

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the house set out in the Schedule to the Tender Notice
at Seaside Castle, No. 9 Ching Lai Road, Tuen Mun, New Territories

Tender commences at 2:00 p.m. on everyday from 1 April 2023 to 30 June 2023

(both dates inclusive)

and closes at 4:00 p.m. on everyday from 1 April 2023 to 30 June 2023

(both dates inclusive)

(unless previously withdrawn or sold)

Tenders must be submitted between 2:00 p.m. and at or before 4:00 p.m. everyday from **1 April 2023 to 30 June 2023** (both dates inclusive) to the Tender Box labelled “**Public Tender For Seaside Castle**” placed at 26th Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong in a sealed plain envelope and clearly marked “**Tender of Seaside Castle**”.

Vendor: **Sure Strong Corporation Limited**

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

Vendor's solicitors: **Mayer Brown**

16th – 19th Floors, Prince's Building, 10 Chater Road, Central, Hong Kong

Mr. Peter Ho / Mr. Richard F. H. Tang / Ms. Rita Yip (Fax: 2103 5050 / 2843 2263 / 2103 5406)

Vendor's agent: **Emperor Property Agency Limited**

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

招標文件

公開招標承投購買物業

現招標承投購買載於招標公告附表欄之位於
新界屯門澄麗路 9 號畔海之洋房

招標開始日期及時間由 2023 年 4 月 1 日 起至 2023 年 6 月 30 日 (包括首尾兩天)

每日下午 2 時

而招標截止日期及時間由 2023 年 4 月 1 日 起至 2023 年 6 月 30 日 (包括首尾兩天)

每日下午 4 時

(但若在招標截止時限之前物業已被撤回或出售則除外)

從 2023 年 4 月 1 日 起至 2023 年 6 月 30 日 (包括首尾兩天) 每日下午 2 時正起至下午 4 時正，
投標書須放入封密普通信封內，信封面上清楚註明「畔海招標」，放入位於香港灣仔軒尼詩道
288 號英皇集團中心 26 樓擺放的標示為「畔海公開招標」的投標箱內。

賣方： 確堅有限公司

香港灣仔軒尼詩道 288 號英皇集團中心 28 樓

賣方律師： 孖士打律師行

香港中環遮打道 10 號太子大廈 16-19 樓

何慶材律師/鄧發興律師/葉淑霞小姐 (傳真：2103 5050 / 2843 2263 / 2103 5406)

賣方代理人： 英皇物業代理有限公司

香港灣仔軒尼詩道 288 號英皇集團中心 2 樓

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 third 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.
“Letter of Acceptance”	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice.
“Offer Form”	means the Offer Form set out in Part 3 of this Tender Document.
“Property”	means the property as more particularly described in the Agreement or where used in the Offer Form, the property offered to be purchased by the Tenderer.
“purchase price”	means the purchase price specified in the Offer Form.
“Purchaser”	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
“Tender Document”	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex).
“Tender Notice”	means the Tender Notice set out in Part 1 of this Tender Document.
“Tenderer”	means the person who is specified in the Offer Form as the tenderer.
“Vendor”	means Sure Strong Corporation Limited.
“Vendor’s solicitors”	means Mayer Brown.

2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Property on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the closing date and time of the tender, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale or to sell or dispose of the Property or any part of it to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the closing date and time of the tender. Any adjustment of the closing date and time of the tender will be posted at 2nd Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong. 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 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)

One or more cashier order(s) in the aggregate amount of 5% of the purchase price and made payable to “**MAYER BROWN**” issued by a bank duly licensed under section 16 of the Banking Ordinance.
 - (ii) Tenderer's identification documents

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

If the Tenderer is a company, copy of the Certificate of Incorporation, Certificate(s) of Change of Name (if any) and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return 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) Acknowledgement of Warning to Purchasers
- (2) Acknowledgement Letter Regarding Viewing of Property
- (3) Vendor's Information Form
- (4) Personal Information Collection Statement (PICS)
- (5) Declaration Regarding Intermediary / Declaration Regarding No Intermediary (as the case may be)
- (6) Declaration of Relationship with the Vendor

Please do NOT date any of the documents mentioned in this subparagraph (iv).

- (c) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Tender of Seaside Castle**"; and
- (d) placed in the Tender Box labelled "**Public Tender For Seaside Castle**" placed at 26th Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong from the commencement date and time of submission of tender and at or before the closing date and time of submission of tender set out below:

Commencement date and time of the tender:

2:00 p.m. everyday from **1 April 2023 to 30 June 2023** (both dates inclusive).

Closing date and time of the tender:

4:00 p.m. everyday from **1 April 2023 to 30 June 2023** (both dates inclusive).

Please note that the Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending or issuing (as the case may be) the Information on Sales Arrangements relating to the Property.

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 2:00 p.m. on the closing date of the tender, the period of collecting the tender will be extended to 2:00 p.m. to 4:00 p.m. on the next day and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

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

- 2.9 (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. The Vendor does NOT accept any person to act as an agent, attorney, nominee, representative, trustee of the Tenderer, save and except as permitted under clause 17 of the Conditions of Sale.
- (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).
- 2.10 (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 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 by registered mail 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 from **1 April 2023 to 30 June 2023** (both dates inclusive) during office hours (i.e. from 11:00 a.m. to 3:00 p.m. on Mondays to Sundays) at 2nd Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.

4. Miscellaneous

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's agent, Emperor Property Agency Limited of 2nd Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong (Enquiry Hotline : (852) 2838 2118).
- 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. The Tenderers shall refer to the Sales Brochure for details of the Property.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submits any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders. In the event that the Tenderer is more than one person, the obligations and liabilities of the Tenderer are joint and several.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Annex and the Chinese translation of this Tender Document and the Annex, the English version shall prevail.

Schedule of the Tender Notice

	House for Tender
1.	House 2 (with Residential Car Parking Spaces nos. CP3 & CP4 on Lower Ground Floor), Seaside Castle, No. 9 Ching Lai Road, Tuen Mun, New Territories

[End of Part 1: Tender Notice]

第 1 部份：招標公告

1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	指由遞交投標書的首日至招標截止日期後的第 3 個工作日(包括首尾兩日)。
「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。
「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。
「該物業」	指詳細描述於正式合約中的物業或如用於要約表格，則指投標者要約購買的物業。
「樓價」	指要約表格中訂明的樓價。
「買方」	指中標者，其對該物業的投標書獲得賣方接納。
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)。
「招標公告」	指本招標文件第 1 部份的招標公告。
「投標者」	指要約表格中訂明為投標者的人士。
「賣方」	指確堅有限公司。
「賣方律師」	指孖士打律師行。

2. 招標程序

- 2.1 賣方現按照載於招標文件的條款及細則招標承投購買該物業。
- 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日期及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該物業不予出售，或將該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 賣方保留權利更改招標截止日期及時間。任何更改招標截止日期及時間的通知會張貼於香港灣仔軒尼詩道 288 號英皇集團中心 2 樓。賣方無須就更改招標截止日期及時間另行通知投標者。
- 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 投標書必須：
- (a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部份)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
 - (b) 連同以下文件：
 - (i) 銀行本票

一張或多張銀行本票，總金額為樓價的 5%，抬頭寫「孖士打律師行」，銀行本票須由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發。
 - (ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書、公司更改名稱註冊證書（如有）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的複印本。
 - (iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

- (1) 對買方的警告的確認書
- (2) 關於參觀物業的確認信
- (3) 賣方資料表格
- (4) 個人資料收集聲明
- (5) 關於中介人的聲明/ 關於並無中介人的聲明 (視情況而定)
- (6) 與賣方關係的聲明

請不要於本第(iv)分段所述的任何文件內填上日期。

- (c) 放入普通信封內封密，信封面上書明賣方收啓，並清楚註明「**畔海招標**」；及
- (d) 從下述招標開始日期及時間起至招標截止日期及時間止放入位於香港灣仔軒尼詩道 288 號英皇集團中心 26 樓擺放的標示為「**畔海公開招標**」的投標箱內：

招標開始日期及時間：

由 **2023 年 4 月 1 日** 起至 **2023 年 6 月 30 日**（包括首尾兩日）每日下午 2 時正

招標截止日期及時間：

由 **2023 年 4 月 1 日** 起至 **2023 年 6 月 30 日**（包括首尾兩日）每日下午 4 時正

請注意：賣方有全權透過修改或發出(視情況而定)有關該物業的銷售安排資料不時更改招標截止日期或時間。

若在招標截止日期下午 2 時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，收標日期及時間將延至下一日的下午 2 時正至下午 4 時正 (而當天亦沒有黑色暴雨警告或八號或以上颱風信號發出)。

- 2.8 在賣方對收到的投標書作出決定前，所有銀行本票均不會予以兌現。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。所有其他銀行本票將於承約期間屆滿後起計 14 天內，按投標書所載地址以專人送達、或通過掛號郵遞方式退還予落選投標者。

- 2.9 (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。除出售條款第 17 條另有批准外，賣方不接受任何人以代理人、獲授權人、被提名人、代表、信託人身份代表投標者行事。
- (b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。

- (c) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票的地址。
- 2.10 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，每份投標書均不可撤銷，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. 接受投標

- 3.1 投標書如獲接納，中標者即成為該物業之買方。
- 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 **2023 年 4 月 1 日起至 2023 年 6 月 30 日** (包括首尾兩日)的辦公時間(即星期一至日由上午 11 時正至下午 3 時正)在香港灣仔軒尼詩道 288 號英皇集團中心 2 樓審閱。為免疑問，買方被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。

4. 其他事項

- 4.1 投標者宜注意，賣方只會回答關於該物業的一般問題，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。一概查詢應聯絡賣方的代理人英皇物業代理有限公司，地址為香港灣仔軒尼詩道 288 號英皇集團中心 2 樓（查詢熱線：(852) 2838 2118）。
- 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。投標者可參閱售樓說明書以取得該物業的詳情。
- 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。如投標者多於一人，所有投標者須負有共同及個別的責任。

4.4 如本招標文件及附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。

招標公告附表

	該等招標洋房
1.	新界屯門澄麗路 9 號畔海 2 號洋房 (連同地下低層 3 號車位及 4 號車位)

[第 1 部份：招標公告完]

PART 2: CONDITIONS OF SALE

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

“Development” means Seaside Castle, No. 9 Ching Lai Road, Tuen Mun, New Territories.

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

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms and conditions contained in this Preliminary Agreement.
3. The sale and purchase shall be completed at the office of the Vendor’s solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) within 180 / 360 days after the date of the Letter of Acceptance (as the case may be).
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; and
 - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty and/or the buyer’s stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The preliminary deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholders.
8. The Purchaser shall attend the office of the Vendor’s solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor’s solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Agreement as set out in clause 19.

9. 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.
10. The Purchaser will have to agree with the Vendor in the Agreement to the effect that:-
 - (a) the Vendor is entitled to keep the preliminary deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever; and
 - (b) in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address), all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as item (i) above of this clause.
11. The measurements of the Property are as follows: Please refer to the attached Schedule 1.
12. The sale and purchase of the Property includes the fittings, finishes and appliances as follows: Please refer to the attached Schedule 2.
13. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
14. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 15 and fully understands its contents.
15. For the purposes of clause 14, the following is the "Warning to Purchasers"—
 - (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

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

- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
 - (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
16. This Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
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. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the Property (including the Agreement, Mortgage and subsequent Assignment, etc.), the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment. All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by

the Purchaser.

19. All stamp duty (including without limitation any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap. 117)) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
20. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "**DMC**") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser.
21. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
22. The Property is sold on "as is" basis. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
23. 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 DMC.
24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
25. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
26. Time shall in every respect be of the essence of this Preliminary Agreement.
27.
 - (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.

28. In this Preliminary Agreement:-

- (a) “**saleable area**” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (“**that Ordinance**”);
- (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 the 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 the Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

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

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 本物業: House 2 (with Residential Car Parking Spaces nos. CP3 & CP4 on Lower Ground Floor), Seaside Castle, No. 9 Ching Lai Road, Tuen Mun, New Territories
新界屯門澄麗路 9 號畔海 2 號洋房 (連同地下低層 3 號車位及 4 號車位)

(a) 本物業的實用面積為 the saleable area of the Property is	391.371	平方米/ square metres/	4,213	平方呎，其中— square feet of which—
	5.996	平方米/ square metres/	65	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米/ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	N/A	平方米/ square metres/	N/A	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	N/A	平方米/ square metres/	N/A	平方呎； square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米/ square metres/	N/A	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米/ square metres/	N/A	平方呎； square feet;
*平台的面積為 the area of the flat roof is	9.137	平方米/ square metres/	98	平方呎； square feet;
*花園的面積為 the area of the garden is	42.475	平方米/ square metres/	457	平方呎； square feet;
*停車位的面積為 the area of the parking space is	43.210	平方米/ square metres/	465	平方呎； square feet;
*天台的面積為 the area of the roof is	82.156	平方米/ square metres/	884	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	4.112	平方米/ square metres/	44	平方呎； square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米/ square metres/	N/A	平方呎； square feet;
*庭院的面積為 the area of the yard is	N/A	平方米/ square metres/	N/A	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表 2

Schedule 2 to Conditions of Sale

裝置、裝修物料及設備

Fittings, Finishes and Appliances

[End of Part 2: Conditions of Sale]

第 2 部份：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」 指新界屯門澄麗路 9 號畔海。

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

2. 招標文件連同接納書構成賣方與買方就買賣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。
3. 在接納書的日期後 180 日 / 360 日(視情況而定)內，買賣須於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成交易該物業。
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及/或買家印花稅(如有的話)，由買方承擔。
7. 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。
8. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期。)：(i) 簽署賣方代表律師所訂定之標準正式合約並不可修改；(ii) 在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii) 同時交付第 19 條所載就正式合約應付之所有印花稅。
9. 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。

10. 在正式合約當中，買方須與賣方協議如下—
- (a) 如正式合約於日後以任何形式被取消，賣方有權保留臨時訂金；及
 - (b) 若買方在該物業完成交易前轉售該物業或將買賣合約權益轉讓予第三者，則每個轉購人、受贈人、提名人、受益人、獲授權人或其他承讓人(i) 在以後的轉售合約中列明所有確認人、委任人及其他買、賣該物業或任何相關利益人士的詳細資料(包括身份証號碼及地址)，及全數金額或其他代價，包括任何佣金、訂購或代理費用、或任何在期間交易所需繳付予任何人士的款項，及(ii) 在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人履行本條(i)項中的責任。
11. 該物業的量度尺寸載列於附表 1。
12. 該物業的買賣包括的裝置、裝修物料及設備載列於附表 2。
13. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
14. 買方確認已收到第 15 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。
15. 就上述第 14 條而言，「對買方的警告」內容如下—
- (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
 - (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
 - (c) 現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
 - (d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

