

Tender Document No. 1
招標文件第 1 號

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the properties in

Phase 1 of Beacon Peak Development

(being the properties offered for sale by tender as set out in any of the Information on Sales Arrangements issued by the Vendor for Phase 1 of Beacon Peak Development from time to time (as the same may be revised by the Vendor from time to time), unless previously withdrawn or sold)

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled “**Public Tender for Beacon Peak**” placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked “**Beacon Peak**”.

Vendor: **Adventure Success Limited**
38th Floor, Tower One, Lippo Centre, 89 Queensway, Hong Kong

Vendor’s solicitors: **Johnson Stokes & Master**
18th Floor, Prince’s Building, 10 Chater Road, Central, Hong Kong

Vendor’s agent: **Jones Lang LaSalle Limited**
7th Floor, One Taikoo Place, 979 King’s Road, Hong Kong
Enquiry Hotline: 6671 2482

招標文件

公開招標承投購買物業

現招標承投購買以下發展項目之物業

Beacon Peak 發展項目的第 1 期

(即任何一份或多份賣方不時發出的 Beacon Peak 發展項目的第 1 期的銷售安排資料 (及賣方不時對其作出的修改)內列出的以招標方式出售的之物業，但若在招標截止時限之前已被撤回或出售則除外)

在招標期間(定義見招標公告)，投標書須放入普通信封內，信封面上清楚註明「**Beacon Peak**」，放入位於售樓處(定義見招標公告)擺放的標示為「**Beacon Peak 公開招標**」的投標箱內。

賣方： **傲成有限公司**
 香港金鐘道 89 號力寶中心第一座 38 樓

賣方律師： **孖士打律師行**
 香港中環遮打道 10 號太子大廈 18 樓

賣方代理人： **仲量聯行**
 香港英皇道 979 號太古坊一座 7 樓
 查詢熱線：6671 2482

PART 1: TENDER NOTICE

1. Definitions

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

“Acceptance Period”	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and the date which is the fourteenth (14th) working day after the Tender Closing Date and Time (both dates inclusive);
“Agreement”	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;
“Conditions of Sale”	means the Conditions of Sale set out in Part 2 of this Tender Document;
“extreme conditions announcement”	means an announcement made by the Chief Secretary for Administration stating the existence of extreme conditions arising from a super typhoon or other natural disaster of a substantial scale during the period (including any extended period) specified in the announcement;
“Letter of Acceptance”	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice;
“Offer Form”	means the Offer Form set out in Part 3 of this Tender Document;
“Property”	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
“Property for Tender”	means all or any of the properties as set out in the Sales Arrangements;
“Purchase Price”	means, if and when this Tender Document is accepted by the Vendor, the Tender Price;
“Purchaser”	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
“Sales Arrangements”	means any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for Phase 1 of Beacon Peak Development from time to time (as the same may be revised by the Vendor from time to time);
“Sales Office”	means 7/F, One Taikoo Place, 979 King’s Road, Hong Kong;

“Tender Closing Date and Time”	means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to the Property for Tender as set out in the Sales Arrangements;
“Tender Commencement Date and Time”	means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to the Property for Tender as set out in the Sales Arrangements;
“Tender Document”	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);
“Tender Notice”	means the Tender Notice set out in Part 1 of this Tender Document;
“Tender Period”	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and Tender Closing Date and Time;
“Tender Price”	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
“Tendered Property”	means the property(ies) as specified in the Schedule to the Offer Form;
“Tenderer”	means the person who is specified in the Schedule to the Offer Form as the tenderer;
“Vendor”	means Adventure Success Limited; and
“Vendor’s solicitors”	means Johnson Stokes & Master.

2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Date and Time, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the Tender Closing Date and Time, remove any property from the Property for Tender and to modify, amend or revise any part of the Tender Document. Please refer to the Sales Arrangements issued from time to time for any adjustment of the Tender Closing Date and Time and any property removed from the Property for Tender. Any modification, amendment or revision of the Tender Document will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment, modification, amendment or revision.

2.6 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender.

2.7 A tender must be:-

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

(b) accompanied with the following documents:-

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

One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the amount equal to **5%** of the Tender Price for the Tendered Property, such sum being the **preliminary deposit** for the tender, made payable to "MAYER BROWN" (pending the change of English name of Vendor's solicitors is processed by banks) provided that HK\$500,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cashier order(s) / cheque(s).

(ii) Tenderer's identification document

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

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

(iii) Intermediary's licence (if applicable)

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

(iv) Documentary proof of Close Relative relationship (if applicable)

If the Tenderer's Close Relative(s) (as defined in the Schedule to the Offer Form) has submitted Related Tender(s) (as defined in the Schedule to the Offer Form), copies of documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) of Close Relative relationship.

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

- (1) Measurements of the Tendered Property
- (2) Warning to Purchasers
- (3) Personal Information Collection Statement
- (4) Vendor's Information Form
- (5) (if applicable) Acknowledgement Letter Regarding Priority to purchase Parking Space
- (6) (if applicable) Acknowledgement Letter Regarding Early Completion Benefit

- (7) List of gifts, financial advantage or benefits

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 “**Beacon Peak**”; and
- (d) placed in the tender box labelled “**Public Tender for Beacon Peak**” placed at the Sales Office during the Tender Period.
- 2.8 In case a black rainstorm warning signal is issued or a typhoon signal no.8 or above is hoisted by the Hong Kong Observatory or extreme conditions announcement is made by the Government of Hong Kong and is still in effect after 4:00 p.m. on the closing date and time of the tender, the closing date and time of the tender will be extended to 5:00 p.m. on the next working day in respect of which no black rainstorm warning signal is issued or typhoon signal no.8 or above is hoisted or extreme conditions announcement is made.
- 2.9 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier order(s) and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.10 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
- (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
- (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of the Letter of Acceptance and return of cashier order(s) and/or cheque(s).
- 2.11 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

3. Acceptance of Tender

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of**

Acceptance”) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second (2nd) working day after the day of posting.

- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor’s solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments. (If applicable) Where the Property comprises more than one (1) property, (a) the Purchaser will sign only one (1) Agreement covering all of the Property; and (b) the Vendor will not and is not obliged to apportion the Purchase Price for each of the Property.
- 3.4 In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-
- (a) the Purchaser shall instruct his/her own solicitors to act for him/her; and
 - (b) the relevant power of attorney is required to be approved by the Vendor.

4. Miscellaneous

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property for Tender. All enquiries should be directed to the Vendor’s agent, Jones Lang LaSalle Limited, of 7th Floor, One Taikoo Place, 979 King’s Road, Hong Kong (Enquiry Hotline: 6671 2482).
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor’s agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

第 1 部份：招標公告

1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	就每一個該招標物業而言，指由招標開始日期及時間至招標截止日期及時間後的第 14 個工作日(包括首尾兩日)的期間；
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約；
「出售條款」	指本招標文件第 2 部份的出售條款；
「極端情況公布」	指政務司司長作出的公布，以述明由超強颱風或其他大規模天災引起的極端情況，在該公布所指明的期間(包括延展期間)存在；
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「要約表格」	指本招標文件第 3 部份的要約表格；
「該物業」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「該招標物業」	指銷售安排內列出的所有或任何物業；
「樓價」	指如果及一旦本招標文件獲得賣方接納時的投標價；
「買方」	指中標者，其對該投標物業的投標書獲得賣方接納；
「銷售安排」	指任何一份或多份賣方不時發出的 Beacon Peak 發展項目的第 1 期的以招標方式出售的銷售安排資料 (及賣方不時對其作出的修改)；
「售樓處」	指香港英皇道 979 號太古坊一座 7 樓；
「招標截止日期及時間」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間；
「招標開始日期及時間」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間；
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)；
「招標公告」	指本招標文件第 1 部份的招標公告；

「招標期間」	就每一個該招標物業而言，指招標開始日期及時間至招標截止日期及時間的期間；
「投標價」	指要約表格的附中訂明投購該投標物業的價格；
「該投標物業」	指要約表格的附中訂明的物業；
「投標者」	指要約表格的附中訂明為投標者的人士；
「賣方」	指傲成有限公司；及
「賣方律師」	指孖士打律師行。

2. 招標程序

- 2.1 賣方現按照載於本招標文件的條款及細則招標承投購買該招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期及時間之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將全部或任何該招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- 2.5 賣方保留權利更改招標截止日期及時間、減少訂明的招標物業，以及變更、修訂或修改招標文件的任何部份。請參閱不時發出的銷售安排關於招標截止日期及時間的更改及任何該招標物業的減少物業。招標文件的任何變更、修訂或修改，將會於售樓處張貼通知。賣方無須就上述更改、變更、修訂或修改另行通知投標者。
- 2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.7 投標書必須：
- (a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
 - (b) 連同以下文件：
 - (i) 銀行本票及／或支票

由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張或多張銀行本票及／或支票，金額為該投標物業的投標價的 **5%**，該金額須作為投標的**臨時訂金**，(在銀行處理賣方律師英文名稱變更之前)抬頭寫「**孖士打律師行**」，惟當中港幣\$500,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以銀行本票／支票支付。
 - (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身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證(如有)的複印本，以及投標者最近期的董事登記冊、及最近期的周年申報表(如有)的複印本，及投標者每名董事的身份證／護照的複印本。

(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) 近親關係的證明文件(如適用)

如投標者的近親(定義見要約表格的附表)已遞交相關投標書(定義見要約表格的附表)，近親關係的證明文件(例如：身份證、出世紙、結婚證書等)副本。

(v) 由投標者填妥並簽署的附件的文件

- (1) 招標物業的量度尺寸
- (2) 對買方的警告
- (3) 收集個人資料聲明
- (4) 賣方資料表格
- (5) (如適用) 停車位優先認購權確認書
- (6) (如適用) 提早成交優惠確認書
- (7) 贈品、財務優惠或利益的列表

請不要於本第(iv)分段所述的任何文件內填上日期。

(c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**Beacon Peak**」；及

(d) 於招標期間放入位於售樓處擺放的標示為「**Beacon Peak 公開招標**」的投標箱內。

2.8 若在招標截止日期及時間下午 4 時正後香港天文台發出黑色暴雨警告或八號或以上颱風信號或香港政府發出極端情況公布及該警告或信號或公布仍然生效，截標日期及時間將延至下一工作日的下午 5 時(而當天亦沒有發出黑色暴雨警告或八號或以上颱風信號或極端情況公布)。

2.9 在賣方對收到的投標書作出決定前，所有銀行本票及／或支票不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及／或支票將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本票及／或支票將於承約期間屆滿後起計 14 日內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者。

2.10 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。

(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) 要約表格中指定的香港通訊地址將會是收取接納書及退回銀行本票及／或支票的

地址。

- 2.11 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。
- (b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. **接納投標**

- 3.1 投標書如獲接納，中標者即成為該投標物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式의正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標期間在售楼處審閱。為免疑問，買方將被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。(如適用)如該物業由多個一個物業組成，(a) 買方只須簽署一份包括全部該物業的正式合約，及(b)賣方不會及無責任為每一個該物業的樓價進行分攤。
- 3.4 如買方有意以其授權人代表其簽署正式合約：-
- (a) 買方須另聘律師作為其代表；及
- (b) 相關授權書須由賣方事先批准。

4. **其他事項**

- 4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該招標物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方的代理人仲量聯行，地址為香港英皇道 979 號太古坊一座 7 樓(查詢熱線: 6671 2482)。
- 4.2 賣方任何人員或代理或賣方的代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作為或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.3 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件的任何種類的改動及/或增加，該投標書將被視為不符合規定的投標書。
- 4.4 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

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 Beacon Peak Development.

