Addendum to the Tender Document (this "Addendum")
招標文件的補充 (本補充)

1. Except where the context otherwise permits or requires, terms defined in the Tender Document shall have the same meanings in this Addendum.
   除非上下文另外准許或規定，招標文件內定義的詞語在本補充內有相同的含義。

2. The description of any ONE (1) of the following residential properties which is offered to be purchased by the Tenderer must be stated clearly on the **cover page and pages 1, 3, 13, 58, 59, 61, 66 and 68** of the Tender Document (applicable to English version) in the tender:
   投標者必須於投標書的招標文件內的**封面及第 5、6、31、58、59、61、66 及 68 頁**(適用於中文文本)清楚註明投標者提出要約購買的以下其中一個住宅物業:

Specified residential properties that will be offered to be sold
將提供出售的指明住宅物業

4.1(T)-001	COURT B TOWER 1 第 1 座	1	B	4.1(T)-010	COURT B TOWER 2 第 2 座	10	E
4.1(T)-002	COURT B TOWER 1 第 1 座	9	F	4.1(T)-011	COURT B TOWER 2 第 2 座	11	E
4.1(T)-003	COURT B TOWER 1 第 1 座	17	G	4.1(T)-012	COURT B TOWER 2 第 2 座	7	F
4.1(T)-004	COURT B TOWER 1 第 1 座	1	H	4.1(T)-013	COURT B TOWER 2 第 2 座	17	G
4.1(T)-005	COURT B TOWER 2 第 2 座	7	A	4.1(T)-014	COURT B TOWER 2 第 2 座	9	H
4.1(T)-006	COURT B TOWER 2 第 2 座	10	B	4.1(T)-015	COURT B TOWER 2 第 2 座	17	H
4.1(T)-007	COURT B TOWER 2 第 2 座	11	B	4.1(T)-016	COURT C TOWER 1 第 1 座	8	A
4.1(T)-008	COURT B TOWER 2 第 2 座	8	E	4.1(T)-017	COURT C TOWER 1 第 1 座	9	A
4.1(T)-009	COURT B TOWER 2 第 2 座	9	E	4.1(T)-018	COURT C TOWER 2 第 2 座	8	E

3. Save and except as varied or modified by this Addendum, all other provisions of the Tender Document shall remain unchanged.
   除了本補充所作出的修改或變更，招標文件的所有其他條款將維持不變。

4. This Addendum shall form part of the Tender Document.
   本補充構成招標文件的一部份。

Tender for 4.1(T)-_____

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the following property:-

House ____ / Flat ____ on the ____ Floor of Tower ____ of Court ____*
of The Horizon, Pak Shek Kok, Tai Po, New Territories

Tender commences at 10:00 a.m. on everyday from 18th March 2019 until 30th April 2019 (both days inclusive) and
closes at 12:00 noon on everyday from 18th March 2019 until 30th April 2019 (both days inclusive)
(except Saturday, Sunday and Public Holiday)
(unless previously withdrawn or sold)

Tenders must be submitted during hours between 10:00 a.m. and 12:00 noon from 18th March 2019 until 30th April 2019 (both days inclusive) (except Saturday, Sunday and Public Holiday) to the Tender Box labelled "**Public Tender For The Horizon**" placed at 32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, Hong Kong in a plain envelope and clearly marked "**Tender of House _____ / Flat _____ on the _____ Floor of Tower _____ of Court _____* of The Horizon**".

Vendor: **Top Finder Limited**
32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, Hong Kong

Vendor's solicitors: **Mayer Brown**
16th – 19th Floors, Prince's Building, 10 Chater Road, Central, Hong Kong
Ms. Karen So / Ms. Anne Yip (Fax: 2103 5109 / 2103 5128)

*Delete as appropriate

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招標文件

公開招標承投購買物業

現招標承投購買以下物業，即：

新界大埔白石角海日灣
獨立屋 _____ 號 / Court____, 第____座 ____樓 ____室*

招標開始日期及時間為由 2019 年 3 月 18 日起至 2019 年 4 月 30 日(包括首尾兩天)每日上午 10 時正
而招標截止日期及時間為由 2019 年 3 月 18 日起至 2019 年 4 月 30 日(包括首尾兩天)每日中午 12 時正
(不包括星期六、星期日及公眾假期)
(但若在招標截止時限之前物業已被撤回或出售則除外)

從 2019 年 3 月 18 日上午 10 時正起至 2019 年 4 月 30 日中午 12 時正止的時間內(不包括星期六、星期日及公眾假期)，投標書須放入普通信封內，信封面上清楚註明「**海日灣獨立屋_____號 / Court_____, 第_____座 _____樓 _____室*招標**」，放入位於香港九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓擺放的標示為「**海日灣公開招標**」的投標箱內。

賣方： **暉隆有限公司**
香港九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓

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
蘇植蕊律師/葉麗萍小姐 (傳真：2103 5109 / 2103 5128)

*將不適用者刪去

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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**"	House _____ / Flat _____ on the _____ Floor of Tower _____ of Court_____* of The Horizon, Pak Shek Kok, Tai Po, New Territories.
"**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 Top Finder Limited; and
"**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.

*Delete as appropriate

[(Pre-sale) - (House & Flat) Tender Document SA-4.1)]
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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 32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, 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 <u>or</u> the Chinese version of the Offer Form**;

(b) accompanied with the following documents:-

(i) <u>Cashier order(s)</u>

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) <u>Tenderer's identification document</u>

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

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return of the Tenderer.

(iii) <u>Intermediary's licence (if applicable)</u>

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

(iv) <u>Documents in Annex, duly signed and completed by the Tenderer</u>

(1) Warning to Purchasers
(2) Acknowledgement Letter Regarding Stamp Duty
(3) Vendor's Information Form
(4) Personal Information Collection Statement
(5) Acknowledgement Letter regarding Open Kitchen (if applicable)
(6) Acknowledgement Letter regarding furniture and chattels (if applicable)

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Please do <u>NOT</u> date any of the documents mentioned in this sub-paragraph (iv).

(c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Tender of House _____ / Flat _____ on the _____ Floor of Tower _____ of Court _____* of The Horizon**"; and

(d) placed in the Tender Box labelled "**Public Tender For The Horizon**" placed at 32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, 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:

<u>Commencement date and time of the tender</u>:
10:00 a.m. on everyday from 18th March 2019 until 30th April 2019 (both days inclusive) (except Saturday, Sunday and Public Holiday).

<u>Closing date and time of the tender</u>:
12:00 noon on everyday from 18th March 2019 until 30th April 2019 (both days inclusive) (except Saturday, Sunday and Public Holiday).

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 9:00 a.m. on the closing date of the tender, the closing date and time of the tender will be extended to 12:00 noon 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 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.

*Delete as appropriate

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(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 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 on 14th March 2019 (between 3:00 p.m. and 5:00 p.m.) and from 15th March 2019 to 30th April 2019 (between 10:00 a.m. and 5:00 p.m. on Mondays to Fridays, except Saturdays, Sundays and Public Holidays) at 32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, 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.

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

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

4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

[End of Part 1: Tender Notice]

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第 1 部份：招標公告

1. <u>定義</u>

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**」	指新界大埔白石角海日灣獨立屋_____號 / Court_____, 第_____座 _____樓_____室*招標。
「**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**」	指暉隆有限公司。
「**賣方律師**」	指孖士打律師行。

2. <u>招標程序</u>

2.1 賣方現按照載於招標文件的條款及細則招標承投購該物業。

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。

*將不適用者刪去

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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九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓。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 部分)。**請填妥及簽署要約表格的英文文本或要約表格的中文文本**；

(b) 連同以下文件：

(i) 銀行本票

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
(2) 關於印花稅的確認書
(3) 賣方資料表格
(4) 個人資料收集聲明
(5) 關於開放式廚房的確認信(如適用)
(6) 關於物業內之傢具及物件的確認信(如適用)

請不要於本第(iv)分段所述的任何文件內填上日期。

(c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**海日灣獨立屋_____號 / Court_____,第_____座 _____樓 _____室*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九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓擺放的標示為 「**海日灣公開招標**」的投標箱內：

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招標開始日期及時間：
由 2019 年 3 月 18 日起至 2019 年 4 月 30 日(包括首尾兩天)每日上午 10 時正(不包括星期六、星期日及公眾假期)。

招標截止日期及時間：
由 2019 年 3 月 18 日起至 2019 年 4 月 30 日(包括首尾兩天)每日中午 12 時正(不包括星期六、星期日及公眾假期)。

若在招標截止日期上午 9 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，截標日期及時間將延至下一日的中午 12 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) 作爲賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。

(b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. 接受投標

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 2019 年 3 月 14 日(由下午 3 時正至下午 5 時正)，及由 2019 年 3 月 15 日至 2019 年 4 月 30 日(即星期一至五由上午 10 時正至下午 5 時正，不包括星期六、星期日及公眾假期) ，在香港九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓審閱。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。

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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。

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。任何陳述不得作爲或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。

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

4.4 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

[第 1 部份：招標公告完]

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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 The Horizon, Pak Shek Kok, Tai Po, 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 14 days after the date of the notification to the Purchaser that the Vendor is in a position validity to assign the Property to the Purchaser.

4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-

   (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;

   (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.

5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

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

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

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(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) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

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 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。

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(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 Purchaser shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment. 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, Laws of Hong Kong) 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 Purchaser shall inform the Vendor in writing of any change in address or telephone number.

23. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.

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

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25. (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.

26. In this Preliminary Agreement:-

(a) "**saleable area**" has the meaning given by section 8 of the Residential Properties (First-hand Sales) 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 each Property set out in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and

(d) the area of an item under clause (b) of each Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

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Schedule 1 to Conditions of Sale

Property : House / Flat on the Floor of Tower of Court *
of The Horizon, Pak Shek Kok, Tai Po, New Territories

The measurements of the Property are as follows—

(a) the saleable area of the Property is _____ square metres/ _____ square feet of which—

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

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

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

(b) other measurements are—

* the area of the air-conditioning plant room is _____ square metres/ _____ square feet;

* the area of the bay window is _____ square metres/ _____ square feet;

* the area of the cockloft is _____ square metres/ _____ square feet;

* the area of the flat roof is _____ square metres/ _____ square feet;

* the area of the garden is _____ square metres/ _____ square feet;

* the area of the parking space is _____ square metres/ _____ square feet;

* the area of the roof is _____ square metres/ _____ square feet;

* the area of the stairhood is _____ square metres/ _____ square feet;

* the area of the terrace is _____ square metres/ _____ square feet;

* the area of the yard is _____ square metres/ _____ square feet.

*Delete as appropriate

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

裝置、裝修物料及設備 (僅適用於單位)
Fittings, Finishes and Appliances (Applicable to Flat only)

Internal Wall / Ceiling 內牆 / 天花板	:	**Internal Wall** **內牆** Living room, Dining room and Bedroom finished with emulsion paint. 客廳、飯廳及睡房髹乳膠漆。 **Ceiling** **天花板** Living room, Dining room and Bedroom finished with emulsion paint. Gypsum board finished with emulsion paint where false ceiling and bulkhead are provided. 客廳、飯廳及睡房為乳膠漆，設有假天花或假陣的均以石膏板髹乳膠漆。
Internal Floor 內部地板	:	Living room, Dining room and Bedroom finished with engineered timber flooring and timber skirting except the following flats. 除下列單位，客廳、飯廳及睡房鋪砌複合木地板及木牆腳線。 For the Living room and Dining room of the following flats, floor finished with ceramic tiles and timber skirting: 下列單位的客廳及飯廳鋪砌瓷質磚及木牆腳線： • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat C, G/F of Tower 1 of Court B; • Court B 第一座地下 C 室; • Flat D, G/F of Tower 1 of Court B; • Court B 第一座地下 D 室; • Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat C, G/F of Tower 2 of Court B; • Court B 第二座地下 C 室; • Flat D, G/F of Tower 2 of Court B; • Court B 第二座地下 D 室; • Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; • Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat D, G/F of Tower 1 of Court C; • Court C 第一座地下 D 室; • Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, G/F of Tower 1 of Court C; • Court C 第一座地下 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C; • Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat D, G/F of Tower 2 of Court C; • Court C 第二座地下 D 室; • Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C. • Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室。 Reconstituted stone border along edge of Living room and Dining room adjoining flat roof, balcony and terrace. 平台、露台及前庭與客廳及飯廳圍邊之間鋪砌人造石。

[(Pre-sale) - (House & Flat) Tender Document SA-4.1)]
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Bathroom : Wall finished with ceramic tiles up to false ceiling.
浴室 牆壁鋪砌瓷質磚至假天花底。

Provided with gypsum board false ceiling finished with emulsion paint and aluminum panel ceiling.
石膏板假天花髹乳膠漆及鋁板天花。

Floor finished with ceramic tiles except the following flats.
除下列單位，地板鋪砌瓷質磚。

For the bathroom 1 of the following flats, floor finished with ceramic tiles and natural stone:
下列單位的浴室 1，地板鋪砌瓷質磚及天然石:

- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五樓至十六樓 D 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 D 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D;
- Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D;
- Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D;
- Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D.
- Court D 第二座地下至三樓、五樓至十二樓及十五樓至十六樓 D 室。

Kitchen : Wall finished with ceramic tiles, glass and stainless steel up to false ceiling.
廚房 牆壁鋪砌瓷質磚、玻璃及不銹鋼。

Floor finished with ceramic tiles.
地板鋪砌瓷質磚。

Provided with gypsum board false ceiling finished with emulsion paint and aluminum panel ceiling except the following flats.
除下列單位外，提供石膏板假天花髹乳膠漆及鋁板假天花。

For the kitchens of the following flats, ceiling and gypsum board false ceiling finished with emulsion paint:
下列單位的廚房，天花板及石膏板假天花髹乳膠漆:

- Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室;

