樓面裝修之間的距離。(有關石底結構之天花高度，請參閱已批准的建築結構圖。)
 - 如本文件所載文字之中文文本有任何差異，一概以英文文本為準。
- * 有待期數落成時確認。
- BATH = BATH ROOM 浴室
BR = BEDROOM 睡房
DIN = DINING ROOM 飯廳
KIT = KITCHEN 廚房
LIV = LIVING ROOM 客廳
LAV = LAVATORY 洗手間
M BATH = MASTER BATH ROOM 主人浴室
MBR = MASTER BEDROOM 主人睡房
OPEN KIT = OPEN KITCHEN 開放式廚房
UT = UTILITY 工作間

圖例:		LEGEND:	
	Ceiling Height will be approximately 2.25m above finished floor level		Ceiling Height will be approximately 2.80m above finished floor level
	Ceiling Height will be approximately 2.30m above finished floor level		Ceiling Height will be approximately 2.75m above finished floor level
	Ceiling Height will be approximately 2.40m above finished floor level		Ceiling Height will be approximately 2.90m above finished floor level
	Ceiling Height will be approximately 2.45m above finished floor level		
	Ceiling Height will be approximately 2.50m above finished floor level		
	Ceiling Height will be approximately 2.60m above finished floor level		
天台高度的地板完成面以上約 2.60 厘米			
The Vendor		買方	
MTR Corporation Limited 香港鐵路有限公司 (as "Owner" (作為"擁有人"))		Magic Energy Limited 妙騰有限公司 (as "Person so engaged" (作為"如此聘用的人"))	
Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.		Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.	
註: "擁有人"指該物業中住宅物業的所有人或實益擁有人，"如此聘用的人"指該物業中住宅物業的所有人或實益擁有人，設計、規劃、建造、裝置、完成及銷售過程的人士。		註: "擁有人"指該物業中住宅物業的所有人或實益擁有人，"如此聘用的人"指該物業中住宅物業的所有人或實益擁有人，設計、規劃、建造、裝置、完成及銷售過程的人士。	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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The Phase		期數	
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The Phase		期數	
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The Phase		期數	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
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地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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地址		地址	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
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地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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The Phase		期數	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
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Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
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The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development		期數	
地址		地址	
1 CHUNG HAU STREET *		忠孝街1號 *	
The Phase		期數	
Phase 1A of Phase II (CONMANTIN) of Ho Man Tin Station Property Development			

TOWER 1
第1座
16-25/F
16-25樓

Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)



賣方	MIR Corporation Limited 妙德有限公司 (as "Owner" 作為「賣方」)
賣方	Magic Energy Limited 妙德有限公司 (as "Owner" 作為「賣方」)
期數	Note: "Owner" means the legal or beneficial owner of the residential properties in the phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the phase. 註: "賣方" 指期數中的住宅物業的法律上的擁有人或實益擁有人、"如此聘用的" 指僱用人士聘用以統籌和監督期數的設計、規劃、建造、裝璜、完成及銷售過程的人士。
The Phase	Phase I/A of Phase II (ON MAN TIN) of Ho Man Tin Station Property Development 何文田站第二發展項目第II期(朗賢閣)的第IIA期
Address	1 CHUNG HAU STREET * 忠孝里1號*
Property	TOWER 座
樓物業	1
Purchaser	Floor 樓
買方	Flat 單位
ID./Passport / B.R. NO	
身份證 / 護照 / 商業登記證號碼	
Date	
日期	

Signed by Purchaser:
買方簽署:

TOWER 1
第1座
26/F
26樓

(只作識別用途)



SCALE (比例尺)



0 2 4 6 8 10m (米)

NOTES:

1. The Purchaser hereby acknowledges, agrees and accepts, prior to the signing of the Preliminary Agreement for Sale and Purchase of the Property, that different parts of the Property have different Ceiling Height for the air-conditioning system and/or mechanical and electrical services, and the Ceiling Height of such parts of the Property are as shown coloured on the floor plan above. The actual Ceiling Height of the Property may vary subject to the as-built condition.
2. The plan is for showing the approximate floor-to-ceiling height of certain part(s) of the Property only, and may not reflect the latest conditions of other materials.
3. 'Ceiling Height' refers to the distance between the underside of the ceiling and/or sunken slabs and the top surface of the floor finishing of the Property. (For ceiling height between concrete structures, please refer to the approved structural framing plans).

In case of any discrepancy between the Chinese and English version of the text herein, the English version shall prevail.

* Subject to confirmation upon completion of the Phase.
備註:

1: 買方在簽署該物業的臨時買賣合約前已清楚明白、同意並接受物業的不同部份的不同大花崗底

以裝置冷熱風管及/或其他機電設備。該等部份的天花高度在上圖以顏色顯示物業的實際天花高度可能有差異，以現狀狀況為準。

2: 上圖僅供顯示物業個別部分的大約樓底高度。

未必反映其他事項之最新情況。

3: 大化高度指該物業的假大化及 / 或跌級樓板的底面與地板表面裝(有)關石屎結構之間的天花高度。請參閱已批准的建築結構圖。)。

4: 如本文件所載文字的中英文文本有任何差異，一概以英文文本為準。

有待期數落成時確認。

BATH	= BATH ROOM 浴室
BR	= BEDROOM 睡房
DIN	= DINING ROOM 飯廳
KT	= KITCHEN 廚房
LAV	= LAVATORY 洗手間
LV	= LIVING ROOM 客廳
M BATH	= MASTER BATH ROOM 主人浴室
MBR	= MASTER BEDROOM 主人睡房
UT	= UTILITY 工作間

LEGEND:

2500mm	<p>Calling Height will be approximately 2300mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2300 毫米</p>	<p>Calling Height will be approximately 2650mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2650 毫米</p>
2400mm	<p>Calling Height will be approximately 2400mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2400 毫米</p>	<p>Calling Height will be approximately 2700mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2700 毫米</p>
2300mm	<p>Calling Height will be approximately 2450mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2450 毫米</p>	<p>Calling Height will be approximately 2800mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2800 毫米</p>
2200mm	<p>Calling Height will be approximately 2500mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2500 毫米</p>	<p>Calling Height will be approximately 2850mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2850 毫米</p>
2100mm	<p>Calling Height will be approximately 2550mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2550 毫米</p>	<p>Calling Height will be approximately 2900mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2900 毫米</p>
2000mm	<p>Calling Height will be approximately 2600mm above finished floor level</p> <p>天花高度於地盤完成面以上約 2600 毫米</p>	