“Phase” means Phase 1 of the Development (Tower 1, Tower 2, Tower 3, Tower 5, Tower 6 and Tower 7 of the residential development in the Phase are called “Beacon Peak”).

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

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.
3. The sale and purchase shall be completed at the office of the Vendor’s Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) in accordance with the terms of the Agreement.
4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
 - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;
 - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The preliminary deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholders.
8. The Purchaser shall attend the office of the Vendor’s solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor’s solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on this Preliminary Agreement and the Agreement as set out in clause 20.
9. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-
 - (a) this Preliminary Agreement is terminated;

- (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
- (c) the Vendor does not have any further claim against the Purchaser for the failure.
10. The measurements of the Property are as follows — (for residential property of the Property) see “Measurements of the Tendered Property” of the Tender Document; (for residential car parking space of the Property) 12.5 square metres each.
11. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — (for residential property of the Property) see attached Schedule; (for residential car parking space of the Property) Nil.
12. 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.
13. The Purchaser acknowledges receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 14 and fully understands its contents.
14. For the purposes of clause 13, the following is the “Warning to Purchasers”–
- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor’s solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

15. 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.
16. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
17. The Property is sold on "as is" basis. The Purchaser is deemed to have knowledge of and accept the existing state and condition of the Property whether he has inspected the Property or not.
18. All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.
19. All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
20. All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage of the Property.
21. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
22. The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limitation all utilities deposits already paid by the Vendor in respect of the Property.
23. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
24. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
25. Time shall in every respect be of the essence of this Preliminary Agreement.
26.
 - (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable by any person who is not a party to this Preliminary Agreement pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
 - (b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).
 - (c) If any term of this Preliminary Agreement is not excluded from the application of the

CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-

- (i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
- (ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.

27. In this Preliminary Agreement:-

- (a) “**saleable area**” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
- (b) “**working day**” has the meaning given by section 2(1) of that Ordinance;
- (c) the floor area of an item under clause (a) of each Property set out in “Measurements of the Tendered Property” of the Tender Document is calculated in accordance with section 8(3) of that Ordinance; and
- (d) the area of an item under clause (b) of each Property set out in “Measurements of the Tendered Property” of the Tender Document is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

28. If the Property under this Preliminary Agreement consists of a residential property as well as any residential car parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent Assignment.

第 2 部分：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」	指 Beacon Peak 發展項目。
「期數」	指發展項目的第1期 (期數中住宅發展項目的第1座、第2座、第3座、第5座、第6座及第7座稱為「Beacon Peak」)。
「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約；
2. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條件出售該物業，而買方須以樓價並按本臨時合約所載條款及條件購買該物業。
3. 買賣須根據正式合約的條款於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
 - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
 - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
7. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
8. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 20 條所載就本臨時合約及正式合約應付之所有印花稅。
9. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
 - (a) 本臨時合約即終止；
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
10. 該物業的量度尺寸如下—(就該物業的住宅物業而言)見招標文件的《投標物業的量度尺寸》；(就該物業的住宅停車位而言)每個 12.5 平方米。
11. 該物業的買賣包括的裝置、裝修物料及設備如下—(就該物業的住宅物業而言)見附表；

(就該物業的住宅停車位而言)沒有。

12. 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。
13. 買方確認已收到第 14 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。
14. 就上述第 13 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.
15. 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。
16. 買方在購買本物業時完全知悉本物業及本物業內的裝置、裝修物料及設備的實質狀況，並接受本物業及該等裝置、裝修物料及設備的現狀。
17. 本物業以現狀形式出售。無論買方有否已到本物業實地視察，買方將被視作清楚及接受本物業現時之狀況。
18. 買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費

用及雜項費用，全部由買方負責及支付。

19. 有關本臨時合約及/或正式合約及/或轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅)，一概由買方負責支付。
20. 一切圖則費用、有關業權之契約之核證副本包括圖則之費用、查冊費、註冊費及其他代墊付費用均須由買方承擔。一切有關該物業按揭之法律費用及其他支出，均由買方負責。
21. 如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。
22. 買方須在賣方交吉該物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契之其他按金及費用，買方並須償還賣方代該物業已支付的上述費用包括水電煤按金。
23. 買方如有更改地址或電話，須以書面通知賣方。
24. 該物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。
25. 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。
26.
 - (a) 賣方和買方無意賦予任何第三者權利依據《合約（第三者權利）條例》(第 623 章)(“該條例”)強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
 - (b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。
 - (c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
 - (i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該條例第 6(1)條將不適用於本臨時合約；及
 - (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
27. 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；
 - (a) 招標文件的《投標物業的量度尺寸》載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及

- (b) 招標文件的《投標物業的量度尺寸》載列之每個單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。
28. 如本臨時合約下的該物業包括住宅物業也同時包括任何住宅停車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

出售條款附表
Schedule 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部分：出售條款完]