[(Pre-sale) - (House & Flat) Tender Document SA-4.1)]
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Kitchen (cont'd) :
廚房(續)

- Flat C, G/F of Tower 1 of Court B;
- Court B 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court B;
- Court B 第一座地下 D 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat C, G/F of Tower 2 of Court B;
- Court B 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

Door :
門

Terrace Gate on G/F
地下前庭閘

For the following flats, painted metal gate fitted with lockset and door hinges:
下列單位採用油漆面金屬大閘配上套裝鎖及門鉸:

- Flat C, G/F of Tower 1 of Court A;
- Court A 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat C, G/F of Tower 2 of Court A;
- Court A 第二座地下 C 室;
- Flat A, G/F of Tower 1 of Court B;
- Court B 第一座地下 A 室;
- Flat A, G/F of Tower 2 of Court B;
- Court B 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court B;
- Court B 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court B;
- Court B 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat A, G/F of Tower 1 of Court C;
- Court C 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court C;
- Court C 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;

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Door (cont'd) :
門(續)

- Flat E, G/F of Tower 1 of Court C;
- Court C 第一座地下 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat A, G/F of Tower 2 of Court C;
- Court C 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court C;
- Court C 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, G/F of Tower 2 of Court C;
- Court C 第二座地下 E 室;
- Flat B, G/F of Tower 1 of Court D;
- Court D 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court D;
- Court D 第一座地下 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court D;
- Court D 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court D;
- Court D 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court D.
- Court D 第二座地下 D 室。

Main Entrance
主要入口
Solid core fire-rated timber door finished with plastic laminate and fitted with lockset, concealed door closer, smoke seal, door viewer, door guard, door hinges and door stopper.
膠板飾面防火實心木門配上套裝鎖、暗藏門鼓、防煙條、防盜眼、防盜扣、門鉸及門檔。

Dining Room
飯廳
For the following flats, solid core fire-rated timber door finished with plastic laminate and fitted with door handle, concealed door closer, smoke seal, door hinges and door stopper:
下列單位採用膠板飾面防火實心木門配上門把手、暗藏門鼓、防煙條、門鉸及門檔:

- Flat A, G/F of Tower 1 of Court A;
- Court A 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court A;
- Court A 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court A;
- Court A 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat A, G/F of Tower 2 of Court A;
- Court A 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court A;
- Court A 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court A;
- Court A 第二座地下 C 室;
- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court D;
- Court D 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court D;
- Court D 第一座地下 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court D;
- Court D 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court D;
- Court D 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court D.
- Court D 第二座地下 D 室。

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Door (cont'd) : **Kitchen**
門(續) **廚房**

Solid core fire-rated timber door finished with plastic laminate and fitted with fire rated glass panel, concealed door closer, smoke seal, door handle, door hinges and door stopper.
膠板飾面防火實心木門配上防火視窗板、暗藏門鼓、防煙條、門把手、門鉸及門檔。

Bedrooms
睡房

Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper.
膠板飾面實心木門配上套裝鎖、門鉸及門檔。

Bathrooms
浴室

Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper except the following flats.
除下列單位外，膠板飾面實心木門配上套裝鎖、門鉸及門檔。

For the bathroom of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

For the bathroom 1 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 1 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat A, G/F of Tower 1 of Court A;
- Court A 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court D.
- Court D 第一座地下 B 室。

For the bathroom 2 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 2 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat B, 17/F of Tower 1 of Court A;
- Court A 第一座十七樓 B 室;
- Flat B, 17/F of Tower 2 of Court A;
- Court A 第二座十七樓 B 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat E, G/F of Tower 1 of Court C;
- Court C 第一座地下 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;

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Door (cont'd) :
門(續)

- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat A, G/F of Tower 2 of Court D.
- Court D 第二座地下 A 室。

For the bathroom 3 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 3 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:
- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat A, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 A 室。

Utility Room
多用途房
Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper except the following flats.
除下列單位外，採用膠板飾面實心木門配上套裝鎖、門鉸及門檔。

For the utility room for the following flats, solid core fire-rated timber door finished with plastic laminate and fitted with concealed door closer, lockset, door hinges and door stopper:
下列單位的多用途房採用膠板飾面防火實心木門配上暗藏門鼓、套裝鎖、門鉸及門檔:
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五樓至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五樓至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室。

Water Closet
洗手間
Aluminum framed glass folding door and fitted with lockset and door hinges.
鋁質框玻璃折疊門配上套裝鎖及門鉸。

Balcony and Terrace
露台及前庭
Aluminum framed glass sliding door fitted with lockset.
鋁質框玻璃趟門配上套裝鎖。

Flat roof
平台
Aluminum framed glass folding door and swing door fitted with lockset and door hinges for the following flats:
下列單位採用鋁質框玻璃折疊門及推拉門配上套裝鎖及門鉸:
- Flat A, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 A 室
- Flat B, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 B 室
- Flat A, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 2 of Court A.
- Court A 第二座十七樓及天台 B 室。

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Door (cont'd) : Aluminum framed glass sliding door fitted with lockset for the following flats:
門(續) 下列單位採用鋁質框玻璃趟門配上套裝鎖:

- Flat C, 1/F of Tower 1 of Court B;
- Court B 第一座一樓 C 室;
- Flat D, 1/F of Tower 1 of Court B;
- Court B 第一座一樓 D 室;
- Flat C, 1/F of Tower 2 of Court B;
- Court B 第二座一樓 C 室;
- Flat D, 1/F of Tower 2 of Court B.
- Court B 第二座一樓 D 室。

Aluminum framed glass folding door fitted with lockset and door hinges for the following flats:
下列單位採用鋁質框玻璃折疊門配上套裝鎖及門鉸:

- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat A, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 A 室。

Steel swing door fitted with lockset, door hinges, door closer and glass vision panel for the flat roof at Roof Floor of the following flats:
下列單位的天台平台採用鋼鐵推拉門配上套裝鎖、門鉸、門鼓及視窗板:

- Flat A, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 B 室;
- Flat A, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 B 室;
- Flat A, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 D 室;
- Flat E, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 E 室;
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 B 室;
- Flat C, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 C 室;
- Flat A, 17/F & R/F of Tower 2 of Court D;
- Court D 第二座十七樓及天台 A 室;

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Door (cont'd) 門(續)	:	◆ Flat B, 17/F & R/F of Tower 2 of Court D; ◆ Court D 第二座十七樓及天台 B 室; ◆ Flat C, 17/F & R/F of Tower 2 of Court D. ◆ Court D 第二座十七樓及天台 C 室。 **Store Room** **儲物室** Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper for the following flat: 下列單位採用膠板飾面實心木門配上套裝鎖、門鉸及門檔： ◆ Flat D, G/F of Tower 1 of Court A. Court A 第一座地下 D 室。
Bathroom 浴室	:	Provided with wooden basin cabinet with natural stone countertop and finished with plastic laminate. 提供膠板飾面木製面盆櫃連天然石檯面。 Provided with wooden mirror cabinet finished with plastic laminate. 提供膠板飾面鏡櫃檯面。 Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated mixer, enamelled cast-iron bath tub with chrome plated mixer, clear tempered glass shower compartment with chrome plated shower mixer (applicable to bathrooms with shower cubicle), chrome plated towel bar, chrome plated paper holder and chrome plated robe hook. 裝置及設備包括陶瓷坐廁、陶瓷洗手盆連鍍鉻洗手盆水龍頭、搪瓷生鐵浴缸連鍍鉻水龍頭、強化清玻璃淋浴間連鍍鉻水龍頭(適用於附設淋浴間的浴室)、鍍鉻毛巾棍、鍍鉻廁紙架及鍍鉻掛勾。 Thermal ventilator is provided for all bathrooms. 所有浴室提供浴室寶。 Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統使用包膠銅喉。
Kitchen 廚房	:	Provided with wooden kitchen cabinet finished with plastic laminate and fitted with wooden cabinet door panel finished with plastic laminate. 提供膠板飾面木製廚櫃連膠板飾面木製櫃門板。 Smoke detector and sprinkler head are provided in or near open kitchens. 提供煙霧探測器及消防花灑頭於開放式廚房內或附近 。 Stainless steel sink with sink mixer is provided. 提供不銹鋼洗滌盆連水龍頭。 Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統使用包膠銅喉。 **For 1-Bedroom flats as listed below** 適用於下列 1 房單位 Cooker hood, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats: 下列單位提供抽油煙機、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機: ◆ Flat B, G/F of Tower 1 of Court B; ◆ Court B 第一座地下 B 室; ◆ Flat C, G/F of Tower 1 of Court B ◆ Court B 第一座地下 C 室; ◆ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; ◆ Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; ◆ Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; ◆ Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; ◆ Flat B, G/F of Tower 2 of Court B ◆ Court B 第二座地下 B 室; ◆ Flat C, G/F of Tower 2 of Court B; ◆ Court B 第二座地下 C 室; ◆ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; ◆ Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; ◆ Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B. ◆ Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室。 Cooker hood, gas burner, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機: ◆ Flat E, G/F of Tower 2 of Court C; ◆ Court C 第二座地下 E 室;

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Kitchen (cont'd) :
廚房(續)

- Flat F, 1/F-3/F, 5/F-8/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓及五樓至八樓 F 室。

For 2-Bedrooms flats as listed below
適用於下列 2 房單位
Cooker hood, induction hob, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、電磁爐、蒸爐、雪櫃連冰箱及洗衣乾衣機:
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

Cooker hood, gas burner, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、蒸爐、雪櫃連冰箱及洗衣乾衣機:
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五至十七樓 G 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓及十五至十七樓 B 室。

Cooker hood, gas burner, induction hob, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸爐、雪櫃連冰箱及洗衣乾衣機：
- Flat C, G/F of Tower 1 of Court A;
- Court A 第一座地下 C 室;
- Flat C, G/F of Tower 2 of Court A.
- Court A 第二座地下 C 室。

Cooker hood, gas burner, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機：
- Flat F, 9/F-12/F and 15/F-17/F of Tower 2 of Court C.
- Court C 第二座九樓至十二樓及十五至十七樓 F 室。

Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機及冷氣機：
- Flat A, 17/F & R/F of Tower 1 of Court A.
- Court A 第一座十七樓及天台 A 室。

For 3-Bedrooms flats as listed below
適用於下列 3 房單位
Cooker hood, gas burner, combination steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、蒸焗爐、雪櫃連冰箱及洗衣乾衣機：
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;

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Kitchen (cont'd) :
廚房(續)

- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F&R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C.
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室。

Cooker hood, gas burner, induction hob, combination steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸焗爐、雪櫃連冰箱及洗衣乾衣機：
- Flat A, G/F of Tower 1 of Court B;
- Court B 第一座地下 A 室;
- Flat D, G/F of Tower 1 of Court B;
- Court B 第一座地下 D 室;
- Flat A, G/F of Tower 2 of Court B;
- Court B 第二座地下 A 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat A, G/F of Tower 1 of Court C;
- Court C 第一座地下 A 室;
- Flat E, G/F of Tower 1 of Court C.
- Court C 第一座地下 E 室。

Cooker hood, gas burner, induction hob, combination steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸焗爐、雪櫃連冰箱、洗衣乾衣機及冷氣機：
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室。

Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、洗衣乾衣機及冷氣機：
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat A, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五至十六樓 A 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五至十六樓 D 室;
- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D;
- Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 B 室;

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Kitchen (cont'd) 廚房(續)	:	⬩ Flat C, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. ⬩ Court D 第二座地下至三樓、五樓至十二樓及十五至十六樓 C 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機及冷氣機： ⬩ Flat B, 17/F & R/F of Tower 1 of Court A; ⬩ Court A 第一座十七樓及天台 B 室; ⬩ Flat A, 17/F & R/F of Tower 2 of Court A; ⬩ Court A 第二座十七樓及天台 A 室; ⬩ Flat B, 17/F & R/F of Tower 2 of Court A. ⬩ Court A 第二座十七樓及天台 B 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer, wine-conditioning unit and air-conditioner are provided for the following units: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機、酒櫃及冷氣機： ⬩ Flat A, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓及天台 A 室; ⬩ Flat D, G/F of Tower 2 of Court D; ⬩ Court D 第二座地下樓 D 室; ⬩ Flat A, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓及天台 A 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、獨立式洗衣乾衣機及冷氣機： ⬩ Flat C, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓 C 室; ⬩ Flat C, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓 C 室。 **For 4-Bedrooms flats as listed below** 適用於下列 4 房單位 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、洗衣乾衣機及冷氣機： ⬩ Flat A, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; ⬩ Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; ⬩ Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 D 室; ⬩ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; ⬩ Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat B, G/F of Tower 1 of Court D; ⬩ Court D 第一座地下 B 室; ⬩ Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; ⬩ Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 D 室; ⬩ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D; ⬩ Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat B, G/F of Tower 2 of Court D; ⬩ Court D 第二座地下 B 室; ⬩ Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. ⬩ Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 D 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、獨立式洗衣乾衣機及冷氣機： ⬩ Flat B, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓及天台 B 室; ⬩ Flat B, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓及天台 B 室。
Other Provisions 其他設備	:	Provided with air-conditioner for Living room, Dining room and Bedroom. 客廳、飯廳及睡房提供冷氣機。

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裝置、裝修物料及設備 (僅適用於獨立屋)
Fittings, Finishes and Appliances (Applicable to House only)