The Vendor 賣方	MTR Corporation Limited 香港鐵路有限公司 (as "Owner" 作為"擁有人") Madr Energy limited 妙德有限公司 (as "Person so engaged" 作為"聘請的人")
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Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the phase.
註：「擁有人」指期數中的住宅物業的法律上或實益擁有人，「設計、規劃、建造、完成及銷售過程的人」，則指獲聘人。

The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第IIA期
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Address 地址	1 CHUNG HAU STREET * 思孝街1號 *
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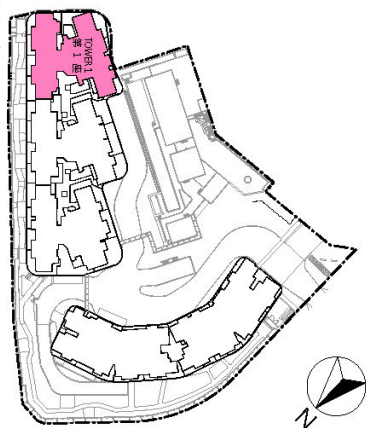
Property 該物業	Tower 座	Floor 樓	Flat 單位
	1	26	

Purchaser 買方	
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Date	ID / Passport / B.R. NO. 身分證 / 護照 / 商業登記證號碼

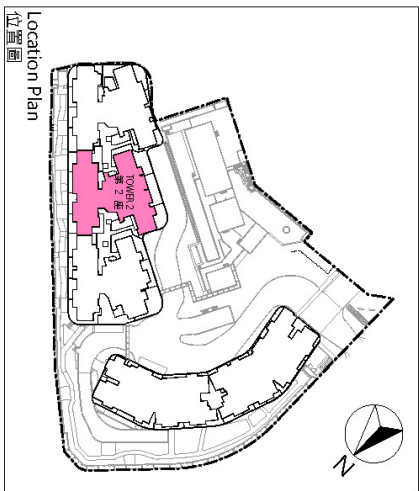
Date 日期	

Signed by Purchaser:
買方簽署:

Location Plan
位置圖

TOWER 2
第2座
16-25/F
16-25樓

Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)



LEGEND :

Celling Height will be approximately 2300mm above finished floor level
天花高度於地板完成面以上約 2300毫米

Celling Height will be approximately 2450mm above finished floor level
天花高度於地板完成面以上約 2450毫米

Celling Height will be approximately 2500mm above finished floor level
天花高度於地板完成面以上約 2500毫米

Celling Height will be approximately 2600mm above finished floor level
天花高度於地板完成面以上約 2600毫米

Celling Height will be approximately 2650mm above finished floor level
天花高度於地板完成面以上約 2650毫米

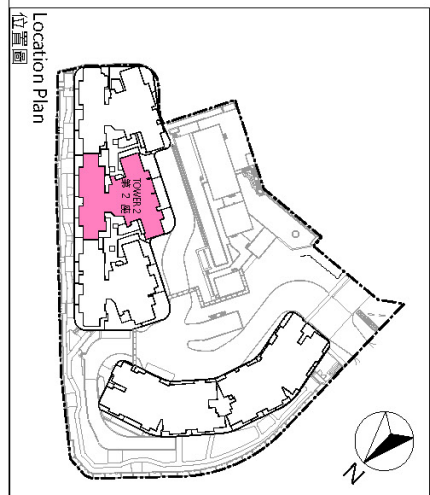
Celling Height will be approximately 2950mm above finished floor level
天花高度於地板完成面以上約 2950毫米

<p>The Vendor 賣方</p>	<p>MIR Corporation Limited 香港鐵路有限公司 (as "Owner" 作為「僱有人」) Majic Energy Limited 牧維有限公司 (as "Person so engaged" 作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註: "僱有人" 指期劃中的住宅物業的法律上的擁有人或實益擁有人, "如此聘用的人" 指僱用人聘用以協調和監督期劃的設計、規劃、建造、裝置、完成及銷售過程的人士。</p>
<p>The Phase 期劃</p>	<p>Phase II(a of Phase II (OWMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗豪閣) 的 Phase II A 期</p>
<p>Address 地址</p>	<p>1 CHUNG HAU STREET * 忠孝道1號 *</p>
<p>Property 該物業</p>	<p>Tower 座 2</p>
<p>Purchaser 買方</p>	<p>Floor 樓 Flat 單位</p>
<p>ID. / Passport / B.R. NO. 身份證 / 護照 / 商業登記證號碼</p>	
<p>Date 日期</p>	

Signed by Purchaser:
買方簽署:

TOWER 2
第2座
26/F
26樓

Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)



LEGEND:	
Ceiling Height will be approximately 2300mm above finished floor level	Ceiling Height will be approximately 2700mm above finished floor level
Ceiling Height will be approximately 2400mm above finished floor level	Ceiling Height will be approximately 2800mm above finished floor level
Ceiling Height will be approximately 2450mm above finished floor level	Ceiling Height will be approximately 2850mm above finished floor level
Ceiling Height will be approximately 2500mm above finished floor level	Ceiling Height will be approximately 2900mm above finished floor level
Ceiling Height will be approximately 2550mm above finished floor level	Ceiling Height will be approximately 3000mm above finished floor level
Ceiling Height will be approximately 2600mm above finished floor level	Ceiling Height will be approximately 3100mm above finished floor level
Ceiling Height will be approximately 2650mm above finished floor level	

