

Tender Document No. 1

**TENDER DOCUMENT**

**INVITATION FOR PURCHASE OF PROPERTY**

**BY WAY OF PUBLIC TENDER**

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

**Flat A on 5<sup>th</sup> Floor of SouthSky, No. 80 Old Main Street, Aberdeen**

(being the properties in the Schedule to the Tender Notice, unless previously withdrawn or sold)

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**Tender commences at 2 p.m. on 31 October 2023 and closes at 4 p.m. on 31 October 2023  
(unless previously withdrawn or sold)**

Tenders must be submitted between 2 p.m. and 4 p.m. during the tendering period to the Tender Box labelled “Public Tender for **SouthSky**” placed at 26<sup>th</sup> Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong in a sealed plain envelope and clearly marked “**Submission of Tender Document for SouthSky**”.

Vendor

**All Harvest Corporation  
Limited**

28<sup>th</sup> Floor, Emperor Group  
Centre, 288 Hennessy Road,  
Wanchai, Hong Kong

Vendor's Solicitors

**Grandall Zimmern Law  
Firm**

**14/F, The Hong Kong Club  
Building, 3A Chater Road,  
Central, Hong Kong**

Vendor's Agent

**Emperor Property Agency  
Limited**

2<sup>nd</sup> Floor, Emperor Group  
Centre, 288 Hennessy Road,  
Wanchai, Hong Kong

Contacts

Ms. Lo (2160 2351)/Mr. Wong (2160 2343)/Ms. Chan (2160 2387)  
Hotline: 2526 4373  
Fax: 2801 4580

招標文件第 1 號

## 招標文件

### 公開招標承投購買物業

現招標承投購買以下的物業，即：

**香港仔舊大街 80 號澄天 5 樓 A 室**

(即載於招標公告附表之物業, 但若在招標截止時限之前物業已被撤回或出售則除外)

招標開始日期及時間為 2023 年 10 月 31 日下午 2 時正  
而招標截止日期及時間為 2023 年 10 月 31 日下午 4 時正  
(但若在招標截止時限之前物業已被撤回或出售則除外)

投標書須於招標期內下午 2 時正至下午 4 時正期間遞交，投標書須放入普通信封內密封，信封面上清楚註明「澄天招標文件的投標」，並放入位於香港灣仔軒尼詩道 288 號英皇集團中心 26 樓擺放的標示為「澄天招標」的投標箱內。

賣方

確豐有限公司

賣方律師

國浩律師(香港)事務所

賣方代理人

英皇物業代理有限公司

香港灣仔軒尼詩道 288 號英  
皇集團中心 28 樓

香港中環遮打道 3A 號香港會  
所大廈 14 樓

香港灣仔軒尼詩道 288 號英  
皇集團中心 2 樓

聯絡人

盧小姐(2160 2351)/ 黃先生(2160 2343)/ 陳小姐(2160 2387)

熱線電話號碼：2526 4373

傳真號碼：2801 4580

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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:

<b>“Acceptance Period”</b>	means the period between (a) the commencement date of submission of tender and (b) the date falling the 5 <sup>th</sup> working day after the closing date of the tender.
<b>“Agreement”</b>	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.
<b>“Conditions of Sale”</b>	means the Conditions of Sale set out in Part 2 of this Tender Document.
<b>“Development”</b>	means SouthSky.
<b>“Letter of Acceptance”</b>	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice.
<b>“Offer Form”</b>	means the Offer Form set out in Part 3 of this Tender Document.
<b>“Property”</b>	means, if and when the Tenderer’s tender is accepted by the Vendor, the Tendered Property or the Tendered Properties (as the case may be).
<b>“Properties for Tender”</b>	means the properties set out in the Schedule to the Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion and “Property for Tender” means any one of them.
<b>“Purchase Price”</b>	means the purchase price specified in the Offer Form.
<b>“Purchaser”</b>	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
<b>“Tender Document”</b>	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Appendix and the Annex).
<b>“Tender Notice”</b>	means the Tender Notice set out in Part 1 of this Tender Document.
<b>“Tenderer”</b>	means the person who is specified in the Offer Form as the tenderer.
<b>“Tendered Properties”</b>	means the properties as specified in the Schedule to the Offer

Form and “Tendered Property” means any one of them.

“Vendor” means **All Harvest Corporation Limited.**

“Vendor’s Solicitor” means Messrs. **Grandall Zimmern Law Firm.**

## **2. Procedures of Tender**

2.1 The Vendor invites tenders for the purchase of the Property on the terms and conditions contained in this Tender Document.

2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.

2.3 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale.

2.4 The Vendor reserves the right to adjust the closing date and time of the tender.

2.5 Tenderers should note the Vendor’s Solicitors do not act for any Tenderer in the process of this tender.

2.6 A tender must be:-

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

(b) accompanied with the following documents:-

(i) Cashier’s order(s)

Preliminary deposit in the sum which is equal to 5% of the Purchase Price (provided that if there is more than one Tendered Property, the number of cashier’s order(s) shall be equal to the total number of Tendered Properties) in the form of cashier’s order(s) made payable to “Grandall Zimmern Law Firm” and issued by bank(s) duly licensed under section 16 of the Banking Ordinance (Cap. 155).

(ii) Tenderer’s identification document

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

If the Tenderer is a company incorporated in Hong Kong, copy of the Certificate of Incorporation, copy(ies) of the Certificate(s) of Change of Name (if any), copy of the Business Registration Certificate, latest register of directors, copy of the Board Resolutions of the Tenderer authorizing the signing of the Offer Form and other documents mentioned hereinunder in the manner as they are signed, a copy of the most recent Annual Return (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1).

If the Tenderer being a non-Hong Kong Company registered under Part 16 of the

Companies Ordinance (Cap.622), a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1), copy of certificate of incorporation where the company is incorporated, copies of the latest register of directors of the Tenderer (if applicable) and copy of the Board Resolutions of the Tenderer authorizing the signing of the Offer Form and other documents mentioned hereinunder in the manner as they are signed.

(iii) Intermediary's licence (if applicable)

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

(iv) Side Letter in Annex, duly completed and signed by the Tenderer

- (1) Warning to Purchasers
- (2) Privacy Policy
- (3) Declaration of Relationship
- (4) Declaration of Purchaser/Introducer

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

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**Submission of Tender Document for SouthSky**”; and
- (d) placed in the Tender Box labelled “Public Tender for SouthSky” placed at 26<sup>th</sup> Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong between 2 p.m. and 4 p.m. on the closing date of the tender. In case a black rainstorm warning signal or a typhoon signal no. 8 or above is announced or is still in effect on or after 2 p.m. on the closing date of the tender, the Vendor reserves its absolute right to change, postpone, extend or modify the date, time, period and/or place of the tender on that date of tender to such other date, time, period and/or place as the Vendor may consider appropriate. Details will be announced at the Sales Office and/or by other methods as the Vendor considers appropriate.

2.7 All cashier's 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's order(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier's orders will be returned by personal delivery or by registered post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.

- 2.8
- (a) The Tenderer must sign the Offer Form and other documents (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal unless the Tenderer discloses that he acts as an agent, attorney, representative or trustee, in which case he shall also disclose therein the name and address of his principal and the name of the contact person of his principal.
  - (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
  - (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and/or return of cashier's order(s).

- 2.9 (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 in accordance with this Tender Notice and the Offer Form as well as the terms and conditions contained in the Conditions of Sale annexed to this Tender Notice. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking as 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.
- 2.10 If the Tenderer has indicated on the Schedule to the Offer Form to purchase more than one (1) Properties for Tender:-
- (a) he/she/it must fill in the respective Purchase Price for each of such Tendered Property in the Schedule to the Offer Form; and
- (b) this Tender Document is deemed to be submitted on the basis that the Vendor will accept tender for the purchase of ALL such Tendered Properties together and the Purchaser will be required to sign only one (1) Agreement covering all such Tendered Properties.

### **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 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 by the Purchaser 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 **31<sup>st</sup> October 2023** during office hours (i.e. Mondays to Fridays between 11 a.m. and 8 p.m. and Saturdays, Sundays and Public Holidays between 11 a.m. and 8 p.m. and before the closing time of the tender) at 2<sup>nd</sup> Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.

### **4. Miscellaneous**

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's agent, Emperor Property Agency Limited of 2<sup>nd</sup> Floor, Emperor Group Centre, 288 Hennessy Road, Wan Chai, Hong Kong (Enquiry Hotline: (852) 2892 2838).
- 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 submits any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In this Tender Document, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter, and vice versa. Except for provisions required to be contained herein by Residential Properties (First-hand Sales) Ordinance (Cap.621) (of which both the Chinese version and the English version shall have same effect), if there is any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

### **Schedule to the Tender Notice**

**Flat A on 5<sup>th</sup> Floor of SouthSky, No. 80 Old Main Street, Aberdeen**

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*[End of Part 1: Tender Notice]*

# 第 1 部份：招標公告

## 1. 定義

在本招標文件中，除非上下文另有准許或規定，下列詞語應具有下列含義：

「承約期間」	指由(a)遞交投標書的開始之日至(b)招標截止之日後起計的第 5 個工作天。
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的本物業的正式買賣合約。
「出售條款」	指本招標文件第 2 部份的出售條款。
「發展項目」	指澄天。
「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通知書。
「要約表格」	指本招標文件第 3 部份的要約表格。
「本物業」	指如果及一旦投標者的投標書獲得賣方接納時的投標物業。
「該等招標物業」	指按照賣方單獨絕對酌情決定下不時修訂的招標公告附表所列的物業，而「招標物業」是指任何一個該等物業。
「樓價」	指要約表格中訂明的樓價。
「買方」	指中標者，其對本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，但不包括附錄及附件)。
「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。
「該等投標物業」	指要約表格的附表中訂明的物業，而「投標物業」是指任何一個該等投標物業。
「賣方」	指確豐有限公司。
「賣方律師」	指國浩律師(香港)事務所。

## 2. 招標程序

2.1 賣方現按照載於招標文件的條款及條件招標承投購買本物業。

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 賣方保留權利在接受任何投標書之前的任何時間撤回本物業不予出售。

2.4 賣方保留權利更改招標截止日期及時間。

2.5 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。

2.6 投標書必須：

(a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部份)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；

(b) 連同以下文件：

(i) 銀行本票

總金額為售價的 5%的臨時訂金(惟如多於一個投標物業，銀行本票之數目須相等如該等投標物業之數目)；抬頭寫「國浩律師(香港)事務所」，銀行本票須由根據《銀行業條例》(第 155 章) 第 16 條獲妥為發牌的銀行所簽發。