Internal Wall / Ceiling 內牆 / 天花板	:	**Internal Wall** **內牆** Living room, Dining room and Bedroom finished with plastering. 客廳、飯廳及睡房為批盪完成面。 **Ceiling** **天花板** Living room, Dining room and Bedroom finished with plastering. 客廳、飯廳及睡房為批盪完成面。
Internal Floor 內部地板	:	Living room, Dining room and Bedroom finished with cement sand screeding. 客廳、飯廳及睡房為水泥批盪完成面。
Bathroom 浴室	:	Wall finished with plastering. 牆壁為批盪完成面。 Ceiling finished with plastering. 天花板為批盪完成面。 Floor finished with cement sand screeding. 地板為水泥批盪完成面。
Kitchen 廚房	:	Wall finished with plastering. 牆壁為批盪完成面。 Ceiling finished with plastering. 天花板為批盪完成面。 Floor finished with cement sand screeding. 地板為水泥批盪完成面。
Door 門	:	**Entrance Gate** **入口大閘** Fluorocarbon coating and painted metal gate fitted with lockset and door hinges. 氟碳噴塗及油漆面金屬大閘配上套裝鎖及門鉸。 **Main Entrance** **入口** Metal cladded metal door fitted with lockset, concealed door closer, door viewer, door guard, door hinges and door stopper. 金屬飾面金屬門配上套裝鎖、暗藏門鼓、防盜眼、防盜扣、門鉸及門檔。 **Kitchen** **廚房** Solid core fire-rated timber door finished with plywood and fitted with fire rated glass vision panel, smoke seal, door closer, door handle and door hinges. 木板飾面防火實心木門配上防火視窗板、防煙條、門鼓、門把手及門鉸。 **Bathroom** **浴室** For the bathroom 1 and bathroom 2 on 1/F of House 1, House 2, House 3, House 5, House 6, House 7 and House 8, solid core timber door finished with plywood and fitted with door handle, door hinges and timber louvre. 獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號 1 樓的浴室 1 及浴室 2 為木板飾面實心木門連木製百葉配上門把手及門鉸。 **Store room** **儲物室** Solid core fire-rated timber door finished with plywood and fitted with fire rated glass vision panel, smoke seal, door closer, door handle and door hinges for House 1, House 2, House 3, House 5, House 6, House 7 and House 8. 獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號為木板飾面防火實心木門配上防火視窗板、防煙條、門鼓、門把手及門鉸。

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Door(cont'd) 門(續)	:	**Water Closet** **洗手間** For the water closet 1 and water closet 2 on G/F of House 1, House 2, House 3, House 5, House 6, House 7 and House 8, solid core timber door finished with plywood and fitted with door handle, door hinges and timber louvre. 獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號地下的洗手間 1 及洗手間 2 為木板飾面實心木門連木製百葉配上門把手及門鉸。 **Fire Services Pump room (For House 2, House 3, House 5, House 6 and House 7), Electric room and B1/F Lift lobby** **消防水泵房 (適用於獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號及獨立屋 7 號)、電掣房及地庫 1 樓升降機大堂** Solid core fire-rated timber door finished with plastic laminate and fitted with door closer, smoke seal, lockset and door hinges. 膠板飾面防火實心木門配上門鼓、防煙條、套裝鎖及門鉸。 **Balcony, Garden (For House 1, House 2, House 3, House 5, House 6, House 7 and House 8) and Terrace (For House 3, House 6, House 8 and House 9)** **露台、花園(適用於獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號)及前庭(適用於獨立屋 3 號、獨立屋 6 號、獨立屋 8 號及獨立屋 9 號)** Aluminum framed glass folding door fitted with lockset and door hinges. 鋁質框玻璃折疊門配上套裝鎖及門鉸。 **Garden (For House 9), Yard (For House 1, House 2, House 5, House 7 and House 9) and Flat Roof** **花園(適用於獨立屋 9 號)、庭院(適用於獨立屋 1 號、獨立屋 2 號、獨立屋 5 號、獨立屋 7 號及獨立屋 9 號)及平台** Aluminum framed glass folding door and swing door fitted with lockset and door hinges. 鋁質框玻璃折疊門及推拉門配上套裝鎖及門鉸。 **Yard (For House 3, House 6 and House 8)** **庭院(適用於獨立屋 3 號、獨立屋 6 號及獨立屋 8 號)** Aluminum framed glass swing door fitted with lockset and door hinges. 鋁質框玻璃推拉門配上套裝鎖及門鉸。
Bathroom 浴室	:	Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統採用包膠銅喉。 Thermal ventilator is provided for all bathrooms. 所有浴室提供浴室寶。
Kitchen 廚房	:	Stainless steel sink is provided. 提供不銹鋼洗滌盆。 Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統採用包膠銅喉。 Air-conditioner is provided. 提供冷氣機。
Other Provisions 其他配備	:	Provided with air-conditioner for video room (For House 9), study (For House 9), Living room, Dining room, Bedroom, utility room, store room, flat roof and lift lobbies. 視頻室(適用於獨立屋 9 號)、書房(適用於獨立屋 9 號)、客廳、飯廳、睡房、多用途房、儲物室、平台及升降機大堂。 Gas water heater is provided. 提供煤氣熱水爐。 Lift is provided. 提供升降機。

[End of Part 2: Conditions of Sale]

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第 2 部分：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」	指新界大埔白石角「海日灣」。
「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款出售該物業，而買方須以樓價並按本臨時合約所載條款及條款購買該物業。

3. 在賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內，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。

4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：

   (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及

   (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。

5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。

6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。

7. 買方須支付的臨時訂金，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；(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) 除訂立按揭或押記外，買方不得於本買賣成交及簽立轉讓契之前提名任何人接受本物業之轉讓契，亦不得轉售本物業或以任何形式轉移正式合約之權益或訂立以以上為目的之任何協議。

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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。

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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本物業的法律文件(包括正式合約、按揭契及轉讓契等)，買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本物業，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，全部由買方負責及支付。

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(包括但不限於根據香港法例第 117 章《印花稅條例》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. 買方如有更改地址或電話，須以書面通知賣方。

23. 本物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。

24. 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。

25. (a) 賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(『該條例』)強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。

    (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。

26. 在本臨時合約中—

    (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；

    (b) “工作日”具有該條例第 2(1)條給予該詞的涵義；

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(c) 附表 1 載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及

(d) 附表 1 載列之每個單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。

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出售條款附表1

物業: **新界大埔白石角海日灣 獨立屋 / Court ，第 座 樓 室***

本物業的量度尺寸如下—

(a) 本物業的實用面積為 _____ 平方米／ _____ 平方呎，其中—

_____ 平方米／ _____ 平方呎為露台的樓面面積；

_____ 平方米／ _____ 平方呎為工作平台的樓面面積；

_____ 平方米／ _____ 平方呎為陽台的樓面面積；及

(b) 其他量度尺寸為—

*空調機房的面積為 _____ 平方米／ _____ 平方呎；

*窗台的面積為 _____ 平方米／ _____ 平方呎；

*閣樓的面積為 _____ 平方米／ _____ 平方呎；

*平台的面積為 _____ 平方米／ _____ 平方呎；

*花園的面積為 _____ 平方米／ _____ 平方呎；

*停車位的面積為 _____ 平方米／ _____ 平方呎；

*天台的面積為 _____ 平方米／ _____ 平方呎；

*梯屋的面積為 _____ 平方米／ _____ 平方呎；

*前庭的面積為 _____ 平方米／ _____ 平方呎；

*庭院的面積為 _____ 平方米／ _____ 平方呎。

*將不適用者刪去

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

裝置、裝修物料及設備 (僅適用於單位)
Fittings, Finishes and Appliances (Applicable to Flat only)

Internal Wall / Ceiling 內牆 / 天花板	:	**Internal Wall** **內牆** Living room, Dining room and Bedroom finished with emulsion paint. 客廳、飯廳及睡房髹乳膠漆。 **Ceiling** **天花板** Living room, Dining room and Bedroom finished with emulsion paint. Gypsum board finished with emulsion paint where false ceiling and bulkhead are provided. 客廳、飯廳及睡房為乳膠漆，設有假天花或假陣的均以石膏板髹乳膠漆。
Internal Floor 內部地板	:	Living room, Dining room and Bedroom finished with engineered timber flooring and timber skirting except the following flats. 除下列單位，客廳、飯廳及睡房鋪砌複合木地板及木牆腳線。 For the Living room and Dining room of the following flats, floor finished with ceramic tiles and timber skirting: 下列單位的客廳及飯廳鋪砌瓷質磚及木牆腳線： • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat C, G/F of Tower 1 of Court B; • Court B 第一座地下 C 室; • Flat D, G/F of Tower 1 of Court B; • Court B 第一座地下 D 室; • Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat C, G/F of Tower 2 of Court B; • Court B 第二座地下 C 室; • Flat D, G/F of Tower 2 of Court B; • Court B 第二座地下 D 室; • Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; • Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat D, G/F of Tower 1 of Court C; • Court C 第一座地下 D 室; • Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, G/F of Tower 1 of Court C; • Court C 第一座地下 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C; • Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat D, G/F of Tower 2 of Court C; • Court C 第二座地下 D 室; • Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C. • Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室。 Reconstituted stone border along edge of Living room and Dining room adjoining flat roof, balcony and terrace. 平台、露台及前庭與客廳及飯廳圍邊之間鋪砌人造石。

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Bathroom : Wall finished with ceramic tiles up to false ceiling.
浴室 牆壁鋪砌瓷質磚至假天花底。

Provided with gypsum board false ceiling finished with emulsion paint and aluminum panel ceiling.
石膏板假天花髹乳膠漆及鋁板天花。

Floor finished with ceramic tiles except the following flats.
除下列單位，地板鋪砌瓷質磚。

For the bathroom 1 of the following flats, floor finished with ceramic tiles and natural stone:
下列單位的浴室 1，地板鋪砌瓷質磚及天然石:

- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五樓至十六樓 D 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 D 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D;
- Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D;
- Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D;
- Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D.
- Court D 第二座地下至三樓、五樓至十二樓及十五樓至十六樓 D 室。

Kitchen : Wall finished with ceramic tiles, glass and stainless steel up to false ceiling.
廚房 牆壁鋪砌瓷質磚、玻璃及不銹鋼。

Floor finished with ceramic tiles.
地板鋪砌瓷質磚。

Provided with gypsum board false ceiling finished with emulsion paint and aluminum panel ceiling except the following flats.
除下列單位外，提供石膏板假天花髹乳膠漆及鋁板假天花。

For the kitchens of the following flats, ceiling and gypsum board false ceiling finished with emulsion paint:
下列單位的廚房，天花板及石膏板假天花髹乳膠漆:

- Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室;

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Kitchen (cont'd) :
廚房(續)

- Flat C, G/F of Tower 1 of Court B;
- Court B 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court B;
- Court B 第一座地下 D 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat C, G/F of Tower 2 of Court B;
- Court B 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

Door :
門

Terrace Gate on G/F
地下前庭閘

For the following flats, painted metal gate fitted with lockset and door hinges:
下列單位採用油漆面金屬大閘配上套裝鎖及門鉸:

- Flat C, G/F of Tower 1 of Court A;
- Court A 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat C, G/F of Tower 2 of Court A;
- Court A 第二座地下 C 室;
- Flat A, G/F of Tower 1 of Court B;
- Court B 第一座地下 A 室;
- Flat A, G/F of Tower 2 of Court B;
- Court B 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court B;
- Court B 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court B;
- Court B 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat A, G/F of Tower 1 of Court C;
- Court C 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court C;
- Court C 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;

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Door (cont'd) :
門(續)

- Flat E, G/F of Tower 1 of Court C;
- Court C 第一座地下 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat A, G/F of Tower 2 of Court C;
- Court C 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court C;
- Court C 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, G/F of Tower 2 of Court C;
- Court C 第二座地下 E 室;
- Flat B, G/F of Tower 1 of Court D;
- Court D 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court D;
- Court D 第一座地下 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court D;
- Court D 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court D;
- Court D 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court D.
- Court D 第二座地下 D 室。

Main Entrance
主要入口
Solid core fire-rated timber door finished with plastic laminate and fitted with lockset, concealed door closer, smoke seal, door viewer, door guard, door hinges and door stopper.
膠板飾面防火實心木門配上套裝鎖、暗藏門鼓、防煙條、防盜眼、防盜扣、門鉸及門檔。

Dining Room
飯廳
For the following flats, solid core fire-rated timber door finished with plastic laminate and fitted with door handle, concealed door closer, smoke seal, door hinges and door stopper:
下列單位採用膠板飾面防火實心木門配上門把手、暗藏門鼓、防煙條、門鉸及門檔:

- Flat A, G/F of Tower 1 of Court A;
- Court A 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court A;
- Court A 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court A;
- Court A 第一座地下 C 室;
- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat A, G/F of Tower 2 of Court A;
- Court A 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court A;
- Court A 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court A;
- Court A 第二座地下 C 室;
- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court D;
- Court D 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court D;
- Court D 第一座地下 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, G/F of Tower 2 of Court D;
- Court D 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court D;
- Court D 第二座地下 C 室;
- Flat D, G/F of Tower 2 of Court D.
- Court D 第二座地下 D 室。

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Door (cont'd) : **Kitchen**
門(續)

廚房

Solid core fire-rated timber door finished with plastic laminate and fitted with fire rated glass panel, concealed door closer, smoke seal, door handle, door hinges and door stopper.
膠板飾面防火實心木門配上防火視窗板、暗藏門鼓、防煙條、門把手、門鉸及門檔。

Bedrooms
睡房

Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper.
膠板飾面實心木門配上套裝鎖、門鉸及門檔。

Bathrooms
浴室

Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper except the following flats.
除下列單位外，膠板飾面實心木門配上套裝鎖、門鉸及門檔。

For the bathroom of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

For the bathroom 1 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 1 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat A, G/F of Tower 1 of Court A;
- Court A 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court D.
- Court D 第一座地下 B 室。

For the bathroom 2 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 2 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat B, 17/F of Tower 1 of Court A;
- Court A 第一座十七樓 B 室;
- Flat B, 17/F of Tower 2 of Court A;
- Court A 第二座十七樓 B 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat E, G/F of Tower 1 of Court C;
- Court C 第一座地下 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;

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Door (cont'd) 門(續) :

- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat A, G/F of Tower 2 of Court D.
- Court D 第二座地下 A 室。