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

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

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

16. 本臨時合約只適用於買方本身，買方無權要求賣方與任何其他人訂立任何正式合約，亦無權將本臨時合約的利益轉讓予第三方。
17. 賣方並不接受買方的任何授權人、受托人或獲提名人代替買方本人簽署正式合約，除非該人為指定之獲授權人（但其授權不能有任何授權他人代替之權力）而其授權乃為指定權限並只限於以買方名義及代買方簽署正式合約。
18. 若買方亦聘用賣方之律師行為買方之代表律師處理購買該物業的法律文件(包括正式合約、按揭契及轉讓契等)，賣方將承擔該律師行在處理正式合約及其後之轉讓契之法律費用。若買方選擇另聘律師代表其買入該物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負擔及支付。
19. 有關本臨時合約及/或正式合約及/或轉讓契之所有印花稅(包括但不限於根據《印花稅條例》(第 117 章) 可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)，一概由買方負責承擔及支付。
20. 一切製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的的所有法律及其他支出，均由買方負責。查冊費、註冊費及其他支出款項均須由買方承擔。
21. 如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。
22. 該物業以現狀形式出售。買方在購買該物業時完全知悉該物業及該物業內的裝置，裝修物料及設備的實質狀況，並接受該物業及該等裝置，裝修物料及設備的現狀。
23. 買方在成交時須按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。

24. 買方如有更改地址或電話，須以書面通知賣方。
25. 該物業乃屬《印花稅條例》第 29A(1) 條所註釋之住宅用途物業。
26. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。
27. (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。
28. 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) (『該銷售條例』)第 8 條給予該詞的涵義；
- (b) “工作日”具有該銷售條例第 2(1)條給予該詞的涵義；
- (c) 附表 1 載列之該物業的(a)項所指的項目的樓面面積，按照該銷售條例第 8(3)條計算；及
- (d) 附表 1 載列之該物業的(b)項所指的項目的面積，按照該銷售條例附表 2 第 2 部計算。

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

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 本物業: House 2 (with Residential Car Parking Spaces nos. CP3 & CP4 on Lower Ground Floor), Seaside Castle, No. 9 Ching Lai Road, Tuen Mun, New Territories
新界屯門澄麗路 9 號畔海 2 號洋房 (連同地下低層 3 號車位及 4 號車位)

(a) 本物業的實用面積為 the saleable area of the Property is	391.371	平方米／ square metres/	4,213	平方呎，其中— square feet of which—
	5.996	平方米／ square metres/	65	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	N/A	平方米／ square metres/	N/A	平方呎為陽台的樓面面積；及 square feet is the floor area of the verandah; and
(b) 其他量度尺寸為— other measurements are—				
*空調機房的面積為 the area of the air-conditioning plant room is	N/A	平方米／ square metres/	N/A	平方呎； square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米／ square metres/	N/A	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米／ square metres/	N/A	平方呎； square feet;
*平台的面積為 the area of the flat roof is	9.137	平方米／ square metres/	98	平方呎； square feet;
*花園的面積為 the area of the garden is	42.475	平方米／ square metres/	457	平方呎； square feet;
*停車位的面積為 the area of the parking space is	43.210	平方米／ square metres/	465	平方呎； square feet;
*天台的面積為 the area of the roof is	82.156	平方米／ square metres/	884	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	4.112	平方米／ square metres/	44	平方呎； square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米／ square metres/	N/A	平方呎； square feet;
*庭院的面積為 the area of the yard is	N/A	平方米／ square metres/	N/A	平方呎。 square feet.

*將不適用者刪去 Delete as appropriate

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

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

[第 2 部份：出售條款完]

1. 外部裝修物料
Exterior Finishes

細項	描述
(a) 外牆	- 天然石材、鋁金屬板、鋁金屬梳子及百葉配鋁金屬花格 - 玻璃幕牆採用氟碳塗層鋁質窗框配以中空強化玻璃
(b) 窗	所有窗戶採用氟碳塗層鋁質窗框配以中空強化玻璃
(c) 窗台	不適用
(d) 花槽	不適用
(e) 陽台或露台	(i) 露台裝設鋼化玻璃配以金屬圍欄 - 天花採用鋁板假天花配以照明燈飾 - 地台鋪砌地磚及木地板 (ii) 有蓋露台 (iii) 不設陽台
(f) 乾衣設施	不適用

Item	Description
(a) External wall	- Natural stone, aluminium panels, aluminium grilles and louvers with aluminium features - Window wall with aluminium frame and fluorocarbon coating, fitted with insulated glazed tempered glass
(b) Window	All windows with aluminium frame and fluorocarbon coating, fitted with insulated glazed tempered glass
(c) Bay window	Not applicable
(d) Planter	Not applicable
(e) Verandah or balcony	(i) Balcony is fitted with tempered glass with metal balustrade - Ceiling is false ceiling fitted with aluminium panel and light fittings - Floor is finished with tiles and covered by wooden deck (ii) Balcony is covered (iii) There is no verandah
(f) Drying facilities for clothing	Not applicable

2. 室內裝修物料
Interior Finishes

1 號洋房
House 1

細項	描述
(a) 大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b) 內牆及天花板	- 客廳及飯廳內牆髹乳膠漆 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房內牆髹乳膠漆至假天花 - 睡房天花為石膏板假陣髹乳膠漆
(c) 內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房 1 地台鋪砌木地板配木腳線，平台近地板邊緣砌天然石及金屬條圍邊 - 睡房 2 地台鋪砌木地板配木腳線，窗口附近地板邊緣砌天然石及金屬條圍邊 - 睡房 3 地台鋪砌木地板配木腳線，露台附近地板邊緣砌天然石及金屬條圍邊 - 主人睡房地台鋪砌木地板配木腳線，窗口及露台附近地板邊緣砌天然石及金屬條圍邊
(d) 浴室	浴室 1，浴室 2，浴室 3 及浴室 4 - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 假天花物料為鋁板 主人浴室 - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假天花髹乳膠漆及鋁板假天花
(e) 廚房	- 地台外露部份鋪砌天然石材 - 牆身外露部份鋪砌不鏽鋼飾面、天然石材及防火玻璃牆配金屬框至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with emulsion paint - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedrooms finished with emulsion paint and wall finishes run up to false ceiling - The ceiling of Bedrooms finished with gypsum board bulkhead with emulsion paint
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedroom 1 finished with timber flooring and timber skirting, floor edge areas next to the flat roof finished with natural stone floor border and metal strip - Bedroom 2 finished with timber flooring and timber skirting, floor edge areas next to windows finished with natural stone floor border and metal strip - Bedroom 3 finished with timber flooring and timber skirting, floor edge areas next to the balcony finished with natural stone floor border and metal strip - Master Bedroom finished with timber flooring and timber skirting, floor edge areas next to windows and balcony finished with natural stone floor border and metal strip
(d)	Bathroom	Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4 - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling fitted with aluminium panels Master Bathroom - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board false ceiling with emulsion paint and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with stainless steel panel, natural stone and fire rated glass wall with metal frame up to false ceiling - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

2. 室內裝修物料

Interior Finishes

2, 3, 5, 6, 8 號洋房

House 2, 3, 5, 6, 8

細項	描述
(a) 大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b) 內牆及天花板	- 客廳及飯廳內牆髹乳膠漆 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房內牆髹乳膠漆至假天花 - 睡房天花為石膏板假陣髹乳膠漆 - 睡房 3（只適用於6號及8號洋房）天花為石膏板髹乳膠漆
(c) 內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房 1 地台鋪砌木地板配木腳線，平台頂附近地板邊緣砌天然石及金屬條圍邊 - 睡房 2 地台鋪砌木地板配木腳線，窗口附近地板邊緣砌天然石及金屬條圍邊 - 睡房 3 地台鋪砌木地板配木腳線，工作平台附近地板邊緣砌天然石及金屬條圍邊 - 主人睡房地台鋪砌木地板配木腳線，露台附近地板邊緣砌天然石及金屬條圍邊
(d) 浴室	浴室 1，浴室 2 及浴室 3 - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 假天花物料為鋁板 主人浴室 - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假天花髹乳膠漆及鋁板假天花
(e) 廚房	- 地台外露部份鋪砌天然石材 - 2、3 及 5 號洋房牆身外露部份鋪砌不鏽鋼飾面、天然石材及防火玻璃牆配金屬框至假天花 - 6 及 8 號洋房牆身外露部份鋪砌不鏽鋼飾面及天然石材至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with emulsion paint - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedrooms finished with emulsion paint and wall finishes run up to false ceiling - The ceiling of Bedrooms finished with gypsum board bulkhead with emulsion paint - The ceiling of Bedroom 3 (for House 6 and 8) finished with gypsum board bulkhead with emulsion paint
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedroom 1 finished with timber flooring and timber skirting, floor edge areas next to the flat roof finished with natural stone floor border and metal strip - Bedroom 2 finished with timber flooring and timber skirting, floor edge areas next to windows finished with natural stone floor border and metal strip - Bedroom 3 finished with timber flooring and timber skirting, floor edge areas next to the utility platform finished with natural stone floor border and metal strip - Master Bedroom finished with timber flooring and timber skirting, floor edge areas next to the balcony finished with natural stone floor border and metal strip
(d)	Bathroom	Bathroom 1, Bathroom 2, and Bathroom 3 - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling fitted with aluminium panels Master Bathroom - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board false ceiling with emulsion paint and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with stainless steel panel, natural stone and fire rated glass wall with metal frame up to false ceiling in House 2, 3 and 5 - Walls (where exposed) finished with stainless steel panel and natural stone up to false ceiling in House 6 and 8 - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

2. 室內裝修物料
Interior Finishes

7 號洋房
House 7

細項	描述
(a) 大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b) 內牆及天花板	- 客廳及飯廳內牆砌特色玻璃、天然石、牆紙、乳膠漆、皮革、塑膠條、木皮至假天花 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房 1 內牆砌絨布、牆紙及塑膠條至假天花 - 睡房 1 天花為石膏板假陣髹乳膠漆 - 睡房 2 內牆砌牆布、牆紙、塑膠板及木皮至假天花 - 睡房 2 天花為石膏板假陣髹乳膠漆及鋪木皮 - 睡房 3 內牆砌牆布、皮革及木板至假天花 - 睡房 3 天花為石膏板髹乳膠漆、木板及金屬條 - 主人睡房內牆砌絨布、牆紙、特色玻璃包金屬條至假天花 - 主人睡房天花為石膏板假陣髹乳膠漆及鋪木皮

Item	Description
(a) Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b) Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with feature glass, natural stone, wall paper, emulsion paint, leather, plastic strip, wood veneer up to false ceiling - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedroom 1 finished with flannel, wall paper, plastic strip and wall finishes run up to false ceiling - The ceiling of Bedroom 1 finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedroom 2 finished with wall fabric, wall paper, plastic laminate and wood veneer and wall finishes run up to false ceiling - The ceiling of Bedroom 2 finished with gypsum board bulkhead with emulsion paint and wood veneer - The internal walls in Bedroom 3 finished with wall fabric, leather, wood laminate and wall finishes run up to false ceiling - The ceiling of Bedroom 3 finished with gypsum board with emulsion paint, timber laminate and metal strip - The internal walls in Master Bedroom finished with flannel, wall paper, feature glass with metal frame and wall finishes run up to false ceiling - The ceiling of Master Bedroom finished with gypsum board bulkhead with emulsion paint and wood veneer

2. 室內裝修物料
Interior Finishes

7 號洋房
House 7

細項	描述
(c) 內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房 1 地台鋪砌木地板，平台附近地板邊緣緣砌天然石金屬條圍邊 - 睡房 2 地台鋪砌木地板，窗口附近地板邊緣緣砌天然石及金屬條圍邊 - 睡房 3 地台鋪砌木地板及地氈，工作平台附近地板邊緣緣砌天然石及金屬條圍邊 - 主人睡房地板鋪砌木地板，露台附近地板邊緣緣砌天然石及金屬條圍邊
(d) 浴室	浴室 1，浴室 2 及浴室 3 - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 假天花物料為鋁板 主人浴室 - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假天花髹乳膠漆及鋁板假天花
(e) 廚房	- 地台外露部份鋪砌天然石材 - 牆身外露部份鋪砌不鏽鋼飾面及天然石材至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedroom 1 finished with timber flooring, floor edge areas next to the flat roof finished with natural stone floor border and metal strip - Bedroom 2 finished with timber flooring, floor edge areas next to windows finished with natural stone floor border and metal strip - Bedroom 3 finished with timber tiles and carpet, floor edge areas next to the utility platform finished with natural stone floor border and metal strip - Master Bedroom finished with timber tiles, floor edge areas next to the balcony finished with natural stone floor border and metal strip
(d)	Bathroom	Bathroom 1, Bathroom 2, and Bathroom 3 - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling fitted with aluminium panels Master Bathroom - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board false ceiling with emulsion paint and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with stainless steel panel and natural stone up to false ceiling - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

2. 室內裝修物料
Interior Finishes

9 號洋房
House 9

細項	描述
(a) 大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b) 內牆及天花板	- 客廳及飯廳內牆髹乳膠漆 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房內牆髹乳膠漆至假天花 - 睡房 1、2、3 及主人睡房天花為石膏板假陣髹乳膠漆 - 睡房 4 天花為石膏板髹乳膠漆
(c) 內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房地台鋪砌木地板配木腳線，窗口附近地板邊緣砌天然石及金屬條圍邊 - 主人睡房地台鋪砌木地板配木腳線，露台附近地板邊緣砌天然石及金屬條圍邊
(d) 浴室	浴室 1，浴室 2 及浴室 4 - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 浴室 1 及 2 天花物料為鋁板及石膏板假陣髹乳膠漆 - 浴室 4 假天花物料為鋁板 浴室 3 及主人浴室 - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假陣髹乳膠漆及鋁板假天花
(e) 廚房	- 地台外露部份鋪砌天然石材 - 牆身外露部份鋪砌不鏽鋼飾面及天然石材至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with emulsion paint - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedrooms finished with emulsion paint and wall finishes run up to false ceiling - The ceiling of Bedroom 1, 2, 3 and Master Bedroom finished with gypsum board bulkhead with emulsion paint - The ceiling of Bedroom 4 finished with gypsum board with emulsion paint
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedrooms finished with timber flooring and timber skirting, floor edge areas next to windows finished with natural stone floor border and metal strip - Master Bedroom finished with timber tiles and timber skirting, floor edge areas next to the balcony finished with natural stone floor border and metal strip
(d)	Bathroom	Bathroom 1, Bathroom 2, and Bathroom 4 - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling of Bathroom 1 and 2 fitted with aluminium panels and gypsum board bulkhead with emulsion paint - False ceiling of Bathroom 4 fitted with aluminium panels Bathroom 3 and Master Bathroom - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board bulkhead with emulsion paint ceiling and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with metal panel and natural stone up to false ceiling - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