(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。

如投標者為於香港成立的公司，投標者的公司註冊證明書複印本、公司更改名稱註冊證書複印本(如有)、商業登記證的複印本、董事登記冊的複印本、投標人授權簽署要約表格和本文中提到的需要簽署的其他文件的董事會決議的複印本、週年申報表複印本(表格 NAR1)或法團成立表格(股份有限公司)複印本(表格 NNC1)。

如投標人為一間公司條例第 16 部中規定的非香港公司，需提交註冊非香港公司周年申報表複印本(表格 NN3)或註冊非香港公司的註冊申請書複印本(表格 NN1)、公司成立地方的公司註冊證明書複印本、投標者最近期的董事登記冊的複印本(如適用)以及投標人授權簽署要約表格和本文中提到的需要簽署的其他文件的董事會決議的複印本。

(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) 私隱政策
- (3) 關係申報
- (4) 買家/地產介紹人聲明

**請不要在本第(iv)分段所述的任何文件填上日期。**

- (c) 放入普通信封內，信封面上寫明賣方收啓，並清楚註明「澄天招標文件的投標」；及
  - (d) 於招標截止日期下午 2 時正至下午 4 時正期間放入位於香港灣仔軒尼詩道 288 號英皇集團中心 26 樓擺放的有「澄天招標」標示的投標箱內。若於招標截止日期下午 2 時正或之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，賣方保留絕對權力改變、延後、延長或改動該招標日期招標的日期、時間、期間及/或地點至賣方認為合適的日期、時間、期間及/或地點。詳情將在售樓處公布及/或以其他賣方認為合適的方法公布。
- 2.7 在賣方對遞交的投標書作出決定前，由投標者遞送的所有銀行本票均予以保留而不會予以兌現。如某份投標書獲接納，隨投標書遞交的銀行本票將被視為臨時訂金而用作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十四(14)天內，按照投標書所載地址以專人送達，或通過掛號郵遞方式退還予落選投標者。
- 2.8 (a) 投標者須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)，並將被視為主事人，除非他在投標表格內聲明他僅作為代理人、獲授權人、代表或信託人身份代表投標者行事；若屬如此，便須同時在投標表格內註明其主事人的姓名/名稱及地址以及聯絡人姓名。
- (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作為收取接受投標書信函及/或退回銀行本票的地址。
- 2.9 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，所有投標書均不可撤銷，並且構成正式要約，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要約表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標文件所列的程序一經遞交，投標者即不可撤回投標書，直至承約期間結束之前，投標書均被視為可由賣方隨時接納。
- (b) 作為上文(a)分段所提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。
- 2.10 如果投標者在要約表格的附表中,表明購買多於一(1)個該等招標物業：
- (a) 他/她/它必須在要約表格的附表中填寫每一個投標物業的投標價；及
  - (b) 本招標文件當作基於賣方將會接納投標一併購買全部該等投標物業，以及買方只須簽署一 (1)份包括全部該投標物業的正式合約而遞交。

### 3. 接受投標

- 3.1 投標書如獲接納，中標者即成為本物業之買方。
- 3.2 買方會在承約期間屆滿時或之前收到接納書通知其投標書已被接納，接納書將會按要約表格內指明的香港通訊地址以專人送達及/或通過郵遞方式投寄予買方。接納書在投寄後的第 2 個工作日將被視作為買家已經妥為收到。
- 3.3 在接納書的日期後的五(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而不能對其作出任何改動或修訂。正式合約的標準格式可於 **2023 年 10 月 31 日**的辦工時間 (即星期一至五上午 11 時正至下午 8 時正及星期六、日及公眾假期由上午 11 時正至下午 8 時正，及直至招標截止時間) 在香港灣仔軒尼詩道 288 號英皇集團中心 2 樓審閱。為免生疑問，買方將被視作為已經審閱正式合約的標準格式，並且買方接受正式合約而不得作出修訂。

### 4. 其他事項

- 4.1 投標者請注意，賣方只會回答關於本物業的一般問題，而不會就本招標文件或關於本物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方的代理人，即英皇物業代理有限公司，地址為香港灣仔軒尼詩道 288 英皇集團中心 2 樓（查詢熱線：(852) 2892 2838）。
- 4.2 賣方任何人員或代理所作出的任何口頭或書面陳述及所採取的任何行動，或者是賣方的代理人對有意投標者或確實投標者的查詢而所作出的任何口頭或書面陳述及所採取的任何行動，均只作指引及參考之用。任何陳述不得作為或被視作為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(而且也不被視作為)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 賣方保留權利按其完全酌情權將任何遞交不符合規定的投標書的投標者，或沒有按照本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件任何種類的改動及/或增加，該投標書將被視作為不符合規定的投標書。
- 4.4 在本招標文件內，如內文允許或有所規定，所有名詞凡屬單數者，均包括複數在內；凡屬男性之詞語，均包括女性及中性在內，反之亦然。除了《一手住宅物業銷售條例》(第 621 章)規定須於本臨時合約載有的條文（該等條文中文版和英文版具同等效力），如本招標文件的英文文本與中文譯本有任何不一致之處，則以英文文本為準。

招標公告的附表

香港仔舊大街 80 號澄天 5 樓 A 室

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*[第 1 部份：招標公告完]*

## PART 2: CONDITIONS OF SALE

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

**“Development”** means the development that has been constructed on the Remaining Portion of Aberdeen Inland Lot No. 64 and the Extension Thereto, Aberdeen Inland Lot No.161, The Remaining Portion of Aberdeen Inland Lot No.55 and Section B of Aberdeen Inland Lot No.55 and now known as “SouthSky”.

**“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 Vendor and the Purchaser agree to complete the sale and purchase of the Property within 14 days after the day of the Vendor's issuance of a written notice to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser at the office of the Vendor's solicitors during their office hours.
4. It is intended that this Preliminary Agreement is to be superseded by an 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 (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
  - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
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 purchase price of the Property is the amount set out in Section 2 of the Schedule to the Offer Form, which shall be paid by the Purchaser to the Vendor in the manner as follows—

Preliminary deposit in the sum of the amount set out in Section 2 of the Schedule to the Offer Form which is equal to five percent (5%) of the Purchase Price is payable by the Purchaser to the Vendor on signing of this Preliminary Agreement.
8. The preliminary deposit payable by the Purchaser shall be held by the Vendor's Solicitors as stakeholder.

9. 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 as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Agreement.
10. If the Purchaser fails to sign the Agreement within 5 working days after the date on which this Preliminary Agreement (i.e. date of the Letter of Acceptance) is signed after the date of the Letter of Acceptance:-
  - (a) this Preliminary Agreement is terminated;
  - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
  - (c) the Vendor does not have any further claim against the Purchaser for the failure.
11. The measurements of the Property are set out in Schedule 1 attached hereto.
12. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in Schedule 2 attached hereto.
13. Without prejudice to sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
14. The Purchaser acknowledges receipt of a copy of a bilingual version of the "**Warning to Purchasers**" set out in clause 15 and fully understands its contents.
15. For the purposes of clause 14, the following is the "**Warning to Purchasers**"-
  - (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.  
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
  - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.  
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
  - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.  
**現建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
  - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.



倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.  
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
16. If the Purchaser shall also instruct the Vendor's Solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitor's 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.
17. 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 and this Preliminary Agreement and (if applicable) the Agreement is/are terminated or cancelled subsequently, 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.
18. 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.
19. All registration fees in respect of the Agreement and the Assignment, a due proportion of the costs of deed of mutual covenant and management agreement, professional fees for Agreement Plans and Assignment Plan, certified copies of the relevant title deeds and all other disbursements in respect of the Property shall be paid by the Purchaser absolutely. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage or charge of the Property or part of the Property.
20. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).
21. Time shall in every respect be of the essence of this Preliminary Agreement.
22. In this Preliminary Agreement:-
- (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621);
- (b) "working day" has the meaning given by section 2(1) of that Ordinance;
- (c) the floor area of an item under clause (a) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and

- (d) the area of an item under clause (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
23. 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.
  24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
  25. Subject to the approval of the Building Authority, the Vendor shall be at liberty to amend the building plans.
  26. The Vendor shall sell and the Purchaser shall purchase the Property with vacant possession.
  27. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.

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

本物業的量度尺寸如下—

The measurements of the Property are as follows—

物業 Property: 香港仔舊大街 80 號澄天 5 樓 A 室  
Flat A on 5<sup>th</sup> Floor of SouthSky, No. 80 Old Main Street, Aberdeen

(a) 本物業的實用面積為 the saleable area of the Property is	26.720	平方米／ square metres/	288	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(b) 其他量度尺寸為— other measurements are—

空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
平台的面積為 the area of the flat roof is	9.237	平方米／ square metres/	99	平方呎； square feet;
花園的面積為 the area of the garden is	-	平方米／ square metres/	-	平方呎； square feet;
停車位的面積為 the area of the parking space is	-	平方米／ square metres/	-	平方呎； square feet;
天台的面積為 the area of the roof is	-	平方米／ square metres/	-	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	-	平方米／ square metres/	-	平方呎； square feet;
前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎； square feet;

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

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

*[End of Part 2: Conditions of Sale]*

## 第 2 部份：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」 指建於香港仔內地段第 64 號餘段及其增批部分、香港仔內地段第 161 號、香港仔內地段第 55 號餘段及香港仔內地段第 55 號 B 分段上並名為「澄天」的發展項目。

「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本物業的有約束力的協議。賣方須以樓價並按照本臨時合約所載的條款及條件出售本物業，而買方須以樓價並按照本臨時合約所載的條款及條件購買本物業。

3. 買賣雙方同意，於賣方向買方發出可以完成交易的書面通知之日後 14 天內，在賣方律師的辦公時間內於賣方律師辦事處完成買賣。

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(即本臨時合約的簽署日期之後的第五個工作日)或之前簽立；及

(b) 由賣方於接納書的日期之後的第 8 個工作日(即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。

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. 本物業的售價為載於要約表格的附表第 2 節的銀碼，並須由買方按以下方式付予賣方 —

為數載於要約表格的附表第 2 節的銀碼(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付買方須於簽立本臨時合約時向賣方支付樓價的 5%的臨時訂金。

8. 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。

9. 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而不得作出修改；(ii)在簽署正式合約之同時支付應付之款項；及(iii)同時支付就正式合約應付之所有印花稅。