For the bathroom 3 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 3 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat A, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 A 室。

Utility Room
多用途房
Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper except the following flats.
除下列單位外，採用膠板飾面實心木門配上套裝鎖、門鉸及門檔。

For the utility room for the following flats, solid core fire-rated timber door finished with plastic laminate and fitted with concealed door closer, lockset, door hinges and door stopper:
下列單位的多用途房採用膠板飾面防火實心木門配上暗藏門鼓、套裝鎖、門鉸及門檔:

- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五樓至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五樓至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室。

Water Closet
洗手間
Aluminum framed glass folding door and fitted with lockset and door hinges.
鋁質框玻璃折疊門配上套裝鎖及門鉸。

Balcony and Terrace
露台及前庭
Aluminum framed glass sliding door fitted with lockset.
鋁質框玻璃趟門配上套裝鎖。

Flat roof
平台
Aluminum framed glass folding door and swing door fitted with lockset and door hinges for the following flats:
下列單位採用鋁質框玻璃折疊門及推拉門配上套裝鎖及門鉸:

- Flat A, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 A 室
- Flat B, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 B 室
- Flat A, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 2 of Court A.
- Court A 第二座十七樓及天台 B 室。

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Door (cont'd) : Aluminum framed glass sliding door fitted with lockset for the following flats:
門(續) 下列單位採用鋁質框玻璃趟門配上套裝鎖:

- Flat C, 1/F of Tower 1 of Court B;
- Court B 第一座一樓 C 室;
- Flat D, 1/F of Tower 1 of Court B;
- Court B 第一座一樓 D 室;
- Flat C, 1/F of Tower 2 of Court B;
- Court B 第二座一樓 C 室;
- Flat D, 1/F of Tower 2 of Court B.
- Court B 第二座一樓 D 室。

Aluminum framed glass folding door fitted with lockset and door hinges for the following flats:
下列單位採用鋁質框玻璃折疊門配上套裝鎖及門鉸:

- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat A, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 A 室。

Steel swing door fitted with lockset, door hinges, door closer and glass vision panel for the flat roof at Roof Floor of the following flats:
下列單位的天台平台採用鋼鐵推拉門配上套裝鎖、門鉸、門鼓及視窗板:

- Flat A, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 B 室;
- Flat A, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 B 室;
- Flat A, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 D 室;
- Flat E, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 E 室;
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 B 室;
- Flat C, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 C 室;
- Flat A, 17/F & R/F of Tower 2 of Court D;
- Court D 第二座十七樓及天台 A 室;

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Door (cont'd) 門(續)	:	♦ Flat B, 17/F & R/F of Tower 2 of Court D; ♦ Court D 第二座十七樓及天台 B 室; ♦ Flat C, 17/F & R/F of Tower 2 of Court D. ♦ Court D 第二座十七樓及天台 C 室。 **Store Room** **儲物室** Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper for the following flat: 下列單位採用膠板飾面實心木門配上套裝鎖、門鉸及門檔： ♦ Flat D, G/F of Tower 1 of Court A. Court A 第一座地下 D 室。
Bathroom 浴室	:	Provided with wooden basin cabinet with natural stone countertop and finished with plastic laminate. 提供膠板飾面木製面盆櫃連天然石檯面。 Provided with wooden mirror cabinet finished with plastic laminate. 提供膠板飾面鏡櫃檯面。 Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated mixer, enamelled cast-iron bath tub with chrome plated mixer, clear tempered glass shower compartment with chrome plated shower mixer (applicable to bathrooms with shower cubicle), chrome plated towel bar, chrome plated paper holder and chrome plated robe hook. 裝置及設備包括陶瓷坐廁、陶瓷洗手盆連鍍鉻洗手盆水龍頭、搪瓷生鐵浴缸連鍍鉻水龍頭、強化清玻璃淋浴間連鍍鉻水龍頭(適用於附設淋浴間的浴室)、鍍鉻毛巾棍、鍍鉻廁紙架及鍍鉻掛勾。 Thermal ventilator is provided for all bathrooms. 所有浴室提供浴室寶。 Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統使用包膠銅喉。
Kitchen 廚房	:	Provided with wooden kitchen cabinet finished with plastic laminate and fitted with wooden cabinet door panel finished with plastic laminate. 提供膠板飾面木製廚櫃連膠板飾面木製櫃門板。 Smoke detector and sprinkler head are provided in or near open kitchens. 提供煙霧探測器及消防花灑頭於開放式廚房內或附近 。 Stainless steel sink with sink mixer is provided. 提供不銹鋼洗滌盆連水龍頭。 Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統使用包膠銅喉。 **For 1-Bedroom flats as listed below** 適用於下列 1 房單位 Cooker hood, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats: 下列單位提供抽油煙機、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機: ♦ Flat B, G/F of Tower 1 of Court B; ♦ Court B 第一座地下 B 室; ♦ Flat C, G/F of Tower 1 of Court B ♦ Court B 第一座地下 C 室; ♦ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; ♦ Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; ♦ Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; ♦ Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; ♦ Flat B, G/F of Tower 2 of Court B ♦ Court B 第二座地下 B 室; ♦ Flat C, G/F of Tower 2 of Court B; ♦ Court B 第二座地下 C 室; ♦ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; ♦ Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; ♦ Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B. ♦ Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室。 Cooker hood, gas burner, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機: ♦ Flat E, G/F of Tower 2 of Court C; ♦ Court C 第二座地下 E 室;

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Kitchen (cont'd) :
廚房(續)

- Flat F, 1/F-3/F, 5/F-8/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓及五樓至八樓 F 室。

For 2-Bedrooms flats as listed below
適用於下列 2 房單位
Cooker hood, induction hob, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、電磁爐、蒸爐、雪櫃連冰箱及洗衣乾衣機:
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

Cooker hood, gas burner, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、蒸爐、雪櫃連冰箱及洗衣乾衣機:
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五至十七樓 G 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓及十五至十七樓 B 室。

Cooker hood, gas burner, induction hob, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸爐、雪櫃連冰箱及洗衣乾衣機：
- Flat C, G/F of Tower 1 of Court A;
- Court A 第一座地下 C 室;
- Flat C, G/F of Tower 2 of Court A.
- Court A 第二座地下 C 室。

Cooker hood, gas burner, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機：
- Flat F, 9/F-12/F and 15/F-17/F of Tower 2 of Court C.
- Court C 第二座九樓至十二樓及十五至十七樓 F 室。

Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機及冷氣機：
- Flat A, 17/F & R/F of Tower 1 of Court A.
- Court A 第一座十七樓及天台 A 室。

For 3-Bedrooms flats as listed below
適用於下列 3 房單位
Cooker hood, gas burner, combination steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、蒸焗爐、雪櫃連冰箱及洗衣乾衣機：
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;

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Kitchen (cont'd) :
廚房(續)

- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F&R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C.
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室。

Cooker hood, gas burner, induction hob, combination steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸焗爐、雪櫃連冰箱及洗衣乾衣機：

- Flat A, G/F of Tower 1 of Court B;
- Court B 第一座地下 A 室;
- Flat D, G/F of Tower 1 of Court B;
- Court B 第一座地下 D 室;
- Flat A, G/F of Tower 2 of Court B;
- Court B 第二座地下 A 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat A, G/F of Tower 1 of Court C;
- Court C 第一座地下 A 室;
- Flat E, G/F of Tower 1 of Court C.
- Court C 第一座地下 E 室。

Cooker hood, gas burner, induction hob, combination steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸焗爐、雪櫃連冰箱、洗衣乾衣機及冷氣機：

- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室。

Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、洗衣乾衣機及冷氣機：

- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat A, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五至十六樓 A 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五至十六樓 D 室;
- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D;
- Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 B 室;

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Kitchen (cont'd) 廚房(續)	:	⬩ Flat C, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. ⬩ Court D 第二座地下至三樓、五樓至十二樓及十五至十六樓 C 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機及冷氣機： ⬩ Flat B, 17/F & R/F of Tower 1 of Court A; ⬩ Court A 第一座十七樓及天台 B 室; ⬩ Flat A, 17/F & R/F of Tower 2 of Court A; ⬩ Court A 第二座十七樓及天台 A 室; ⬩ Flat B, 17/F & R/F of Tower 2 of Court A. ⬩ Court A 第二座十七樓及天台 B 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer, wine-conditioning unit and air-conditioner are provided for the following units: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機、酒櫃及冷氣機： ⬩ Flat A, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓及天台 A 室; ⬩ Flat D, G/F of Tower 2 of Court D; ⬩ Court D 第二座地下樓 D 室; ⬩ Flat A, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓及天台 A 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、獨立式洗衣乾衣機及冷氣機： ⬩ Flat C, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓 C 室; ⬩ Flat C, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓 C 室。 **For 4-Bedrooms flats as listed below** 適用於下列 4 房單位 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、洗衣乾衣機及冷氣機： ⬩ Flat A, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; ⬩ Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; ⬩ Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 D 室; ⬩ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; ⬩ Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat B, G/F of Tower 1 of Court D; ⬩ Court D 第一座地下 B 室; ⬩ Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; ⬩ Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 D 室; ⬩ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D; ⬩ Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat B, G/F of Tower 2 of Court D; ⬩ Court D 第二座地下 B 室; ⬩ Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. ⬩ Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 D 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、獨立式洗衣乾衣機及冷氣機： ⬩ Flat B, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓及天台 B 室; ⬩ Flat B, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓及天台 B 室。
Other Provisions 其他設備	:	Provided with air-conditioner for Living room, Dining room and Bedroom. 客廳、飯廳及睡房提供冷氣機。

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裝置、裝修物料及設備 (僅適用於獨立屋)
Fittings, Finishes and Appliances (Applicable to House only)

Internal Wall / Ceiling 內牆 / 天花板	:	**Internal Wall** **內牆** Living room, Dining room and Bedroom finished with plastering. 客廳、飯廳及睡房為批盪完成面。 **Ceiling** **天花板** Living room, Dining room and Bedroom finished with plastering. 客廳、飯廳及睡房為批盪完成面。
Internal Floor 內部地板	:	Living room, Dining room and Bedroom finished with cement sand screeding. 客廳、飯廳及睡房為水泥批盪完成面。
Bathroom 浴室	:	Wall finished with plastering. 牆壁為批盪完成面。 Ceiling finished with plastering. 天花板為批盪完成面。 Floor finished with cement sand screeding. 地板為水泥批盪完成面。
Kitchen 廚房	:	Wall finished with plastering. 牆壁為批盪完成面。 Ceiling finished with plastering. 天花板為批盪完成面。 Floor finished with cement sand screeding. 地板為水泥批盪完成面。
Door 門	:	**Entrance Gate** **入口大閘** Fluorocarbon coating and painted metal gate fitted with lockset and door hinges. 氟碳噴塗及油漆面金屬大閘配上套裝鎖及門鉸。 **Main Entrance** **入口** Metal cladded metal door fitted with lockset, concealed door closer, door viewer, door guard, door hinges and door stopper. 金屬飾面金屬門配上套裝鎖、暗藏門鼓、防盜眼、防盜扣、門鉸及門檔。 **Kitchen** **廚房** Solid core fire-rated timber door finished with plywood and fitted with fire rated glass vision panel, smoke seal, door closer, door handle and door hinges. 木板飾面防火實心木門配上防火視窗板、防煙條、門鼓、門把手及門鉸。 **Bathroom** **浴室** For the bathroom 1 and bathroom 2 on 1/F of House 1, House 2, House 3, House 5, House 6, House 7 and House 8, solid core timber door finished with plywood and fitted with door handle, door hinges and timber louvre. 獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號 1 樓的浴室 1 及浴室 2 為木板飾面實心木門連木製百葉配上門把手及門鉸。 **Store room** **儲物室** Solid core fire-rated timber door finished with plywood and fitted with fire rated glass vision panel, smoke seal, door closer, door handle and door hinges for House 1, House 2, House 3, House 5, House 6, House 7 and House 8. 獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號為木板飾面防火實心木門配上防火視窗板、防煙條、門鼓、門把手及門鉸。

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Door(cont'd) 門(續)	:	**Water Closet** **洗手間** For the water closet 1 and water closet 2 on G/F of House 1, House 2, House 3, House 5, House 6, House 7 and House 8, solid core timber door finished with plywood and fitted with door handle, door hinges and timber louvre. 獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號地下的洗手間 1 及洗手間 2 為木板飾面實心木門連木製百葉配上門把手及門鉸。 **Fire Services Pump room (For House 2, House 3, House 5, House 6 and House 7), Electric room and B1/F Lift lobby** **消防水泵房 (適用於獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號及獨立屋 7 號)、電掣房及地庫 1 樓升降機大堂** Solid core fire-rated timber door finished with plastic laminate and fitted with door closer, smoke seal, lockset and door hinges. 膠板飾面防火實心木門配上門鼓、防煙條、套裝鎖及門鉸。 **Balcony, Garden (For House 1, House 2, House 3, House 5, House 6, House 7 and House 8) and Terrace (For House 3, House 6, House 8 and House 9)** **露台、花園(適用於獨立屋 1 號、獨立屋 2 號、獨立屋 3 號、獨立屋 5 號、獨立屋 6 號、獨立屋 7 號及獨立屋 8 號)及前庭(適用於獨立屋 3 號、獨立屋 6 號、獨立屋 8 號及獨立屋 9 號)** Aluminum framed glass folding door fitted with lockset and door hinges. 鋁質框玻璃折疊門配上套裝鎖及門鉸。 **Garden (For House 9), Yard (For House 1, House 2, House 5, House 7 and House 9) and Flat Roof** **花園(適用於獨立屋 9 號)、庭院(適用於獨立屋 1 號、獨立屋 2 號、獨立屋 5 號、獨立屋 7 號及獨立屋 9 號)及平台** Aluminum framed glass folding door and swing door fitted with lockset and door hinges. 鋁質框玻璃折疊門及推拉門配上套裝鎖及門鉸。 **Yard (For House 3, House 6 and House 8)** **庭院(適用於獨立屋 3 號、獨立屋 6 號及獨立屋 8 號)** Aluminum framed glass swing door fitted with lockset and door hinges. 鋁質框玻璃推拉門配上套裝鎖及門鉸。
Bathroom 浴室	:	Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統採用包膠銅喉。 Thermal ventilator is provided for all bathrooms. 所有浴室提供浴室寶。
Kitchen 廚房	:	Stainless steel sink is provided. 提供不銹鋼洗滌盆。 Plastic coated copper pipes are used for cold and hot water supply system. 冷水及熱水供應系統採用包膠銅喉。 Air-conditioner is provided. 提供冷氣機。
Other Provisions 其他配備	:	Provided with air-conditioner for video room (For House 9), study (For House 9), Living room, Dining room, Bedroom, utility room, store room, flat roof and lift lobbies. 視頻室(適用於獨立屋 9 號)、書房(適用於獨立屋 9 號)、客廳、飯廳、睡房、多用途房、儲物室、平台及升降機大堂。 Gas water heater is provided. 提供煤氣熱水爐。 Lift is provided. 提供升降機。

[第 2 部分：出售條款完]

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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 date of posting.