3. 室內裝置
Interior Fittings

細項	描述
	地下低層入口大門 - 每戶均安裝兩道防火實心木門，向停車位之單掩門配木門框、封口線、氣鼓門鉸、門鎖、門鎖及門柄。另一向內單掩門配木門框、封口線、氣鼓門鉸、門鎖及門柄。 地下入口大門 - 每戶均安裝兩道門，向屋外之玻璃門配氣碳塗層鋁質門框、氣鼓門鉸、門鎖及門柄。另一向內金屬門配金屬框及膠木皮飾面、天然石飾面門柄、氣鼓門鉸、門鎖及門擋。 廚房門 - 選用強化防火玻璃配金屬門框及氣鼓門鉸及門柄。 樓梯間門 (適用於 9 號洋房) - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 飯廳及客廳門 (適用於 9 號洋房) - 選用強化防火玻璃配金屬門框及氣鼓門鉸及門柄。 私人花園門 - 選用玻璃門配鋁門框、門鎖、門擋及門柄。 傭人房門 - 選用防火實心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄。 洗手間 1 門 - 選用玻璃趟摺門配鋁門框。 (a) 門 - 選用玻璃趟門配鋁門框 (適用於 9 號洋房)。 洗手間 2 門 - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 起居室門 (適用於 9 號洋房) - 選用防火實心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄。 睡房門及主人睡房門 - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 - 選用防火實心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄(適用於 9 號洋房)。 - 選用牆紙及布料飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房睡房 1)。 - 選用塑膠板及絨布飾面的空心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房睡房 2)。 - 選用牆布飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房睡房 3)。 - 選用牆紙及絨布飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7號洋房主人睡房)。

Item	Description
	Lower Ground Floor Entrance Door - Two fire-rated solid core timber doors. Door facing the carport fitted with timber door frame, architrave, door closer hinge, door lockset, door stopper and door handle. The other inner one fitted with timber door frame, architrave, door closer hinge, door stopper and door handle. Ground Floor Entrance Door - Two doors. Glazed door facing exterior fitted with aluminium frame and fluorocarbon coating, door closer hinge, door lockset and door handle. The other inner wood veneered and plastic laminated metal door fitted with metal door frame, natural stone door handle, door closer hinge, door lockset and door stopper. Kitchen Door - Fire-rated tempered glass door with metal door frame, door closer hinge and door handle. Staircase Door (for House 9) - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door lockset and door handle. Dining and Living Room Door (for House 9) - Fire-rated tempered glass door with metal door frame, door closer hinge and door handle. Private Garden Door - Glazed door fitted with aluminium door frame, door lockset, door stopper and door handle. Maid Room Door - Fire-rated solid core timber door fitted with timber door frame, architrave, door closer hinge, door lockset and door handle. (a) Doors Lavatory 1 Door - Glazed folding door fitted with aluminium door frame. Lavatory 2 Door - Glazed sliding door fitted with aluminium door frame (for House 9). Family Room Door (for House 9) - Wood veneered hollow core timber door fitted with timber door frame, architrave, door lockset and door handle. - Fire-rated solid core timber door fitted with timber door frame, architrave, door closer hinge, door lockset and door handle. Bedroom Door and Master Bedroom Door - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door lockset and door handle. - Fire-rated solid core timber door fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 9). - Hollow core timber door finished with wallpaper and fabric, framed with metal, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bedroom 1). - Hollow core timber door finished with plastic laminate and flannel, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bedroom 2). - Hollow core timber door finished with wall fabric, framed with metal, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bedroom 3). - Hollow core timber door finished with wallpaper and flannel, framed with metal, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Master Bedroom).

3. 室內裝置
Interior Fittings

細項	描述
(a)	衣帽間門 (適用於 1 號洋房) - 選用木皮面空心木趟門配木門框、封口線及門鎖。 主人浴室門 - 選用玻璃趟門配鋁門框。 浴室門 - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 - 選用玻璃趟門配鋁門框 (適用於 9 號洋房浴室 3)。 - 選用布料及面油飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房浴室 1)。 - 選用布料及面油飾面的空心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房浴室 2)。 - 選用木皮面空心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房浴室 3)。 露台門 - 選用玻璃趟門配鋁門框、門鎖及門柄。 游泳池門 (適用於 9 號洋房) - 選用玻璃趟門配鋁門框、門鎖及門柄。 平台及工作平台門 - 選用玻璃掩門配鋁門框、氣鼓門鉸、門鎖及門柄。 天台門 - 選用玻璃掩門配鋁門框、氣鼓門鉸、門鎖及門柄。 機房門 (電機房、過濾設備及冷氣機平台及水錶房) - 防火實心木門配木門框、封口線、氣鼓、門鉸及門鎖。(適用於 2、3、5 及 6 號洋房) 消防泵及水缸房門 - 防火實心木門配木門框、封口線、氣鼓、門鉸及門鎖 (適用於 1 及 2 號洋房)。 消防機房門 - 防火實心木門配木門框、封口線、氣鼓、門鉸及門鎖 (適用於 9 號洋房)。

Item	Description
(a)	Walk-in Closet Door (for House 1) - Wood veneered hollow core timber sliding door fitted with timber door frame, architrave and door lockset. Master Bathroom Door - Glazed sliding door fitted with aluminium door frame. Bathroom Door - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door lockset and door handle. - Glazed sliding door fitted with aluminium door frame (for Bathroom 3 in House 9). - Hollow core timber door finished with fabric and paint, framed with metal and fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bathroom 1). - Hollow core timber door finished with fabric and paint, fitted with architrave, door closer hinge, door lockset and door handle (for House 7 Bathroom 2). - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bathroom 3). Balcony Door - Glazed sliding door fitted with aluminium door frame and door lockset and door handle. Swimming Pool Door (for House 9) - Glazed sliding door fitted with aluminium door frame and door lockset and door handle. Flat Roof and Utility Platform Door - Glazed door fitted with aluminium door frame, door closer hinge, door lockset and door handle. Roof Door - Glazed door fitted with aluminium door frame, door closer hinge, door lockset and door handle. Plant Room Doors (Electrical Meter Room, Filtration Plant Room and Water Meter Room) - Fire-rated solid core timber door with timber door frame, architrave, door closer hinge and door lockset (for House 2, 3, 5 and 6). Fire Service Pump and Tank Room Door - Fire-rated solid core timber door with timber door frame, architrave, door closer hinge and door lockset (for House 1 and 2). Fire Service Plant Room Door - Fire-rated solid core timber door with timber door frame, architrave, door closer hinge and door lockset (for House 9).

3. 室內裝置
Interior Fittings

細項	描述
(b)浴室	裝有木製洗手盆櫃配以天然石材及玻璃飾面、皮飾、金屬框和衛生潔具及配件，包括鍍鉻洗面龍頭、淋浴龍頭、手提花灑套裝、陶瓷洗手盆，搪瓷鐵浴缸（長1400毫米，闊700毫米，深410毫米）、陶瓷坐廁、不銹鋼紙巾架、玻璃鏡櫃、熱水爐遙控器、煤氣恆溫熱水爐、抽濕機及抽氣扇。 主人浴室及9號洋房的浴室 3 裝有木製洗手盆櫃配以天然石材及玻璃飾面、皮飾配以膠板和衛生潔具及配件，包括鍍鉻洗面龍頭、淋浴龍頭、頭頂花灑、手提花灑套裝、鍍鉻混頻器、人造石洗手盆、人造石浴缸（長1690毫米，闊940毫米，深480毫米）、陶瓷坐廁、不銹鋼紙巾架、玻璃鏡櫃、熱水爐遙控器、煤氣恆溫熱水爐、抽濕機及抽氣扇、不銹鋼電熱毛巾架及化妝品雪櫃。冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉。 隨洋房附送設備及品牌，請參閱[設備]。
(c)廚房	選用塑料飾面木製廚櫃配人造石檯面（西式廚間廚櫃頂面板為鏡飾面）、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭、另設有咖啡機、酒櫃、雪櫃、燒烤爐、烤爐、蒸爐、洗碗碟機、暖碟機、微波爐、抽油煙機、煤氣煮食爐及抽氣扇。冷熱供水系統採用暗藏銅喉管。 隨洋房附送設備及品牌，請參閱[設備]。
(d)睡房	沒有設備於 1 號至 6 號、8 號、9 號洋房。 以下只適用於7號洋房:- 睡房 1 ： 嵌入式布飾面木製櫃配金屬框玻璃門 睡房 2 ： 1) 嵌入式木製櫃配皮革，膠板及木飾面，金屬框玻璃層架 2) 嵌入式木製櫃配皮革飾面配金屬框玻璃門及皮革飾面抽手 睡房 3 ： 嵌入式皮革飾面木製櫃配木框玻璃層架 主人睡房： 1) 嵌入式木製櫃配皮革飾面，金屬框玻璃門及皮革飾面抽手 2) 嵌入式木製櫃配皮革及天然石飾面，金屬框玻璃門及玻璃層板

Item	Description
(b)Bathroom	Fitted with woodmade basin cabinet finished with natural stone, glass and leather finish and metal frame and sanitary wares and accessories including chrome plated wash basin mixer, bath mixer, hand shower set, ceramic wash basin, enamelled steel bathtub (1400mm (L) x 700mm (W) x 410mm (D)), ceramic water closet, stainless steel paper holder, glass mirror cabinet, water heater remote controller, temperature-modulated gas water heater, dehumidifier and exhaust fan. Master Bathrooms and Bathroom 3 of House 9 fitted with wood made basin cabinet finished with natural stone, glass, leather finish and plastic laminate and sanitary wares and accessories including chrome plated wash basin mixer, bath mixer, overhead shower, hand shower set, chrome plated bath mixer and shower set, cristalplant biobased wash basin, cristalplant biobased bathtub (1690mm (L) x 940mm (W) x 480mm (D)), ceramic water closet, stainless steel paper holder, glass mirror cabinet, water heater remote controller, temperature-modulated gas water heater, dehumidifier and exhaust fan, stainless steel electric towel heat bar and cosmetic refrigerator. Copper water pipes are installed for cold water supply and copper water pipes with thermal insulation are installed for hot water supply system. For appliances and brand names to be provided with the Houses, please refer to “Appliances” .
(c)Kitchen	Fitted with wooden cabinet finished with plastic laminate, counter-top finished with artificial stone surfacing material (Top cabinet panel at Western Kitchen finished with mirror surface), stainless steel sink with chrome plated sink mixer, and also fitted with coffee machine, wine cellar, refrigerator, grill hob, oven, steam oven, dishwasher, warming drawer, microwave oven, cooker hood, gas cooker and exhaust fan. Concealed copper pipes used for hot and cold water supply. For appliances and brand names to be provided with the Houses, please refer to “Appliances” .
(d)Bedroom	No fittings in House 1 to 6, 8, 9. The followings are applicable to House 7 only:- Bedroom 1: Built-in wooden wardrobe with fabric finishes and metal framed glass door Bedroom 2: 1) Built-in wooden wardrobe with leather, plastic laminate and wood veneer finishes, and metal framed glass shelves 2) Built-in wooden wardrobe with leather finishes, metal framed glass door and leather handle Bedroom 3: Built-in wooden wardrobe with leather finishes, and wooden framed glass shelves Master Bedroom: 1) Built-in wooden wardrobe with leather, metal framed glass door and leather handle 2) Built-in wooden wardrobe with leather and natural stone finishes, metal framed glass door and glass shelves

3. 室內裝置
Interior Fittings

細項	描述
(e) 電話	客廳、所有睡房及起居室均裝妥電話插座。有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) 天線	客廳、所有睡房及起居室均裝妥公用天線及收音機天線插座。有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) 電力裝置	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線、廚櫃內。每戶均裝有配電箱及微型斷路器，配有漏電保護。 提供三相電力供電並備有配電箱及微型斷路器，有關電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h) 氣體供應	煤氣喉接駁煤氣煮食爐及煤氣熱水爐。有關位置，請參閱「設備」。
(i) 洗衣機接駁點	洗衣乾衣機接駁點位於傭人房。並設有洗衣機來水接駁喉位(其設計為直徑22毫米) 及去水接駁喉位(其設計為直徑40毫米)。
(j) 供水	冷熱水喉管全部採用有膠層保護之暗藏銅喉。廚房及浴室均裝有煤氣熱水爐供應廚房及浴室熱水。浴室及廚房附有煤氣熱水爐搖控器。

Item	Description
(e) Telephone	Telephone outlets are installed in Living Room, all Bedrooms and Family Room. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
(f) Aerials	Communal TV and FM outlets are installed in Living Room, all Bedrooms and Family Room. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
(g) Electrical installations	All cables are in concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices, cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided for each house. Three phase electricity supply with MCB board are provided. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions".
(h) Gas supply	Town gas supply pipes are provided and connected to gas hob and gas water heater. For the location, please refer to "Appliance"
(i) Washing machine connection point	Washer dryer connection point is located in Maid Room. Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided.
(j) Water supply	PVC-coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom and Kitchen are provided by gas water heater installed in Bathroom and Kitchen. Remote controller for gas water heater is provided in Bathroom and Kitchen.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

4. 雜項

Miscellaneous

細項	描述
(a) 升降機	- 所有洋房配備一部「奧的斯」電梯（型號：GeN2-R1）。 - 1 號至 8 號洋房所停層數 - 地下低層、地下、1 樓、2 樓。 - 9 號洋房所停層數 - 地下低層、地下、1 樓、2 樓、3 樓。
(b) 信箱	- 不銹鋼信箱
(c) 垃圾收集	- 垃圾收集及物料回收房設於地下低層近停車位入口。垃圾由清潔工人收集及運走。
(d) 水錶、電錶及氣體錶	- 所有洋房的獨立水錶、電錶及氣體錶安裝在地下低層。

Item		Description
(a)	Lifts	- All Houses fitted with 1 “OTIS” lift (model no. GeN2-R1) . - House 1 to House 8 : Floors Served - Lower Ground Floor, G/F, 1/F, 2/F - House 9 : Floors Served - Lower Ground Floor, G/F, 1/F, 2/F, 3/F
(b)	Letter Box	- Stainless steel letter box
(c)	Refuse Collection	- Refuse collection and material recovery chamber is located on Lower Ground Floor near the main entrance of the carport for collection and removal of refuse by cleaners.
(d)	Water meter, electricity meter and gas meter	- Separate meters for potable water, electricity and town gas are installed on Lower Ground Floor for all Houses.