10. 如買方沒有在本臨時合約的簽署日期之後(即接納書的日期)的 5 個工作日內簽立正式合約：

(a) 本臨時合約即告終止；

(b) 買方支付的臨時訂金，即被沒收歸於賣方；及

- (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
11. 本物業的量度尺寸載列於附表 1。
12. 本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**」的中英雙語文本之副本，並完全明白其內容。
15. 就第 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. 若買方亦聘用賣方之律師行為買方在本物業買賣之代表律師，賣方將承擔律師行在處理正式合約及其後買方受益的轉讓契之法律費用。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。

17. 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，而其後，本臨時合約及(如適用)正式合約被取消或終止，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。
18. 有關本臨時合約及/或正式合約及/或其後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。
19. 有關該物業買賣之合約及轉讓契的登記費、大廈公契和管理協議的所需費用的適當攤分、正式合約及轉讓契圖則的專業收費、契據核證副本的費用及其他雜費，一概由買方負責。一切有關本物業或其部份任何按揭或押記之法律費用及其他支出，均由買方負責。
20. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所註釋之住宅用途物業。
21. 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。
22. 在本臨時合約中—
  - (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
  - (b) “工作日”具有該條例第 2(1)條給予該詞的涵義；
  - (c) 附表 1 載列之 (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 (b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。
23. 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。
24. 買方如有更改地址或電話，須以書面通知賣方。
25. 賣方有權修改圖則，但須經屋宇署批准。
26. 賣方在交出空置管有權的情況下出售該物業，而買方在物業空置的情況下購買該物業。
27. 並非本臨時合約一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

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

本物業的量度尺寸如下—

The measurements of the Property are as follows—

物業 Property: 香港仔舊大街 80 號澄天 5 樓 A 室  
Flat A on 5<sup>th</sup> Floor of SouthSky, No. 80 Old Main Street, Aberdeen

(a) 本物業的實用面積為 the saleable area of the Property is	26.720	平方米／ square metres/	288	平方呎，其中— square feet of which—
	-	平方米／ square metres/	-	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	-	平方米／ square metres/	-	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(b) 其他量度尺寸為— other measurements are—

空調機房的面積為 the area of the air-conditioning plant room is	-	平方米／ square metres/	-	平方呎； square feet;
窗台的面積為 the area of the bay window is	-	平方米／ square metres/	-	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	-	平方米／ square metres/	-	平方呎； square feet;
平台的面積為 the area of the flat roof is	9.237	平方米／ square metres/	99	平方呎； square feet;
花園的面積為 the area of the garden is	-	平方米／ square metres/	-	平方呎； square feet;
停車位的面積為 the area of the parking space is	-	平方米／ square metres/	-	平方呎； square feet;
天台的面積為 the area of the roof is	-	平方米／ square metres/	-	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	-	平方米／ square metres/	-	平方呎； square feet;
前庭的面積為 the area of the terrace is	-	平方米／ square metres/	-	平方呎； square feet;
庭院的面積為 the area of the yard is	-	平方米／ square metres/	-	平方呎； square feet;



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

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

[第 2 部份：出售條款完]

## 1. 外部裝修物料

細項	描述
(a) 外牆	裝修物料的类型 基座：玻璃牆、外牆瓷磚、鋁質飾板、鋁百葉、鋁飾條、天然石及外牆漆 住宅大廈：玻璃幕牆、鋁質飾板、鋁百葉、鋁飾條、鋁格柵及外牆瓷磚
(b) 窗	框的用料 氟化碳噴塗鋁質窗框 玻璃的用料 所有住宅單位的客廳/飯廳及睡房之窗戶為中空玻璃 浴室窗戶(如有)為磨砂玻璃
(c) 窗台	用料 不適用
(d) 花槽	窗台板的裝修物料 裝修物料的类型 不適用
(e) 陽台或露台	圍欄裝設夾層鋼化清玻璃配以鋁質扶手及金屬欄桿 (i) 露台裝修物料的类型 地台：瓷磚(只適用於除 18 樓 D 單位之外所有其他住宅單位)，瓷磚及戶外環保木地板(只適用於 18 樓 D 單位) 牆身：外牆瓷磚及鋁質飾板 天花：鋁質飾條天花、鋁質飾板及外牆漆
(f) 乾衣設施	(ii) 露台是否有蓋 露台設有上蓋 陽台 不適用 類型 不適用 用料 不適用

## 2. 室內裝修物料

細項	描述
(a) 大堂	牆壁 瓷磚、木皮、膠板、金屬、玻璃及鏡 地板 瓷磚 石膏板假天花並髹乳膠漆。部份位置裝設夾板天花配膠板飾面 天花板 石膏板假天花並髹乳膠漆
(b) 內牆及天花板	牆壁 瓷磚、膠板、金屬、玻璃及木塑板配以壓覆膜皮 乳膠漆 石膏板假天花並髹乳膠漆 乳膠漆 石膏板假天花及假陣 乳膠漆 石膏板假天花及假陣 石膏板假天花及假陣 石膏板假天花及假陣 牆腳線
(c) 內部地板	地板 木腳線 瓷磚 木腳線 木腳線 木腳線
(d) 浴室	牆壁 瓷磚 瓷磚 瓷磚 瓷磚及人造石 地板 瓷磚及天然石材 天花板 鋁質假天花及鋁百葉
(e) 廚房	牆壁 裝修物料鋪至假天花底 瓷磚及人造石 裝修物料鋪至假天花底 瓷磚 地板 石膏板假天花並髹乳膠漆 灶台 石英人造石

### 3. 室內裝置

細項	描述			
	細項	用料	裝修物料	配件
(a) 門	單位大門	實心防火木掩門	膠板	門鎖、門鼓、門擋、門鉸及防盜眼
	露台及工作平台門 (只適用於 6 至 12 樓、15 至 23 樓及 25 樓 A、B、C、D、E 及 F 單位及 26 樓 A 及 B 單位)	氟化碳噴塗鋁質框	清玻璃	門鎖及趟路軌 (只適用於 6 至 12 樓、15 至 23 樓及 25 樓 A、C、D 及 F 單位、26 樓 A 及 B 單位) / 門鎖及門鉸 (只適用於 6 至 12 樓、15 至 23 樓及 25 樓 B 及 E 單位)
	平台門 (適用於 5 樓 A、B、C、D、E、F 單位及 18 樓 F 單位)	氟化碳噴塗鋁質框	清玻璃	門鎖及趟路軌 (只適用於 5 樓 A、C、D 及 F 單位) / 門鎖及門鉸 (只適用於 5 樓 B 及 E 單位)
	睡房門	木面夾板木門	膠板	門鎖、門擋及門鉸
	浴室門	木面夾板木門	膠板	門鎖、門擋及門鉸 (只適用於 5 至 12 樓、15 至 23 樓及 25 樓 A、C、D 及 F 單位、26 樓 A 及 B 單位) / 門鎖、門擋及趟路軌 (只適用於 5 至 12 樓、15 至 23 樓及 25 樓 B 及 E 單位)
	廚房門 (適用於 26 樓 A 及 B 單位)	防火實心木門及防火玻璃	防火玻璃及膠板飾面	門鼓、門擋及門鉸
	天台門 (適用於 26 樓 A 及 B 單位)	氟化碳噴塗鋁質框	清玻璃	門鎖及趟路軌
	工作間門 (適用於 26 樓 A 及 B 單位)	鋁框摺疊門	磨砂玻璃	門鎖及摺疊路軌
			裝置及設備	用料
		櫃	櫃枱面 洗手盆櫃 鏡櫃	人造石枱面 木製櫃連金屬及膠板飾面 木製櫃連鏡、金屬及膠板飾面
(b) 浴室	(i) 裝置及設備的類型及用料		洗手盆水龍頭 洗手盆 坐廁 廁紙架 毛巾掛鈎 淋浴間 冷水喉 熱水喉	鍍鉻 搪瓷 搪瓷 鍍鉻 鍍鉻 強化清玻璃 銅喉
	(ii) 供水系統的類型及用料		花灑	配有隔熱絕緣之銅喉
	(iii) 沐浴設施 (包括花灑或浴缸, (如適用的話))			
	(iv) 浴缸大小 (如適用的話)			
			不銹鋼	
			冷水喉採用銅喉及熱水喉採用配有隔熱絕緣之銅喉	
			木製櫃配木製櫃門板	裝修物料
			消防裝置及設備	膠板、焗漆及金屬
			其他裝置的類型	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭 (只適用於除 26 樓 A 及 B 單位之外所有其他住宅單位); 不適用 (只適用於 26 樓 A 及 B 單位)
			裝置	鍍鉻洗滌盆水龍頭
(c) 廚房		裝置 (包括嵌入式衣櫃) 的類型及用料	類型	用料
		接駁點的位置及數目	不適用	不適用
(d) 睡房		接駁點的位置及數目	不適用	不適用
		接駁點的位置及數目	不適用	不適用
(e) 電話		請參閱「住宅單位機電裝置數量說明表」		
(f) 天線		請參閱「住宅單位機電裝置數量說明表」		

### 3. 室內裝置

細項	描述
(g) 電力裝置	供電附件 (包括安全裝置) 安全裝置 導管是部分隱藏或外露 請參閱「住宅單位機電裝置數量說明表」
(h) 氣體供應	煤氣 (只適用於 26 樓 A 及 B 單位); 不適用 (除 26 樓 A 及 B 單位外之所有其他住宅單位) 26 樓 A 及 B 單位之煤氣喉接駁煤氣煮食爐 請參閱「住宅單位機電裝置數量說明表」
(i) 洗衣機接駁點	請參閱「住宅單位機電裝置數量說明表」 設有洗衣機來、去水接駁喉位
(i) 供水	冷水管的用料 水管是隱藏或外露 (iii) 有否熱水供應 廚房及浴室供應熱水

### 4. 雜項

細項	描述
(a) 升降機	品牌名稱 奧的斯 產品型號 GEN2 MR 升降機的數目 2 到達的樓層 一號升降機: 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓、天台 二號升降機: 地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 26 樓
(b) 信箱	金屬 垃圾由清潔工人收集
(c) 垃圾收集	(i) 垃圾收集的方法 (ii) 垃圾房的位置 各住宅層之公用地方設有垃圾房及地下設有中央垃圾房
(d) 水錶、電錶及氣體錶	水錶 每層之公共水錶櫃 獨立 電錶 每層之公共電錶房 獨立 氣體錶 廚房假天花內 (26 樓 A 及 B 單位); 不適用 (除 26 樓 A 及 B 單位外之所有其他住宅單位)