4. Declarations, representations and warranties

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

(a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far it is within my/our knowledge.**

(b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the 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.

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Schedule to the Offer Form

(To be completed by the Tenderer)

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

Section 2 - Purchase price			
Purchase price (HK$)			
Cashier order	Amount (HK$)	Bank	Cashier order no.

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Section 3 – Payment plan (Please tick as appropriate)*

☐ **Payment Plan A** (Stage Payment Plan) - Terms of payment

- 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 within 60 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- 90% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

☐ **Payment Plan B** (90-day First Mortgage Loan Payment Plan (I)) - Terms of payment

- 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 within 60 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- 90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

☐ **Payment Plan C** (90-day First Mortgage Loan Payment Plan (II)) - Terms of payment

- 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 within 60 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- 90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

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☐ **Payment Plan D** (90-day First Mortgage Loan Payment Plan (III)) - Terms of payment

- 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 within 60 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- 90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

☐ **Payment Plan E** (90 Days Cash Payment) - Terms of payment

- 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 within 60 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.
- 90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is earlier.

Section 4 - Intermediary (if any)	
Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	

<u>Declaration regarding Intermediary (applicable only if an Intermediary is specified)</u>

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.

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Section 5 - Declaration of relationship with the Vendor (Please tick as appropriate)*

I/We [* ☐ **am/are** / ☐ **am/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) ☐ Warning to Purchasers ***(undated)***
   - (2) ☐ Acknowledgement Letter Regarding Stamp Duty ***(undated)***
   - (3) ☐ Vendor's Information Form ***(undated)***
   - (4) ☐ Personal Information Collection Statement ***(undated)***
   - (5) ☐ Acknowledgement Letter regarding Open Kitchen ***(undated)*** (if applicable)
   - (6) ☐ Acknowledgement Letter regarding furniture and chattels ***(undated)*** (if applicable)

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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.		

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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 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: X	Witnessed by: X
Name of the authorized signature (if the Tenderer is a company):	Name of the witness:
Date:	

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

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第 3 部份：要約表格

(*由投標者填寫*)

致：**賣方**

1. <u>要約</u>

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. <u>如要約獲接納將構成有效協議</u>

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

3. <u>收取接受投標書信函的地址</u>

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。接納書在投郵後的第 2 個工作日視為已經正式收到。

4. <u>聲明、陳述及保證</u>

本人／我們現聲明、陳述及保證如下：

(a) **本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。**

(b) 除樓價、提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該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)。

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投標人須 填妥本頁

要約表格的附表

(由投標者填寫)

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

第 2 節 – 樓價			
樓價 (HK$)			
銀行本票	金額 (HK$)	銀行	本票編號

[(Pre-sale) - (House & Flat) Tender Document SA-4.1)]
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*第 3 節 – 支付辦法 (*請剔適用者)*

☐ **支付辦法甲** (建築期付款計劃) - 支付條款

- 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%於接納書的日期後 60 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
- 樓價 90%(樓價餘額)於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。

☐ **支付辦法乙** (90 天一按付款計劃 (I)) - 支付條款

- 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%於接納書的日期後 60 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
- 樓價 90%(樓價餘額)於接納書的日期後 90 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

☐ **支付辦法丙** (90 天一按付款計劃 (II)) - 支付條款

- 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%於接納書的日期後 60 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
- 樓價 90%(樓價餘額)於接納書的日期後 90 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

☐ **支付辦法丁** (90 天一按付款計劃 (III)) - 支付條款

- 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%於接納書的日期後 60 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
- 樓價 90%(樓價餘額)於接納書的日期後 90 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

☐ **支付辦法戊** (90 天即供付款計劃) - 支付條款

- 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%於接納書的日期後 60 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
- 樓價 90%(樓價餘額)於接納書的日期後 90 日內，或於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。

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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權公司；
(e) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(f) 該人是上述有聯繫法團或控權公司的經理。

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

第 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***(未有填上日期)***
   (2) ☐ 關於印花稅的確認書***(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) ☐ 關於開放式廚房的確認信***(未有填上日期)*** (如適用)
   (6) ☐ 關於物業內之傢具及物件的確認信***(未有填上日期)*** (如適用)

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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票者的董事的資料，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將物業出售予投標者。

董事		
	名稱	香港身份證號碼 / 護照號碼 / 商業登記號碼
1.		
2.		
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：	見證人簽署：
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]

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附件
Annex

*(附件不屬於招標文件的一部份。在遞交招標文件之前，請先將附件移除。然而，投標者**須簽署**以下標有"#"號的文件並連同招標文件一拼遞交。)*
*(The Annex does not form part of the Tender Document. The Annex should be detached from the Tender Document before submitting the Tender Document. However, the Tenderer should note documents marked with "#" **should be signed and submitted** together with the Tender Document.)*

1. 對買方的警告 #
   Warning to Purchasers #

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

3. 賣方資料表格 #
   Vendor's Information Form #

4. 個人資料收集聲明 #
   Personal Information Collection Statement #

5. 關於開放式廚房的確認信(僅適用於有開放式廚房的單位，不包括獨立屋) #
   Acknowledgement Letter regarding Open Kitchen (Applicable for flats with open kitchen only and excluding houses) #

6. 關於物業內之傢具及物件的確認信(僅適用於有 2 間或 1 間睡房的單位，不包括獨立屋) #
   Acknowledgement Letter regarding furniture and chattels (Applicable for flats with 2 bedrooms or 1 bedroom only and excluding houses) #

7. 贈品、財務優惠或利益的列表
   List of gift, or financial advantage or benefits

8. 律師收費表
   Legal fees and disbursements table

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Annex 1 附件 1

WARNING TO PURCHASERS
對買方的警告

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, Pak Shek Kok, Tai Po, New Territories 新界大埔白石角海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____ / House 獨立屋 _____ 號*
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

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

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

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

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

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

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

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

Dated this day of
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

*將不適用者刪去 Delete as appropriate

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Annex 2 附件 2

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

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, Pak Shek Kok, Tai Po, New Territories 新界大埔白石角海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____ / House 獨立屋 _____ 號*
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

The Purchaser hereby confirms and acknowledges that the Purchaser is aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase ("**Preliminary Agreement**") and the formal agreement for sale and purchase ("**Agreement for Sale and Purchase**") of the Property:
買方謹此確認及知悉在簽署上述物業之臨時買賣合約(「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前，買方已獲悉以下事項及其影響：

Ad Valorem Stamp Duty under the Stamp Duty (Amendment) Ordinance 2018 and the Stamp Duty (Amendment) (No.2) Ordinance 2018
《2018 年印花稅（修訂）條例》及《2018 年印花稅（修訂）（第 2 號）條例》之從價印花稅稅率

1. The Stamp Duty (Amendment) Ordinance 2018 was gazetted on 19 January 2018 (the "**2018 Amendment Ordinance**") with retrospective effect from 5 November 2016. The Stamp Duty Ordinance (the "**Ordinance**") has been amended by the 2018 Amendment Ordinance to increase the ad valorem stamp duty ("**AVD**") rates of for residential property transactions to a flat rate of 15% ("**New Rate**"), such that 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 AVD at New Rate. AVD at New Rate is applicable to any residential property (except that acquired by a HKPR who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition) acquired either by an individual or a company.
《印花稅(修訂)條例 2018》(「**2018 修訂條例**」) 已於 2018 年 1 月 19 日刊憲，法例具有追溯效力至 2016 年 11 月 5 日。2018 修訂條例調高住宅物業交易的「從價印花稅」稅率至劃一 15%(「**新稅率**」)，以致任何在 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，均須繳付以新稅率計算的從價印花稅。任何以個人或公司名義取得的住宅物業(除非該住宅物業是由香港永久性居民代表自己行事取得，而該香港永久性居民在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業)，均須繳付以新稅率計算的從價印花稅。

2. The Stamp Duty (Amendment) (No.2) Ordinance 2018 was gazetted on 20 April 2018 (the "**2018 Amendment (No.2) Ordinance**") with retrospective effect from 12 April 2017. Under the 2018 Amendment (No.2) Ordinance, unless specifically exempted or otherwise provided in the law, acquisition of more than 1 residential property under a single instrument executed on or after 12 April 2017 will be subject to the AVD at New Rate, 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.
《印花稅(修訂)(第 2 號)條例 2018》(「**2018(第 2 號)修訂條例**」) 已於 2018 年 4 月 20 日刊憲，法例具有追溯效力至 2017 年 4 月 12 日。根據 2018(第 2 號)修訂條例，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，均須繳付以「新稅率」計算的從價印花稅。

3. There is no change to the circumstances under which AVD at Scale 2 rates is applicable or AVD is exempted. For details of the applicable exemptions to AVD at New Rate, please browse the Inland Revenue Department website (www.ird.gov.hk).
可按第 2 標準稅率繳納「從價印花稅」或可獲豁免「從價印花稅」的情況沒有改變。有關以「新稅率」計算的「從價印花稅」適用的豁免，詳情請瀏覽稅務局網頁(www.ird.gov.hk)。

Procedures to be followed by the Purchaser
買方應遵守的程序

4. If the Purchaser claims that the AVD at Scale 2 rates shall apply and/or buyer's stamp duty ("**BSD**") shall be exempted:-
如買方聲稱應適用以第 2 標準稅率計算的從價印花稅及/或應豁免買家印花稅：

   (a) The Purchaser or each of the Purchaser (as the case may be) shall make a statutory declaration (the "**Statutory Declaration**") (in the prescribed form) accompanied with a copy of your Hong Kong Identity Card(s).
   買方或每名買方(視適用情況而定)須作出法定聲明(依照訂表格)及附上閣下的香港身分證副本。

   (b) The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's Solicitors :-
   買方承諾向賣方律師交付並促使其律師向賣方律師交付：

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(i) within 17 days from the date of the Agreement for Sale and Purchase, a certified true copy of the Statutory Declaration together with a duly completed Form IRSD 118 and other forms or supporting documents which the Stamp Office may from time to time require; and
在買賣合約訂立之日起 17 天內，「法定聲明」的認證副本連同已填妥的 IRSD118 表格及印花稅署不時要求的其他表格或證明文件；及

(ii) within 1 month from the date of the Agreement for Sale and Purchase, a certified true copy of the Agreement for Sale and Purchase duly stamped or a certified copy of the stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase.
在買賣合約訂立之日起 1 個月內，一份已加蓋應付印花稅之買賣合約的認證副本，或印花證明書的認證副本，以證明已完全繳付買賣合約之印花稅。

5. If the present transaction is subject to payment of the AVD at New Rate, the AVD at New Rate will be payable within 30 days after execution of the relevant Preliminary Agreement.
如本項交易須繳付以新稅率計算的從價印花稅，以新稅率計算的從價印花稅須在有關臨時合約簽立日期後 30 天內繳交。

Other Matters
其他事項

6. I/We confirm and acknowledge that I/we shall indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.
本人／我們確認及知悉，若本人／我們不能全數準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人／我們須就此向賣方作出十足的彌償。

7. I/We understand that I/we shall be solely responsible for ascertaining whether I/we am/are HKPR, subject to the BSD and subject to the AVD at New Rate.
本人／我們明白，本人／我們有責任確定本人／我們是否香港永久性居民、是否需要繳付「買家印花稅」及是否需要繳付以新稅率計算的從價印花稅。

8. I/We acknowledge and agree that I/we shall pay all legal costs and disbursements of and incidental to all necessary statutory declaration(s) to be made by me/us or any third party (if applicable) if I/we claim exemption from BSD or AVD at New Rate, as the case may be.
本人／我們知悉及同意，若本人／我們有意申請豁免「買家印花稅」或豁免以新稅率計算從價印花稅(視情況而定)，本人／我們須支付所有就該申請而必需由本人／我們或第三方（如適用）作出的「法定聲明」所涉及的法律費用及開銷。

9. I/We acknowledge that this document does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt. Whether the AVD at Scale 2 rates will be applicable to me/us and/or whether I/we shall be exempted for BSD is subject to the decision of the Collector of Stamp Revenue.
本文件不構成你們給予本人／我們任何意見或陳述。本人／我們明白如有疑問，本人／我們應徵詢專業人士之意見。印花稅署署長對於以第 2 標準稅率計算的「從價印花稅」是否適用於本人／我們及／或本人／我們是否可獲豁免「買家印花稅」有決定權。

10. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。

11. The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.
本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

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Annex 3 附件 3

Vendor's Information Form
賣方資料表格

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, Pak Shek Kok, Tai Po, New Territories 新界大埔白石角海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____ / House 獨立屋 _____ 號*
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

a) The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	The amount of the management fee cannot be provided as the Deed of Mutual Covenant and Management Agreement in respect of the Development has not yet been executed for the time being. 因發展項目的公契及管理協議尚未簽立，所以未能提供該物業的管理費金額。
b) The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	Annual Government Rent: HK$2,484,000 for the whole of Tai Po Town Lot No.213. There has been no apportionment of Government rent for the specified residential property as at the date of printing of this form. 年度地稅：港幣 2,484,000 元(就整個大埔城市地段第 213 號(而言)。直至本表格印刷之日，尚未有為指明住宅物業分攤地稅。
c) The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
d) The name of the manager of the Development 發展項目的管理人的姓名或名稱	The Horizon Management Services Limited 海日灣物業服務有限公司
e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有
f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

Date of Printing: 14th March 2019
印製日期：2019 年 3 月 14 日

Signed by the Purchaser(s) 買方簽署

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Annex 4 附件 4

暉隆有限公司
個人資料收集聲明

收集閣下的個人資料

Top Finder Limited 暉隆有限公司 (「本公司」或「我們」)爲提供服務及產品(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爲「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) 就我們或億京發展及策劃有限公司 (「億京發展」)提供的服務、物業、物業發展項目或產品的質量進行調查(自願性質參與)；
(vii) 促銷服務、物業、物業發展項目、產品及其他標的(詳情請參閱以下「在直接促銷中使用閣下資料」部分)；
(viii) 進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分)；
(ix) 與閣下溝通；
(x) 調查及處理投訴；
(xi) 預防或偵測非法或可疑活動；及
(xii) 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

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

(i) 億京發展；
(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。

[(Pre-sale) - (House & Flat) Tender Document SA-4.1)]
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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) 億京發展提供的物業或物業發展項目；
   (2) 我們或億京發展提供的服務及產品(包括地產代理服務、信貸融資及財務服務)；
   (3) 我們或億京發展提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
   (4) 爲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) 爲換取金錢或其他財產，將以上(a)段所述的閣下資料提供予億京發展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<u>不欲</u>我們如上述在直接促銷中使用閣下資料或向其他人士提供閣下資料以供其在直接促銷中使用，煩請在本聲明末端適當的方格內加上剔號(“✓”)行使閣下選擇不接受直接促銷的權利。閣下亦可在任何時候致函以下「查閱及改正閣下資料」部分所列地址選擇不接受直接促銷。

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，可以指定的書面形式向我們提出，其地址爲九龍長沙灣長裕街 10 號億京廣場 2 期 32 樓。

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(“✓”)暉隆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」部分。

☐ 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： _____

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Top Finder Limited
Personal Information Collection Statement

Collection of your personal information

From time to time, it is necessary for you to supply Top Finder 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) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or Billion Development & Project Management Limited ("Billion Development");
(vii) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below);
(viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
(ix) communicating with you;
(x) investigating and handling complaints;
(xi) preventing or detecting illegal or suspicious activities; and
(xii) 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 outside Hong Kong:

(i) Billion Development;
(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.

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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 Billion Development;
   (2) services and products offered by us or Billion Development (including real estate agency services, credit facilities and financial services);
   (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us or Billion Development; 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 Billion Development 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 by a prescribed form in writing to us at 32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon.

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, Top Finder 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: _____

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Annex 5 附件 5

關於開放式廚房的確認信 Acknowledgement Letter regarding Open Kitchen

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, Pak Shek Kok, Tai Po, New Territories 新界大埔白石角海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

本人/吾等，下方簽署人，特此確認，本人/吾等在簽署本物業的臨時買賣合約(「臨時合約」)前明白和接納：
I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") of the Property that:

1. 按照發展項目之公契及管理協議(「公契」)的最新經批核擬稿規定，本物業的業主須自費遵守及履行《消防安全管理計劃》，特別是公契第四附表載列的條文和管理人不時發出或給予有關實施《消防安全管理計劃》的任何指引或指南，並須促使本物業之租客及佔用人遵守及履行上述的《消防安全管理計劃》及公契條文。
   Under the latest approved draft of the Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of the Development, the Owner of the Property shall at his own costs and expenses observe and comply with the Fire Safety Management Plan, in particular the provisions set out in the FOURTH SCHEDULE to the DMC, and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan, and shall cause the tenants and occupiers of the Property observe and comply with the same.

2. 本人/吾等確認於簽訂本物業的臨時合約前已獲建議細閱公契的最新經批核擬稿(於售樓處有所提供)及尋求專業意見以獲取詳情。
   I/We have been advised to, before entering into the Preliminary Agreement of the Property, peruse the latest approved draft of the DMC (which are available at the sales office) and seek professional advice for details.

3. 本人/吾等同意購入本物業時已完全知悉上述之契諾、責任、條文和限制，並將完全遵守及履行該等契諾、責任、條文和限制而不會作出任何反對。
   I/We have agreed to purchase the Property with full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same without any objection.

4. 本人/吾等將會負責保養及每年檢查本物業內開放式廚房的消防裝置。
   I/We shall be responsible for maintenance and annual inspection of the Fire Service Installations for Open Kitchen within the Property.

5. 本人/吾等不得 I/We shall not:
   (a) 改動、拆除或阻礙本物業內的任何煙霧探測器、自動關閉裝置門及警報器；
   alter, remove or obstruct any smoke detectors, self-closing devices door and alarm buzzers provided inside the Property;
   (b) 改動、拆除或阻礙在本物業的開放式廚房正上方的天花板上的消防花灑頭；
   alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of the Property;
   (c) 改動、拆除本物業的防火牆
   alter or remove the FRR Wall of the Property;
   (d) 拆除本物業內用以提醒佔用者不得修改或拆除防火牆的永久告示；或
   remove the permanent notice displayed in the Property for the purpose of reminding the occupants that the FRR Wall should not be modified or removed; or
   (e) 更改在本物業的開放式廚房內的煮食爐位置
   relocate the cooking stove in the open kitchen of the Property

6. 本人/吾等須自費維護及保養本物業內的消防裝置使其處於良好(可使用)狀況。
   I/We shall keep and maintain the Fire Service Installations for Open Kitchen inside the Property in good (workable) condition at his own costs and expenses.

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7. 本人/吾等會容許管理人聯同或不聯同註冊消防裝置承辦商在事先給予合理通知(緊急情況除外)後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入本物業，藉以進行對消防裝置的年度檢查及保養(費用及開支由本人/吾等承擔)。
I/We shall allow the Manager with or without the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at my/our cost and expense) regular and annual inspection and/or certification of the Fire Service Installations for Open Kitchen.

8. 若本人/吾等放棄管有本物業時，本人/吾等會促使租客、被許可人或佔用人(視情況而定)遵守《消防安全管理計劃》，尤其是本文件所列的消防安全條文，並將其列為相關合約(如有)的一項條件。
In the event that I/we part with possession of the Property, I/we shall procure the tenant, licensee, or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the fire safety provisions set out herein, and make it a condition in the relevant agreement (if any).

9. 本人/吾等會應要求承擔管理人及/或註冊消防裝置承辦商對本物業內開放式廚房的消防裝置進行保養及年度檢查所產生的費用及開支。為免疑問，該等年度及定期檢查費用及開支並不構成管理費的一部分。
The costs and expenses incurred by the Manager and/or the registered fire service installations contractor(s) for the maintenance and annual inspection of the Fire Service Installations for the Open Kitchen for the Property shall be borne by me/us on demand. For the avoidance of doubt, such annual and regular inspection costs and expenses do not form part of the management fees.

10. 賣方保留權利不時修訂發展項目的《消防安全管理計劃》或其任何部分。
The Vendor reserve the rights to amend the Fire Safety Management Plan of the Development or any part thereof from time to time.

11. 本文件並不影響臨時合約及其後之正式買賣合約(「買賣合約」)，包括(但不限於)買賣合約項下賣方以其他裝置、裝修物料及設備代替本物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改發展項目及其任何部分之建築圖則及其他圖則設計，發展項目設計以政府相關部門批核為準。
This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans, and the generality of those rights. The Vendor reserves the rights to alter the building plans and other plans of the Development or any part thereof. The design of the Development shall be subject to the final approval of the relevant government.

12. 並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本函任何條款及條件或享有本文件任何條款及條件之利益。
A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.

13. 如本文件之中英文文本有任何歧義，一切以英文文本為準。如本文件與公契或《消防安全管理計劃》有任何歧義，一切以公契或《消防安全管理計劃》(視乎情況而定)為準。
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail. In the event of any conflict or discrepancy between this document and the DMC or the Fire Safety Management Plan, the DMC or the Fire Safety Management Plan (as the case may be) shall prevail.

本人/吾等確認及聲明本人/吾等同意購入本物業時已完全知悉並接受和同意上述事項。
I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge and accept and agree of the above.

買方簽署 Signature(s) of the Purchaser(s)

Date 日期

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Annex 6 附件 6

關於物業內之傢具及物件的確認信 Acknowledgement Letter regarding furniture and chattels

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, Pak Shek Kok, Tai Po, New Territories 新界大埔白石角海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

1. The Purchaser hereby confirms and acknowledges that the Purchaser is aware of the following prior to the signing of the preliminary agreement for sale and purchase ("**Preliminary Agreement**") and the formal agreement for sale and purchase ("**Agreement for Sale and Purchase**") of the Property:
買方謹此確認及知悉在簽署該物業之臨時買賣合約(「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前，買方已獲悉以下事項：

   (a) the furniture and chattels as set out in the Appendix hereto (collectively, the "Items") will be provided to the Purchaser on "the then as-is" and "where is" basis as at completion of the sale and purchase of the Property.
   已列於隨本函附上的附錄之傢具及物件(統稱「**該等物件**」) 將於該物業買賣成交時以「屆時之現狀」及所在位置給予買方。

   (b) The Purchaser hereby confirms and declares that the Purchaser fully understands and accepts in all respects the physical state, quality, condition, fitness and finishes of the Items without any requisition or objection whatsoever in respect of the same and shall not be entitled to any claim and/or compensation in relation to the Items nor terminate the Preliminary Agreement and/or the Agreement for Sale and Purchase by reason of the aforesaid. No warranty or representation whatsoever has been given or is made by the Vendor on the physical state, condition, quality, fitness or finishes of the Items or as to whether any of the Items is/are or will be in working condition for any purpose.
   買方確認及聲明特買方完全明白及接受該等物件之的狀況、品質、狀態、性能及物料並且沒有對該等物件有任何質詢或反對。買方不得就該等物件作出任何申索、賠償或/及補償亦不得終止臨時合約及/或買賣合約。買方沒有為該等物件的狀況、品質、狀態、性能或物料或其是否或將會否在可運作狀況提供或作出任何保証或陳述。

   (c) The Purchaser hereby agrees to waive any requisitions, objection and/or claim in relation to any and all of the Items and shall not be entitled to refuse to complete the purchase of the Property or to seek reduction in the purchase price or other relief by reason of any of the Items or any damage to any of the same.
   買方同意不會要求賣方就該等物件的任何或所有部份提出任何質詢、反對及/或索償。買方不能因任何該等物件的任何損壞拒絕完成該物業的買賣交易或尋求減買價或其他緩解。

   (d) The Purchaser hereby confirms that the Purchaser has been specifically requested by the Vendor to seek independent legal advice on the foregoing matters and the Purchaser is fully aware of and accept the legal consequence thereof.
   買方確認賣方已特別要求買方就以上事宜諮詢獨立的法律意見，買方充份明白及接受以上的法律後果。

2. The benefit in this letter is personal to the Purchaser and is only available to the Purchaser as a purchaser of the Property only (which for the avoidance of doubt excludes any other properties in The Horizon which the Purchaser has purchased or may purchase). The rights or benefits conferred on the Purchaser under this letter are non-assignable and non-transferable.
本函之利益為買方個人擁有，並只限於作為該物業之買方 (為免生疑問，不包括買方已購入或將購入海日灣的其他物業)。本函賦予買方的權利和利益不能轉讓或轉移。

3. A person who is not a party to this letter shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this letter.
並非本函一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本函任何條款及條件或享有本函任何條款及條件之利益。

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4. The Purchaser undertakes to the Vendor not to register this letter at the Land Registry.
買方向賣方承諾不會於土地註冊處登記本函。

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

After due and careful consideration of the contents of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.
經過詳盡及細心考慮本函之內容後，本人/吾等同意接受並同意接受並受本函所載之條款約束。

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

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關於物業內之傢具及物件的確認信之附錄
Appendix to Acknowledgement Letter regarding furniture and chattels

The Items
該等物件

	僅適用於有 2 間睡房的單位 **For flats with two bedrooms only**	**僅適用於有 1 間睡房的單位** **For flats with one bedroom only**
項目 Item	數量 Quantity	數量 Quantity
客廳 Living Room		
沙發 Sofa	1	1
角几 Side Table	1	1
電視櫃 TV Cabinet	1	1
飯廳 Dining Room		
餐檯 Dining Table	1	1
椅子 Dining Chair	4	4
睡房 1 Bedroom 1		
雙人床 Double Bed	1	1
雙人床褥 Double Mattress	1	1
床頭櫃 Bedside Table	1	1
書檯 Study Desk	0	1
椅子 Chair	0	1
睡房 2 Bedroom 2		
單人床 Single Bed	1	N/A
單人床褥 Single Mattress	1	N/A
床頭櫃 Bedside Table	1	N/A

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新界大埔白石角「海日灣」(「該發展項目」)
"The Horizon", Pak Shek Kok, Tai Po, New Territories (the "Development")

贈品、財務優惠或利益的列表
List of gifts, financial advantage or benefits

第 I 部份
Part I

1. 視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.

2. 除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.

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

4. (如適用)根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
(If applicable) According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

5. 所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

6. (如適用)所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。
(If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.