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior finishes

Item	Description
(a) External wall	Curtain wall, aluminium cladding, aluminium louvre, aluminium grille, natural stone, paint and tiles.
(b) Window	Fluorocarbon coated aluminium Living Room, Dining Room, Master Ensuite, Ensuite, Bedroom, Kitchen, Store room and Utility room in all units (if applicable) except unit(s) specified below: Tinted Insulated-Glass-Unit (IGU) Master Bathroom, Ensuite Bathroom, Bathroom, Lavatory, Powder Room in all units (if applicable), except units specified below: Tinted Insulated-Glass-Unit with obscure glass For the following units: Tinted Insulated-Glass-Unit (IGU) - Master Bathroom of Flat A & B on 23/F & 25/F (Duplex) of Tower 1 - Ensuite Bathroom of Flat B on 5/F - 12/F & 15/F - 22/F of Tower 1 - Master Bathroom of Flat A on 25/F & 26/F (Duplex) of Tower 2 & Tower 3 - Master Bathroom of Flat A on 25/F & 26/F (Duplex) of Tower 5 - Master Bathroom of Flat B on 17/F - 23/F, 25/F & 26/F (Duplex) of Tower 5 - Ensuite Bathroom of Flat B on 25/F & 26/F (Duplex) of Tower 5 - Master Bathroom of Flat B on 7/F - 12/F, 15/F - 23/F, 25/F & 26/F (Duplex) of Tower 7 - Ensuite Bathroom of Flat B on 9/F - 12/F, 15/F - 23/F, 25/F & 26/F (Duplex) of Tower 7 - Powder Room of Flat B on 25/F & 26/F (Duplex) of Tower 7 For the following units: Tinted Fire-Rated Glass - Master Bathroom of Flat B on 5/F - 12/F, 15/F - 23/F & 25/F - 26/F of Tower 2 Bay window is not provided. Bay window sill finishes is not provided. Planter is not provided.
(c) Bay window	Material of bay window Window sill finishes
(d) Planter	Type of finishes
(e) Verandah or balcony	Type of finishes
(f) Drying facilities for clothing	Whether it is covered Type Material

1. 外部裝修物料

細項	描述
(a) 外牆	裝修物料的类型 玻璃幕牆、鋁質飾面板、鋁製百葉、鋁製格柵、天然石材、油漆及瓷磚
(b) 窗	框的用料 玻璃的用料 氟化塗層鋁質 所有單位之客廳、飯廳、飯廳、主人套房、套房、睡房、廚房、儲物房及工作間（如適用），除以下單位外：有色雙層中空玻璃 以下單位：有色防火玻璃 - 第3座6樓至12樓及15樓至16樓D單位睡房3 所有單位之主人浴室、套房浴室、浴室、洗手間及化妝室（如適用），除以下指定單位外：有色雙層中空磨砂玻璃 以下指定單位：有色雙層中空玻璃 - 第1座23樓及25樓（複式）A及B單位主人浴室 - 第1座5樓至12樓及15樓至22樓B單位套房浴室 - 第2座及第3座25樓及26樓（複式）A單位主人浴室 - 第5座25樓及26樓（複式）A單位主人浴室 - 第5座17樓至23樓、25樓及26樓（複式）B單位主人浴室 - 第5座25樓及26樓（複式）B單位套房浴室 - 第7座7樓至12樓、15樓至23樓、25樓及26樓（複式）B單位主人浴室 - 第7座9樓至12樓、15樓至23樓、25樓及26樓（複式）B單位套房浴室 - 第7座25樓及26樓（複式）B單位化妝室 以下單位：有色防火玻璃 - 第2座5樓至12樓、15樓至23樓及25樓至26樓B單位主人浴室
(c) 窗台	窗台的用料 窗台板的裝修物料
(d) 花槽	裝修物料的类型 沒有花槽
(e) 陽台或露台	裝修物料的类型 露台 露台地板 所有單位除以下指定單位外：天然石材 以下單位：瓷磚 - 第2座6樓至12樓及15樓至16樓A及D單位 - 第3座6樓至12樓及15樓至16樓A及D單位 - 第5座6樓至12樓及15樓至16樓A及B單位 - 第5座11樓至12樓及15樓至16樓C、D、E及F單位 - 第5座17樓至23樓及25樓至26樓E及F單位 - 第6座10樓至12樓、15樓至23樓及25樓至26樓C及D單位 天然石材及鋁質飾面板
(f) 乾衣設施	是否有蓋 類型 用料 陽台牆壁 露台天花 陽台 露台 陽台 沒有乾衣設施 沒有乾衣設施

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

2. Interior finishes

Item	Description	Type of wall finishes	Type of floor finishes	Type of ceiling finishes
(a)	Lobby			
	Shuttle Lift Lobby at L1 and P/F	Natural stone, resin panel, metal and wood	Natural stone	Gypsum board false ceiling in emulsion paint and hanging feature glass
	Residential Carpark Lobby at L1, L2 and L3	Decorative laminate, laminated glass, mirror, natural stone and metal	Natural stone and metal	Gypsum board false ceiling in emulsion paint and metal
	Residential Entrance Lobby at L2 and P/F	Wood veneer, laminated glass, mirror, natural stone, resin panel and metal	Natural stone	Gypsum board false ceiling in emulsion paint, metal and hanging feature glass
	Private Lift Lobby	Wood veneer, laminated glass, mirror, natural stone, resin panel and metal	Natural stone and metal	Gypsum board false ceiling in emulsion paint and metal
	Residential Typical Lift Lobby of the following floors: - 6/F - 12/F & 15/F - 16/F of Tower 2 - 6/F - 12/F & 15/F - 16/F of Tower 3 - 6/F - 12/F, 15/F - 23/F & 25/F - 26/F of Tower 5 - 10/F - 12/F, 15/F - 23/F & 25/F - 26/F of Tower 6	Wood veneer, laminated glass, mirror, natural stone, resin panel and metal	Natural stone and metal	Gypsum board false ceiling in emulsion paint and metal
	Residential Typical Lift Lobby of the following floors: - all floors of Tower 1 - 5/F, 17/F - 23/F & 25/F - 26/F of Tower 2 - 5/F, 17/F - 23/F & 25/F - 26/F of Tower 3 - 5/F of Tower 5 - 5/F - 9/F of Tower 6 - all floors of Tower 7	Tiles and metal	Tiles	Gypsum board false ceiling in emulsion paint and metal