### 5. 保安設施

細項	描述
保安系統及設備	入口通道控制及保安系統 閉路電視
嵌入式裝備的細節	各住宅單位均裝配視像對講機連接地下入口大堂管理員櫃枱
嵌入式裝備的位置	請參閱「住宅單位機電裝置數量說明表」

### 6. 設備

細項	描述
設備	設備的品牌名稱及產品型號, 請參閱「設備說明表」。

備註:

- 除部分隱藏於混凝土內之導管外, 其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。
- 除部分隱藏於混凝土內之水管外, 其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。





### 3. Interior fittings

Item	Description			Accessories	
	Material	Finishes			
(a) Doors	Main entrance door	Solid core fire rated timber door	Plastic laminate	Lockset, door closer, door stopper, door hinge and eye viewer	
	Balcony door and utility platform door (Only applicable for Flat A, B, C, D, E & F on 6/F to 12/F, 15/F to 23/F, 25/F, and Flat A & B on 26/F)	Aluminum frame finished with fluorocarbon coating	Clear glass	Lockset and sliding door track (Only applicable for Flat A, C, D & F on 6/F to 12/F, 15/F to 23/F and 25/F, Flat A & B on 26/F) / Lockset and door hinge (Only applicable for Flat B & E on 6/F to 12/F, 15/F to 23/F and 25/F)	
	Flat roof door (Only applicable for Flat A, B, C, D, E & F on 5/F, and Flat F on 18/F)	Aluminum frame finished with fluorocarbon coating	Clear glass	Lockset and sliding door track (Only applicable for Flat A, C, D & F on 5/F) / Lockset and door hinge (Only applicable for Flat B & E on 5/F, Flat F on 18/F)	
	Bedroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper, and door hinge	
	Bathroom door	Hollow core timber door	Plastic laminate	Lockset, door stopper and door hinge (Only Flat A, C, D, F on 5/F to 12/F, 15/F to 23/F, and 25/F, Flat A & B on 26/F) / Lockset, door stopper and sliding door track (Only applicable for Flat B & E on 5/F to 12/F, 15/F to 23/F and 25/F)	
	Kitchen door (Only applicable for Flat A & B on 26/F)	Solid core fire rated timber door with fire rated glass	Fire rated glass panel and Plastic Laminate	Door closer, door stopper and door hinge	
	Door to roof (Only applicable for Flat A & B on 26/F)	Aluminum frame finished with fluorocarbon coating	Clear glass	Lockset and sliding door track	
	Utility room door (Only applicable for Flat A & B on 26/F)	Aluminum frame folding door	Frosted glass	Lockset and folding door track	
	(b) Bathroom	(i) Type and material of fittings and equipment	Fittings & Equipment		
			Cabinet	Basin countertop	Solid surfacing material countertop
			Basin cabinet	Timber cabinet with metal and plastic laminate finish	
			Mirror Cabinet	Timber cabinet with mirror, metal and plastic laminate finish	
			Wash basin mixer	Chrome plated	
			Wash basin	Vitreous China	
			Water closet	Vitreous China	
			Paper holder	Chrome plated	
			Robe hook	Chrome plated	
			Shower Compartment	Clear tempered glass	
(ii) Type and material of water supply system		Cold water supply	Copper water pipes		
		Hot water supply	Copper water pipes with thermal insulation		
	Shower	Shower set	Chrome plated		
		Not applicable	Material		
(c) Kitchen	(i) Sink unit	Stainless steel			
	(ii) Water supply system	Copper water pipes for cold water supply are provided. Copper water pipes for hot water supply are provided.			
	(iii) Kitchen cabinet	Material	Finishes		
	(iv) Type of all other fittings and equipment	Timber cabinet with timber door panel	Plastic laminate, lacquer coating, and metal		
		Fire service installations and equipment	Smoke detector and sprinkler head are fitted in or near the ceiling of open kitchen (All residential units except Flat A & B on 26/F); not applicable (Flat A & B on 26/F)		
		Other fittings	Chrome plated sink mixer		
		Fittings	Type	Material	
	(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
	(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"		
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"			

### 3. Interior fittings

Item	Description	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings Safety devices
	(ii) Whether conduits are concealed or exposed	Faceplate for all switches and power sockets
	(iii) Location and number of power points and air-conditioner points	Electricity supply with three-phase power distribution box with miniature circuit breaker distribution board
(h) Gas supply	Type	Conduits are partly concealed and partly exposed <sup>1</sup>
	System	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"
(i) Washing machine connection point	Location	Town Gas (Only applicable to Flat A & B on 26/F); not applicable (All other residential units except Flat A & B on 26/F)
	Location	Gas supply pipe is provided and connected to gas cooker for Flat A & B on 26/F
	Design	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"
(j) Water supply	(i) Material of water pipes	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"
	(ii) Whether water pipes are concealed or exposed	Drain point and water point are provided for washing machine
	(iii) Whether hot water is available	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply Water pipes are partly concealed and partly exposed <sup>2</sup> Hot water supply is provided to the kitchen and bathroom

Notes:

1. Other than those parts of the conduits concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.
2. Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipes ducts or other materials.

#### 4. Miscellaneous

Item	Description			
		Residential Lift		
(a) Lifts	(i) Brand name and model number	OTIS		
	Model Number	GEN2 MR		
	Number of lifts	2		
(b) Letter box	(ii) Number and floors served by them	Lift 1: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F, R/F Lift 2: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-26/F		
	Material	Metal		
(c) Refuse collection	(i) Means of refuse collection	Collected by cleaners		
	(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F		
(d) Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
	(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor	Within false ceiling inside kitchen in Flat A & B on 26/F; not applicable (All other residential units except Flat A & B on 26/F)
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

#### 5. Security facilities

Item	Description
Security system and equipment	Entrance Access Control and Security System CCTV
Details of built-in provisions	Video door phone connecting to caretaker's office at G/F entrance lobby for all residential units
Location of built-in provisions	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units"

#### 6. Appliances

Item	Description
Appliances	For brand names and model numbers of appliances, please refer to the "Appliances Schedule"



設備說明表  
Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	5樓 5/F						6樓至12樓， 15樓至23樓，25樓 6/F-12/F, 15/F-23/F, 25/F						6樓至12樓， 15樓至17樓 6/F-12/F, 15/F-17/F		18樓至23樓，25樓 18/F-23/F, 25/F		26樓 26/F	
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	F	A	B	
分體式冷氣機室內機 Single-Split Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	SRK-25MWKH1	Y	Y	-	-	Y	-	Y	-	-	Y	Y	-	Y	Y	Y	Y	Y	Y
分體式冷氣機室外機 Single-Split Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	SRC-25MWKH1	Y	Y	-	-	Y	-	Y	-	-	Y	Y	-	Y	Y	Y	Y	Y	Y
分體式冷氣機室內機 Single-Split Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	SRK-50MUPV1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-
分體式冷氣機室外機 Single-Split Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	SRC-50MUPV1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-
多聯分體式冷氣機室內機 Multi-Split Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	SRK-25ZS-S-W	-	-	Y	Y	-	-	Y	-	-	Y	Y	-	-	-	-	-	-	-
多聯分體式冷氣機室外機 Multi-Split Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	SCM-50ZS-S1	-	-	Y	Y	-	-	Y	-	-	Y	Y	-	-	-	-	-	-	-
多聯式冷氣機室內機 VRF Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	FDX-28KXE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y
多聯式冷氣機室內機 VRF Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	FDX-45KXE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y
多聯式冷氣機室內機 VRF Type Air-conditioner Indoor Unit	三菱重工 Mitsubishi Heavy Industries	FDX-56KXE1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y
多聯式冷氣機室外機 VRF Type Air-conditioner Outdoor Unit	三菱重工 Mitsubishi Heavy Industries	FDC-112KXEN6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y
電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHB 27 ST Trend	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
抽氣扇 Exhaust Fan	斯寶亞創 Stiebel Eltron	DHB 18/21/24 ST Trend	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y
浴室寶 Thermo Ventilator	System Air	CBF-125M	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
拉趟式抽油煙機 Telescopic Hood	樂聲 Panasonic	FV-40BEN4H	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
電磁煮食爐 Induction Hob	西門子 Siemens	LI67SA531B	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-
雪櫃 Refrigerator	西門子 Siemens	EH375FBB1E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-
洗衣乾衣機 Washer & Dryer	西門子 Siemens	KI42LAFF0K	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-
	西門子 Siemens	WK14D321HK	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	-

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
  - 上表所顯示的“-”代表「不適用」或「不提供」。
  - 上表所顯示的“Y”代表「有提供」。
- Notes:
- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
  - The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.
  - The symbol “Y” as shown in the schedule above denotes “Provided”.



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

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至23樓, 25樓 6/F-12/F, 15/F-23/F, 25/F						26樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
大門入口 Main Entrance  客廳 / 飯廳 Living Room / Dining Room	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Door Phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	室內冷氣機開關掣 Switch for Indoor Air-conditioner Unit	1	1	1	1	1	1	1	1	1	1	1	1	2	2
	13A 雙位插座連開關掣 13A Twin Switched Socket Outlet	3	4	3	3	4	3	3	4	3	3	4	3	4	4
	13A 雙位插座連開關掣及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	電視及電台插座 TV&FM Outlet	1	2	2	2	2	1	1	2	2	2	2	1	2	2
	電話插座 Telephone Outlet	1	2	2	2	2	1	1	2	2	2	2	1	2	2
	數據插座 Data Outlet	1	2	2	2	2	1	1	2	2	2	2	1	2	2
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3	2	2
	燈掣 Lighting Switch	6	4	5	5	4	6	6	4	5	4	6	6	6	6
	浴室抽氣扇開關掣 Switch For Exhaust Fan For Bathroom	1	-	1	1	-	1	1	-	1	-	1	1	1	1
	浴室電熱水爐開關掣 Switch For Electric Water Heater For Bathroom	1	-	1	1	-	1	1	-	1	-	1	1	1	1

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

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

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至17樓 6/F-12/F, 15/F-17/F						18樓至23樓, 25樓 18/F-23/F, 25/F						26樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B
睡房 / 睡房 1 Bedroom/Bedroom 1	室內冷氣機開關掣 Switch for Indoor Air-conditioner Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位插座連開關掣 13A Twin Switched Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位插座連開關掣及 USB 13A Twin Switched Socket Outlet With USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視及電台插座 TV&FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	3	1	1	3	1	1	3	1	1	3	1	1	3	1	1	3	1	1	1
	浴室抽氣扇開關掣 Switch For Exhaust Fan For Bathroom	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-
	浴室電熱水爐開關掣 Switch For Electric Water Heater For Bathroom	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	1	-	-	-
	室內冷氣機開關掣 Switch For Indoor Air-conditioner Unit	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1
	13A 雙位插座連開關掣及 USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1
	13A 雙位插座連開關掣 13A Twin Switched Socket Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1
電視及電台插座 TV&FM Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1	
電話插座 Telephone Outlet	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1	
燈位 Lighting Point	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1	
燈掣 Lighting Switch	-	-	1	1	-	1	-	-	1	1	-	1	-	-	1	1	-	1	-	1	