- SCALE (比例)
0 2 4 6 8 10m (米)
- NOTES
- The Purchaser hereby acknowledges, agrees and accepts, prior to the signing of the Preliminary Agreement for Sale and Purchase of the Property, that different parts of the Property have different Ceiling Height for the air-conditioning system and/or mechanical and electrical services, and the actual ceiling height of the Property may vary subject to the as-built condition.
 - The plan is for showing the approximate floor-to-ceiling height of certain part(s) of the Property only and may not reflect the latest conditions of other matters.
 - "Ceiling Height" refers to the distance between the underside of the ceiling and/or sunken slabs and the top surface of the floor finishing of the Property. (For ceiling height between concrete structures, please refer to the approved structural framing plans.)
 - In case of any discrepancy between the Chinese and English version of the text herein, the English version shall prevail.
- * Subject to confirmation upon completion of the Phase
- 備註:
- 買方在簽署該物業的臨時買賣合約前已清楚明白，同意並接受物業的不同部份的不同天花高度，以裝置冷氣機風管及/或其他機械設備，該等部份的天花高度在上圖以顏色標示。
 - 上圖僅供顯示物業個別部份的大約樓底高度，未必反映其他事項之最新情況。
 - “天花高度”指該物業的樓底及/或將該樓板的底面與地板表面裝修之間的距離。(有關石屎結構之間的天花高度，請參閱已批准的建築結構圖。)
 - 如本文件所載文字的中英文文本有任何差異，一概以英文文本為準。
- 有時期數為期時確證。
- BATH = BATH ROOM 浴室
BR = BEDROOM 睡房
DIN = DINING ROOM 飯廳
KIT = KITCHEN 廚房
LAV = LAVATORY 洗手間
LIV = LIVING ROOM 客廳
M BATH = MASTER BATH ROOM 主人浴室
M BR = MASTER BEDROOM 主人睡房
UT = UTILITY 工作間
STORE = STORE ROOM 儲物室

The Vendor 賣方		MTR Corporation Limited 香港鐵路有限公司 (as "Owner" 作為"擁有人") Magic Energy 妙能有限公司 (as "Person so engaged" 作為"如此聘用的人") Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註: "擁有人" 指該物業中的住宅物業的擁有人或實益擁有人，"如此聘用的人" 指擁有人聘用以統籌和監督該物業的設計、規劃、建造、裝置、完成及銷售過程的人士。
Address 地址		Phase 1(A of Phase II (ON/MANTIN)) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 I 期 (何文田) 的 Phase 1(A 期) 1 CHUNG HAU STREET * 忠孝街1號 *
Property 該物業		Tower 2 26
Purchaser 買方		Flat 單位
ID./Passport / B.R. NO. 身份證 / 護照 / 商業登記證號碼		
Date 日期		










Signed by Purchaser:
買方簽署:

TOWER 3
第3座
16/F - 25/F
16樓至25樓



Ceiling Height Plan 天花高度圖
(for identification purpose only)
(只作識別用途)



LEGEND :	
 Ceiling Height will be approximately 2300mm above finished floor level 天花高度於地板完成面以上約 2300毫米	 Ceiling Height will be approximately 2900mm above finished floor level 天花高度於地板完成面以上約 2900毫米
 Ceiling Height will be approximately 2450mm above finished floor level 天花高度於地板完成面以上約 2450毫米	 Ceiling Height will be approximately 2950mm above finished floor level 天花高度於地板完成面以上約 2950毫米
 Ceiling Height will be approximately 2500mm above finished floor level 天花高度於地板完成面以上約 2500毫米	 Ceiling Height will be approximately 2650mm above finished floor level 天花高度於地板完成面以上約 2650毫米
 Ceiling Height will be approximately 2600mm above finished floor level 天花高度於地板完成面以上約 2600毫米	
 Ceiling Height will be approximately 2650mm above finished floor level 天花高度於地板完成面以上約 2650毫米	
 Ceiling Height will be approximately 2650mm above finished floor level 天花高度於地板完成面以上約 2650毫米	

The Vendor 賣方 MTR Corporation Limited 香港鐵路有限公司 (as "Owner" or engaged "person so engaged" 作為"擁有人") Magic Energy Limited 妙能有限公司 (as "person so engaged" 作為"如此指用的人")	
Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, letting out, completing and marketing the phase. 註: "擁有人"指該發展中的住宅物業發展項目的擁有人或實益擁有人。 "如此指用的人"指獲委任為該物業發展項目的設計、策劃、建造、發售、完成及銷售發展項目的人士。	
The Phase 期數 Phase 1A of Phase II (IONNANTINI) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (附屬) 的第 1A 期	
Address 地址 1 CHUNG HAU STREET * 豐泰街1號 *	
Property 物業 Tower 3 3	
Purchaser 買方 Flat 單位	
ID / Passport / B.R. NO. 身份證 / 護照 / 商業登記證號碼	
Date 日期	

- SCALE (山勢) 0 2 4 6 8 10m (米)
- NOTES:
- The Purchaser hereby acknowledges, agrees and accepts, prior to the signing of the Preliminary Agreement for Sale and Purchase of the Property, that different parts of the Property have different Ceiling Height for the air-conditioning system and/or mechanical and electrical services, and the actual ceiling height of the Property may vary subject to the as-built condition.
 - The plan is for showing the approximate floor-to-ceiling height of certain parts of the Property only and may not reflect the latest conditions of other matters.
 - "Ceiling Height" refers to the distance between the underside of the ceiling and/or concrete structures, please refer to the approved structural framing plans). (For ceiling height between the English version shall prevail.
 - In case of any discrepancy between the Chinese and English version of the text herein, the English version shall prevail.
- 備註:
- 買方在簽署該物業的臨時買賣合約前已清楚明白，同意並接受該物業的不同部份的不同天花高度，以裝置冷氣暖氣及/或其機械電氣設備。該等部份的天花高度在上圖以顏色顯示。物業的實際天花高度可能有差異，以實況為準。
 - 上圖僅供顯示物業個別部分的大約高度。
 - 天花高度僅為物業的近似高度，或該結構的底面與天花板面之間的距離。(有關結構圖紙中的天花高度，請參閱已批准的建築結構圖紙)。
 - 如本文件的中文文本與英文文本有任何差異，一概以英文文本為準。

Signed by Purchaser:
買方簽署:

Acknowledgement Letter Regarding Operation of Gondola
關於吊船操作的確認書

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司(作為「如此聘用的人」)^ ^ Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人，「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 該物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that :-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：

- The Purchaser hereby acknowledges that the Property is a residential unit with private flat roof or roof. Clause 2(d) of Part II of the Second Schedule to the Principal Deed of Mutual Covenant and Management Agreement of the Development (“PDMC”) stipulates that:-
買方謹此確認該物業屬帶有私人平台或天台的住宅單位。發展項目的主公契及管理協議（「主公契」）附表二第 II 部第 2(d) 條規定：