5. 保安設施

Security facilities

細項	描述
保安設施	- 發展項目主要入口沿緊急消防通道、園林地帶、地下低層、圍牆及所有洋房後花園均有閉路電視監察系統。 - 所有洋房地下低層入口及洋房地下大閘出入口均設訪客對講及門鈴裝置。 - 所有洋房內設有紅外線感應器及碎玻璃感應器。 - 沿發展項目邊界裝有低電壓電網。

Item	Description
Security Facilities	- CCTV security systems are installed at main entrance of the Developoment along emergency vehicular access, Landscaped Areas, Lower Ground Floor, fence wall and the rear garden of all Houses. - Visitor panel is equipped at the entrance of Lower Ground Floor and G/F main entrance gate of all Houses. - Infrared sensors and breakglass sensors are installed in all Houses. - Low voltage electrical fencing are provided along the boundary of the Development.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

6. 設備

Appliances

品牌名稱及產品型號

Brand name and model number

位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number	1 號洋房 House 1	2 號洋房 House 2	3 號洋房 House 3	5 號洋房 House 5	6 號洋房 House 6	7 號洋房 House 7	8 號洋房 House 8	9 號洋房 House 9
中式廚房 Chinese Kitchen	雪櫃連冰箱 Fridge-freezer	Miele	KFNS 37232 iD	1	1	1	1	1	1	1	1
	燒烤爐 Barbecue grill		CS 1312 BG	1	1	1	1	1	1	1	1
	雙頭氣體煮食爐 Gas hob (2-burners)		CS 1013-1	-	1	1	1	1	1	1	1
	炒鑊氣體煮食爐 Gas hob (Wok burner)		CS 1018 G	1	1	1	1	1	1	1	1
	抽油煙機 Cooker hood		DA 4228 W	1	1	1	1	1	1	1	1
	焗爐 Oven		H 6260 B	1	1	1	1	1	1	1	1
	洗碗碟機 Dishwasher		G 6660 SCVi	1	1	1	1	1	1	1	1
	蒸爐連微波爐 Steam Oven with microwave		DGM 6401	1	1	1	1	1	1	1	1
	咖啡機 Coffee Machine		CVA 6401	-	-	-	-	1	1	1	-
	食物保溫櫃 Food warming drawer		ESW 6214	-	-	-	-	1	1	1	-
西式廚間 Western Kitchen	微波焗爐 Microwave Combination Oven	Miele	H 6200 BM	1	1	1	1	1	1	1	1
	酒櫃 Wine conditioning unit		KWT 6321 UG	-	1	1	1	1	1	1	1
	食物保溫櫃 Food warming drawer		ESW 6214	1	1	1	1	-	-	-	1
	咖啡機 Coffee Machine		CVA 6401	1	1	1	1	-	-	-	1
	雪櫃連冰箱 Fridge-freezer		KF 1911 Vi	1	1	1	1	-	-	-	1
	二合一電磁爐連抽氣裝置 Induction hob with extractor fan		KMDA 7774 FL KMDA 7774-1 FL	- 1	1 -	- 1	- 1	- 1	- 1	- 1	- 1
傭人房 Maid Room	洗衣機 Washing machine 乾衣機 Tumble dryer	Miele	WDB 020 TDB 120 WP	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1
客廳 Living Room	電視機 Television	三星 Samsung	QA82Q60RAJXZK	-	-	-	-	-	1	-	-
	5.1 音響組合 5.1 Speaker System	Bose	LIFESTYLE 650	-	-	-	-	-	1	-	-

備註: "-" 代表 " 不適用 "

Remark: "-" denotes "Not Applicable"

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

6. 設備
Appliances

品牌名稱及產品型號
Brand name and model number

位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number	1 號洋房 House 1	2 號洋房 House 2	3 號洋房 House 3	5 號洋房 House 5	6 號洋房 House 6	7 號洋房 House 7	8 號洋房 House 8	9 號洋房 House 9
睡房 1 Bedroom 1	電視機 Television	三星 Samsung	QA55Q60RAJXZK	-	-	-	-	-	1	-	-
睡房 2 Bedroom 2			QA55Q60RAJXZK	-	-	-	-	-	1	-	-
起居室 Family Room			QA55Q60RAJXZK	-	-	-	-	-	1	-	-
主人睡房 Master Bedroom			QA55Q60RAJXZK	-	-	-	-	-	1	-	-
主人浴室 Master Bathroom			T39EL	1	1	1	1	1	1	1	1
浴室 3 Bathroom 3	電熱毛巾架 Electric Towel Heat Bar	Vola	Biszet B7	1	1	1	1	1	1	1	1
	化妝品雪櫃 Cosmetic Refrigerator	Biszet	T39EL	-	-	-	-	-	-	-	1
	電熱毛巾架 Electric Towel Heat Bar	Vola	Biszet B7	-	-	-	-	-	-	-	1
	化妝品雪櫃 Cosmetic Refrigerator	Biszet	DRS604MU	-	-	-	-	-	1	-	-
1 樓酒吧櫃檯 Bar Counter on 1/F	雪櫃 Refrigerator	De Dietrich	DME1517X	-	-	-	-	-	1	-	-
2 樓酒吧櫃檯 Bar Counter on 2/F	微波爐 Microwave Oven		DRS604MU	-	-	-	-	-	1	-	-
	雪櫃 Refrigerator		DWS1252IC	-	-	-	-	-	1	-	-
天台 Roof	酒櫃 Wine Cellar	Blueframe	TBQ-121F	1	1	1	1	1	1	1	1
	燒烤爐 Barbecue Grille										

備註: "-" 代表 " 不適用 "

Remark: "-" denotes "Not Applicable"

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

6. 設備
Appliances

VRV 分體式空調
VRV Multi Air Conditioning System

品牌 Brand Name	產品型號 Model Number	1 號洋房 House 1	2 號洋房 House 2	3 號洋房 House 3	5 號洋房 House 5	6 號洋房 House 6	7 號洋房 House 7	8 號洋房 House 8	9 號洋房 House 9
大金 Daikin	FXSP71CA	6	4	5	5	4	4	5	2
	FXSP45CA	2	3	2	2	2	2	1	10
	FXSP28CA	-	1	1	1	-	-	-	1
	FXAQ50PVE	1	-	-	-	5	5	5	-
	FXAQ40PVE	5	7	7	7	-	-	-	5
	FXAQ32PVE	1	-	-	-	-	-	-	3
	FXAQ25PVE	2	2	2	2	1	1	1	4
	RUXYQ40BA	1	-	-	-	-	-	-	-
	RUXYQ38BA	-	-	1	1	-	-	-	-
	RUXYQ36BA	-	1	-	-	-	-	-	1
	RUXYQ32BA	-	-	-	-	1	1	1	-

備註：“-”代表“不適用”
Remark: “-” denotes “Not Applicable”

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

6. 設備
Appliances

1 號洋房抽氣扇及抽濕機 House 1 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 4 Bathroom 4	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

備註：“_”代表“不適用”
Remark: “-” denotes “Not Applicable”

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

6. 設備
Appliances

2、3 和 5 號洋房抽氣扇及抽濕機 House 2, 3 and 5 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 4 Bathroom 4	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

6. 設備
Appliances

6 至 8 號洋房抽氣扇及抽濕機 House 6 to 8 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

6. 設備
Appliances

9 號洋房抽氣扇及抽濕機 House 9 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 4 Bathroom 4	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
3 樓 Third Floor	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

1 號洋房 House 1

樓層 Floor	位置 Location	空調機 接駁點 Air- conditioner points	項目 Items										
			燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制 板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台 天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet							2			4		
	樓梯 Staircase												
	停車位 Carport			1				1			1		
地下 Ground Floor	廚房 Kitchen		2	1				10			4		
	傭人房 Maid Room	1	1			1		2	1				
	洗手間 1 Lavatory 1		2	1						1			
	洗手間 2 Lavatory 2		1	1						3			
	客廳，飯廳 Living Room, Dining Room	5	7	1	1	11	3	3		10	1		
	花園 Garden		5			3							
	樓梯 Staircase		5										
1 樓 First Floor	起居室 Family Room	2	2			2	2	2		4			
	睡房 1 Bedroom 1	3	2		1	2	2	2		3			
	浴室 1 Bathroom 1		2			1		1		3			
	浴室 2 Bathroom 2		2	2				1		2			
	睡房 2 Bedroom 2	1	1			3	3	3		8			
	浴室 3 Bathroom 3		2	2		1		1		3			
	樓梯 Staircase		2										
2 樓 Second Floor	走廊 Corridor		2	2									
	睡房 3 Bedroom 3	1	4		1	2	2	2		4			
	浴室 4 Bathroom 4		2	2				1		2			
	主人睡房 Master Bedroom	4	3	1	1	3	3	3		10		1	
	主人浴室 Master Bathroom		2	2		5	1			3			
天台 Roof	樓梯 Staircase		2										
	天台 Roof		1	2				1		3			
	冷氣機平台 A/C Plant Area		1										

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

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

2、3 和 5 號洋房 House 2, 3 and 5

樓層 Floor	位置 Location	空調機 接駁點 Air-conditioner points	項目 Items										
			燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台 天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet							2			4		
	樓梯 Staircase												
	停車位 Carport		1				1				1		
	廚房 Kitchen		2	1			11				4		
地下 Ground Floor	傭人房 Maid Room	1	1			1	2	1			0		
	洗手間 1 Lavatory 1		2	1							1		
	洗手間 2 Lavatory 2		1	1							3		
	客廳，飯廳 Living Room, Dining Room	5	7		1	1	11	2	2		11	1	
	花園 Garden		2				1						
	樓梯 Staircase		5										
	起居室 Family Room	1	3				2	2	2		4		
1樓 First Floor	睡房 1 Bedroom 1	3	2			1	1	1	1		2		
	浴室 1 Bathroom 1		2	2			1				3		
	浴室 2 Bathroom 2		2	2			1				2		
	睡房 2 Bedroom 2	1	2				3	3	3		8		
	浴室 3 Bathroom 3		2	2			1				3		
	樓梯 Staircase		2										
	走廊 Corridor		2	2									
2樓 Second Floor	睡房 3 Bedroom 3	2	3			1	2	2	2		洋房 2 House 2 洋房 3,5House 3,5	5 4	
	浴室 4 Bathroom 4		2				1				3		
	主人睡房 Master Bedroom	4	3	1	1	3	3	3	3		10		1
	主人浴室 Master Bathroom		2			5	1				3		
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2			1			3			
	冷氣機平台 A/C Plant Area		1										

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

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

6 及 8 號洋房 House 6 & 8

樓層 Floor	位置 Location	空調機 接駁點 Air- conditioner points	項目 Items										
			燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制 板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台 天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet						2				4		
	樓梯 Staircase												
	停車位 Carport			1			1				1		
地下 Ground Floor	廚房 Kitchen		2	1			9				4		
	傭人房 Maid Room	1	1		1	2	1	1					
	洗手間 1 Lavatory 1		2	1						1			
	洗手間 2 Lavatory 2		1	1						3			
	客廳，飯廳 Living Room, Dining Room	4	7	1	1	8	2	1		10	1		
	花園 Garden		2			1							
	樓梯 Staircase		5										
1 樓 First Floor	起居室 Family Room	1	3			2	2	2	4				
	睡房 1 Bedroom 1	2	2		1	1	1	1		2			
	浴室 1 Bathroom 1		2	2		1				2			
	浴室 2 Bathroom 2		2	2		1				3			
	睡房 2 Bedroom 2	1	2		1	3	3	3		6			
	樓梯 Staircase		2										
	走廊 Corridor		2	2									
2 樓 Second Floor	睡房 3 Bedroom 3	1	3		1	2	2	2		3			
	浴室 3 Bathroom 3		2	2		1				2			
	主人睡房 Master Bedroom	2	2	1	1	2	2	2		6		1	
	主人浴室 Master Bathroom		2	2		4	1			2			
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2		1				3			
	冷氣機平台 A/C Plant Area		1										

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

7 號洋房 House 7

樓層 Floor	位置 Location	空調機 接駁點 Air-conditioner points	項目 Items										
			燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台 天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet					2				4			
	樓梯 Staircase												
	停車位 Carport					1				1			
	廚房 Kitchen		2	1			9			4			
地下 Ground Floor	傭人房 Maid Room	1	1			2	1	1					
	洗手間 1 Lavatory 1		2	1						1			
	洗手間 2 Lavatory 2		1	1						3			
	客廳, 飯廳 Living Room, Dining Room	4	7		1	1	11	2	1	10	1		
	花園 Garden		2				1						
1樓 First Floor	樓梯 Staircase		5										
	起居室 Family Room	1	3				7	2	2	4			
	睡房 1 Bedroom 1	2	2			1	5	2	1	2			
	浴室 1 Bathroom 1		2	2			1			2			
	睡房 2 Bedroom 2	1	2			1	8	3	3	6			
2樓 Second Floor	浴室 2 Bathroom 2		2	2			1			3			
	樓梯 Staircase		2										
	走廊 Corridor		2	2			2						
	睡房 3 Bedroom 3	1	3			1	9	2	2	3			
	浴室 3 Bathroom 3		2	2			1			2			
天台 Roof	主人睡房 Master Bedroom	2	2		1	5	2	2		6		1	
	主人浴室 Master Bathroom		2	2		4	1			2			
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2		1				3			
	冷氣機平台 A/C Plant Area		1										

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

機電裝置數量說明表
Schedule of Mechanical & Electrical Provisions

9 號洋房 House 9

樓層 Floor	位置 Location	空調機 接駁點 Air-conditioner points	項目 Items										
			燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台 天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet					2				4			
	樓梯 Staircase												
	停車位 Carport					1				1			
	廚房 Kitchen		2	1		11			2	7			
地下 Ground Floor	傭人房 Maid Room	1	1		1	1							
	洗手間 1 Lavatory 1		1							1			
	洗手間 2 Lavatory 2		1	1									
	客廳, 飯廳 Living Room, Dining Room	6	4	1	1	9	3	3		15	1		
	花園 Garden		5			1							
	樓梯 Staircase		7							1			
1 樓 First Floor	升降機大堂 Lift Lobby	1	2			1							
	起居室 Family Room	2	1			1	1	1					
	睡房 1 Bedroom 1	2	1		1	3	2	2					
	浴室 1 Bathroom 1		2			1							
	睡房 4 Bedroom 4	2	2		1	3	2	2					
	浴室 4 Bathroom 4		2	2		1							
	樓梯 Staircase		2										
	升降機大堂 Lift Lobby	1	2							3			
2 樓 Second Floor	睡房 2 Bedroom 2	2	2		1	2	2	2					
	浴室 2 Bathroom 2		2			1							
	睡房 3 Bedroom 3	3	2		1	5	4	4					
	浴室 3 Bathroom 3		2	2		5	1			6			
	樓梯 Staircase		2										
3 樓 Third Floor	升降機大堂 Lift Lobby	1	2							2			
	主人睡房 Master Bedroom	4	3	1	1	4	3	3		9		1	
	主人浴室 Master Bathroom		2	2		5				6			
	樓梯 Staircase		2										
天台 Roof	天台 Roof					2			2	3			
	冷氣機平台 A/C Plant Area		1										

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

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 Property at the purchase price specified in the Schedule to this Offer Form subject to the terms and conditions of this Tender Document and the Conditions of Sale.