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

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

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至17樓 6/F-12/F, 15/F-17/F						18樓至23樓, 25樓 18/F-23/F, 25/F						26樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	D	E	F	A	B
主人睡房 Master Bedroom	室內冷氣機開關掣 Switch For Indoor Air-conditioner Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A 雙位插座連開關掣及USB 13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A 雙位插座連開關掣 13A Twin Switched Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電視及電台插座 TV&FM Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	浴室抽氣扇開關掣 Switch For Exhaust Fan For Bathroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	浴室電熱水爐開關掣 Switch For Electric Water Heater For Bathroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

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

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至23樓, 25樓 6/F-12/F, 15/F-23/F, 25/F						26樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
浴室 Bathroom	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet 櫃燈供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point For Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point For Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	浴室寶供電位連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point With Switch For Thermo Ventilator	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐供電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Power Supply Point For Electric Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐溫度掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater Wired Remote Control	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位	2	2	3	3	2	2	2	2	3	2	2	2	2	2
	Lighting Point	2	2	3	3	2	2	2	2	3	2	2	2	2	2
	主人睡房內的浴室 Bathroom in Master Bedroom	13A 雙位插座連開關制及 USB 13A Twin Switched Socket Outlet With USB Outlet 櫃燈供電位	-	-	-	-	-	-	-	-	-	-	-	-	-
Power Supply Point For Cabinet Light		-	-	-	-	-	-	-	-	-	-	-	-	-	-
抽氣扇供電位		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Power Supply Point For Exhaust Fan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
浴室寶供電位連開關掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Power Supply Point With Switch For Thermo Ventilator		-	-	-	-	-	-	-	-	-	-	-	-	-	-
電熱水爐供電位		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Power Supply Point For Electric Water Heater		-	-	-	-	-	-	-	-	-	-	-	-	-	-
電熱水爐溫度掣		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric Water Heater Wired Remote Control		-	-	-	-	-	-	-	-	-	-	-	-	-	-
燈位		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting Point		-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

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

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至23樓, 25樓 6/F-12/F, 15/F-23/F, 25/F						26樓 26/F			
		A	B	C	D	E	F	A	B	C	D	E	F	A	B		
開放式廚房 Open Kitchen	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴 5A 接線蘇 5A Fused Spur Unit For Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	拉趟式抽油煙機 13A 單位電插座 13A Single Socket Outlet For Telescopic Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電磁煮食爐供電位連開關掣 Power Supply Point With Switch For Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雪櫃 13A 單位電插座 13A Single Socket Outlet For Refrigerator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機 13A 單位電插座 13A Single Socket Outlet For Washer & Dryer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	蒸爐供電位 Power Supply Point for Streamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	櫃燈供電位 Power Supply Point For Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位插座連開關掣及 USB 13A Twin Switched Socket Outlet With USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	配電箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣乾衣機接駁點 (來去水位) Washer & Dryer Connection Point (Water Inlet & Outlet)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	門鈴 Door Bell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	門鈴 5A 接線蘇 5A Fused Spur Unit For Door Bell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	拉趟式抽油煙機 13A 單位電插座 13A Single Socket Outlet For Telescopic Hood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電磁煮食爐供電位連開關掣 Power Supply Point With Switch For Induction Hob	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
雪櫃 13A 單位電插座 13A Single Socket Outlet For Refrigerator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
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住宅單位機電裝置數量說明表  
Schedule of Mechanical & Electrical Provisions of Residential Units

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至23樓, 25樓 6/F-12/F, 15/F-23/F, 25/F						26樓 26/F						
		A	B	C	D	E	F	A	B	C	D	E	F	A	B					
廚房 Kitchen	洗碗碟機 13A 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet For Dishwasher	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	乾衣機 13A 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet For Dryer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	酒櫃 13A 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	13A Single Socket Outlet For Wine Cellar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	微波爐 13A 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet For Microwave	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	焗爐 13A 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet For Oven	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	洗衣機 13A 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet For Washer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	蒸焗爐供電位連開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point With Switch For Combi Steam Oven	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	櫃燈供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Power Supply Point For Cabinet Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A 雙位插座連開關掣及 USB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Switched Socket Outlet With USB Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
配電箱	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Miniature Circuit Breakers Board	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
洗衣機接駁點 (來去水位)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Washer Connection Point (Water Inlet & Outlet)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
乾衣機接駁點 (來去水位)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dryer Connection Point (Water Inlet & Outlet)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
室內冷氣機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Switch For Indoor Air-conditioner Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
工作間抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Switch For Exhaust Fan For Utility Room	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
工作間電熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Switch for Electric Water Heater for Utility Room	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
電熱水爐供電位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Power Supply Point For Electric Water Heater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
電熱水爐溫度掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Electric Water Heater Wired Remote Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.



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

位置 Location	描述 Description	5樓 5/F						6樓至12樓, 15樓至23樓, 25樓 6/F-12/F, 15/F-23/F, 25/F						26樓 26/F	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B
露台及工作平台 Balcony & Utility Platform	室外冷氣機防水刀掣 Weatherproof Isolator For Outdoor Air-conditioner Unit	-	-	-	-	-	-	2	2	2	2	2	2	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	1	1	1	1	1	1
平台 Flat Roof	室外冷氣機防水刀掣 Weatherproof Isolator For Outdoor Air-conditioner Unit	2	2	2	2	2	2	-	-	-	-	-	-	-	-
	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	1	1	1	1	1	1	-	-	-	-	-	-	-	-
天台 Roof	燈位 Lighting Point	2	1	1	3	3	2	-	-	-	-	-	-	-	-
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	室外冷氣機防水刀掣 Weatherproof Isolator For Outdoor Air-conditioner Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	6	6
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	4	4
	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	2	2
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	1	1
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	-	-	3	3
工作間 Utility Room															
工作間內浴室 Bathroom in Utility Room															
往天台樓梯 Staircase to Roof															

備註:

- 上表“1, 2...”表示提供於該住宅單位內的裝置數量。
- 上表所顯示的“-”代表「不適用」或「不提供」。

Notes:

- “1, 2...” as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
- The symbol “-” as shown in the schedule above denotes “Not applicable” or “Not provided”.

## **PART 3: OFFER FORM**

*(To be completed by the Tenderer)*

To: **The Vendor**

1. Offer

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

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

2. Preliminary 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 the Preliminary 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's order(s). The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.

4. Perusal of Sales Brochure

I/We confirm and declare that I am/we are fully aware that the sales brochure of the Development is made available to me/us for perusal before submitting this Offer Form.

5. 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.

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

### Schedule to the Offer Form

(To be completed by the Tenderer)

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

**TENDERER MUST  
COMPLETE THIS  
PAGE**

*Section 2 – Tendered Property(ies) and Purchase Price(s) (Please tick (“✓”) the appropriate box beside the property(ies) selected for making offer to purchase):*

Tendered Property	<input type="checkbox"/> <b>Flat A on 5<sup>th</sup> Floor of SouthSky, No. 80 Old Main Street, Aberdeen</b>		
Purchase Price (HK\$)			
Cashier’s order(s) representing the preliminary deposit (5% of the Purchase Price)	Amount (HK\$)	Bank	Cashier’s order no.
CASHIER’S ORDER(S):			

*Section 3 - Payment Method*

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

If the Tendered Property(ies) comprise(s) more than one (1) property, the Tenderer must choose the same payment method for all the Tendered Property(ies). For details of the gifts, financial advantage or benefits, please refer to Annex 5.

<input type="checkbox"/> CP 1	<p>Stage Payment Method (CP 1)</p> <p>(I) Terms of Payment</p> <ul style="list-style-type: none"> <li>A preliminary deposit equivalent to 5% of the Transaction Price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.</li> <li>95% of the Transaction Price (balance of Transaction 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 specified property in the development to the purchasers.</li> </ul> <p>(II) List of gifts, financial advantage or benefits (Please see Annex 5 for details)</p> <p style="text-align: center;">Furniture and Chattels Benefit</p>
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*Section 4 - Intermediary (if any)*

Name of estate agent	
EA Licence No.	
Estate agency	
Telephone No.	

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

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

*Section 5 - Submission checklist*

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.6 of the Tender Notice):-

1.  Completed and signed Tender Document with the Offer Form
2.  Cashier's order(s)
3.  Tenderer's identification document
4.  Intermediary's licence (if applicable)
5. Side Letter in Annex duly completed and signed by the Tenderer:
  - (1)  Warning to Purchasers
  - (2)  Privacy Policy
  - (3)  Declaration of Relationship
  - (4)  Declaration of Purchaser/Introducer

*Section 6 - Declaration regarding corporate Tenderer (not applicable to individual Tenderer)*

We declare and agree as follows:-

1. The table below sets out the particulars of all the current directors of the Tenderer as at the date of this Offer Form.

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

<b>Director(s)</b>		
	Name	Identity Card No. / Passport No. / B.R. No.
1.		
2.		
3.		
4.		
5.		

*Section 7 - Signature of the Tenderer and witness*

I/We, the Tenderer, have read the entire Tender Document with the documents in the Annex and completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance of the terms and conditions of the Tender Document.