第 II 部份
Part II

(A) **「計劃(B)第一按揭貸款」(只適用於選擇本招標文件中要約表格的附表第 3 節之支付辦法乙「90 天一按付款計劃(I)」之買方)**
"Plan (B) First Mortgage Loan" (Only applicable to the Purchaser who has selected Payment Plan B "90-day First Mortgage Loan Payment Plan (I)" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 買方可向賣方指定的一按財務機構(「計劃(B)指定財務機構」)申請一按按揭貸款(「計劃(B)第一按揭貸款」)。「計劃(B)指定財務機構有權隨時停止提供計劃(B)第一按揭貸款而無須另行通知。計劃(B)第一按揭貸款主要條款及條件如下。
The purchaser(s) may apply for first mortgage loan ("Plan (B) first mortgage loan") from the Vendor's designated first mortgage financing company ("Plan (B) designated financing company"). The Plan (B) designated financing company may stop providing the Plan (B) first mortgage loan at any time without further notice. The key terms and conditions of the Plan (B) first mortgage loan are as follows.

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2. 樓價為港幣 1,000 萬以下的住宅物業的計劃(B)第一按揭貸款最高金額為樓價的 80%。 樓價為港幣 1,000 萬或以上的住宅物業的計劃(B)第一按揭貸款最高金額為樓價的 70%。
The maximum amount of Plan (B) first mortgage loan shall be 80% of the Purchase Price if the Purchase Price of the residential property is below HK$10 million. The maximum amount of Plan (B) first mortgage loan shall be 70% of the Purchase Price if the Purchase Price of the residential property is at or above HK$10 million.

3. 計劃(B)第一按揭貸款年期最長可達 25 年。
The maximum tenor of the Plan (B) first mortgage loan is up to 25 years.

4. 計劃(B)第一按揭貸款的利率全期以指定財務機構不時報價之港元最優惠利率("P")減 2.7%p.a.計算。P 隨利率浮動調整，於本價單日期 P 為每年 5.375%。利率以計劃(B)指定財務機構最終審批結果決定。利率是指年利率。
The interest rate of the Plan (B) first mortgage loan shall be calculated at 2.7% per annum below the Hong Kong Dollar prime rate quoted by the Plan (B) designated financing company from time to time ("P"). P is subject to fluctuation. P as at the date of this price list is 5.375% per annum. The interest rate will be subject to final approval and decision by the Plan (B) designated financing company. Interest rate means interest rate per annum.

5. 計劃(B)第一按揭貸款以買方於發展項目中購買的住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The Plan (B) first mortgage loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser(s).

6. 買方及擔保人(如有) 須於計劃(B)第一按揭貸款的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往計劃(B)指定財務機構辦理計劃(B)第一按揭貸款的申請。買方及擔保人(如有)必須提供身份證明及計劃(B)指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往計劃(B)指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the Plan (B) designated financing company in person and bring along the original PASP signed, his/her/their identity documents and income proof to process the application of Plan (B) first mortgage loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Plan (B) designated financing company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the Plan (B) designated financing company.

7. 買方及擔保人(如有)須按計劃(B)指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the Plan (B) designated financing company.

8. 所有有關計劃(B)第一按揭貸款之法律文件須由計劃(B)指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關計劃(B)第一按揭貸款之一切律師費用及其他開支。
All legal documents in relation to the Plan (B) first mortgage loan must be prepared by the solicitors' firm specified by the Plan (B) designated financing company. All legal costs and other expenses incurred in respect of the Plan (B) first mortgage loan shall be paid by the purchaser(s) solely if the application is successful.

9. 買方於決定申請計劃(B)第一按揭貸款前，敬請先向計劃(B)指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，計劃(B)指定財務機構有最終決定權。不論計劃(B)第一按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的樓價全數。就計劃(B)第一按揭貸款之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is/are advised to enquire with the Plan (B) designated financing company on details before deciding to apply for the Plan (B) first mortgage loan. All the above key terms, offers (if any) and the approval or disapproval of the Plan (B) first mortgage loan are subject to the final decision of the Plan (B) designated financing company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the Purchase Price of the residential property irrespective of whether the Plan (B) first mortgage loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the Plan (B) first mortgage loan.

10. 計劃(B)第一按揭貸款受計劃(B)指定財務機構不時所訂之其他條款及條件約束。
The Plan (B) first mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Plan (B) designated financing company.

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11. 有關計劃(B)第一按揭貸款之批核與否及按揭條款及條件以計劃(B)指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the Plan (B) first mortgage loan are subject to the final decision of the Plan (B) designated financing company, and the Vendor shall under no circumstances by responsible therefor.

(B) **「計劃(C)第一按揭貸款」(只適用於選擇本招標文件中要約表格的附表第 3 節之支付辦法丙「90 天一按付款計劃(II)」之買方)**
"Plan (C) First Mortgage Loan" (Only applicable to the Purchaser who has selected Payment Plan C "90-day First Mortgage Loan Payment Plan (II)" in Section 3 of the Schedule to the Offer Form of this Tender Document)

香港永久居民之買方可向賣方介紹之財務機構或賣方指定的其它公司（「介紹之計劃(C)第一承按人」）申請最高達樓價之 70%[@] 或港幣 35,000,000（以較低者為準）之第一按揭（「香港永久居民第一按揭」）。
The purchaser(s) may apply to the financial institution referred by the Vendor or any other company designated by the Vendor ("Referred Plan (C) First Mortgagee") for first mortgage with a maximum loan amount equivalent to 70% of the Purchase Price[@] or HK$35,000,000 (whichever is lower) ("HKPR First Mortgage"), where the purchaser(s) is/are Hong Kong Permanent Resident(s).

非香港永久居民之買方可向介紹之計劃(C)第一承按人申請最高達樓價之 60%[@] 或港幣 35,000,000（以較低者為準）之第一按揭（「非香港永久居民第一按揭」）。
The purchaser(s) may apply to the Referred Plan (C) First Mortgagee for first mortgage with a maximum loan amount equivalent to 60% of the Purchase Price[@] or HK$35,000,000 (whichever is lower) (the "Non-HKPR First Mortgage"), where the purchaser(s) is/are non-Hong Kong Permanent Resident(s).

(香港永久居民第一按揭及非香港永久居民第一按揭統稱為「計劃(C)第一按揭」。)
(HKPR First Mortgage and Non-HKPR First Mortgage are collectively to as "Plan (C) First Mortgage".)

計劃(C)第一按揭及其申請受以下條款及條件規限:
The Plan (C) First Mortgage and its application are subject to the following terms and conditions:

1. 買方須依照介紹之計劃(C)第一承按人之要求提供足夠之入息證明文件。
The purchaser(s) shall provide sufficient proof of income in accordance with the requirements of the Referred Plan (C) First Mortgagee.

2. 買方須以所購之該發展項目內的住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The Plan (C) First Mortgage shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser(s).

3. 計劃(C)第一按揭年期必須不長於 25 年。
The maximum tenor of the Plan (C) First Mortgage shall not exceed 25 years.

4. 買方可選擇以下其一方式供款:-
The purchaser(s) may choose either one of the following repayment methods :-

(i) 買方於按揭期首 24 個月只需就計劃(C)第一按揭向介紹之計劃(C)第一承按人繳付利息，其後則須照常連本帶息供款。 利率如下:

	計劃(C)第一按揭首 24 個月	計劃(C)第一按揭第 24 個月以後
倘若買方於 2019 年 3 月 31 日或之前向計劃(C)第一承按人成功提取貸款:	最優惠利率減 2.5% (P-2.5%)	最優惠利率減 0.25% (P-0.25%)
倘若買方於 2019 年 4 月 1 日以後向計劃(C)第一承按人成功提取貸款:	最優惠利率減 2.25% (P-2.25%)	最優惠利率 (P)

最優惠利率(P)隨利率浮動調整，於本價單日期 P 為每年 5.5%。 最終按揭利率以介紹之計劃(C)第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證；或

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The purchaser(s) shall only pay the interest of the Plan (C) First Mortgage to the Referred Plan (C) First Mortgagee in the first 24 months and shall repay the principal amount and interest as usual for the rest of the term of the Plan (C) First Mortgage. The interest rate are as follows :

	For the first 24 months of the Plan (C) First Mortgage	After the 24th month of the Plan (C) First Mortgage
If the purchaser(s) shall have to successfully drawdown the loan from Referred Plan (C) First Mortgagee on or before 31st March 2019:	Prime Rate minus 2.5% (P-2.5%)	Prime Rate minus 0.25% (P-0.25%)
If the purchaser(s) shall have to successfully drawdown the loan from Referred Plan (C) First Mortgagee on or after 1st April 2019:	Prime Rate minus 2.25% (P-2.25%)	Prime Rate (P)

Prime Rate (P) is subject to fluctuation. P as at the date of this price list is 5.5% per annum. The final mortgage rate will be subject to final approval by the Referred Plan (C) First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect thereof; or

(ii) 買方於計劃(C)第一按揭全期 25 年連本帶息向介紹之計劃(C)第一承按人供款。
The purchaser(s) shall repay all the principal and interest of the Plan (C) First Mortgage to the Referred Plan (C) First Mortgagee throughout the 25 year tenor.

5. 所有計劃(C)第一按揭之文件必須由介紹之計劃(C)第一承按人指定之律師行辦理，並由買方負責有關律師費用及其他開支。
All legal documents in relation to the Plan (C) First Mortgage must be prepared by the solicitors' firm designated by the Referred Plan (C) First Mortgagee. All legal costs and other expenses incurred shall be paid by the purchaser(s).

6. 買方於決定選擇此安排前，請先向介紹之計劃(C)第一承按人查詢清楚按揭條款及條件、批核條件及申請手續。
The purchaser(s) is/are advised to enquire with the Referred Plan (C) First Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures of the Plan (C) First Mortgage before choosing this arrangement.

7. 計劃(C)第一按揭條款及條件及批核條件僅供參考，介紹之計劃(C)第一承按人保留不時更改計劃(C)第一按揭條款及批核條件的權利。
The terms and conditions and approval conditions of the Plan (C) First Mortgage are for reference only and the Referred Plan (C) First Mortgagee reserves the right to change the terms and conditions and approval conditions of the Plan (C) First Mortgage from time to time as it sees fit.

8. 有關計劃(C)第一按揭之批核與否及借貸條款及條件以介紹之計劃(C)第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無或不得被視為就計劃(C)第一按揭之按揭條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。
The terms and conditions and the approval of applications for the Plan (C) First Mortgage are subject to the final decision of the Referred Plan (C) First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the Plan (C) First Mortgage.

@ 須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈及其它優惠的價值。
@ The value of all cash rebates and other benefits made available to the purchaser(s) in connection with the purchase of a residential property will be deducted from the Purchase Price.

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(C) **「計劃(D)第一按揭貸款」(只適用於選擇本招標文件中要約表格的附表第3節之支付辦法丁「90天一按付款計劃(III)」之買方)**
"Plan (D) First Mortgage Loan" (Only applicable to the Purchaser who has selected Payment Plan D "90-day First Mortgage Loan Payment Plan (III)" in Section 3 of the Schedule to the Offer Form of this Tender Document)

買方可向賣方指定的一按財務機構 (「計劃(D)指定財務機構」) 申請一按按揭貸款 (「計劃(D)第一按揭貸款」)。計劃(D)指定財務機構有權隨時停止提供計劃(D)第一按揭貸款而無須另行通知。計劃(D)第一按揭貸款主要條款及條件如下。
The purchaser(s) may apply for first mortgage loan ("Plan (D) first mortgage loan") from the Vendor's designated first mortgage financing company ("Plan (D) designated financing company"). The Plan (D) designated financing company may stop providing the Plan (D) first mortgage loan at any time without further notice. The key terms and conditions of the Plan (D) first mortgage loan are as follows.

利率 Interest Rate	貸款與估值比率最高達 70% Up to 70% Loan-to-value ratio	最優惠利率加 1.75% P+1.75%
	貸款與估值比率最高達 75% Up to 75% Loan-to-value ratio	最優惠利率加 2% P+2%
	貸款與估值比率最高達 80% Up to 80% Loan-to-value ratio	最優惠利率加 2.25% P+2.25%
	(P 指以計劃(D)指定財務機構引用之最優惠利率及隨利率浮動調整，於本價單日期 P 為每年 5.375%。) (P means Prime Rate quoted by the Plan (D) designated financing company and is subject to fluctuation. P as at the date of this price list is 5.375% per annum.)	
最高貸款金額 Maximum Loan Size	港幣 30,000,000 (根據個別情況評定) HK$30,000,000 (subject to case-by-case assessment)	
貸款與估值比率 LTV Condition	80%貸款與估值比率適用於每個住宅物業之估值為港幣 18,000,000 或以下。 80% Loan-to-value ratio applies to a valuation of HK$18,000,000 or below for each residential property.	

1. 買方及擔保人(如有)須按計劃(D)指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the Plan (D) designated financing company.

2. 買方須以所購之發展項目內的住宅物業之第一衡平法按揭及第一法定按揭作抵押。
The Plan (D) first mortgage loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property in the Development purchased by the purchaser(s).

3. 計劃(D)第一按揭貸款年期最長可達 25 年。
The maximum tenor of the Plan (D) first mortgage loan is up to 25 years.

4. 買方於決定選擇此安排前，請先向計劃(D)指定財務機構查詢清楚按揭條款及條件、批核條件及申請手續。
The purchaser(s) is/are advised to enquire with the Plan (D) designated financing company on details of the terms and conditions of the mortgage, approval conditions and application procedures of the Plan (D) first mortgage loan before choosing this arrangement.