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 acceptance of tender

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

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 (if any) any fees or commission in addition to the purchase price of the Property, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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)

<i>Section 1 - Particulars of the Tenderer</i>			
Name			
HKID No. / Passport No. / BR No.			
Address / Registered Office			
Hong Kong Correspondence Address (if different from above)			
Contact Details	Name		
	Telephone		Fax

<i>Section 2 - Tendered Property and Purchase price</i>			
Tendered Property	Please tick (“✓”) the appropriate box inside the property(ies) selected for making offer to purchase.		
	☐ House 2 (with Residential Car Parking Spaces nos. CP3 & CP4 on Lower Ground Floor) of Seaside Castle, No. 9 Ching Lai Road, Tuen Mun, New Territories		
Purchase price (HK\$)			
Cashier order	Amount (HK\$)	Bank	Cashier order no.

Section 3 - Payment plan

The Tenderer can choose the following payment plan (*please tick (“✓”) as appropriate).

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

* ☐ 180 Days Cash Payment Plan	The purchase price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows: • A preliminary deposit equivalent to 5% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • 5% of the purchase price shall be paid within 60 days after the date of the Letter of Acceptance. • 90% of the purchase price shall be paid on completion of the sale and purchase of the Property (i.e. within 180 days after the date of the Letter of Acceptance).
* ☐ 360 Days Early Occupation Payment Plan	The purchase price of the Property shall be paid by the Purchaser to the Vendor in the manner as follows: • A preliminary deposit equivalent to 5% of the purchase price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A further deposit equivalent to 5% of the purchase price shall be paid upon signing Agreement. • 90% of the purchase price shall be paid on completion of the sale and purchase of the Property (i.e. within 360 days after the date of the Letter of Acceptance). (By choosing this plan, the Tenderer must at the same time when submitting the tender sign the Letter Regarding Occupation before Completion Benefit, see attachment.)

Section 4 - 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 5 - 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 6 - Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.7 of the Tender Notice):-

- 1. ☐ Tender Document with the Offer Form completed and signed
- 2. ☐ Cashier order(s)
- 3. ☐ Tenderer’s identification documents
- 4. ☐ Intermediary’s licence (if applicable)
- 5. Documents in Annex, duly signed and completed by the Tenderer:
 - (1) ☐ Acknowledgement of Warning to Purchasers (undated)

- (2) ☐ Acknowledgement Letter Regarding Viewing of Property (undated)
- (3) ☐ Vendor's Information Form (undated)
- (4) ☐ Personal Information Collection Statement (PICS) (undated)
- (5) ☐ Declaration Regarding Intermediary / Declaration Regarding No Intermediary (as the case may be) (undated)
- (6) ☐ Declaration of Relationship with the Vendor (undated)
- (7) ☐ Letter Regarding Occupation before Completion Benefit (Only applicable to 360 Days Early Occupation Payment Plan) (undated)

Section 7 - Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

1. The table below set 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.		
3.		
4.		
5.		

Section 8 - Signature of the Tenderer and witness

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 of the terms and conditions of the Tender Document.

(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.)

Signed by the Tenderer:

Witnessed by:

X

X

Name(s) of the authorized signatory(ies) (if the Tenderer is a company):

Name of the witness:

Date:

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

第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

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

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的條款及細則訂立的一份具約束力的協議。

3. 收取接受投標書信函的地址

本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接受投標書信函及退回銀行本票的地址。接納書在掛號投郵後的第 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（如有）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				
香港身份證／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 – 投標物業及樓價			
投標物業	請於所選出要約購買之洋房旁邊方格內填上剔號(“✓”)。 新界屯門澄麗路9號畔海 ☐ 2號洋房 (連同地下低層3號車位及4號車位)		
樓價 (HK\$)			
銀行本票	金額 (HK\$)	銀行	本票編號

第3節 – 支付辦法

投標者可以選擇下列付款計劃 (*請剔 (“✓”)適用者)。

有關贈品、財務優惠或利益的詳情，請參閱附件。

*☐ 180 日現金付款計劃

本物業的樓價須由買方按以下方式支付予賣方：

- 臨時訂金即樓價 5% 於投標書獲賣方接納當日(即接納書的日期)繳付。
- 樓價 5% 於接納書的日期後 60 日內繳付。
- 樓價 90% 於完成該物業買賣交易時(即接納書的日期後 180 日內)繳付。

*☐ 360 日先住後付付款計劃

本物業的樓價須由買方按以下方式支付予賣方：

- 臨時訂金即樓價 5% 於投標書獲賣方接納當日(即接納書的日期)繳付。
- 加付訂金即樓價 5%於簽署正式合約當日繳付。
- 樓價 90% 於完成該物業買賣交易時(即接納書的日期後 360 日內)繳付。

(如投標者選擇該計劃，必須同時在提交本投標書時簽署一份關於先住後付優惠的信件，見附件。)

第4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5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股公司；
- (e) 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
- (f) 該人是上述有聯繫法團或控股公司的經理。

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6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 2.7 段)：

- 1. ☐ 招標文件及要約表格已填妥及簽署
- 2. ☐ 銀行本票
- 3. ☐ 投標者的身份證明文件
- 4. ☐ 中介人的牌照(如適用)
- 5. 由投標者填妥並簽署的附件的文件：
 - (1) ☐ 對買方的警告的確認書(未有填上日期)
 - (2) ☐ 關於參觀物業的確認信(未有填上日期)
 - (3) ☐ 賣方資料表格(未有填上日期)
 - (4) ☐ 個人資料收集聲明(未有填上日期)
 - (5) ☐ 關於中介人的聲明／關於並無中介人的聲明(視情況而定)(未有填上日期)
 - (6) ☐ 與賣方關係的聲明(未有填上日期)
 - (7) ☐ 關於先住後付優惠的信件(只適用於 360 日先住後付付款計劃)(未有填上日期)

第7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標者的董事的資料，而我們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，賣方有權拒絕將該物業出售予投標者。

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

第8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：

X

見證人簽署：

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]

Acknowledgement of Receipt of Documents

收取文件的確認書

Vendor 賣方	Sure Strong Corporation Limited 確堅有限公司
Development 發展項目	Seaside Castle 畔海
Property 物業	House _____ (with Residential Car Parking Spaces nos. CP____ and CP ____ on Lower Ground Floor), Seaside Castle 畔海, No. 9 Ching Lai Road, Tuen Mun, New Territories, Hong Kong 香港新界屯門澄麗路9號 Seaside Castle 畔海_____號洋房 (連同地下低層____號車位及____號車位)
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	
Date 日期	

I/We, the undersigned, hereby acknowledge the receipt of the following documents relating to my/our purchase of the Property:

本人/我們，即下述簽署人，謹此確認已收到以下有關本人/我們購買本物業之文件：

- ☐ A. Sales Brochure
售樓說明書
- ☐ 1. Preliminary Agreement for Sale and Purchase
臨時買賣合約
- ☐ 2. Acknowledgement of Warning to Purchasers
對買方的警告的確認書
- ☐ 3. Acknowledgement Letter Regarding Viewing of Property
關於參觀物業的確認信
- ☐ 4. Vendor's Information Form
賣方資料表格
- ☐ 5. Personal Information Collection Statement (PICS)
個人資料收集聲明
- ☐ 6. Declaration Regarding Intermediary / Declaration Regarding No Intermediary (as the case may be)
關於中介人的聲明／關於並無中介人的聲明(視情況而定)
- ☐ 7. Declaration of Relationship with the Vendor
與賣方關係的聲明
- ☐ 8. Letter Regarding Occupation before Completion Benefit (Only applicable to 360 Days Early Occupation Payment Plan)
關於先住後付優惠的信件(只適用於 360 日先住後付付款計劃)
- ☐ 9. List of Gift
贈品
The items in House 2 will be delivered to the successful tenderer of that Property as gifts. For details of the said items, please refer to Annex. The said items are subject to terms and conditions of relevant documentation, which said terms and conditions include (without limitation) the following: the items will be delivered to the purchaser upon completion on an "as is" basis, and no representation or warranty as to the quality and condition of any of the items is or will be given and that no maintenance or defect liability for any of the items will be provided.
2號洋房之成功中標者，將可獲贈位處該單位內之物品，有關該物品資料，請見附件。該物品將受相關文件條款及條件限制，該等條款及條件包括(但不限於)有關物品將會以現狀於交易完成時連同該單位給予買方，並無就任何該等物品之質量或狀況作出陳述或保證，亦不會就任何該等物品提供任何保養或補救欠妥之處的責任。
- ☐ 10. Legal Fees and Disbursements Table
律師服務收費表

Signature of Purchaser(s) 買方簽署

Acknowledgement of Warning to Purchasers
對買方的警告的確認書

Vendor 賣方	Sure Strong Corporation Limited 確堅有限公司
Development 發展項目	Seaside Castle 畔海
Property 物業	House _____ (with Residential Car Parking Spaces nos. CP____ and CP____ on Lower Ground Floor), Seaside Castle 畔海, No. 9 Ching Lai Road, Tuen Mun, New Territories, Hong Kong 香港新界屯門澄麗路 9 號 Seaside Castle 畔海_____號洋房 (連同地下低層_____號車位及_____號車位) (「本物業」)
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	
Date 日期	

I/We, the undersigned, hereby acknowledge and fully understand the following:-

本人/我們，即下述簽署人，謹此確認並完全明白如下內容：

- (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。

Signature of Purchaser(s)

買方簽署

Acknowledgement Letter Regarding Viewing of Property
關於參觀物業的確認信

Vendor 賣方	Sure Strong Corporation Limited 確堅有限公司
Development 發展項目	Seaside Castle 畔海
Property 物業	House _____ (with Residential Car Parking Spaces nos. CP____ and CP____ on Lower Ground Floor), Seaside Castle 畔海, No. 9 Ching Lai Road, Tuen Mun, New Territories, Hong Kong 香港新界屯門澄麗路 9 號 Seaside Castle 畔海_____號洋房 (連同地下低層____號車位及____號車位)
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	
Date 日期	

The Purchaser hereby confirms and acknowledges that before the signing of the Preliminary Agreement for Sale and Purchase ("**Preliminary Agreement**") of the Property:

買方謹此確認及知悉在簽署上述物業的臨時買賣合約(「**臨時合約**」)之前：

1. ☐ The Vendor has made the Property available for viewing by the Purchaser at the following time:
賣方已於下列日期及時間開放上述物業供買方參觀：
Date and time 日期及時間：_____
- ☐ The Purchaser understands that he has the right to view the Property before the signing of the Preliminary Agreement and the Vendor has offered to arrange the Purchaser to view the Property, however, the Purchaser has declined to do so.
買方明白他有權在簽署臨時合約之前參觀上述物業，而賣方已邀請買方參觀上述物業，但買方拒絕參觀。
2. ☐ It is not reasonably practicable for the Vendor to make the Property available for viewing by the Purchaser for the following reason:
因以下原因，賣方開放上述物業供買方參觀，並非合理地切實可行：
Reason 原因：_____

(e.g. the Property is subject to existing tenancy 例如物業現有租約)
Pursuant to section 44(2)(b)(i) of the Residential Properties (First-hand Sales) Ordinance (Cap.621), the Vendor has made a comparable residential property in the Development (specified below) (the "**Comparable Residential Property**") available for viewing by the Purchaser:
根據《一手住宅物業銷售條例》(第 621 章)第 44(2)(b)(i)條，賣方已開放發展項目內與上述物業相若的住宅物業供買方參觀：
Address of Comparable Residential Property 相若住宅物業：_____
- ☐ The Purchaser has viewed the Comparable Residential Property at the following time:
買方已於下列日期及時間參觀過該相若住宅物業的地址：
Date and time 日期及時間：_____
- ☐ The Purchaser understands that he has the right to view the Comparable Residential Property before the signing of the Preliminary Agreement, however, the Purchaser has declined to do so.
買方明白他有權在簽署臨時合約之前參觀該相若的住宅物業，但買方拒絕參觀。

3. ☐ It is not reasonably practicable for the Vendor to make the Property available for viewing by the Purchaser for the following reason:

因以下原因，賣方開放上述物業供買方參觀，並非合理地切實可行：

Reason 原因：

_____ (e.g. the Property is subject to existing tenancy 例如物業現有租約)

It is also not reasonably practicable for the Vendor to make any comparable residential property in the Development available for viewing by the Purchaser for the following reason:

因以下原因，賣方開放發展項目內任何與上述物業相若的住宅物業供買方參觀，並非合理地切實可行：

Reason 原因：

_____ (e.g. the Property is the last unsold unit 例如物業是最後一個未出售單位)

The Purchaser agrees and confirms that the Vendor is not required to make such a comparable residential property available for viewing by the Purchaser pursuant to section 44(2)(b)(ii) of the Residential Properties (First-hand Sales) Ordinance (Cap.621) before the signing of the Preliminary Agreement.

根據《一手住宅物業銷售條例》(第 621 章) 第 44(2)(b)(ii)條，買方同意及確認賣方無須在簽署臨時合約之前開放該相若單位供買方參觀。

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。

Note 備註:

☐ please tick where applicable

請於適當的格上填上「✓」號

* Delete as appropriate

刪去不適用者

Signature of Purchaser(s)

買方簽署

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to the signing of the Preliminary Agreement for Sale and Purchase and/or submitting the tender document of the Property that:-

本人／吾等，下方簽署人，謹此確認，本人／吾等在簽署臨時買賣合約及/或入標前明白和接納:

1. I/We shall allow the Manager and the qualified personnel engaged by the Manager to enter into and upon the Property or any landscape garden or balcony or flat roofs adjoining thereto or roof thereabove with or without agents, surveyors, workmen and others at all reasonable times upon giving prior reasonable written notice (except in case of emergency) for the purpose of inspecting, keeping and maintaining in good substantial repair and condition and carrying out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Conditions and in accordance with the Maintenance Manual for Slopes and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the Slopes and Retaining Walls.

本人／吾等會容許管理人及管理人聘請之合資格人員在事先給予合理通知（緊急情況除外）後，聯同或不聯同代理人、測量員、工人及其他人士於所有合理時間進入物業或任何園林、露台、平台及天台，藉以對斜坡及擋土牆進行檢查、維護、保養及為符合斜坡維修指南及其他政府部門所公佈與保養斜坡及擋土牆的有關指南而進行相應的維修工程。

2. I/We shall not carry out any work (whether decorative, structural or non-structural) on the wall surface facing the relevant House of the wall(s) that separates the relevant House and the Common Areas and Facilities without the prior written consent of the Manager and that such works shall not be carried out by any persons except by the contractor(s) nominated by the Manager.