2. 室內裝修物料

細項	描述	牆壁的裝修物料 的類型	地板的裝修物料 的類型	天花板的裝修物料 的類型
(a)	大堂			
	1樓及P樓穿梭升降機大堂	天然石材、樹脂裝飾板、金屬及木	天然石材	乳膠漆面石膏板 假天花和垂吊特色玻璃
	1樓、2樓及3樓住宅停車場升降機大堂	裝飾層壓板、夾層玻璃、鏡、天然石材及金屬	天然石材及金屬	乳膠漆面石膏板 假天花及金屬
	2樓及P樓住宅入口大堂	木皮飾面、夾層玻璃、鏡、天然石材、樹脂裝飾板及金屬	天然石材	乳膠漆面石膏板 假天花、金屬和垂吊特色玻璃
	私家升降機大堂	木皮飾面、夾層玻璃、鏡、天然石材、樹脂裝飾板及金屬	天然石材及金屬	乳膠漆面石膏板 假天花及金屬
	以下樓層之住宅標準升降機大堂： - 第2座6樓至12樓及15樓至16樓 - 第3座6樓至12樓及15樓至16樓 - 第5座6樓至12樓、15樓至23樓及25樓至26樓 - 第6座10樓至12樓、15樓至23樓及25樓至26樓	木皮飾面、夾層玻璃、鏡、天然石材、樹脂裝飾板及金屬	天然石材及金屬	乳膠漆面石膏板 假天花及金屬
	以下樓層之住宅標準升降機大堂： - 第1座全部樓層 - 第2座5樓、17樓至23樓及25樓至26樓 - 第3座5樓、17樓至23樓及25樓至26樓 - 第5座5樓 - 第6座5樓至9樓 - 第7座全部樓層	瓷磚及金屬	瓷磚	乳膠漆面石膏板 假天花及金屬

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

2. Interior finishes

Item	Description	Type of wall finishes	Type of ceiling finishes
(b)	Living Room, Dining Room and Bedroom (including Master Ensuite and Ensuite) of all units (except units specified below)	Exposed surface plastered and painted with emulsion paint	Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint
	Dining Room of the following units: Flat A & B on 5/F - 12/F & 15/F - 22/F of Tower 1	Exposed surface plastered and painted with emulsion paint, wood veneer, high gloss lacquer paint and metal	Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead and false ceiling finished with emulsion paint and metal
	Dining Room of the following units: - Flat A & B on 23/F & 25/F (Duplex) of Tower 1 - Flat A on 5/F, 17/F - 23/F & 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A on 5/F, 17/F - 23/F & 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7	Natural stone and emulsion paint on exposed surface	Exposed surface plastered and painted with emulsion paint, gypsum board bulkhead finished with emulsion paint
	Living Room and Dining Room of the following unit: Flat A on 20/F of Tower 5	Natural stone, wood veneer, metal finish, glass finish, paint finish and wall paper on exposed surfaces	Emulsion paint and metal where exposed and gypsum board bulkhead finished with emulsion paint and metal

2. 室內裝修物料

細項	描述	牆壁的裝修物料的類型	天花板的裝修物料的類型
(b)	內牆及天花板	所有單位(除以下指定單位外)之客廳、飯廳及睡房(包括主人套房及套房)	外牆部份鋪批盪髹乳膠漆, 石膏板假陣髹乳膠漆
		以下單位之飯廳: 第1座5樓至12樓及15樓至22樓A及B單位	外牆部份鋪批盪髹乳膠漆, 鋪木皮飾面、亮光漆及金屬漆及金屬
		以下單位之飯廳: - 第1座23樓及25樓(複式) A及B單位 - 第2座5樓、17樓至23樓及25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座5樓、17樓至23樓及25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) B單位 - 第7座25樓及26樓(複式) B單位	外牆部份鋪天然石材及乳膠漆
	以下單位之客廳及飯廳: 第5座20樓A單位	天然石材、木皮飾面、金屬飾面、玻璃飾面、油漆及牆紙飾面鋪砌於外露部份	乳膠漆及金屬於外露部份及石膏板假陣髹上乳膠漆及金屬

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

2. Interior finishes

Item	Description	Type of wall finishes	Type of ceiling finishes
(b)	Bedroom of the following unit: Flat A on 20/F of Tower 5	Master Ensuite	Emulsion paint on gypsum board bulkhead and the exposed surface
		Walk-In Closet in Master Ensuite	Emulsion paint and metal on gypsum board bulkhead and the exposed surface
		Ensuite 2	Emulsion paint on gypsum board bulkhead and the exposed surface
		Bedroom 3	Emulsion paint and metal on gypsum board bulkhead and the exposed surface
		Bedroom 4	Emulsion paint on gypsum board bulkhead and the exposed surface