5. 計劃(D)第一按揭貸款條款及條件及批核條件僅供參考，計劃(D)指定財務機構保留不時更改計劃(D)第一按揭貸款條款及條件及批核條件的權利。
The terms and conditions and approval conditions of the Plan (D) first mortgage loan are for reference only, the Plan (D) designated financing company, reserves the right to change the terms and conditions and approval conditions of the Plan (D) first mortgage loan from time to time as it sees fit.

6. 有關計劃(D)第一按揭貸款之批核與否及借貸條款及條件以計劃(D)指定財務機構之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無或不得被視為就計劃(D)第一按揭貸款之按揭貸款條款及條件以及申請之批核作出任何不論明示或隱含之陳述、承諾或保證。
The terms and conditions and the approval of applications for the Plan (D) first mortgage loan are subject to the final decision of the Plan (D) designated financing company, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications for the Plan (D) first mortgage loan.

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第 III 部份
Part III

認購住客停車位的權利
Option to Purchase of Residential Parking Space

(a) 購買任何以下一個住宅物業之買方可享有認購該發展項目內一個住客停車位的權利。買方可根據賣方日後公佈的住客停車位之銷售安排所規定的時限及方法行使其認購住客停車位的權利。
The Purchaser who purchases any one of the following residential properties is entitled to have an option to purchase one residential parking space in the Development. The Purchaser can exercise his/her/its option to purchase a residential parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor.

Tender No. 招標號碼	Block Name 大廈名稱	Floor 樓層	Flat 室
4.1(T)-017	COURT C TOWER 1 第 1 座	9	A

(b) 如買方不根據賣方日後公佈的住客停車位之銷售安排行使其認購住客停車位的權利，其認購住客停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase a residential parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential parking spaces to be announced by the Vendor, the option to purchase a residential parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住客停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

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The Horizon 海日灣

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太子大廈十八字樓
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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 office of **Mayer Brown** ("the Solicitors") to sign the formal Agreement for Sale and Purchase during office hours 9:00 a.m. - 5:45 p.m. from Monday to Friday (except Saturdays and Public Holidays) within 5 working days from the date of the Preliminary Agreement for Sale and Purchase.
敬請致電「孖士打律師行」(「律師行」)預約於簽署臨時買賣合約後五個工作天內的辦公時間內(星期一至星期五辦公時間為上午九時正至下午五時四十五分(星期六及公眾假期除外))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 download from the website : http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Eng.jpg and bring the following to the office of the Solicitors 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律師行及親自簽署正式買賣合約。

Please bring the following upon signing the formal Agreement for Sale and Purchase at Messrs. **Mayer Brown** of 18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong.
請攜帶以下文件駕臨 香港中環遮打道十號太子大廈十八字樓**『孖士打律師行』**簽署正式買賣合約。

1. Preliminary Agreement for Sale and Purchase 臨時買賣合約

2. Hong Kong Identity Card OR other identification document(s) 香港身份證 **或** 其他身份証明文件

3. Cheque drawn in favour of **"Mayer Brown "** for payment of disbursements of and incidental to the formal Agreement for Sale and Purchase (for details see table below)
支票抬頭請寫**「孖士打律師行」**，以支付買賣合約雜項費用 (請參閱收費表)

4. **CASHIER ORDER drawn 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」支付有關買賣合約的印花稅

5. Purchaser's address proof (eg. latest bank statement, utility bill, etc.) and occupation proof (eg. name card, employment letter, etc.)
買家住址証明(例如:近期之銀行月結單、水電費單等)及工作証明(例如:名片、聘書等)

If Purchaser is a body corporate, please also bring the following documents and signature chop of the Company :
如買家為法人團體，請同時攜帶以下公司文件及印章 ：

1. Memorandum & Articles of Association 公司組織及章程

2. Certified copy of Latest Form D2/AR1/Latest annual return of the Company 最近期之董事名冊及公司周年申報表鑒證本

3. Company Chop 公 司 膠 印

4. Board Minutes for the purchase of the premises and authorising the person dealing with the purchase
購買有關單位及授權處理購買事宜人士之公司董事會議紀錄

5. Certified copy of Certificate of Incorporation of the Company 公司註冊証書的鑒證本

6. Business Registration Certificate 商業登記証

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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。

備註：孖士打律師行的英文名稱已於 2018 年 9 月 1 日改為「**Mayer Brown**」，中文名稱不變。抬頭為「Mayer Brown JSM」的銀行本票或支票可能不獲銀行接納，敬請留意。
Remark: The English name of Mayer Brown JSM is changed to "**Mayer Brown**" with effect from 1 September 2018, while the Chinese name remains unchanged. Please note cashier order or cheque made payable to "Mayer Brown JSM" may not be accepted by banks.

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) Unit 單位	HK$2,500.00
		(ii) Unit with Roof thereabove 單位連天台	HK$2,500.00
		(iii) House (with residential house parking spaces) 洋房連私家車車位	HK$5,000.00
		(iv) Residential Car Parking Space 私家車車位	HK$1,000.00
		(v) Residential Motor Cycle Parking Space 電單車車位	HK$600.00
		(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
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) ※	(to be advised before completion) (入伙時通知)
		(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 ※	(to be advised before completion) (入伙時通知)
		(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 向物業管理業監管局繳付的徵款	HK$350.00

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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
		(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) Unit 單位 HK$1,500.00 (ii) Unit with Roof thereabove 單位連天台 HK$1,500.00 (iii) House (with residential house parking spaces) 洋房連私家車車位 HK$3,000.00 (iv) Residential Car Parking Space 私家車車位 HK$1,000.00 (v) Residential Motor Cycle Parking Space 電單車車位 HK$600.00 (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
Equitable Mortgage 樓花按揭契 **and/or** **Mortgage/ Legal Charge** (not executed pursuant to an Equitable Mortgage) **按揭契** (不是根據按照樓花按揭契所辦理)	**see Note (2) below** **見以下備忘錄(2)** (1) **HK$6,000** If loan amount at or less than HK$5,000,000.00 如貸款額在伍佰萬元或以下 (2) **HK$8,500** If loan amount more than HK$5,000,000.00 but at or less than HK$8,000,000.00 如貸款額超過伍佰萬元但在捌佰萬元或以下 (3) **HK$11,000** If loan amount more than HK$8,000,000.00 but at or less than HK$11,000,000.00 如貸款額超過捌佰萬元但在一仟一佰萬元或以下 (4) **0.1% of loan amount** if loan amount more than HK$11,000,000.00 如貸款額超過一仟一佰萬元 (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) If the Mortgage/Legal Charge is executed pursuant to the Equitable Mortgage, **HK$2,500.00** for the Mortgage/Legal Charge will be charged and paid by the Purchaser upon execution of the Mortgage/Legal Charge 如按揭契乃根據按照樓花按揭契所辦理，買家須於簽署按揭契時支付孖士打律師行按揭契費用 **HK$2,500**	(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) The above fees, disbursements and other charges will be paid upon execution of the Equitable Mortgage and the Mortgage 以上所有費用及雜費於簽署樓花按揭契及正式按揭契時各要支付一次。 The above registration fee, bankruptcy search fee, land search fee and adjudication fee will be subject to the final confirmation by the Government. 上述的登記費，個人破產查冊費，田土廳查冊費費及釐印裁定費以政府最後收費為準。

Remark:
附註: 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 :
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:

		Legal Costs 律師費
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)	HK$2,500.00 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$2,500.00 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))	(i) HK$2,500.00 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

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Note : **(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$5,000.00** for the Assignment (where applicable) will be payable by the Purchaser.

備忘錄 :

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$5,000.00。

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$2,500.00 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 NOT 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$2,500.00 (excluding disbursements 不包括雜費)
(3)	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。	

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 extended the coverage period in respect of the Special Stamp Duty ("SSD"). SSD shall be charged 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, the Government has introduced the Buyer's Stamp Duty ("BSD") which is chargeable at 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」。

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Ad valorem stamp duty (從價印花稅)

Pursuant to the Stamp Duty (Amendment) (No.2) Ordinance 2014 gazetted on 25 July 2014, the Government has further amended the Stamp Duty Ordinance to the effect that any agreement for sale for the acquisition of any residential property or non-residential property executed on or after 23 February 2013, either by an individual or a company, will be subject to the higher rates of ad valorem stamp duty ("AVD") unless specifically exempted or excepted therein (e.g. Hong Kong Permanent Resident purchaser who does not own any residential property in Hong Kong), and that the charging of New AVD on non-residential property transactions shall be advanced from the conveyance on sale to the agreement for sale.
根據於 2014 年 7 月 25 日刊憲的«2014 年印花稅(修訂)(第 2 號)條例»，政府已進一步修訂印花稅條例。任何以個人或公司名義在 2013 年 2 月 23 日或以後就購買住宅物業或非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)，均須按較高的稅率徵收「從價印花稅」，並且推前向非住宅物業交易徵收「從價印花稅」，由向售賣轉易契徵收改為向買賣協議徵收。

On 4 November 2016, the Government announced that the Stamp Duty Ordinance would be amended to further increase the AVD rates **for residential property** transactions to a flat rate of 15%. 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 therein (e.g. Hong Kong Permanent Resident purchaser who does not own any residential property in Hong Kong), will be subject to the proposed new AVD rate (a flat rate at 15% of the consideration or value of the residential property, whichever is the higher).
政府於 2016 年 11 月 4 日宣佈將修訂《印花稅條例》以進一步調高住宅物業交易的「從價印花稅」稅率至劃一 15%。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(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)，均須按新的「從價印花稅」稅率繳付「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% 。

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 Scale 2 rates) (applicable to residential property only)
從價印花稅(按第二標準稅率)計算方法如下(只適用於住宅物業)

Consideration 樓價			Ad Valorem Stamp Duty Payable 從價印花稅
	Exceeds 超過	Does not exceed 不超過	HK$ 港元
(a)		HK$2,000,000.00	$100
(b)	HK$2,000,000.00	HK$2,351,760.00	$100.00 + 10% of excess over $2,000,000.00
(c)	HK$2,351,760.00	HK$3,000,000.00	1.5%
(d)	HK$3,000,000.00	HK$3,290,320.00	$45,000.00 + 10% of excess over $3,000,000.00
(e)	HK$3,290,320.00	HK$4,000,000.00	2.25%
(f)	HK$4,000,000.00	HK$4,428,570.00	$90,000.00 + 10% of excess over $4,000,000.00
(g)	HK$4,428,570.00	HK$6,000,000.00	3%
(h)	HK$6,000,000.00	HK$6,720,000.00	$180,000.00 + 10% of excess over $6,000,000.00
(i)	HK$6,720,000.00	HK$20,000,000.00	3.75%
(j)	HK$20,000,000.00	HK$21,739,120.00	$750,000.00 + 10% of excess over $20,000,000.00
(k)	HK$21,739,120.00		4.25%

Calculation of Ad Valorem Stamp Duty (at Part 1 of Scale 1 rates) (applicable to residential property only)
從價印花稅(按第一標準第一部稅率)計算方法如下(只適用於住宅物業)
15% of the consideration
樓價的 15%

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Calculation of Ad Valorem Stamp Duty (at Part 2 of Scale 1 rates) (applicable to non-residential property only)
從價印花稅(按第一標準第二部稅率)計算方法如下(只適用於非住宅物業)

	Consideration 樓價		Ad Valorem Stamp Duty Payable 從價印花稅
	Exceeds 超過	**Does not exceed 不超過**	**HK$ 港元**
(a)		HK$2,000,000.00	1.50%
(b)	HK$2,000,000.00	HK$2,176,470.00	$30,000.00 + 20% of excess over $2,000,000.00
(c)	HK$2,176,470.00	HK$3,000,000.00	3%
(d)	HK$3,000,000.00	HK$3,290,330.00	$90,000.00 + 20% of excess over $3,000,000.00
(e)	HK$3,290,330.00	HK$4,000,000.00	4.5%
(f)	HK$4,000,000.00	HK$4,428,580.00	$180,000.00 + 20% of excess over $4,000,000.00
(g)	HK$4,428,580.00	HK$6,000,000.00	6%
(h)	HK$6,000,000.00	HK$6,720,000.00	$360,000.00 + 20% of excess over $6,000,000.00
(i)	HK$6,720,000.00	HK$20,000,000.00	7.5%
(j)	HK$20,000,000.00	HK$21,739,130.00	$1,500,000.00 + 20% of excess over $20,000,000.00
(k)	HK$21,739,130.00		8.5%

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Keep Money Laundering Away from Hong Kong

Lawyers and Public to Play Key Roles

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

For Individuals

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

For Corporations

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

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

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

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

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

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

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

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

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

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

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

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

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

What is meant by suspicious transaction?

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

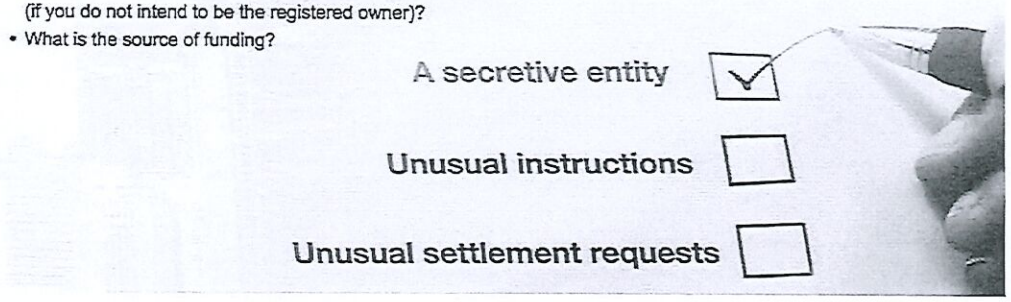
- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

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

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

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



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諾。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，才能夠做好把關人的工作，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，公眾人仕便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子濫用香港法律服務，將發揮阻嚇作用。

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

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

身份不明 ☑

不尋常的指示 ☐

不尋常的結算要求 ☐

THE LAW SOCIETY OF HONG KONG
香港律師會

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