本人／吾等在沒有管理人事前的同意下，不得對其分隔洋房和公用地方及設施之內牆進行任何工程(不論裝飾性或結構性或非結構性)，以及除了管理人指定的承辦商之外，任何人都不得進行該工程。

3. 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／吾等同意購入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 the event of any conflict or discrepancy between the Chinese and English versions of this Acknowledgement 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

Vendor's Information Form**賣方資料表格****Development: Seaside Castle 畔海****發展項目: Seaside Castle 畔海**

1.	The amount of the management fee that is payable for the residential property: 須就住宅物業支付的管理費用的款額：	House 洋房	Monthly Management Fee 每月管理費用(HK\$)
		House 2 2 號洋房	30,000
2.	The amount of the Government rent (if any) that is payable for the residential property: 須就住宅物業繳付的地稅（如有的話）的款額：	House 洋房	Quarterly Government Rent (HK\$ / Unit) (April to June quarter 2023) 每季地稅 (HK\$ / 單位) (2023 年 4 月至 6 月季度)
		House 2 2 號洋房	8,685
3.	The name of the owners' incorporation (if any): 業主立案法團（如有的話）的名稱：	NIL 沒有	
4.	The name of the manager of the development: 發展項目的管理人的姓名或名稱：	EMPEROR PROPERTY MANAGEMENT (HK) LIMITED 英皇物業管理(香港)有限公司	
5.	Any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the development: 賣方自政府或管理處接獲的關乎該項目中的住宅物業的擁有人須分擔的款項的任何通知：	NIL 沒有	
6.	Any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the development: 賣方自政府接獲的規定賣方拆卸發展項目的任何部份或將該項目的任何部份恢復原狀的任何通知：	NIL 沒有	
7.	Any pending claim affecting the residential property that is known to the vendor: 賣方所知的影響住宅物業的任何待決的申索：	NIL 沒有	
8.	Date of printing: 列印日期：	30 March 2023 2023 年 3 月 30 日	

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

請注意：中文版本只作參考，倘若本表格的中英文版本有歧義，以英文版本為準。

I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof prior to my/our signing of the preliminary agreement for sale and purchase or the tender document (as the case may be) of the Property.

本人/我們，即下述簽署人，謹此確認在簽署臨時買賣合約或招標文件（視情況而定）之前，本人/我們已收到此份賣方資料表格及完全明白其內容。

Signature of Purchaser(s)

買方簽署

SURE STRONG CORPORATION LIMITED

Personal Information Collection Statement

Collection of your personal information

From time to time, it is necessary for you to supply Sure Strong Corporation Limited ("we", "us" or "our") with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

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".

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 ("Ordinance").

Purposes for which Your Information may be used

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

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

Transfer of Your Information

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 to:

- (i) any member of the groups of companies of which we belong to ("the Group");
- (ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
- (iii) any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of our business;
- (iv) any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;
- (v) any person involved in your property transaction; and
- (vi) any person to whom we are required to make disclosure under any law, court order, direction, code or guideline applicable in or outside Hong Kong.

Use of Your Information in direct marketing

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.

In connection with direct marketing, we intend:

- (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;
- (b) to market the following classes of services and products to you:
 - (1) properties or property developments offered by member(s) of the Group;
 - (2) services and products offered by us or other members of the Group (including real estate agency services, credit facilities and financial services);
 - (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us or other members of the Group; and
 - (4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
- (c) in return for money or other property, to provide Your Information described in (a) above to other members of the Group for their use in direct marketing the classes of services and products described in (b) above.

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.

Access to and correction of Your Information

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 in writing to us at derekyuen@emperorgroup.com or carmenyeung@emperorgroup.com.

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.

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, Sure Strong Corporation Limited may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Information in direct marketing" section above.

- ☐ Please do NOT send direct marketing information to me.
- ☐ Please do NOT provide my personal data to other persons for their use in direct marketing.

Signature: _____

Name:

Date:

確堅有限公司
個人資料收集聲明

收集閣下的個人資料

確堅有限公司(「本公司」或「我們」)為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向我們提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

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」。

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》(486章)(「條例」)的權利。

閣下資料可能被用作的用途

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) 處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
- (ii) 向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益(不論屬財務性質或以贈品或其他形式提供)；
- (iii) 如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) 處理閣下就服務、產品、會籍或利益的申請或要求；
- (v) 促進物業管理及保安；
- (vi) 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」部份)；
- (vii) 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)；
- (viii) 與閣下溝通；
- (ix) 調查及處理投訴；
- (x) 預防或偵測非法或可疑活動；及
- (xi) 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

轉移閣下資料

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」部份所限。閣下資料可能被轉移至：

- (i) 本公司屬於的集團中的任何成員(「本集團」)；
- (ii) 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) 任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商；
- (iv) 對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；
- (v) 閣下物業交易涉及的任何人士；及
- (vi) 我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。

在直接促銷中使用閣下資料

- (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。

就直接促銷，我們有意：

- (a) 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) 向閣下促銷以下類別的服務及產品：
- (1) 本集團成員提供的物業或物業發展項目；
 - (2) 我們或本集團其他成員提供的服務及產品(包括地產代理服務、信貸融資及財務服務)；
 - (3) 我們或本集團其他成員提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
 - (4) 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) 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集團其他成員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。

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」部份所列地址選擇不接受直接促銷。

查閱及改正閣下資料

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，可以以書面形式向我們提出，電郵為 derekyuen@emperorgroup.com 或 carmenyeung@emperorgroup.com。

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。

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(“✓”)，確堅有限公司可在直接促銷中使用本人的個人資料或將本人的個人資料提供予其他人士以供其在直接促銷中使用(視情況而定)，有關詳情請參閱以上「在直接促銷中使用閣下資料」部份。

☐ 請不要向我發送直接促銷資訊。

☐ 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。

簽署：_____

姓名：

日期：

Declaration Regarding Intermediary
關於中介人的聲明

Vendor 賣方	Sure Strong Corporation Limited 確堅有限公司		
Development 發展項目	Seaside Castle 畔海		
Property 物業	House _____ (with Residential Car Parking Spaces nos. CP____ and CP____ on Lower Ground Floor), Seaside Castle 畔海, No. 9 Ching Lai Road, Tuen Mun, New Territories, Hong Kong 香港新界屯門澄麗路 9 號 Seaside Castle 畔海_____號洋房 (連同地下低層_____號車位及_____號車位)		
Purchaser 買方			
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼			
Intermediary 中介人	(Name of Company 公司名稱) (Name of Estate Agent 地產代理姓名)		
Estate Agent I.D. No. 地產代理身份證號碼		EA Licence No. 地產代理牌照號碼	
Date 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 Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
買方是經由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。
- The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of residential units in the Development. The Intermediary is not the agent of the Vendor.
賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目住宅單位一事中介紹買家給賣方，中介人並非賣方的代理人。
- 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、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、中介人或任何其他其他人負責。
- 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 purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there 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合約進行。
- The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.
賣方並無授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會繳付)向中介人繳付有關上述該物業任何費用或佣金。
- In the event of any conflict or discrepancy between the Chinese and English version 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 the Purchaser(s)
買方簽署

Signature of the Intermediary
中介人簽署

Declaration Regarding No Intermediary

關於並無中介人的聲明

Vendor 賣方	Sure Strong Corporation Limited 確堅有限公司
Development 發展項目	Seaside Castle 畔海
Property 物業	House _____ (with Residential Car Parking Spaces nos. CP____and CP____on Lower Ground Floor), Seaside Castle 畔海, No. 9 Ching Lai Road, Tuen Mun, New Territories, Hong Kong 香港新界屯門澄麗路 9 號 Seaside Castle 畔海_____號洋房 (連同地下低層_____號車位及_____號車位)
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	
Date 日期	

The Purchaser hereby acknowledges, confirms and declares as follows:-

買方謹此承認、確認及聲明如下:-

1. The Purchaser has submitted the tender documents regarding the purchase of the Property directly to the Vendor.
買方已就購買上述物業向賣方直接遞交投標書。
2. The Vendor and their staff have not collected and will not collect directly or indirectly from the Purchaser any fees or commission except for the purchase price of the Property, the administrative fees for amending the agreement for sale and purchase (if applicable), provision of information or copies of documents at the request of the Purchaser, 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(如適用)及買方要求賣方提供資料、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 version 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 Vendor
與賣方關係的聲明

Vendor 賣方	Sure Strong Corporation Limited 確堅有限公司
Development 發展項目	Seaside Castle 畔海
Property 物業	House _____ (with Residential Car Parking Spaces nos. CP _____ and CP _____ on Lower Ground Floor), Seaside Castle 畔海, No. 9 Ching Lai Road, Tuen Mun, New Territories, Hong Kong 香港新界屯門澄麗路 9 號 Seaside Castle 畔海 _____ 號洋房 (連同地下低層 _____ 號車位及 _____ 號車位)
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	
Date 日期	

1. ☐ The Purchaser hereby confirms that he is **NOT** a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
就《一手住宅物業銷售條例》(第 621 章)而言，買方謹此確認他並不是賣方的「有關連人士」。
- ☐ The Purchaser hereby declares that he/she is a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap.621) in the following way:-

就《一手住宅物業銷售條例》(第621章)而言，買方聲明他為賣方的「有關連人士」，詳情如下:-

Note 備註: please tick where applicable and fill in the relevant information 請於適當的格上填上「✓」號並填上有關資料

2. 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「有關連人士」：
- (i) a director of the Vendor, or a parent, spouse or child of such a director;
該人是賣方的董事，或該董事的父母、配偶或子女；
 - (ii) a manager of the Vendor;
該人是賣方的經理；
 - (iii) 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；
 - (iv) 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；
 - (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
該人是上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - (vi) a manager of such an associate corporation or holding company.
該人是上述有聯繫法團或控股公司的經理。
3. 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).
就本聲明而言，「經理」具有《公司條例》(第 622 章)第 2(1)條所給予的涵義，而「私人公司」具有《公司條例》(第622 章)第 11 條所給予的涵義。
4. The Purchaser hereby declares and confirms that the above information provided is true and accurate. If any information as provided by the Purchaser needs to be revised or has been changed, the Purchaser agrees and undertakes to notify the Vendor as soon as possible.
買方謹此聲明及確認上述提供之資料為真實及準確。如任何買方提供之資料須要修正或已更改，買方同意及承諾儘快通知賣方。
5. 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(s) of the Purchaser(s)

買方簽署

Letter Regarding Occupation before Completion Benefit

關於先住後付優惠的信件

Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor hereby agrees to grant a licence to the Purchaser to occupy the Property as a licensee prior to the completion of sale and purchase of the Property:

在買方滿足以下先決條件的前提下，賣方同意給予買方許可證以准許買方以許可人的身份在該物業買賣交易完成前佔用該物業：

1. If the Purchaser selects the “360 Days Early Occupation Payment Plan” to purchase any of the Property of Seaside Castle as listed in the Tender Document, the Purchaser MUST opt for the Occupation before Completion Benefit (the “**Benefit**”) at the same time. The Purchaser hereby undertakes and agrees to execute a licence agreement of the Property in the Vendor’s prescribed form and content without any amendment (the “**Licence Agreement**”) for the pre-completion occupation of the Property within 60 days after the date of the Letter of Acceptance.

如買方選擇「360 日先住後付付款計劃」購買招標文件中所列的任何畔海物業，買方必須同時選擇先住後付優惠（「**該優惠**」）；買方在此承諾及同意於接納書的日期後 60 日內簽署由賣方訂明格式及內容而未作任何修改之許可協議書（「**許可協議**」），以在該物業買賣成交前佔用該物業。

2. Subject to the Purchaser’s full compliance with all the terms of the Preliminary Agreement and the Agreement, the licence period shall commence from the 60th day after the date of the Letter of Acceptance until the Completion Date, or if completion takes place earlier, until the actual date on which completion takes place.

受制於買方遵守臨時合約及正式合約所載之所有條款及條件，許可佔用期由接納書的日期後的第 60 日至買賣交易完成日期為止，或如買賣交易完成較早發生，則至實際買賣交易完成日期為止。

3. Subject to paragraph 7 below, the licence fee during the licence period shall be equal to 10% of the purchase price of the Property purchased, payable upon signing of the Licence Agreement.

受限於第 7 段的規限下，許可佔用期之許可佔用費為所購物業之樓價 10%，於簽署許可協議當天支付。

In addition to the licence fee, the Purchaser shall pay to the Vendor an occupation property fee equivalent to 0.3% of the purchase price of the Property purchased per month, the first instalment being payable in advance on the 60th day after the date of the Letter of Acceptance, and a subsequent instalment shall be payable in advance every 30 days thereafter, and there are a total of 10 instalments of occupation property fee. Notwithstanding the aforesaid, the Purchaser shall, upon signing of the Licence Agreement, deliver to the Vendor cheques / post-dated cheques (as the case may be) drawn in favour of the Vendor’s Solicitors in settlement of all 10 instalments of occupation property fee for the whole licence period.

除了許可佔用費，買方須每月向賣方支付相等於所購物業之樓價 0.3% 作為佔用物業金，第一期佔用物業金於接納書的日期後第 60 日提前支付，之後每 30 日提前繳付一期，總共 10 期佔用物業金。儘管前述，買方須於簽署許可協議當天向賣方支付抬頭為賣方律師的支票/期票(視情況而定)，作為支付整個許可佔用期之全部 10 期佔用物業金之用。

4. The Purchaser shall complete the handover procedure of the occupation of the Property on the licence commencement date (i.e. on the 60th day after the date of the Letter of Acceptance).

買方須於許可佔用期開始之日(即接納書的日期後的第 60 日)完成佔用該物業之交付手續。

5. The Purchaser shall, before occupying the Property pursuant to the Licence Agreement, at its own costs and expenses effect and maintain, during the licence period, adequate insurance coverage to the full satisfaction of the Vendor.

買方根據許可協議佔用該物業前，必須於許可佔用期期間，購買維持足夠保險至賣方完全滿意為止及須負責繳付招致的所有費用和開支。

6. During the licence period, the Purchaser shall not alter the internal layout or partition of the Property or do anything which requires or may require amendment(s) of the approved building plans or carry out any works to the Property without the prior written approval of the Vendor.

在許可佔用期內，買方不可改變該物業的內部布局或間隔或作出任何行為而導致經批准的建築圖則需要或可能需要修改或在未有賣方事先書面批准前對該物業進行任何工程。

7. The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the Property or any part thereof during the licence period.

在許可佔用期內，買方不可出租、分租、許可、分許可、分享或分開擁有或佔用該物業或其任何部份。

8. During licence period, the Purchaser shall not, without the prior consent in writing by the Vendor (who may impose such conditions as it thinks fit), use or otherwise authorize or permit the Property or any part of the Development to be used for photograph taking, filming, audio recording and/or video recording for commercial purpose (whether at a gain to the Purchaser or not) and the Vendor's decision as to whether any use is for commercial purpose shall be conclusive and binding on the Purchaser.