2. 室內裝修物料

細項	描述	牆壁的裝修物料的類型	天花板的裝修物料的類型
(b)	以下單位之睡房：第5座20樓A單位	內牆及天花板	於外露部份及石膏板假陣漆乳膠漆
		主人套房	外露部份鋪砌磚牆布、牆紙、金屬及木
		主人套房衣帽間	外露部份鋪砌木及天然石材
		套房2	外露部份鋪砌磚牆布、牆紙、金屬、鏡、木及油漆
		睡房3	外露部份鋪砌磚牆布、鏡、金屬及油漆
睡房4	外露部份鋪砌磚牆布、牆紙及金屬		

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

2. Interior finishes

Item	Description	Material of floor	Material of skirting
(c)	Living Room, Dining Room and Bedroom (including Master Ensuite and Ensuite) of all units (except units specified below)	Engineered timber flooring, reconstituted stone and metal strip along the door leading to balcony (if applicable), utility platform (if applicable), private flat roof (if applicable) and private garden (if applicable).	Wood veneer skirting
		Engineered timber flooring and natural stone	Metal and wood veneer skirting
	Dining Room of the following units: Flat A & B on 5/F - 12/F & 15/F - 22/F of Tower 1	Natural stone	Metal skirting
	Living Room and Dining Room of the following unit: Flat A on 20/F of Tower 5	Master Ensuite	Metal skirting
Bedroom of the following unit: Flat A on 20/F of Tower 5	Walk-In Closet in Master Ensuite	Engineered timber flooring, natural stone border provided on the connecting part to the door of Utility Platform	Metal skirting
		Carpet on exposed surface	No skirting
	Ensuite 2 and Bedroom 4	Engineered timber flooring	Metal skirting
Bedroom 3	Engineered timber flooring	No skirting	

Item	Description			
(d)	Bathroom	Type of finishes	Type of ceiling finishes	
		Master Bathroom	Type of wall finishes	Type of floor finishes
	Ensuite Bathroom and Bathroom	Natural stone, mirror and metal on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling in emulsion paint, aluminium false ceiling and metal trim
	Powder Room	Natural stone, mirror and metal on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling in emulsion paint, aluminium false ceiling and metal trim
Whether the wall finishes run up to the ceiling		Wall finishes run up to false ceiling		

2. 室內裝修物料

細項	描述	地板的用料	牆腳線的用料	
(c)	內部地板	所有單位（除以下指定單位外）之客廳、飯廳及睡房（包括主人套房及套房）	複合木地板、沿通往露台（如有）、工作平台（如有）、私家平台（如有）及私家花園（如有）之門之地台圍邊部分鋪砌人造石及金屬條	木皮飾面牆腳線
			以下單位之飯廳：第1座5樓至12樓及15樓至22樓A及B單位	複合木地板及天然石材
	以下單位之客廳及飯廳：第5座20樓A單位	天然石材	金屬牆腳線	
	以下單位之睡房：第5座20樓A單位	主人套房	複合木地板，連接工作平台門之間鋪砌天然石圍邊	金屬牆腳線
	主人套房之衣帽間	主人套房之衣帽間	外露台置鋪地毯	沒有牆腳線
		套房2及睡房4	複合木地板	金屬牆腳線
		睡房3	複合木地板	沒有牆腳線

細項	描述	牆壁裝修物料的类型	地板裝修物料的类型	天花板裝修物料的类型	
(d)	浴室	裝修物料的类型	主人浴室	外露台部分鋪天然石材、鏡及金屬	石膏板假天花髹乳膠漆、鋁質假天花及金屬飾邊
				套房浴室及浴室	外露台部分鋪天然石材、鏡及金屬
	化妝室	外露台部分鋪天然石材、鏡及金屬	外露台部分鋪天然石材	石膏板假天花髹乳膠漆、鋁質假天花及金屬飾邊	
	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

2. Interior finishes

Kitchen	Kitchen: Type of finishes	Wall	Floor	Ceiling	Cooking bench finishes
(e)		Natural stone and metal on exposed surfaces	Natural stone on exposed surfaces	Gypsum board false ceiling in emulsion paint finish, aluminium panel false ceiling and metal trim	Solid surfacing
	Open Kitchen: Type of finishes	Natural stone and metal on exposed surfaces.	Reconstituted stone border with metal trim on exposed surface adjoining to kitchen cabinet.	Gypsum board false ceiling in emulsion paint finish	Solid surfacing
	Whether the wall finishes run up to the ceiling	Wall finishes run up to false ceiling			

2. 室內裝修物料

廚房	廚房：裝修物料 的類型	牆壁	地板	天花板	灶台
(e)		外露部份鋪砌天然石材及金屬	外露部份鋪砌天然石材	石膏板假天花髹乳膠漆、鋁板假天花及金屬飾邊	實體面材
	開放式廚房：裝修物料 的類型	外露部份鋪砌天然石材及金屬	廚櫃圍邊外露部分鋪砌人造石及金屬飾邊	石膏板假天花髹乳膠漆	實體面材
	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings

Item	Description	Material	Finishes	Accessories
(a)	Entrance of Residential Unit	Solid core timber door	All units except units specified below: Wood veneer and metal trim For the following unit: Spray paint, wood veneer and metal trim - Flat A on 20/F of Tower 5	Eye viewer, concealed door closer, lockset with handle
	Private Lift Lobby	Solid core timber door	All units (if applicable) except units specified below: Resin panel, wood veneer and metal trim For following units: Mirror, wood veneer and metal trim - Flat B & C on 5/F-12/F, 15/F-23/F & 25/F-26/F of Tower 2 - Flat B & C on 5/F-12/F, 15/F-23/F & 25/F-26/F of Tower 3 - Flat A on 5/F of Tower 5 - Flat A on 17/F-23/F of Tower 5 - Flat A & B on 5/F-12/F, 15/F-23/F & 25/F-26/F of Tower 6	Concealed door closer, lockset and handle
	Master Ensuite, Ensuite and Bedroom (except units specified below)	Solid core timber door	Wood veneer and metal trim	Lockset with handle
	Master Ensuite, Ensuite (if applicable) and Bedroom of the following unit: - Flat A on 20/F of Tower 5	Solid core timber door	Wood veneer with Brushing Lacquer and metal trim	Lockset with handle
	Master Ensuite and Ensuite (connected to Lift Lobby) (including Walk-In Closet if applicable) of the following unit: - Ensuite 3 of Flat A & B on 23/F & 25/F (Duplex) of Tower 1 - Master Ensuite of Flat A on 25/F & 26/F (Duplex) of Tower 3 - Master Ensuite of Flat A & B on 25/F & 26/F (Duplex) Tower 5 - Ensuite 3 of Flat A on 25/F & 26/F (Duplex) of Tower 7	Solid core timber door	Wood veneer and metal trim	Concealed door closer, lockset with handle

3. 室內裝置

細項	描述	用料	裝修物料	配件
(a)	門	實心木門	所有單位，除以下指定單位外：木皮飾面及金屬飾邊 以下單位：噴漆飾面、木皮飾面及金屬飾邊 - 第5座20樓A單位	防盜眼、暗氣鼓及門鎖連拉手
	私家升降機大堂	實心木門	所有單位 (如適用)，除以下指定單位外：樹脂裝飾板、木皮飾面及金屬飾邊 以下單位：鏡、木皮飾面及金屬飾邊 - 第2座5樓至12樓、15樓至23樓及25樓至26樓B及C單位 - 第3座5樓至12樓、15樓至23樓及25樓至26樓B及C單位 - 第5座5樓A單位 - 第5座17樓至23樓A單位 - 第6座5樓至12樓、15樓至23樓及25樓至26樓A及B單位	暗氣鼓、門鎖及拉手
	主人套房、套房及睡房 (除以下指定單位外)	實心木門	木皮飾面及金屬飾邊	門鎖連拉手
	以下單位之主人套房、套房(如適用)及睡房： - 第5座20樓A單位	實心木門	木皮髹手掃漆及金屬飾邊	門鎖連拉手
	以下單位之主人套房及套房 (通往升降機大堂) (包括衣帽間如適用)： - 第1座23樓及25樓 (複式) A及B單位套房3 - 第3座25樓及26樓 (複式) A單位主人套房 - 第5座25樓及26樓 (複式) A及B單位主人套房 - 第7座25樓及26樓 (複式) A 單位套房3	實心木門	木皮飾面及金屬飾邊	暗氣鼓及門鎖連拉手

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Material	Finishes	Accessories
(a)	Door	Solid core timber door	Wood veneer and metal trim	Concealed door closer and lockset with handle
	Family Room (connected to Lift Lobby)			
	Kitchen (except Open Kitchen)	Solid core fire rated timber door and fire rated glass vision panel	All units except units specified below: Wood veneer and metal trim For the following unit: Spray paint and metal trim - Flat A on 20/F of Tower 5	Concealed door closer and lockset with handle
	Kitchen (connected to Lift Lobby)	Solid core fire rated timber door	Wood veneer and metal trim	Concealed door closer and lockset with handle
	Store room	Solid core timber door	Wood veneer and metal trim	Lockset with handle
	Utility Room	Solid core timber door	All units except specified below: Wood veneer and metal trim For the following unit: Spray paint and metal trim - Flat A on 20/F of Tower 5 For the following units: High gloss lacquer paint and timber veneer - Flat A & B on 5/F-12/F & 15/F-22/F of Tower 1	Lockset with handle
	Master Bathroom	All units except units specified below: Solid core timber door with timber louvre For the following unit: Glass door with metal frame - Flat A on 20/F of Tower 5 For the following unit: Solid core timber door - Flat A & B on 5/F-12/F, 15/F-22/F, 23/F&25/F (Duplex) of Tower 1 - Flat A on 25/F&26/F (Duplex) of Tower 2 - Flat A on 25/F&26/F (Duplex) of Tower 3 - Flat A on 25/F&26/F (Duplex) of Tower 5 - Flat B on 25/F&26/F (Duplex) of Tower 7 - Flat A on 17/F - 23/F of Tower 2 - Flat A on 17/F - 23/F of Tower 3 - Flat A on 5/F, 17/F-19/F & 21/F-23/F of Tower 5	All units except units specified below: Wood veneer and metal trim For the following unit: Laminated glass and metal frame - Flat A on 20/F of Tower 5	Lockset with handle

3. 室內裝置

細項	描述	用料	裝修物料	配件
(a)	門	實心木門	木皮飾面及金屬飾邊	暗氣鼓及門鎖連拉手
	家庭廳(連接至升降機大堂)			
	廚房(除開放式廚房外)	實心防火木門配防火玻璃視窗	所有單位, 除以下指定單位外: 木皮飾面及金屬飾邊 以下單位: 噴漆飾面及金屬飾邊 - 第5座20樓A單位	暗氣鼓及門鎖連拉手
	廚房(連接至升降機大堂)	實心防火木門	木皮飾面及金屬飾邊	暗氣鼓及門鎖連拉手
	儲物房	實心木門	木皮飾面及金屬飾邊	門鎖連拉手
	工作間	實心木門	所有單位, 除以下指定單位外: 木皮飾面及金屬飾邊 以下單位: 噴漆飾面及金屬飾邊 - 第5座20樓A單位 以下單位: 亮光漆及木皮飾面 - 第1座5樓至12樓、15樓至22樓A及B單位	門鎖連拉手
	主人浴室	所有單位, 除以下指定單位外: 實心木門配木製百葉 以下單位: 玻璃門配金屬框 - 第5座20樓A單位 以下單位: 實心木門 - 第1座5樓至12樓、15樓至22樓、23樓及25樓(複式) A及B單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A單位 - 第7座25樓及26樓(複式) B單位 - 第2座17樓至23樓A單位 - 第3座17樓至23樓A單位 - 第5座5樓、17樓至19樓及21樓至23樓A單位	所有單位, 除以下指定單位外: 木皮飾面及金屬飾邊 以下單位: 夾層玻璃及金屬框 - 第5座20樓A單位	門鎖連拉手