- (d) In respect of any roof or flat roof forming part of a Residential Unit :-
- the right for the Manager, his servants, agents, contractors and persons duly authorized on prior reasonable notice (except in case of emergency) to gain access to and enter upon any such roof or flat roof and to remain there for such reasonable period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Common Services and Facilities in or upon the roof or flat roof or to which access is gained via the roof or flat roof and, on a temporary basis, to erect, place or store on any roof or flat roof any scaffolding or other plant, equipment or materials necessary for the purpose of any works for so long as such works are being carried out and the Owner or occupier of such roof or flat roof shall provide reasonable unobstructed access to such roof or flat roof to the Manager, his servants, agents, contractors and persons duly authorized in exercise of their right conferred by this sub-clause (i);
 - the right for the Manager to have access to, over and/or on the roof or flat roof or the parapet walls of the roof or flat roof to maintain, repair, operate, temporarily install and move the cleaning gondola and/or any davit arm, other equipment or device of management (collectively referred to in this Deed as the “gondola” which expression shall include all brackets, hinges, posts or other related equipment) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Estate, and on prior reasonable notice given to the Owner of the Residential Unit, for the Manager, his servants, agents, contractors and persons duly authorized to enter upon the roof or flat roof for the purposes of operating, installing, keeping, repairing, storing and/or parking the gondola;
- PROVIDED THAT the Manager in exercising the rights under Clauses 2(d)(i) and 2(d)(ii) above shall cause as little disturbance as possible and shall at his own costs and expenses make good any damage caused thereby to such Residential Unit and shall be liable for the negligent, wilful or criminal acts of the Manager, his staff, agents and contractors.

(中文譯本謹供參考)

(d) 就構成住宅單位一部分的任何天台或平台而言：

- (i) 管理人、其僱員、代理人、承建商及經正式授權的人士，在事先發出合理通知的情況下（緊急情況除外），有權進入任何該等天台或平台，並在所需的合理時間內留在該處，以檢查、重建、修理、更新、保養、清潔、油漆或裝飾該天台或平台內或其上的全部或任何部分公用地方及公用服務和設施，以及、臨時在任何天台或平台上架設、放置或儲存任何工程所需的棚架或其他裝置、設備或物料，只要該等工程正在進行，而該天台或平台的業主或佔用人須提供合理而暢通無阻的通道予管理人、其僱員、代理人、承建商及獲正式授權的人士，以行使本第 (i) 款賦予的權利；
- (ii) 管理人有權進入、越過和/或在天台或平面天台或天台或平面天台的護牆上維護、修理、操作、臨時安裝和移動清潔吊船和/或任何吊臂、其他設備或管理裝置（在本契約中統稱為 "吊船"，該表述應包括所有支架、鉸鏈、柱子或其他相關設備）以進行維修、清潔、提升、保養、維修、翻新、裝飾、改善及/或更換屋苑任何外部的任何部分，以及在事先向住宅單位的業主發出合理通知後，管理人、其僱員、代理人、承建商及獲正式授權的人士可進入天台或平頂，以操作、安裝、保管、維修、貯存及/或停放吊船；

但管理人在行使上述第 2(d)(i) 及 2(d)(ii) 條的權利時，須盡量減少滋擾，並須自行承擔費用及開支，以彌補因此而對該住宅單位造成的任何損害，並須對管理人、其職員、代理人及承建商的疏忽、故意或刑事行為負責。

2. The Purchaser further acknowledge and confirm his understanding that during the access to the flat roof or roof of the Property by the Manager in exercising and carrying out of the Manager's rights, powers and duties under the provision of the PDMC or any Sub-Deed of Mutual Covenant, his enjoyment of the flat roof or roof of the Property may be adversely affected.

買方同時謹此確認知悉和明白，在管理人行使和履行於主公契或任何副公契的條款下的權利、權力和職責出入該物業的私人平台或天台期間，可能會對買方享用該物業的私人平台或天台造成不利影響。

3. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.

本人 / 吾等確認及聲明本人 / 吾等同意購入該物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

4. In case of any discrepancy between the Chinese and English text of this letter, the English version shall prevail.

如本函之中英文文本有任何差異，一概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Noise Mitigation Measures
關於噪音緩解措施的確認書

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司(作為「如此聘用的人」)^ ^ Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人，「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 該物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that :-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：

- Pursuant to Clause 10 of Section D of the Sub-Deed of Mutual Covenant (“**Sub-DMC**”) of the Phase, noise mitigation measures will be provided in or installed at the Property which shall include acoustic windows (baffle-type), acoustic balconies (baffle-type), acoustic doors (baffle-type) and fixed glazing with/without maintenance windows (collectively “**Noise Mitigation Measures**”).
根據期數的副公契（「**副公契**」）D 部分第 10 條，該物業將提供或安裝若干噪音緩解措施，包括隔音窗（擋板式）、隔音露台（擋板式）、隔音門（擋板式）和附有/不附有維護窗口的固定玻璃（統稱「**噪音緩解措施**」）。
- Under the Sub-DMC, no owner of a residential property containing the Noise Mitigation Measures shall do or permit any act or thing to be done which may in any way damage or affect the Noise Mitigation Measures.
根據副公契，含有噪音緩解措施的住宅物業的業主均不得做出或允許做出任何可能以任何方式損害或影響噪音緩解措施的行為或事情。
- I/We may refer to the “Floor Plans of Residential Properties in the Phase” section in the sales brochure of the Phase or the Sub-DMC of the Phase for further details of the Noise Mitigation Measures.
本人／吾等可以參閱期數的售樓說明書之「期數的住宅物業的樓面平面圖」部份或期數的副公契，以了解噪音緩解措施之詳情。
- I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.
本人 / 吾等確認及聲明本人 / 吾等同意購入該物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
- In case of any discrepancy between the Chinese and English text of this letter, the English version shall prevail.
如本函之中英文文本有任何差異，一概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Vent Shaft and Intake/Exhaust Louvers of Cooling Tower of Ho Man Tin Station
關於何文田站通風口及冷卻塔鮮風/排氣口的確認書

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司(作為「如此聘用的人」)^ ^ Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人，「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 該物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that :-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：