在許可佔用期內，買方不得在未獲得賣方事先書面同意(賣方可施加其認為合適的條件)的情況下，使用該物業或發展項目的任何部份，或授權或容許該物業及發展項目的任何部份用作拍照、拍攝、錄音及/或錄影作商業目的(不論買方是否因而獲利)，而賣方就任何用途是否作商業目的的決定為最終並對買方有約束力。

Other Terms and Conditions

其他條款和條件

9. The Purchaser has hereby agreed to bear all legal costs, expenses and stamp duty (if any, including adjudication and registration fee) in connection with the Licence Agreement and the Supplemental Licence Agreement (if any). 買方已同意負責所有就許可協議及許可協議補充合同(如有)而產生之所有法律費用、開支及印花稅、裁定費及登記費(如有)。

10. The Purchaser hereby agrees to bear all the management fees, rates and Government rent payable in respect of the Property or under the Deed of Mutual Covenant during the licence period.

買方同意負責許可佔用期內該物業或公契所述有關之全部管理費、差餉及地租開支。

11. The utilities deposits and charges, and all other outgoings etc. payable in respect of the Property or under the Deed of Mutual Covenant during the licence period shall be borne by the Purchaser.

許可佔用期內該物業或公契所述有關之公用事業服務按金及收費，及其它開支等由買方負責。

12. If the Purchaser has fully complied with in all respects paragraphs (i) to (iv) as stipulated below, the Vendor may, in respect of the relevant Property purchased by that Purchaser, apply the licence fee and occupation property fee paid during the licence period of the Property towards settlement of part of the balance of purchase price upon completion of the sale and purchase of the Property:

- (i) each part payment and balance of the purchase price of the Property has been settled according to the respective dates stipulated in the Agreement concerned (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors);
- (ii) the sale and purchase of the Property has been completed;
- (iii) the licence fee and occupation property fee have been paid according to the respective dates stipulated in the Licence Agreement during the licence period of the Property; and
- (iv) all the terms and conditions of the Licence Agreement have been complied with in all respects.

In other circumstances, the licence fee and occupation property fee paid is non-refundable.

如買方已全面遵守以下(i)至(iv)段，賣方可在有關物業買賣交易完成時將該物業許可佔用期中已支付之許可佔用費及佔用物業金直接用於支付部份樓價餘額：

- (i) 該物業的每一期樓款及樓價餘款均依照正式合約訂定的日期付清（以賣方代表律師實際收到款項日期計算）；
- (ii) 該物業買賣已完成；
- (iii) 於該物業許可佔用期的許可佔用費及佔用物業金均依照許可協議訂定的日期付清；及
- (iv) 許可協議的條款和條件全面均已遵守。

在其他情況，已支付之許可佔用費及佔用物業金將不可退還。

Subject to the terms and conditions of the relevant transaction documents.

詳情以相關交易文件條款作準。

I/We, the undersigned, hereby acknowledge receipt of a copy of this Letter Regarding Occupation before Completion Benefit and fully understand the contents thereof prior to my/our signing of the preliminary agreement for sale and purchase or the tender document (as the case may be) of the Property.

本人/我們，即下述簽署人，謹此確認在簽署該物業臨時買賣合約或招標文件（視情況而定）之前，本人/我們已收到此份關於先住後付優惠的信件及完全明白其內容。

In the event of any conflict or discrepancy between the Chinese and English versions of this Acknowledgement 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。

Signature of Purchaser(s)

買方簽署

List of Gift 贈品

House 2 2號洋房

Location 地點	Item 項目		Quantity 數量
Entrance Lobby 入口門廳	Lamps	燈具	1
	Furniture	傢具	1
Kitchen 廚房	Tea Bottle	茶葉瓶	4
	Bookshelf	書架	1
	Tray	盤子	2
	Tea Set	茶具套裝	1
	Dessert Utensil Set	甜品用具套裝	2
	Kitchenware	廚具	2
	Decorative Item	裝飾品	9
	Cutlery Set	餐具套裝	1
	Book	書	3
	Flower Decoration	花擺設	2
	Seasoning Set	調味料組合	1
	Towel	毛巾	1
Dinning Room and Living Room 客廳及飯廳	Candle Holders	蠟燭台	1
	Decorative Item	裝飾品	9
	Bookshelf	書架	1
	Tea Set	茶具套裝	1
	Coaster Set	杯墊套裝	1
	Dining Table Set	餐桌擺枱套裝	10
	Wine Set	酒具	20
	Cup	杯	3
	Tray	盤子	1
	Book	書	3
	Cushion	軟墊	9
	Clothing	衣物	1
	Tissue Box	紙巾盒	4
	Lamps	燈具	6
	Painting	畫	2
	Snacks	零食	4
	Flower Decoration	花擺設	7
	Photo Frame	相架	4
	Wine	酒	8
	Coffee Cup Set	咖啡杯套裝	1
	Furniture	傢具	28

1/F Family Room and Bathroom 2 1 樓 起居室及浴室 2	Coaster Set	杯墊套裝	1
	Decorative Item	裝飾品	31
	Tray	盤子	2
	Storage Box	收納盒	4
	Candle Holders	蠟燭台	3
	Bookshelf	書架	2
	Candle decoration	蠟燭擺設	3
	Cutlery Set	餐具套裝	1
	Notebook	筆記本	1
	Computer Model	電腦模型	1
	Book	書	1
	Lamps	燈具	2
	Clock	鐘	1
	Furniture	傢具	16
	Cushion	軟墊	5
	Photo Frame	相架	2
	Snacks	零食	1
	Towel	毛巾	1
	Soap Dispenser	皂液器	1
	Flower Decoration	花擺設	3
	Tree Decoration	樹擺設	1
	Candle	蠟燭	4
Bedroom 1 and Bathroom 1 睡房 1 及浴室 1	Bedding Set	床上用品	1
	Wall Panel Set	掛牆板	1
	Decorative Item	裝飾品	6
	Storage Pocket	收納袋	2
	Cup	杯	1
	Cushion	軟墊	6
	Clothing	衣物	1
	Hat	帽	1
	Glasses	眼鏡	1
	Tissue Box	紙巾盒	1
	Lamps	燈具	2
	Painting	畫	1
	Furniture	傢具	7
	Clothes hanger	衣架	2
	Jewelry	首飾	1
	Glasses case	眼鏡盒	1
	Computer model	電腦模型	1
	Snacks	零食	4
	Flower Decoration	花擺設	1
Bedroom 2 and Bathroom 3 睡房 2 及浴室 3	Bedding Set	床上用品	1
	Storage Box	收納盒	4
	Tray	盤子	1
	Table Mat	枱墊	1
	Decorative Item	裝飾品	1
	Phone Model	電話模型	1
	Computer Model	電腦模型	1
	Cushion	軟墊	10
	Clothing	衣物	8
	Tissue Box	紙巾盒	1
	Soap Dispenser	皂液器	1
	Hanger	衣架	13
	Lamps	燈具	6
	Painting	畫	3
	Furniture	傢具	15
	Candle	蠟燭	1
	Flower Decoration	花擺設	5
	Towel	毛巾	1
	Photo Frame	相架	4
	Pen	筆	1
	Cup	杯	3
	Pot	壺	1
	Snacks	零食	3
	Storage Pocket	收納袋	1

2/F Corridor 2 樓走廊	Coaster set	杯墊套裝	1
	Storage Pocket	收納袋	1
	Bookshelf	書架	1
	Tray	盤子	1
	Cup	茶具	1
	Computer Model	電腦模型	1
	Lamp	燈具	3
	Decorative Item	裝飾品	1
	Furniture	傢具	5
	Mirror	鏡	1
	Snacks	零食	4
	Photo Frame	相架	2
	Flower Decoration	花擺設	1
Bedroom 3 and Bathroom 4 睡房 3 及浴室 4	Bookshelf	書架	1
	Candle	蠟燭	1
	Cup	杯	1
	Soap Dispenser	皂液器	1
	Lamps	燈具	3
	Cushion	軟墊	3
	Tray	盤	2
	Book	書	1
	Towel	毛巾	1
	Flower Decoration	花擺設	3
	Jewelry	首飾	1
	Snacks	零食	4
	Storage Pocket	收納袋	1
	Bedding Set	床上用品	1
	Clock	鐘	1
	Furniture	傢具	5
Master Bedroom, Master Bathroom and Balcony 主人睡房、主人浴室及露台	Bedding Set	床上用品	1
	Suitcase	行李箱	1
	Storage bag	收納袋	1
	Tray	盤子	4
	Decorative Item	裝飾品	6
	Cup	杯	1
	Candle	蠟燭	2
	Bookshelf	書架	2
	Table mat	枱墊	1
	Notebook	筆記本	1
	Phone model	電話模型	1
	Clothing	衣物	12
	Cushion	軟墊	9
	Tissue box	紙巾盒	2
	Soap dispenser	皂液器	2
	Hanger	衣架	16
	Towel	毛巾	13
	Lamp	燈具	6
	Painting	畫	3
	Furniture	傢具	19
	Photo Frame	相架	6
	Flower Decoration	花擺設	6
	Storage Box	收納箱	5
	Jewelry	首飾	2
	Book	書	4
	Pen	筆	1
	Snacks	零食	5
	Cart	手推車	1
	Chair	椅子	2

SEASIDE CASTLE 畔海
(Tuen Mun Town Lot No.490)

孖士打律師行

香港中環遮打道十號

太子大廈十八字樓

(港鐵中環站 K 出口)

電話: 28432211 傳真: 28459121

MAYER BROWN

18th Floor, Prince's Building,

10 Chater Road, Central, Hong Kong.

(MTR Central Station Exit K)

Tel: 28432211 Fax: 28459121

Please make the necessary appointment and call at **MAYER BROWN** (the "Vendor's Solicitors") of **18th Floor, Prince's Building, No. 10 Chater Road, Central, Hong Kong** to sign the formal Agreement for Sale and Purchase during office hours **as soon as possible after the signing** of the Provisional Agreement for Sale and Purchase.

請於簽署臨時買賣合約後盡早(敬請預約)駕臨 **香港中環遮打道 10 號太子大廈 18 樓「孖士打律師行」**(「賣方律師」)簽署正式買賣合約。

Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office or can be downloaded from the website : http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Eng.jpg and bring the following to the office of **MAYER BROWN** when signing the formal Agreement for Sale and Purchase:-

務請首先詳閱香港律師公會所發出有關「嚴禁清洗黑錢」之單張，該單張由售樓處派發或可在互聯網下載：
http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg，並於預約時間內攜帶以下文件駕臨孖士打律師行及親自簽署正式買賣合約:-

1. The original Preliminary Agreement for Sale and Purchase
正本臨時買賣合約
2. Hong Kong Identity Card(s) OR other identification document (if applicable) and **Original Address Proof** (e.g. utility bill or bank statement within the last 3 months) of the Purchaser(s)
買家香港身份證或其他身份證明文件(如適用)及**住址證明正本**(例如最近三個月之水電費單或銀行月結單)
3. **CASHIER ORDER(S)** in favour of "**MAYER BROWN**" for part payment of purchase price (if applicable).
銀行本票抬頭請寫「**孖士打律師行**」，以支付部份樓價(如適用)
4. Cheque in favour of "**MAYER BROWN**" for payment of Agreement plan fee, miscellaneous charges (details see table below) and advance payment (see "Note/Remark" below)
支票抬頭請寫「**孖士打律師行**」，以支付有關正式買賣合約圖則費、雜項支出(詳情請參閱收費表)及預繳之費用(請參閱備忘錄)
5. **CASHIER ORDER** in favour of "**MAYER BROWN**" for payment of stamp duty payable under the Agreement for Sale and Purchase
銀行本票 抬頭請寫「**孖士打律師行**」，以支付有關買賣合約的印花稅

If the Purchaser is a limited company, please bring the following documents upon signing of the formal Agreement for Sale and Purchase:
如買家為有限公司，簽署正式買賣合約時，請同時攜帶以下文件：

- | | |
|--|---|
| a. Memorandum and Articles of Association
公司組織及章程 | d. Latest Business Registration Certificate (certified copy)
最近期之商業登記證 (驗證本) |
| b.. Certificate of Incorporation (certified copy)
公司註冊證書 (驗證本) | e. Board Minutes for the purchase of the premises
購買有關單位之公司董事會議記錄 |
| c. Latest register of directors and annual return (certified copy)
(Form X/D2/AR1/NNC1/NAR1/ND2A/ND2B)
最近期之董事名冊驗證副本及公司周年申報表 (驗證本)
(表格 X/D2/AR1/NNC1/NAR1/ND2A/ND2B) | f. Company Chop
公司簽署印章 (膠印) |

Important Notice 重要的提醒

Further Deposit / Part Payment of Purchase Price and Balance of Purchase Price shall be paid by CASHIER ORDER drawn in favour of “MAYER BROWN”

加付訂金或繳付部份樓價及樓價餘款須以銀行本票支付，抬頭請寫「孖士打律師行」

If payments are made by direct cash deposit or by a third party, then further due diligence may have to be carried out by us on the source of funds as well as on the third party and this might delay the transaction.