*(Note: The Offer Form must be signed by ALL PERSONS of the Tenderer if the Tenderer consists of more than one person. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)*

Signed by the Tenderer:

Witnessed by:

X

X

Name 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]*

## 第 3 部份：要約表格

(由投標者填寫)

致：賣方

### 1. 要約

本人/我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的樓價購買列於本要約表格的附表內的該等投標物業，並受本招標文件所載的條款及條件及出售條款所約束。

本人/我們確認，本投標書當作基於賣方將會接納本人/我們投標一併購買全部該等投標物業，以及本人/我們只須簽署一(1)份包括全部該等投標物業的正式合約而遞交。

### 2. 如要約獲接納將構成臨時合約

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本招標文件所載的條款及條件而訂立的臨時合約。

### 3. 收取接受投標書信函的地址

本人/我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接受投標書信函及/或退回銀行本票的地址。接納書在投寄後的第 2 個工作日被視為已獲正式收到。

### 4. 參閱售樓說明書

本人/我們確認及聲明，於遞交本要約表格前，已知悉發展項目售樓說明書可供本人/我們參閱。

### 5. 聲明、陳述及保證

本人/我們現聲明、陳述及保證如下：

- (a) **本要約表格的附表中指明的資料，在本人/我們的所知的範圍內，均為真實及正確。**
- (b) 除樓價、提供資料或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賣本物業的過程中向其索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。

### 6. 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)(如有的話)。



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 (如與上面地址不同)			
聯絡資料	聯絡人		
	電郵地址		
	電話號碼		傳真號碼

第2節 – 投標物業及樓價 (請於所選出要約購買之物業旁邊方格內填上剔號 (“✓”)) :			
投標物業	<input type="checkbox"/> 香港仔舊大街 80 號澄天 5 樓 A 室		
樓價 (港幣)			
臨時訂金的銀行本票 (即樓價 5%)	金額 (港幣)	銀行	銀行本票編號
銀行本票			

第3節 – 支付條款	
<p>投標者可以選擇下列付款計劃。(請剔 (“✓”) 適用者)</p> <p>如投標物業有多於一個物業，投標者須就全部投標物業選出相同的付款計劃。有關贈品、財務優惠或利益的詳請，請參閱附件 5。</p>	
<input type="checkbox"/> CP 1	<p>建築期付款計劃 (CP 1)</p> <p><b>(I) 支付條款</b></p> <ul style="list-style-type: none"> <li>• 臨時訂金即成交金額 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付。</li> <li>• 成交金額 95% (成交金額餘額) 於賣方就其有能力將發展項目中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。</li> </ul> <p><b>(II) 贈品、財務優惠或利益的列表 (請參閱附件 5)</b></p> <ul style="list-style-type: none"> <li>• 家具及物件優惠</li> </ul>

第4節 – 中介人(如有的話)	
地產代理姓名	
地產代理牌照號碼	
公司名稱	
電話號碼	
<p><b>關於中介人的聲明(僅於有指明中介人時適用)</b></p> <p>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、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何該等協議、陳述或承諾向買方、中介人或任何人負責。買方與中介人之間之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據本招標文件所載的條款及條件進行。</p>	

第5節 – 遞交清單
<p>以下文件連同本招標文件遞交(詳情見招標公告第 2.6 段)：</p> <ol style="list-style-type: none"> <li>1.     <input type="checkbox"/>     招標文件連同已填妥及簽署的要約表格</li> <li>2.     <input type="checkbox"/>     銀行本票</li> <li>3.     <input type="checkbox"/>     投標者的身份證明文件</li> <li>4.     <input type="checkbox"/>     中介人的牌照(如適用的話)</li> <li>5.     由投標者填妥並簽署的附件的文件：               <ol style="list-style-type: none"> <li>(1)   <input type="checkbox"/>     對買方的警告</li> <li>(2)   <input type="checkbox"/>     私隱政策</li> <li>(3)   <input type="checkbox"/>     關係申報</li> <li>(4)   <input type="checkbox"/>     買家/地產介紹人聲明</li> </ol> </li> </ol>



## 附件 Annex

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

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

1. 對買方的警告 #  
Warning to Purchasers #
2. 私隱政策 #  
Privacy Policy #
3. 關係申報 #  
Declaration of Relationship #
4. 買家/地產介紹人聲明 #  
Declaration of Purchaser / Introducer #
5. 贈品、財務優惠或利益的列表  
List of gifts, financial advantage or benefits
6. 賣方律師的收費資料  
Fee Schedule from Vendor's Solicitor

**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，詳細考慮。

I/We acknowledge receipt of a copy of a bilingual version of this warning and fully understand the contents thereof.

我/我們已收到警告之中英雙語文本之副本及完全明白此警告之內容。

Dated this \_\_\_\_\_ day of \_\_\_\_\_

公曆 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日

Signature 簽署: \_\_\_\_\_

## Annex 2

### 附件 2

#### 私隱政策

##### A. 個人資料保護的承諾

確豐有限公司及英皇物業代理有限公司（統稱“我們”）承諾根據香港《個人資料（私隱）條例》和此私隱政策保護閣下個人資料之私隱。

##### B. 收集及使用閣下個人資料

1. 當我們處理閣下的物業交易及 / 或申請參觀有意購買的指明住宅物業的展示單位或實際單位的要求時（「要求」），閣下可能需要提供給我們個人資料，主要為姓名、電話號碼、傳真號碼、家居/郵寄住址或電郵（「閣下個人資料」）。
2. 如果閣下拒絕提供閣下個人資料或提供的閣下個人資料不完整或不正確，我們可能不能繼續處理閣下的要求。

##### 閣下個人資料可能被用作的用途

我們可能不時使用閣下個人資料作下列一個或多個用途：

- (i) 處理閣下的物業交易，包括閣下要約、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、會籍或利益事宜的申請或要求；
- (v) 促進物業管理及保安；
- (vi) 就我們或英皇集團任何成員提供的服務、物業、物業發展項目或產品的質量進行調查（完全屬自願性質參與）；
- (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個人資料**」部分）；
- (viii) 進行統計研究和分析（統計研究和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；
- (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；  
及
- (xiii) 與上述用途相關之其他用途。

##### C. 在直接促銷中使用閣下個人資料

1. 除非閣下同意或不反對，我們方可在直接促銷中使用閣下個人資料包括電郵、住址和電話號碼（根據《個人資料（私隱）條例》有關直接促銷中的規定）為直接促銷之用。在閣下的同意下，我們可使用閣下的個人資料告知最新邀約（包括但不限於禮品、折扣、優惠和其他促銷活動）、有關於我們或英皇集團任何成員（請瀏覽我們的集團網站 [www.emperorgroup.com](http://www.emperorgroup.com)）提供的繁多種類的產品和服務，包括金融服務、地產（買賣、租賃、促銷信息服務）鐘錶珠寶、娛樂影視、酒店、出版及印刷、傢俬、餐飲及餐廳。
2. 閣下有權根據自己接收未來直接促銷資料的方式作出不時修改。閣下須向我們的物業經理（聯絡方式請見下段「查詢」）遞交書面請求文件取消原設定之接收方式。
3. 如閣下不欲我們如上述在直接促銷中使用閣下個人資料或向其他人提供閣下個人資料以供其在直接促銷中使用，煩請在本私隱政策末端適當的方格內加入剔號（✓）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「查閱及改正閣下個人資料」部分所列地址選擇不接受直接促銷。

##### D. 披露和轉移閣下個人資料

我們可能披露和轉移閣下個人資料給予英皇集團任何成員、任何分公司或關聯公司（不論於香港境內或境外）；任何代理人、承包商（包括信息技術、租賃及售樓經紀人）、通訊運營和服務提供方；受僱於我們的任何第三方代理收款人、廣告經紀、保險經紀、法律顧問；我們專業顧問及任何我們實際或建議的承讓人或受讓人為以上意圖均有權利使用、披露、處理、管有閣下個人資料。

E. 查閱及改正閣下個人資料

1. 閣下有權要求查閱及更正閣下個人資料。
2. 閣下亦有權利不時查閱我們有關個人資料的最新政策。
3. 如果閣下希望查閱或更改由我們管有的閣下個人資料，或查閱我們有關個人資料的最新政策，請向我們的物業經理（聯絡方式請見下段「查詢」）遞交您的查詢或要求。根據香港《個人資料（私隱）條例》中的條款，我們有權就處理閣下的查詢及要求收取合理費用。

F. 查詢

如果閣下有關於閣下個人資料或對此政策的查詢請求，請隨時書面聯絡我們的物業經理。

電郵：[derekyuen@emperorgroup.com](mailto:derekyuen@emperorgroup.com) / [carmenyeung@emperorgroup.com](mailto:carmenyeung@emperorgroup.com)

本人已閱讀及明白本私隱政策，包括使用及轉移閣下個人資料作直接促銷用途有關的資訊。本人明白本人有權在下 列方格內加上剔號（“✓”）表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號（“✓”），確豐有限公司及英皇物業代理有限公司或會在直接促銷中使用閣下個人資料或將閣下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個人資料」部份。

請不要向我發送直接促銷資料。

請不要將閣下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: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



## Annex 2

### 附件 2

#### **Privacy Policy**

##### A. Commitment to Personal Data Protection

All Harvest Corporation Limited and Emperor Property Agency Limited (collectively “We”) are committed to protect the privacy of your personal data in accordance with the Personal Data (Privacy) Ordinance in Hong Kong and this Privacy Policy.

##### B. Collection and Use of your personal data

1. It may be necessary for you to provide us with your personal data, namely, your name, telephone number, fax number, home/mailling address or email address (“your personal data”) when we handle your property transaction(s) and/or process your request for viewing the show flat or/and the specified residential properties which you are interested in purchasing (the “request”).
2. If you refuse to provide your personal data or your personal data are incomplete or incorrect, we may not be able to process the request.

##### **Purposes for which your personal data may be used**

We may use your personal data for one or more of the following purposes from time to time:

- (i) handling your property transaction(s) including your offer to purchase, 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 any member of Emperor Group;
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in “**Use of your personal data 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;
- (xii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong; and
- (xiii) any other incidental and associated purposes relating to the above purposes.

##### C. Use of your personal data in Direct Marketing

1. We also intend to use your personal data in direct marketing (include email, address and mobile number) and will not so use the data unless we have received your consent or you have not objected (i.e. Notice relating to the Personal Data (Privacy) Ordinance in direct marketing) to the intended use. Subject to your consent, we may use your personal data for informing you of our latest offers (including but not limited to any gifts, discounts, benefits and other promotion) relating to various kinds of products or services including financial service, property service (sale, leasing and marketing), watch and jewellery, entertainment and films, hospitality, publishing and printing, furniture, food and beverage restaurant provided by us and any member of Emperor Group ([www.emperorgroup.com](http://www.emperorgroup.com)).
2. You always have the right to make subsequent changes on your choice of receiving further direct marketing materials by sending a written unsubscribe request to our *Property Manager* (please see contact detail in the paragraph below on “Enquiries”).
3. If you do NOT wish us to use your personal data in direct marketing or provide your personal data to other persons for their use in direct marketing as described above, please tick (✓) the appropriate box(es) at the end of this Privacy Policy to exercise your opt-out right. You may also write to us at the address set out in “Right of Access and Correction” section below to opt out from direct marketing at any time.