1. Certain vent shafts and cooling tower and its intake/exhaust louvers of Ho Man Tin Station is now being erected at the locations and at the approximate levels shown on the layout plan of the Development attached hereto for identification purpose only. Such vent shafts and intake/exhaust louvers may affect the view from the Property and/or the enjoyment of the Property.
何文田站的若干通風口及冷卻塔的鮮風/排氣口現正興建於附件僅作識別用途的發展項目佈局圖中顯示的大概位置及大概高度。該等通風口及冷卻塔的鮮風/排氣口有可能影響該物業的景觀，及/或對該物業的享用。
2. I/We am/are fully aware of the said vent shafts and the cooling tower and its intake/exhaust louvers. I/We will not make any objection, claims, demands or remedies against the Vendor in relation thereto, whether before or after completion of the sale and purchase.
本人 / 吾等確認及聲明本人 / 吾等同意購入物業時已完全知悉上述通風口及冷卻塔的鮮風/排氣口。本人 / 吾等不會就此提出任何反對或向賣方作出任何反對、申索、要求或補償，不論於買賣成交之前或之後。
3. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

LAYOUT PLAN

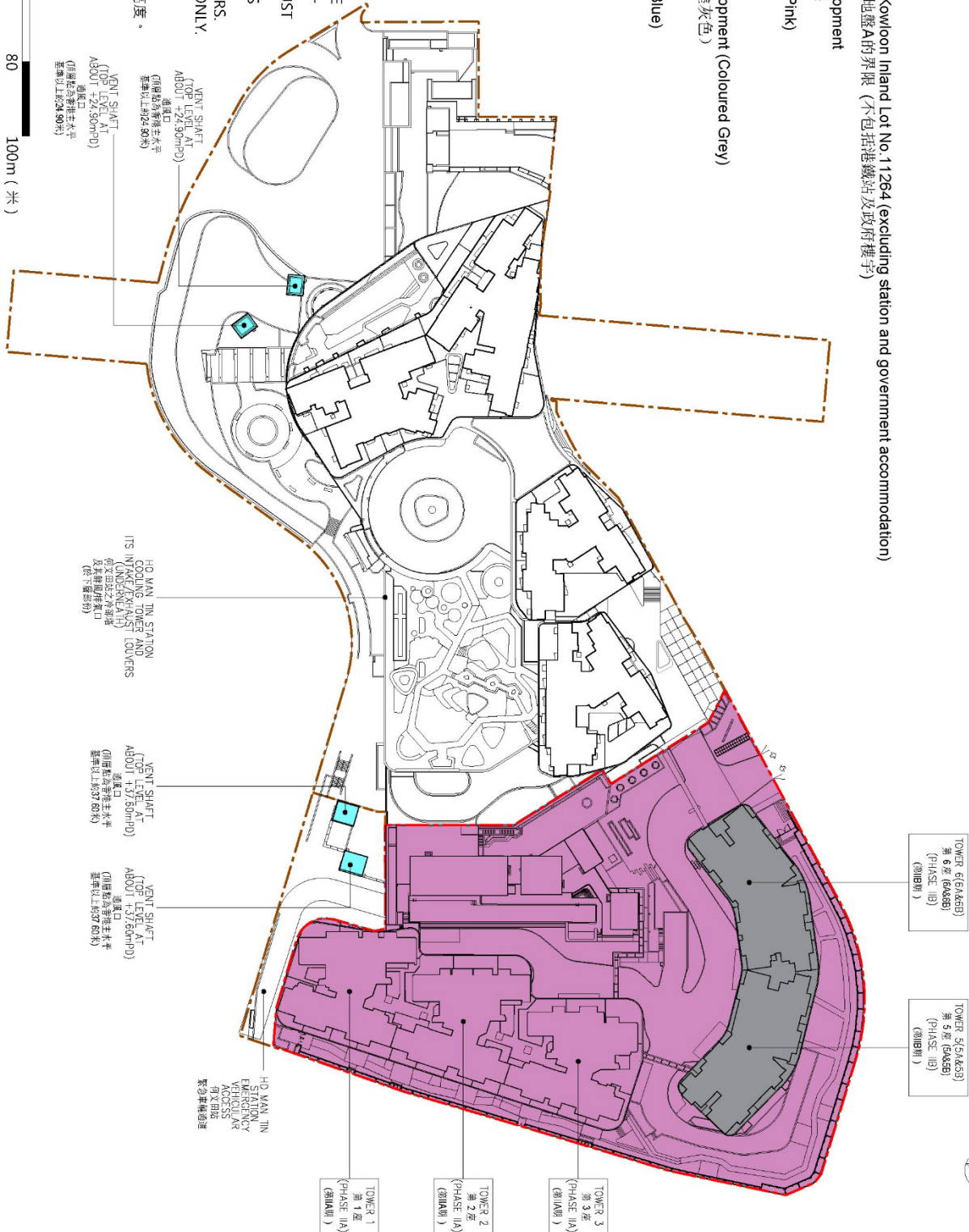
佈局圖

Legend 圖例

- Boundary of Site A of Kowloon Inland Lot No.11264 (excluding station and government accommodation)
九龍內地段第11264號地盤A的界限 (不包括港鐵站及政府樓宇)
- Boundary of the Development
發展項目的界線
- The Phase (Coloured Pink)
期數 (塗粉紅色)
- Phase IIB of the Development (Coloured Grey)
發展項目的第IIB期 (塗灰色)
- Vent Shaft (Coloured Blue)
通風口 (塗藍色)

- NOTE:
1. THE PLAN IS FOR SHOWING THE LOCATIONS AND LEVELS OF ALL VENT SHAFTS AND COOLING TOWER AND ITS INTAKE/EXHAUST LOUVERS OF HO MAN TIN STATION ONLY. THE PLAN DOES NOT REFLECT THE LATEST CONDITIONS OF OTHER MATTERS.
 2. THE PLAN IS FOR INDICATION ONLY.
- 備註:
- 1: 此圖僅顯示向文田站所有通風井及冷卻塔的鮮風/排氣口的位置及高度。此圖不反映其他事項的最新情況。
 - 2: 此圖僅供識別之用。

SCALE 比例: 0 20 40 60 80 100m (米)



Acknowledgement Letter Regarding Flat Roof and Roof Matters
關於平台及天台的確認書

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司(作為「擁有人」)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司(作為「如此聘用的人」)^ ^ Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人，「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期			
Property 該物業		Tower 座	Floor 樓層	Flat 單位
	Flat (1) 單位(1)			
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and confirm that before the signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property, I/we am/are fully aware of and accept that:-