如果直接以現金存款方式付款或由第三者付款，我們或須要對資金來源和第三者作進一步盡職調查，就此可能引致交易延誤。

TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment
收費表 (祇供參考之用須作最後確認及調整)

Type of Documents 文件種類	(A) Legal Costs (律師費)	(B) Fees and disbursements payable by Purchaser 買家支出雜項費用
Agreement for Sale and Purchase 正式買賣合約	Payable by the Purchaser but see Note (1) below 由買家支付但見備忘錄(1)	(1) Registration fee, search fee & misc. expenses 土地註冊處登記費、查冊費及其他雜費 HK\$610.00 (2) Company search fee (corporate purchaser only) 公司註冊處查冊費(只適用於公司買家) HK\$300.00 (3) Plan fee for Agreement (per set) (subject to the final confirmation by the architect) ※ 買賣合約圖則費(每套) (以則師最後收費為準) ※ (i) House (with residential parking spaces) 單位(連私家車車位) HK\$4,000 (ii) Residential Motor Cycle Parking Space 電單車車位 HK\$2,000 (4) Stamp Duty for Agreement (subject to variation by government from time to time) 買賣合約厘印費 (如有改變，以政府之所定為準) see Table 2 (見附表 2) (5) Statutory Declaration to Stamp Office (if necessary) (each) 擬備印花稅署之法定聲明(如需要) (每份) HK\$600.00 each Note : Figures are quoted for reference only and may be varied upon completion (此數目只供作參考用途)
Assignment 轉讓契約	Payable by the Purchaser but see Note (1) below 由買家支付但見備忘錄(1)	(1) Charges for certified copy title deeds (subject to adjustment) 業權契據認證副本費用(按實際情況調整) ※ HK\$2,019.00 (2) Certified copy of Deed of Mutual Covenant with coloured plans ※ 大廈公契連彩色圖認證副本費用 ※ HK\$1,620.00 (3) Registration fee, search fee & misc. expenses 土地註冊處登記費、查冊費及其他雜費 HK\$900.00 (4) Stamp Duty 厘印費 HK\$100.00 (5) Levy payable to Property Management Services Authority 物業管理業監管局繳付的徵款 HK\$350.00 (6) Plan fee for Assignment (subject to the final confirmation by the architect) ※ 轉讓契約圖則費 (以則師最後收費為準) ※ (i) House (with residential parking spaces) 單位(連私家車車位) HK\$2,000 (ii) Residential Motor Cycle Parking Space 電單車車位 HK\$1,000

		(7) Company search fee (corporate purchaser only) 公司註冊處查冊費(只適用於公司買家) HK\$300.00 (8) Board Resolution (corporate purchaser only) 公司會議記錄 (只適用於公司買家) HK\$500.00 Note : Figures are quoted for reference only and may be varied upon completion (此數目只供作參考用途)
(a) Equitable Mortgage 樓花按揭契 and/or Mortgage/ Legal Charge 按揭契	see Note (2) below 見以下備忘錄(2) (1) HK\$25,000.00 If loan amount not exceeding HK\$10,000,000.00 如貸款額不超過一千萬元 (2) HK\$30,000.00 If loan amount between HK\$10,000,001.00 and HK\$20,000,000.00 如貸款額在一千萬零一元和二千萬元之間 (3) HK\$35,000.00 If loan amount between HK\$20,000,001.00 and HK\$30,000,000.00 如貸款額在二千萬零一元和三千萬元之間 (4) HK\$40,000.00 If loan amount between HK\$30,000,001.00 and HK\$30,000,000.00 如貸款額在三千萬零一元和四千萬元之間 (4) HK\$45,000.00 If loan amount between HK\$40,000,001.00 and HK\$50,000,000.00 如貸款額在四千萬零一元和五千萬零一元之間 (5) Negotiable If loan amount over HK\$50,000,000.00 如貸款額超過五千萬零一元 (The above costs for Equitable Mortgage/Mortgage/Legal Charge to be borne by the Purchaser) (上述樓花按揭契/按揭之律師費由買家支付)	(1) Registration fee (each) 土地註冊處登記費 (每份) HK\$450.00 each (2) Bankruptcy/Winding-up search fee (each person/each company) 破產/清盤查冊費 (每人/每間公司) HK\$103.00 each (3) Land search fee & misc. expenses 土地註冊處查冊費及其他雜費 HK\$400.00 (4) Company search fee (corporate purchaser only)(each company) 公司註冊處查冊費(只適用於公司買家)(每間公司) HK\$300.00 each (5) Filing fee (each) (corporate purchaser only) 公司註冊處存檔費(每份) (只適用於公司買家) HK\$340.00 each (6) Board Resolution (each) (corporate purchaser only) 公司會議記錄 (每份) (只適用於公司買家) HK\$1,500.00 each (7) Particulars of Charge (each) (for corporate purchaser only) 公司註冊處按揭或押記詳情表 (每份) (只適用於公司買家) HK\$1,500.00 each Note : Figures are quoted for reference only and may be varied upon completion (此數目只供作參考用途)

Remark: If the bank requires the purchaser to provide guarantor(s) or borrower(s) for obtaining a mortgage, the purchaser may, depending on the actual requirements of the lender be required to execute additional documents and to pay the following costs :
附註: 若銀行要求買家提供擔保人或借款人以獲得按揭批核,買家可能按貸款人要求簽署額外文件,並支付下列費用:

1. Guarantee (each) (if prepared and/or witnessed by us) 銀行擔保書(每份) (如貸款人要求本律師事務所代為擬備及/或見證簽署)	<u>Legal Costs 律師費</u> HK\$3,000.00 for each Guarantee 每份銀行擔保書
2. Warning Notice and Confirmation Letter (if necessary) relating to Guarantee (擬備有關銀行擔保書的忠告及確認書(如需要的話))	HK\$3,000.00 for each Warning Notice and Confirmation Letter 每份有關銀行擔保書的忠告及確認書
3. Warning Notice and Confirmation Letter (if necessary) in case of Three Party Mortgage (若按揭為三方按揭，擬備忠告及確認書(如需要的話))	HK\$3,000.00 for each Warning Notice and Confirmation Letter 每份忠告及確認書
4. Rent Assignment 租金轉讓文件	HK\$8,000.00

Note :

備忘錄 : (1) If the Purchaser also engages the Vendor's Solicitors as its solicitors to handle its purchase and if the Equitable Mortgage/Mortgage is also handled by the Vendor's Solicitors, then the Purchaser's legal cost of the Agreement for Sale and Purchase and Assignment will be waived by the Vendor's Solicitors. If the Purchaser engages the Vendor's Solicitors for the purchase but the Equitable Mortgage/Mortgage is not handled by the Vendor's Solicitors, a legal cost of HK\$3,000.00 for the Agreement for Sale and Purchase and HK\$10,000.00 for the Assignment (where applicable) will be payable by the Purchaser.

如買家同時選聘賣方律師作為買家律師處理買賣且買家的按揭文件由賣方律師負責處理，賣方律師將免收買家正式買賣合約及轉讓契之律師費。如買家選聘賣方律師處理買賣但按揭文件並非由賣方律師負責處理，買家須支付正式買賣合約及轉讓契之律師費(如適用)，分別為 HK\$3,000.00 及 HK\$10,000.00。

The Purchaser shall pay an advanced payment of HK\$3,000.00 upon signing of the formal Agreement for Sale and Purchase. If the Purchaser shall instructs his own Solicitors in completing the Assignment and the Equitable Mortgage/Mortgage after signing of the formal Agreement for Sale and Purchase, the said sum will be treated as payment of our costs of preparing the formal Agreement for Sale and Purchase.

買方在簽署正式買賣合約時須先向本行預繳 HK\$3,000.00 以作繳付日後律師費/雜費之用。若買方在簽署正式買賣合約後，另行聘請自己的代表律師處理樓契及樓花按揭契/按揭按，該預繳費用將用作支付本行已完成正式買賣合約的律師費。

※ The Purchaser needs to pay this item whether or not he is separately represented.
無論買家是否自聘代表律師，均須支付此項費用。

- (2) Mayer Brown will only act for the mortgagee including bank (but not the Purchaser, the borrower or the guarantor) in the preparation of the Mortgage and the Guarantee.
孖士打律師行將會只代表包括銀行之按揭承按人(但並不代表買方，借款人或擔保人)處理按揭契及擔保書。
- (3) The Equitable Mortgage and/or Mortgage/Legal Charge must be also handled by the Vendor's Solicitors.
樓花按揭契及/或按揭契必須同時由賣方律師負責處理。

For other charges, please refer to Table 1 (其他收費請參閱附表 1)

Table 1 (附表 1) :-

(1)	Supplemental Agreement (補充合約)	HK\$3,000.00 each (excluding disbursements 不包括雜費)
(2)	For foreign corporate purchasers :- (i) Obtaining foreign lawyers' opinion (ii) Obtaining up-to-date confirmation or opinion (Remark : Charges and out-of-pocket expenses payable to foreign lawyers <u>NOT</u> included) (適用於海外公司買家)另加安排海外律師法律意見之費用 (註：須支付海外律師之律師費、其他收費及支出費用等並不包括在內)	HK\$8,000.00 – HK\$12,000.00 (excluding disbursements 不包括雜費) HK\$3,000.00 (excluding disbursements 不包括雜費)
(3)	Licence Agreement 許可協議	\$8,000 each (exclusive of disbursements) 每份 \$8,000 (不包括雜項費用) Adjudication fee: \$100.00 釐印裁定費：\$100.00

(4)	Mortgage costs as quoted above are applicable only for preparation of one single simple security deed (2-Party Equitable Mortgage / 2nd Equitable Mortgage / Mortgage / Legal Charge / 2nd Legal Mortgage) for financing the purchase. Preparation of additional security documents e.g. Share Mortgage, Sub-Ordination Agreement, Loan Agreement will be charged on time costs basis. Quotation of costs will be supplied upon request. 上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件(包括股票按揭/押記、從屬協議、貸款轉讓文件及貸款協議書等)，收費將會按所需時間計算。有關費用之報價可應要求另外提供。
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**Table 2 (附表 2) :-
Stamp Duty (印花稅)**

Special Stamp Duty 「額外印花稅」

Pursuant to the Stamp Duty (Amendment) Ordinance 2014 gazetted on 28 February 2014, the Government has adjusted the duty rates and extend the coverage period in respect of the Special Stamp Duty (“SSD”). SSD shall be charged on the Purchaser and/or the Sub-Purchaser on transactions in residential properties of resale if the properties are acquired **on or after 27 October 2012** and resold within 36 months after acquisition.

根據於 2014 年 2 月 28 日刊憲的《2014 年印花稅(修訂)條例》，政府已修訂印花稅條例，調整「額外印花稅」的稅率及延長有關的物業持有期。如住宅物業是於 **2012 年 10 月 27 日或以後**購入，並在購入後 36 個月內轉售，在轉售該住宅物業交易中，將收取轉售方及買方額外之印花稅「額外印花稅」。

Buyer's Stamp Duty 「買家印花稅」

Pursuant to the Stamp Duty (Amendment) Ordinance 2014 gazetted on 28 February 2014, a Buyer's Stamp Duty (“BSD”) is chargeable at a flat rate of 15% for all residential properties acquired **on or after 27 October 2012** acquired by any person or company (regardless of where it is incorporated), except a Hong Kong Permanent Resident.

根據於 2014 年 2 月 28 日刊憲的《2014 年印花稅(修訂)條例》，政府已引入「買家印花稅」。香港永久性居民以外的任何人士或公司(不論在何地註冊)於 **2012 年 10 月 27 日或以後**購入住宅物業，均須繳交 15% 的「買家印花稅」。

Ad valorem stamp duty 「從價印花稅」

Any agreement for sale for the acquisition of any residential property either by an individual or a company, is chargeable for ad valorem stamp duty (“AVD”) at higher rates (Scale 1) unless specifically exempted or excepted therein (e.g. Hong Kong Permanent Resident purchaser who does not own any residential property in Hong Kong).

任何以個人或公司名義，就取得住宅物業所簽立的買賣協議，除非修訂條例有特別豁免(例如買家是香港永久性居民而且在香港沒有擁有任何其他住宅物業)，須按較高的稅率(第 1 標準)徵收「從價印花稅」。

Pursuant to the Stamp Duty (Amendment) Ordinance 2018 gazetted on 19 January 2018, any instrument executed on or after 5 November 2016 for the sale and purchase or transfer of residential property, unless specifically exempted or provided otherwise, will be subject to the new AVD rate (calculated at Part 1 of Scale 1, i.e. a flat rate at 15% of the consideration or value of the residential property, whichever is the higher).

根據於 2018 年 1 月 19 日刊憲的《2018 年印花稅(修訂)條例》，任何在 2016 年 11 月 5 日或以後簽立以買賣或轉讓住宅物業的文書，除獲豁免或另有規定外，均須按新的「從價印花稅」稅率(按第 1 標準第 1 部計算)繳付「從價印花稅」，稅率劃一為物業的售價或價值(以較高者為準)的 15%。

According to the Stamp Duty (Amendment) (No. 2) Ordinance 2018, unless specifically exempted or otherwise provided in the law, acquisition of more than one residential property under a single instrument executed on or after 12 April 2017 will be subject to the flat rate AVD, even if the purchaser is a Hong Kong Permanent Resident who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition.

根據 2018 年印花稅(修訂)(第 2 號)條例，除獲特定豁免或另有法律規定外，於 2017 年 4 月 12 日或之後簽立以買賣或轉讓住宅物業的文書，即使買方是代表自己行事，且在香港沒有擁有任何其他住宅物業的香港永久性居民，若以一份文書取得多於一個住宅物業，均須繳納劃一從價印花稅。

Please consult your solicitors regarding details of the payment of SSD, BSD and AVD.

有關支付「額外印花稅」、「買家印花稅」及「從價印花稅」之詳情，請向閣下律師查詢。

Calculation of Buyer's Stamp Duty
買家印花稅計算方法如下

15% of the consideration
樓價的 15%

Calculation of Ad Valorem Stamp Duty (at Part 1 of Scale 1 rates)
(applicable to residential property only)

從價印花稅按劃一稅率(第 1 標準第 1 部稅率)計算方法如下 (只適用於住宅物業)

15% of the consideration
樓價的 15%

Calculation of Ad Valorem Stamp Duty (at Scale 2 rates)
從價印花稅(按第 2 標準稅率)計算方法如下

On 22 February 2023, the Government announced that the Stamp Duty Ordinance would be amended to adjust the value bands on which the AVD at Scale 2 rates apply. The Government will introduce the Stamp Duty (Amendment) Bill 2023 (the Bill) into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2023 (the Order) under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Pursuant to the Order, the new value bands are applicable to any instrument executed at 11 am on 22 February 2023 or thereafter for the sale and purchase or transfer of residential property or non-residential property that is subject to AVD at Scale 2 rates.

在 2023 年 2 月 22 日，政府宣布將修訂《印花稅條例》，調整從價印花稅第 2 標準稅率的稅階。政府將向立法會提交《2023 年印花稅（修訂）條例草案》（《條例草案》）以落實該建議。行政長官亦已根據《公共收入保障條例》（第 120 章）作出《2023 年公共收入保障（印花稅）令》（《命令》），使《條例草案》在制定成法律前具有十足法律效力。根據《命令》，新稅階適用於任何在 2023 年 2 月 22 日上午 11 時或之後所簽立以買賣或轉讓住宅物業或非住宅物業而須按第 2 標準稅率予以徵收從價印花稅的文書。

Adjusted value bands of ad valorem stamp duty payable for the sale and purchase or transfer of residential and non-residential properties (Rates at Scale 2) (including marginal relief)

經調整後買賣或轉讓住宅及非住宅物業須繳付的從價印花稅（第 2 標準稅率）稅階（包括特別寬減）

Amount or value of the consideration (whichever is the higher) 代價款額或價值 [以較高者為準]	Rate 稅率
Up to \$3,000,000	\$100
\$3,000,001 to \$3,528,240	\$100 + 10% of the excess over \$3,000,000
\$3,528,241 to \$4,500,000	1.5%
\$4,500,001 to \$4,935,480	\$67,500 + 10% of the excess over \$4,500,000
\$4,935,481 to \$6,000,000	2.25%
\$6,000,001 to \$6,642,860	\$135,000 + 10% of the excess over \$6,000,000
\$6,642,861 to \$9,000,000	3.00%
\$9,000,001 to \$10,080,000	\$270,000 + 10% of the excess over \$9,000,000
\$10,080,001 to \$20,000,000	3.75%
\$20,000,001 to \$21,739,120	\$750,000 + 10% of the excess over \$20,000,000
\$21,739,121 and above	4.25%

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，包括遺產交易和遺產管理，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。律師只會查閱可疑交易或恐怖分子融資活動時，才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，才會依法定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 HKSAR

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