##### D. Disclosure and Transfer of your personal data

We may disclose and transfer your personal data to any member of Emperor Group and/or any of its subsidiary or affiliated company and (whether in Hong Kong or abroad) our agents and contractors (including information technology, lease and sales agents), telecommunication operations and service providers for the provision of our services; any third party collection agencies, advertising agents, security agencies, legal advisers engaged by us; our professional advisers and any of our actual or proposed assignees or transferees of our rights with respect to you to use, disclose, process or retain your personal data for the above purposes.

E. Right of Access and Correction

1. You have the right to request access to and correction of your personal data.
2. You also have the right to access our latest policy (from time to time) in relation to personal data.
3. Should you wish to access or correct your personal data held by us or access our latest policy in relation to personal data, please send your enquiry or/and request to our *Property Manager* (please see contact detail in the paragraph below on “Enquiries”). We may charge a reasonable fee for the processing of your enquiry or/and request in accordance with the Personal Data (Privacy) Ordinance.

F. Enquires

Should you have any enquiries concerning your personal data or this policy, please feel free to contact our *Property Manager* in writing at [derekyuen@emperorgroup.com](mailto:derekyuen@emperorgroup.com) or [carmenyeung@emperorgroup.com](mailto:carmenyeung@emperorgroup.com).

I have read and I understand this Privacy Policy, 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, All Harvest Corporation Limited and Emperor Property Agency 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 personal data 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 : \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Annex 3

附件 3

**關係申報**

**Declaration of Relationship**

致: 確豐有限公司 (“賣方”)

To: All Harvest Corporation Limited (“Vendor”)

發展項目 Development: 澄天 SouthSky

單位/Flat A 樓/Floor 5

(統稱「該物業」 known as “the Property”)

買方  
Purchaser

1.	_____	香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No.	_____
2.	_____	香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No.	_____
3.	_____	香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No.	_____
4.	_____	香港身份證/護照/商業登記證號碼 H.K.I.D./Passport/B.R. No.	_____

請在適當方格填上「√」

Please tick as appropriate.

本人/吾等乃下述簽署者，茲確認及聲明本人/吾等屬於賣方的有關連人士\*。  
I/We, the undersigned, hereby confirm and declare that I/we am/are a related party\* to the Vendor.

本人/吾等乃下述簽署者，茲確認及聲明本人/吾等並非賣方的有關連人士\*。  
I/We, the undersigned, hereby confirm and declare that I/we am/are not a related party\* to the Vendor.

(適用於如買方屬賣方的有關連人士\*)

(Applicable if the Purchaser is a related party\* to the Vendor)

本人/吾等茲確認本人/吾等所屬關連人士的類別及與本人/吾等有關連之人士的姓名/機構的名稱如下(可選擇填寫):

I/We hereby confirm that the category of my/our status as related party and the name of the person/entity I/we am/are related to are as follows (optional):

姓名/機構: \_\_\_\_\_

\* 關連人士 Related Party

如有以下情況，某人即屬賣方的有關連人士\* -

A person is a related party\* to a Vendor if -

該人是- the person is -

- (i) 該賣方的董事，或該董事的父母、配偶或子女；  
a director of that Vendor, or a parent, spouse or child of such a director;
- (ii) 該賣方的經理；  
a manager of that Vendor;
- (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；  
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (iv) 該賣方的有聯繫法團或控股公司；  
an associate corporation or holding company of that Vendor;
- (v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或  
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- (vi) 上述有聯繫法團或控股公司的經理。  
a manager of such an associate corporation or holding company.

下列為賣方的控股公司：

The following are the holding company(ies) of the Vendor:

英皇國際集團有限公司及英皇物業發展有限公司

Emperor International Holdings Limited and Emperor Property Development Limited

本人/吾等謹此聲明上述提供資料正確及完整。

I/We declare that the above information is accurate and complete.

本人/吾等茲承諾，如本人/吾等在就該物業簽訂正式買賣合約或之前就上述經本人/吾等確認及/或聲明情況有任何改變，本人/吾等將即時以書面通知貴公司。

I/We hereby undertake to forthwith notify you in writing of any change that may occur, on or prior to signing the Formal Agreement for Sale and Purchase, in the information as confirmed and/or declared by me/us above.

**買家簽署 SIGNATURE OF THE PURCHASER(S)**

日期/Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Annex 4

附件 4

**買家/地產介紹人聲明**

購買單位：  
澄天 5 樓 A 室

買方：\_\_\_\_\_ (後稱“本人”) 香港身份證/護照/商業登記證號碼：\_\_\_\_\_

乃經由(公司名稱)「\_\_\_\_\_」(介紹人姓名)\_\_\_\_\_ (後稱“介紹人”)

\*商業登記證/香港身份證號碼：\_\_\_\_\_ 電話：\_\_\_\_\_

地址：\_\_\_\_\_

**買家聲明**

介紹人以「確豐有限公司」(後稱「確豐」) 中介人身份，向本人(等)推介上述單位，由本人(等)直接與「確豐」簽署招標文件及已直接向「確豐」繳付訂金，有關買賣上述單位以政府最新批准圖則為準。

本人(等)現應「確豐」要求，確認下列聲明：

- (一) 介紹人並無代表「確豐」許下任何不論口頭或書面的保證、承諾或存在任何「確豐」須承擔之責任，而「確豐」亦無義務為介紹人履行任何保證、承諾或責任；
- (二) 本人(等)與介紹人之任何纏繞，概與「確豐」無涉及「確豐」不會因此被視作有涉及，本人(等)不會以此拖延買賣之正常交易或成交。
- (三) 本人(等)不反對「確豐」支付佣金予介紹人。

買方簽署：\_\_\_\_\_ 香港身份證/護照/商業登記證號碼：\_\_\_\_\_

日期：\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**地產介紹人聲明**

地產介紹人現應「確豐」要求，確認下列聲明：

地產介紹人於陪同買方選購及/或登記此大廈的單位時，必須出示(1)香港身份證，(2)附有相片之職員證，及(3)公司名片，讓「確豐」職員核對及記錄；如地產介紹人未能提供以上資料或其資料不詳，則不給予該宗交易之佣金。

介紹人簽署：\_\_\_\_\_ 介紹人香港身份證/地產代理牌照號碼：\_\_\_\_\_

日期：\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\*不適用者請刪去

**Declaration of Purchaser/Introducer**

Unit to be purchased:

Flat A Floor 5 of SouthSky

Purchaser \_\_\_\_\_ (hereinafter referred to as “I” or “we”)

H.K.I.D./Passport/B.R. No. \_\_\_\_\_ is introduced by

Company Name and \*B.R No./H.K.I.D.No.) \_\_\_\_\_

Name of Introducer: \_\_\_\_\_

(hereinafter referred to as “Introducer”)

Telephone No.: \_\_\_\_\_

Address: \_\_\_\_\_

**Purchaser’s Declaration**

Introducer, in his / her capacity as introducer for and on behalf of All Harvest Corporation Limited (“All Harvest”), introduces the said unit to me / us. I / We have paid the deposit in respect of the said unit directly to All Harvest and have signed the Tender Document directly with All Harvest with reference to the latest building plan approved by the Government.

As requested by All Harvest, I / we hereby make the following declaration:

1. Introducer has not made any undertaking, commitment or promise (whether oral or written) for and on behalf of All Harvest with which All Harvest will be held responsible therefor, and All Harvest does not have any obligation to perform or fulfill any undertaking commitment, promise or responsibility for and on behalf of Introducer.
2. All Harvest is not involved in and would not in any way be implicated as a result of any dealing(s) between myself/ourselves with the Introducer, and such aforesaid dealing(s) would not in any way delay or impede the normal transaction or completion in respect of the sale and purchase of the said unit.
3. I / We have no objection to All Harvest paying commission to Introducer.

Signature of Purchaser: \_\_\_\_\_ Purchaser’s H.K.I.D./Passport/B.R. No. \_\_\_\_\_

Date: \_\_\_\_\_

**Introducer’s Declaration**

As requested by All Harvest, I hereby declare that when I escort the Purchaser to select and / or register for unit(s) of the said building, I must show (1) my identity card (2) my staff card with my photo and (3) my name card, so that the staff of All Harvest could verify and record my identity. If I could not provide a complete set of the aforementioned information, such sale and purchase transaction would not be taken into account in calculating the commission payable to me.

Signature of Introducer:

Introducer’s H.K.I.D./EAA Licence No.

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\*Delete where inappropriate

Annex 5

附件 5

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

Applicable to: Flat A (5/F)

適用於：5 樓 A 單位

位置 Location	物品 Items	數量 Quantity
廚房 Kitchen	砧板 Chopping Board	1
	摺疊式瀝水架 Roll-up Drying Rack	1
	亞加力鋅盆蓋板 Acrylic Sink Cover	1

購買本物業之買方，將可獲贈上述位處本物業內之物品（「該等物品」），該等物品將放置於本物業內或以賣方決定之其他方式交付買方（受相關文件條款及條件限制，該等條款及條件包括但不限於該等物品將會以現狀（即該等物品在交易完成日當天的狀況）於交易完成時連同該單位給予買方，並無亦不會有就任何該等物品之質量或狀況或該等物品是否效能良好作出之陳述或保證，亦不會有任何保養或補救欠妥之處的責任就任何該等物品提供，買方沒有權利就該等物品作出任何反對）。

The above listed items in the Property (“the items”) will be delivered to the Purchaser as gifts by way of leaving the same in the Property or in any manner as the Vendor may decide (subject to terms and conditions of relevant documentation, which said terms and conditions including (without limitation) the following: the items will be delivered to the Purchaser upon completion on an “as is” basis (i.e. the condition of the items are or will be as at the date of completion), and no representation or warranty as to the quality and condition of any of the items or whether the items will be in good working condition is or will be given and that no maintenance or defect liability for any of the items will be provided and the Purchaser shall not be entitled to raise any objection thereto).

第 II 部份

Part II

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

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.

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 this Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.

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一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of 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.