本人/我們，下述簽署人，僅此聲明及確認在簽署該物業之臨時買賣合約(「臨時合約」)之前，本人/我們清楚明白及接受:-

- The Purchaser hereby acknowledges that the Property is a residential unit with private flat roof or roof. According to the Principal Deed of Mutual Covenant and Management Agreement of the Development (the “PDMC”), the Purchaser shall at all times provide free and uninterrupted access for the Manager (as defined in the PDMC) to the private flat roof or roof of the Property for the purpose of exercising and carrying out of the Manager’s rights, powers and duties under the provision of the PDMC or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant. For the avoidance of doubt, the Manager shall on reasonable notice (except in an emergency) be allowed to enter the Property for the purpose of carrying out necessary repairs to the Estate (as defined in the PDMC) or to abate any hazard or nuisance which does or may affect the Common Areas or other Owners.
買方謹此確認該物業為設有私人平台或天台的住宅單位，根據發展項目的主公契及管理協議(「主公契」)，買方須隨時向管理人(按主公契定義)提供自由及不受阻礙的通行權進出該物業的私人平台或天台，以行使和履行管理人於主公契或任何副公契或分副公契的條款下的權利、權力和職責。為免疑問，管理人在合理通知下(緊急情況除外)將獲容許進入該物業，以對屋苑(按主公契定義)進行必要的維修，或消滅現正或可能影響公用地方或其他業主任何危險或滋擾。
- Without prejudice to the generality of the relevant provision under the PDMC, among others, the Manager shall have the following powers and duties :-
在無損主公契相關條款一般性的情況下，除其他之外，管理人擁有以下的權力和職責：
 - To maintain and keep in good repair and condition the Common Areas (as defined in the PDMC);
維修保養及保持公用地方(按主公契定義)處於良好修繕的狀態；
 - To arrange for the cleaning and lighting of the Common Areas;
安排公用地方的清潔及照明；
 - To maintain and keep in good repair and condition the Common Services and Facilities (as defined in the PDMC) and to replace or renew any part or parts that may need replacement or renewal.
維修保養及保持公用服務與設施(按主公契定義)處於良好修繕的狀態，以及更換或更新當中任何需要更換或更新的部份。
- The Purchaser further acknowledge and confirm his understanding that during the access to the flat roof or roof of the Property by the Manager in exercising and carrying out of the Manager’s rights, powers and duties under the provision of the PDMC or any Sub-Deed of Mutual Covenant or Sub-Sub-Deed of Mutual Covenant, the Purchaser’s enjoyment of the

flat roof or roof of the Property may be adversely affected.

買方進一步確認其知悉及明白在管理人行使和履行於主公契或任何副公契或分副公契的條款下的權利、權力和職責而進出該物業的私人平台或天台期間，可能會對買方享用該物業的私人平台或天台造成不利影響。

4. The Purchaser has agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.
買方同意購入該物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
5. This Acknowledgement Letter shall have effect notwithstanding and prevail over any representations, commitments, agreements, warranties or understandings, written or verbal, that the parties hereto may have had with respect to the subject matter of this letter.
本確認書具有之效力凌駕於任何各方有關本確認書內容之書面或口頭陳述、承諾、協議、保證或理解。
6. In the event of any conflict or discrepancy between the Chinese and English versions of this Acknowledgment Letter, the English version shall prevail.
如本確認書之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding alteration of building plans of the Property
關於修改該物業的建築圖則的確認書

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為“擁有人”)^ Magic Energy Limited (as “Person so engaged”) 妙能有限公司 (作為“如此聘用的人”)^ ^ Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註：“擁有人”指期數中的住宅物業的法律上的擁有人或實益擁有人、“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。		
The Phase 期數	Phase IIA of Phase II (ONMANTIN) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 II 期 (朗賢峯) 的第 IIA 期		
Property 該物業	Tower 座	Floor 樓	Flat 單位
Purchaser(s) 買方			
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)		

I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that :-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：

1. The Vendor has applied/will apply to the relevant Government authorities for amendment(s) to the building plan(s), including but not limited to the following alterations (the “Alterations”) :-

賣方已向／將會向相關政府部門申請修改建築圖則，當中包括但不限於以下改動（「該改動」）：

- Revision of A.C. grille pattern at Utility Platform in elevation plan for the following Flats:
於以下單位的立面圖修改工作平台的冷氣機格柵排列模式：

Tower 1 第 1 座:

- Flats A on 2/F – 3/F, 5/F, 7/F, 16/F - 17/F and 20/F
2 樓至 3 樓, 5 樓, 7 樓, 16 樓至 17 樓及 20 樓 A 單位
- Flat B on 16/F
16 樓 B 單位
- Flats C on 2/F – 3/F, 5/F – 10/F, 15/F 至 16/F, 18/F - 20/F and 25/F – 26/F
2 樓至 3 樓, 5 樓至 10 樓, 15 樓至 16 樓, 18 樓至 20 樓及 25 樓至 26 樓 C 單位
- Flats D on 18/F - 19/F and 25/F – 26/F
18 樓至 19 樓及 25 樓至 26 樓 D 單位

Tower 2 第 2 座:

- Flats A on 16/F and 20/F
16 樓及 20 樓 A 單位
- Flats B on 16/F – 17/F and 20/F – 21/F
16 樓至 17 樓及 20 樓至 21 樓 B 單位
- Flats C on 17/F - 20/F, 22/F – 23/F and 25/F – 26/F
17 樓至 20 樓, 22 樓至 23 樓及 25 樓至 26 樓 C 單位
- Flats E on 18/F, 22/F – 23/F and 26/F
18 樓, 22 樓至 23 樓及 26 樓 E 單位

Tower 3 第 3 座:

- Flats D on 16/F – 19/F
16 樓至 19 樓 D 單位
- Flats F on 16/F – 23/F
16 樓至 23 樓 F 單位

The Alterations are pending the approval of the relevant Government authorities and are subject to approval by the relevant Government authorities from time to time.