Table of Legal Fees 律師收費表 (For Information only 只供參考之用)

Documents 文件	Save and except as specified below, all legal costs, other costs and disbursements are payable by the Purchaser. 除以下特別指明，所有律師費、其他費用及雜費均由買家支付。		
Agreement for Sale and Purchase 買賣合約	<u>Legal Costs:</u> 律師費	To be paid by the Vendor (See Remark 1) 由賣方負責 (見附註 1)	
	<u>Other Costs &amp; Disbursements:</u> 其他費用及雜費	1.	Statutory Declaration to Stamp Office 呈交印花稅署之法定聲明 HK\$800
		2.	Agreement plan fee for a residential unit 住宅單位買賣合約圖則費 HK\$500
		3.	Land Registry registration fee 土地註冊處註冊費 HK\$210
		4.	Photocopying charges, search fee, travelling expenses & miscellaneous expenses 副本影印費、查冊費、交通費及雜費 HK\$550
		5.	(For corporate purchaser only) Companies Registry search fee (只限公司買家) 公司註冊處查冊費 HK\$400
		6.	Certified copies charges for part of title deeds per unit 每單位部份業權契據認證副本費用 HK\$25,000
	7.	Stamp Duty on Agreement for Sale and Purchase 買賣合約印花稅 Please see Notes on Stamp Duty 請參閱印花稅須知	
1 <sup>st</sup> Equitable Mortgage / 1 <sup>st</sup> Mortgage 第一樓花按揭 / 第一現樓按揭 or 或 2 <sup>nd</sup> Equitable Mortgage / 2 <sup>nd</sup> Mortgage 第二樓花按揭 / 第二現樓按揭	<u>Legal Costs:</u> 律師費	1.	Loan amount not more than HK\$5,000,000 貸款金額不多於 HK\$5,000,000 HK\$5,000
		2.	Loan amount between HK\$5,000,001 and HK\$7,500,000 貸款金額在 HK\$5,000,001 至 HK\$7,500,000 之間 HK\$7,500
		3.	Loan amount between HK\$7,500,001 and HK\$10,000,000 貸款金額在 HK\$7,500,001 至 HK\$10,000,000 之間 HK\$9,000
		4.	Loan amount over HK\$10,000,000 貸款金額多於 HK\$10,000,000 0.1% of loan amount 貸款金額 0.1%
	<u>Disbursements:</u> 雜費 (See Remark 2) (見附註二)	1.	Land Registry registration fee 土地註冊處註冊費 HK\$450
		2.	Bankruptcy search fee per each person / Winding up search fee per each corporation 每人每次破產查冊費/每間公司每次清盤查冊費 HK\$80
		3.	Photocopying charges, search fee, travelling expenses & miscellaneous expenses 副本影印費、查冊費、交通費及雜費 HK\$500
		4.	(For corporate purchaser only) Companies Registry search fee (只限公司買家) 公司註冊處查冊費 HK\$400
		5.	(For corporate purchaser only) Companies Registry filing fee (只限公司買家) 公司註冊處遞交存檔費 HK\$340
	1 <sup>st</sup> Equitable Mortgage / 1 <sup>st</sup> Mortgage 第一樓花按揭 / 第一現樓按揭 and 及 2 <sup>nd</sup> Equitable Mortgage / 2 <sup>nd</sup> Mortgage 第二樓花按揭 / 第二現樓按揭	<u>Legal Costs:</u> 律師費	1.
2.			Total loan amount between HK\$5,000,001 and HK\$7,500,000 總貸款金額在 HK\$5,000,001 至 HK\$7,500,000 之間 HK\$11,300
3.			Total loan amount between HK\$7,500,001 and HK\$10,000,000 總貸款金額在 HK\$7,500,001 至 HK\$10,000,000 之間 HK\$12,800
4.			Total loan amount over HK\$10,000,000 總貸款金額多於 HK\$10,000,000 0.15% of total loan amount 總貸款金額 0.15%
<u>Disbursements:</u> 雜費 (See Remark 3) (見附註三)		1.	Land Registry registration fee 土地註冊處註冊費 HK\$900
		2.	Bankruptcy search fee per each person / Winding up search fee per each corporation 每人每次破產查冊費/每間公司每次清盤查冊費 HK\$80
		3.	Photocopying charges, search fee, travelling expenses & miscellaneous expenses 副本影印費、查冊費、交通費及雜費 HK\$600
		4.	(For corporate purchaser only) Companies Registry search fee (只限公司買家) 公司註冊處查冊費 HK\$400
		5.	(For corporate purchaser only) Companies Registry filing fee (只限公司買家) 公司註冊處遞交存檔費 HK\$680



Documents 文件	Save and except as specified below, all legal costs, other costs and disbursements are payable by the Purchaser. 除以下特別指明，所有律師費、其他費用及雜費均由買家支付。	
Personal Guarantee (if required by mortgagee) 擔保書 (如銀主需求)	<u>Legal Costs:</u> <u>律師費</u>	1. Each Guarantee 每份擔保書 <b>HK\$2,500</b>
Warning Notice & Confirmation Letter by Surety (if required by mortgagee) 忠告書及擔保人確認書 (如銀主需求)	<u>Legal Costs:</u> <u>律師費</u>	2. Each Warning Notice and Confirmation Letter by Surety 每份忠告書及擔保人確認書 <b>HK\$2,000</b>
Assignment 轉讓契	<u>Legal Costs:</u> <u>律師費</u>	To be paid by the Vendor (See Remark 1) 由賣方負責 (見附註 1)
	<u>Other Costs &amp; Disbursements:</u> <u>其他費用及雜費</u>	1. Assignment plan fee for a residential unit 住宅單位轉讓契圖則費 <b>HK\$1,000</b>
		2. Land Registry registration fee 土地註冊處註冊費 <b>HK\$450</b>
		3. Stamp Duty on Assignment 轉讓契印花稅 <b>HK\$100</b>
		4. Levy under the Property Management Services Ordinance (Cap.626) 《物業管理服務條例》(第 626 章)下徵款 <b>HK\$350</b>
		5. Photocopying charges, search fee, travelling expenses & miscellaneous expenses 副本影印費、查冊費、交通費及雜費 <b>HK\$500</b>
		6. Certified copies charges for remaining title deeds (inclusive of Deed of Mutual Covenant) per unit (subject to final confirmation upon completion) 每單位剩餘業權契據認證副本費用(包括大廈公契) (以成交時確認為準) <b>To be confirmed upon completion 成交時確認</b>

Remark 1 The legal costs of Agreement for Sale and Purchase and Assignment will be paid by the Vendor if the Purchaser is not separately represented. If the Purchaser engages the Vendor's Solicitors for the Agreement for Sale and Purchase, but the subsequent Assignment or the 1<sup>st</sup> Equitable Mortgage or the 1<sup>st</sup> Legal Mortgage, no matter under whatever circumstance or for any reason, is not handled by the Vendor's Solicitors, our legal cost of HK\$3,000 will be borne by the Purchaser.

附註 1 只有在買家不另聘其他律師作代表，買賣合約及轉讓契之律師費方會由賣方支付。如買家選聘賣方律師處理買賣合約，但其後不論任何情況或理由，轉讓契或第一樓花按揭或第一現樓按揭並非由賣方律師負責處理，買家須支付本所律師費 HK\$3,000。

Remark 2 For 1<sup>st</sup> Equitable Mortgage or 2<sup>nd</sup> Equitable Mortgage, the Purchaser should pay the registration fee being HK\$450 and (for corporate purchaser only) filing fee being HK\$340 payable on the 1<sup>st</sup> Legal Mortgage (pursuant to the 1<sup>st</sup> Equitable Mortgage) or the 2<sup>nd</sup> Legal Mortgage (pursuant to the 2<sup>nd</sup> Equitable Mortgage) together with additional bankruptcy search fee/winding up search fee, photocopying charges, search fee, travelling expenses & miscellaneous expenses as mentioned in the above table in respect of each such Legal Mortgage upon completion.

附註 2 對於第一樓花按揭 或 第二樓花按揭，買家須於成交時支付按第一樓花按揭簽立的第一現樓按揭 或 按第二樓花按揭簽立的第二現樓按揭的土地註冊處註冊費 HK\$450 及 (只限公司買家) 公司註冊署遞交存檔費 HK\$340 及就每一該等現樓按揭額外支付上述報表中列明的破產查冊費/清盤查冊費、副本影印費、查冊費、交通費及雜費。

Remark 3 For 1<sup>st</sup> Equitable Mortgage and 2<sup>nd</sup> Equitable Mortgage, the Purchaser should pay the registration fee being HK\$900 and (for corporate purchaser only) filing fee being HK\$680 payable on the 1<sup>st</sup> Legal Mortgage (pursuant to the 1<sup>st</sup> Equitable Mortgage) and the 2<sup>nd</sup> Legal Mortgage (pursuant to the 2<sup>nd</sup> Equitable Mortgage) together with additional bankruptcy search fee/winding up search fee, photocopying charges, search fee, travelling expenses & miscellaneous expenses as mentioned in the above table in respect of each such Legal Mortgage upon completion.

附註 3 對於第一樓花按揭 及 第二樓花按揭，買家須於成交時支付按第一樓花按揭簽立的第一現樓按揭 及 按第二樓花按揭簽立的第二現樓按揭的土地註冊處註冊費 HK\$900 及 (只限公司買家) 公司註冊署遞交存檔費 HK\$680 及就每一該等現樓按揭額外支付上述報表中列明的破產查冊費/清盤查冊費、副本影印費、查冊費、交通費及雜費。

The Vendor's Solicitors' legal costs (exclusive of disbursements) for preparing the following documents (if required) should be borne by the Purchaser 賣方律師擬定下列文件 (如需要) 的律師費 (不包括雜費) 由買家支付: -

(1) each Board Minutes HK\$2,000 每份會議記錄 HK\$2,000; (2) each Power of Attorney HK\$3,200 每份授權書 HK\$3,200; (3) each Supplemental Agreement HK\$3,000 每份補充合約 HK\$3,000; (4) each Cancellation Agreement HK\$5,000 每份取消合約 HK\$5,000。

Contact Person 負責職員: Ms. Lo (盧小姐) Mr. Wong (黃先生) Ms. Chan (陳小姐)  
Direct Line 直線電話: 2160 2351 2160 2343 2160 2387  
Hotline: 熱線電話: 2526 4373 Fax 傳真: 2801 4580

## 附錄：接受要約

### **APPENDIX : ACCEPTANCE OF OFFER**

(附錄不屬於招標文件的一部份。)

(*The Appendix does not form part of the Tender Document.*)

(只限於賣方同意接受要約後由賣方填寫)

(*To be completed ONLY by the Vendor after the Vendor agreeing to accept the Offer*)

### **接受要約 ACCEPTANCE OF OFFER**

The above offer is accepted by the Vendor on the date stated below subject to the Tender Notice and the Conditions of Sale.

在受到招標公告和出售條款約束的前提下，上述要約在下述日期獲賣方接納。

For and on behalf of 代表賣方簽署  
**All Harvest Corporation Limited**  
(確豐有限公司)

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Authorised Signatory(ies)  
獲授權之簽署人

日期 Date : \_\_\_\_\_

*[End of the Appendix]*

*[附錄完]*