該改動尚待相關政府部門批准，及可能不時按相關政府部門的批核而更改。

2. The Alterations may not be shown in the sales brochure of the Phase and/or at the show flat of the Phase prior to my/our signing of the Preliminary Agreement.
該改動不一定於本人／吾等簽署臨時買賣合約前於期數的售樓說明書及/或期數的示範單位中顯示。
3. I/We hereby acknowledge and agree that the Vendor may commence, pursue and/or undertake any of the Alterations. Subject to the terms and conditions of the formal Agreement for Sale and Purchase of the Property to be signed by me/us (the “**Formal Agreement**”) pursuant to the Preliminary Agreement, whether or not the Alterations are approved by the relevant Government authorities, I/we must complete the purchase of the Property in accordance with the terms and conditions of the Formal Agreement and accept and take the Property with the Alterations (if the Alterations are approved by the relevant Government authorities) on completion of the sale and purchase of the Property. I/We shall not be entitled to raise any objection in relation to any of the Alterations, and shall not be entitled to any compensation or reduction in purchase price of the Property.
本人／吾等確認並同意賣方可展開、繼續及/或進行該改動。受限於本人／吾等將按臨時合約簽署的正式買賣合約（「**正式合約**」）之條款及條件，不論該改動有否獲相關政府部門批准，本人／吾等必須根據正式合約之條款及條件完成購買該物業，並在該物業買賣完成時，接受和接納該物業（如該改動獲相關政府當局批准）及該改動，本人／吾等亦無權就任何該改動提出任何反對及索取任何賠償或要求減低該物業的售價。
4. This letter shall not prejudice the Preliminary Agreement and the Formal Agreement, including without limitation to the Vendor’s right under the Formal Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances of comparable quality, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant Government authorities.
本函並不影響臨時合約及正式合約，包括但不限於正式合約項下賣方以其他質素相若的裝置、裝修物料及設備代替該物業的裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門批准為準。
5. I/We have been advised that I/we should seek independent legal advice before signing this letter, and I/we confirm that I/we have either already sought such independent legal advice, or that I/we fully understand the legal effect of this letter and the consequence thereof and have decided not to seek independent legal advice despite every opportunity having been offered to me/us to do so.
本人／吾等已獲建議本人／吾等應於簽署本函前徵詢獨立法律意見，而本人／吾等確認本人／吾等已經如此徵詢上述獨立法律意見，或本人／吾等完全明白本函的法律效力及其後果且決定即使已獲給予一切機會亦不會徵詢獨立法律意見。
6. I/We do not have any objection in relation to the above and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase.
本人／吾等對上述事項無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。
7. In case of any discrepancy between the Chinese and English text of this letter, the English version shall prevail.
如本函之中英文文本有任何差異，一概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

贈品、財務優惠或利益的列表

List of gifts, financial advantage or benefits

第 I 部份

Part I

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

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

2. 除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。

All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.

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

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

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

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

5. 所有就購買該項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

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

6. 由賣方指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。

The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser(s) shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

7. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時合約後 30 日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的發展項目的預計關鍵日期 (以較早者為準) 前 30 日向賣方提出申請，並須承擔有關律師費用及雜費 (如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the purchaser(s) wish(es) to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the purchaser(s) can apply to the Vendor for such change not earlier than 30 days after the date of signing of the PASP but not later than 30 days before the date of settlement of the balance of the Transaction Price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

第 II 部份
Part II

1. 備用一按貸款計劃 Standby First Mortgage Plan
只適用於使用支付計劃 B 或 D1 的自然人買方 (不適用於公司、機構或其他非個人買方)
Only applicable to purchaser(s) who is/are natural person(s) and use(s) Payment Plan B or D1 (not applicable to corporate, institutional or other purchaser(s) who is/are not individual(s))
- 買方可向如此聘用的人介紹之財務機構或如此聘用的人指定的其它公司 (「介紹之第一承按人」) 申請第一按揭貸款 (「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：
The Purchaser may apply to the financial institution referred by the Person so Engaged or any other company designated by the Person so Engaged (the “Referred First Mortgagee”) for first mortgage loan (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:
- (i) 成交金額為港幣3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的90%；成交金額為港幣3,000 萬以上但港幣3,500 萬或以下的住宅物業的第一按揭貸款最高金額為港幣 2,100 萬加成交金額的 20%；成交金額為港幣 3,500 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的 80%。
The maximum amount of First Mortgage Loan shall be 90% of the Transaction Price if the Transaction Price of the residential property is or under HK\$30 million. The maximum amount of First Mortgage Loan shall be HK\$21 million plus 20% of the Transaction Price if the Transaction Price of the residential property is over HK\$30 million but is or under HK\$35 million. The maximum amount of First Mortgage Loan shall be 80% of the Transaction Price if the Transaction Price of the residential property is over HK\$35 million.
 - (ii) 買方必須於付清成交金額餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.
 - (iii) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
 - (iv) 買方須以所購之期數的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。
The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Phase purchased by the Purchaser.
 - (v) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
 - (vi) 第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%) 計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 5.875%。最終按揭利率以介紹之第一承按人審批結果而定，賣方及如此聘用的人並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2%(P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.875% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect thereof.
 - (vii) 買方須每月供款，而利息由提款日起計算。
Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
 - (viii) 第一按揭貸款及其相關擔保（如要）之文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。
All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors’ firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

- (ix) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。
The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
- (x) 第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。
The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.
- (xi) 第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方及如此聘用的人無關，且於任何情況賣方及如此聘用的人均無需為此負責。賣方及如此聘用的人並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方及/或如此聘用的人提出任何申索。
The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor and the Person so Engaged (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Person so Engaged in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor and/or the Person so Engaged as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.

2. 認購住宅停車位的權利
Option to Purchase of Residential Parking Space(s)

購買以下住宅物業的買方可享有認購該發展項目第 II 期的第 IIA 期內一個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購指定數量住宅停車位的權利。買方需依照賣方所訂之時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。認購權不得轉讓。發展項目第 II 期的第 IIA 期內的住宅停車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The purchaser(s) of the following residential properties shall have an option to purchase one residential parking space in Phase IIA of Phase II of the Development. The purchaser(s) can exercise his/her/its/their option to purchase designated number of residential parking space(s) in accordance with the time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor. Each such purchaser(s) must decide whether to purchase residential parking space and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor, failing which that purchaser(s) will be deemed to have given up the option. The option is non-transferrable. Price List and sales arrangement details of the residential parking spaces in Phase IIA of Phase II of the Development will be determined by the Vendor at its sole and absolute discretion and will be announced later.

座 Tower / 樓層 Floor / 單位 Flat	車位認購指定數量 Designated Number of Parking Space(s)
Tower 1: 第 1 座: 20A, 17A, 16A, 7A, 5A, 3A, 2A, 16B, 26C, 25C, 20C, 19C, 18C, 16C, 15C, 10C, 9C, 8C, 7C, 6C, 5C, 3C, 2C, 1C, 26D, 25D, 19D, 18D	1

<div>Tower 2: 第 2 座: 16A, 21B, 20B, 17B, 16B, 26C, 25C, 23C, 22C, 20C, 19C, 18C, 17C, 26E, 23E, 22E</div> <div>Tower 3: 第 3 座: 19D, 18D, 17D, 16D, 23F, 22F, 20F, 19F, 18F, 17F, 16F</div>	1
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Keep Money Laundering Away

from Hong Kong Lawyers and Public to Play Key Roles

To support Hong Kong in fulfilling its international obligations to combat money laundering and terrorist financing, lawyers will seek cooperation from the public in providing the following information before conducting transactions:

For Individuals

- Identification documents such as identity cards, passports or travel documents
- Address proof
- Particulars of occupation or business

For Corporations

- Documents of legal status such as Certificates of Incorporation and Business Registration Certificates
- Identification documents of directors or persons giving instructions
- Board resolution
- Details of the beneficial ownership or control structure

Lawyers will also need information on the nature, purpose, and source of funding for the transactions. More detailed information may be required for more complex or larger transactions. The new measures are now effective.

The requirement for lawyers to obtain client identification and gather information represents the

legal community's commitment to supporting the combat against money laundering and terrorist financing – an international obligation of Hong Kong. The Law Society of Hong Kong sincerely hopes that members of the public will cooperate with their lawyers and help maintain Hong Kong's integrity as an international financial centre.

Lawyers serve a key gate-keeping role in detecting and preventing money-laundering and terrorist financing. But lawyers will only be able to play this role effectively with the public's assistance.

By providing lawyers with the required information, members of the public are helping to make it harder for money launderers and terrorists to disguise their activities as legal transactions. The new requirement can deter money launderers and terrorists from abusing Hong Kong's legal services.

The new requirements for client identification and gathering information is not limited to common transactions such as property transactions and the administration of estates, but all business dealings conducted between lawyers and their clients, including litigation.

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to



disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

Why does the Law Society of Hong Kong require lawyers to request information for identification and verification from their clients?

The purpose of requesting client identification is to detect and prevent money laundering and terrorist financing activities. The Law Society of Hong Kong is playing its part in helping Hong Kong to fulfill its international obligations as a member of the Financial Action Task Force on Money Laundering, an inter-governmental policy-making body that sets international standards and policies against money laundering and terrorist financing. Hong Kong has been a member of the Task Force since 1991 and is obliged to implement the Task Force's recommendations.

Apart from requesting identification information, will my lawyer ask me further questions?

Lawyers may ask further questions depending on the transactions. For instance, if you are buying a real property, they will ask you-

- What is the purpose of the transaction?
- What is your relationship with the intended owner (if you do not intend to be the registered owner)?
- What is the source of funding?

Additional information may be necessary for complex or unusually large transactions.

What is meant by suspicious transaction?

Lawyers will look into the nature, complexity and scale of the transaction when ascertaining whether it is suspicious. Examples of suspicious transactions are those involving-

- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

If lawyers are unable to obtain the required information from their clients, they may refuse or cease to act for them.

What will my lawyer do with my documents? Will my personal documents be kept confidential and not passed to other parties?

Client information will as always be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. However, if lawyers detect suspicious money laundering or terrorist financing activities, they will be required by law to report the same to the law enforcement authorities.

A secretive entity

Unusual instructions

Unusual settlement requests



律師與市民齊參與 打擊清洗黑錢活動

為配合香港履行打擊清洗黑錢及恐怖分子融資活動的國際責任，律師在接受市民委託辦理任何事務前，會要求他們合作提供以下資料：

個別人士

- 身份證明文件，如身份證、護照、旅遊證件
- 地址證明
- 職業或商業詳細資料

公司

- 法律狀況文件，如公司註冊證書或商業登記證
- 董事或委託人的身份證明文件
- 董事會決議案
- 實益擁有人或控制權結構

此外，律師必須向客戶查詢有關交易的性質、目的、資金來源等資料。如果是較複雜或金額較大的交易，律師可能需要向客戶索取進一步資料。該些新措施現已生效。

要求律師向客戶索取身份證明文件及其他資料代表法律界對支持打擊清洗黑錢及恐怖分子融資活動的一份承擔。香港律師會衷心呼籲市民與律師合作，合力維護香港作為國際金融中心的誠信。

法律界必須得到市民的支持，才能夠做好把關的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。

通過向律師提供所需的資料，公眾人士便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子濫用香港法律服務，將發揮阻嚇作用。

向客戶索取身份證明及交易資料新措施，適用於市民委託律師處理的所有事務，包括資產交易和遺產管理，以至訴訟。

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只會按法律規定向執法機構舉報。根據香港法例，若發現任何懷疑與清洗黑錢和恐怖分子融資活動有關的交易而不舉報，均屬違法。

常見問題

香港律師會為何要求律師向客戶索取有關身份證明及核實資料？

索取客戶身份資料的目的，是為了偵查和預防清洗黑錢和恐怖分子融資活動。香港在1991年加入國際打擊清洗黑錢財務行動特別組織，該組織負責制定國際標準及政策，以打擊清洗黑錢和恐怖分子融資活動。香港作為成員之一，有責任履行組織的建議，香港律師會亦為此作出配合。

除身份證明文件外，律師還會進一步索取其他資料嗎？

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？

- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」？

律師將根據交易性質、複雜程度和金額等因素作出判斷。舉例說，若下列情況出現，交易便可能有可疑成份：

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料？

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料？資料會否保密？會否轉交第三者？

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只在發現可疑交易時，才會按法律規定向執法機構舉報。

身份不明 ☒

不尋常的指示 ☐

不尋常的結算要求 ☐



你我攜手為香港把關 Gatekeeping for HK SAR

配合香港履行打擊清洗黑錢之國際責任
你的支持不可少

Your Support is Crucial to Hong Kong Fulfilling
International Obligations on Anti-Money Laundering

No Money
嚴禁清洗黑錢
Laundering