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Material	Finishes	Accessories
(a)	Door	Solid core timber door with timber louvre	All units except units specified below: Wood veneer and metal trim For the following unit: Spray paint and metal trim - Flat A on 20/F of Tower 5	Lockset with handle
	Lavatory	Glass door with metal frame and metal louvre	Obscured glass and powder coated metal frame	Lockset with handle
	Utility Platform	Glass door with metal frame	Tinted Insulated-Glass-Unit (IGU) and fluorocarbon coated metal frame	All units except units specified below: Concealed door closer and lockset with handle For the following units: Lockset with handle -All units of Tower 1 (if applicable)
	Balcony	Glass door with metal frame	Tinted Insulated-Glass-Unit (IGU) and fluorocarbon coated metal frame	Lockset with handle
	Private Flat Roof	Glass door with metal frame	Tinted Insulated-Glass-Unit (IGU) and fluorocarbon coated metal frame	Lockset with handle
	Staircase to Private Roof	Glass door with metal frame	Tinted Insulated-Glass-Unit (IGU) and fluorocarbon coated metal frame	Lockset with handle
	Private Roof (connected to common Green Roof)	Metal door	Fluorocarbon coated metal	Lockset and handle
	Private Roof (connected to the Lift Lobby)	Fire-rated metal door and fire rated glass vision panel	Metal	Lockset and handle
	Private Garden	Glass door with metal frame	Tinted Insulated-Glass-Unit (IGU) and fluorocarbon coated metal frame	Lockset with handle
	Private Garden (connected to common landscape area)	Metal door	Fluorocarbon coated metal	Lockset with handle

3. 室內裝置

細項	描述	用料	裝修物料	配件
(a)	門			
	套房浴室、浴室及化妝室	實心木門配木製百葉	所有單位除以下指定單位外： 木皮飾面及金屬飾邊 以下單位：噴漆飾面及金屬飾邊 -第5座20樓A單位	門鎖連拉手
	洗手間	玻璃門配金屬百葉	磨砂玻璃及粉末塗料金屬門框	門鎖連拉手
	工作平台	玻璃門配金屬框	有色雙層中空玻璃及氟化碳塗金屬門框	所有單位，除以下指定單位外： 暗氣鼓及門鎖連拉手 以下單位：門鎖連拉手 -第1座所有單位 (如適用)
	露台	玻璃門配金屬框	有色雙層中空玻璃及氟化碳塗金屬門框	門鎖連拉手
	私家平台	玻璃門配金屬框	有色雙層中空玻璃及氟化碳塗金屬門框	門鎖連拉手
	通往私家天台的樓梯	玻璃門配金屬框	有色雙層中空玻璃及氟化碳塗金屬門框	門鎖連拉手
	私家天台(連接至公共綠化天台)	金屬門	氟化碳塗金屬	門鎖及拉手
	私家天台(連接至升降機大堂)	防火金屬門配防火玻璃視窗	金屬	門鎖及拉手
	私家花園	玻璃門配金屬框	有色雙層中空玻璃及氟化碳塗金屬門框	門鎖連拉手
	私家花園(連接至公共園景花園)	金屬門	氟化碳塗金屬	門鎖連拉手

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description		Type	Material
(b)	Bathroom	(i) Fittings and equipment	Master Bathroom	Natural Stone All units except units specified below: Wooden cabinet with resin panel, wood veneer, artificial leather and metal. For the following units: Wooden cabinet with vinyl, wood veneer, natural stone and metal. - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7
			Basin countertop Basin cabinet	
			Mirror cabinet	All units except units specified below: Wooden cabinet with wood veneer, mirror, natural stone and metal. For the following units: Wooden cabinet with wood veneer, mirror, natural stone, laminated glass and metal - Flat A on 5/F, 17/F-23/F of Tower 2 - Flat A on 5/F & 17/F-23/F of Tower 3 - Flat A on 5/F & 17/F-23/F of Tower 5 - Flat B on 17/F-23/F of Tower 5
			Basin Mixer	All units except specified below: Chrome plated brass For the following units: Polished plated brass - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7

3. 室內裝置

細項	描述		類型	用料
(b)	浴室	(i) 裝置及設備	主人浴室	天然石材 所有單位，除以下指定單位外：樹脂裝飾板、木皮飾面、人造皮革及金屬木製櫃 以下單位：人造皮、木皮飾面、天然石材及金屬木製櫃 - 第1座全部單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A及B單位 - 第7座25樓及26樓(複式) B單位
			洗手盆檯面 洗手盆櫃	
			鏡櫃	所有單位，除以下指定單位外：木皮飾面、鏡、天然石材及金屬木製櫃 以下單位：木皮飾面、鏡、天然石材、夾層玻璃及金屬木製櫃 - 第2座5樓及17樓至23樓A單位 - 第3座5樓及17樓至23樓A單位 - 第5座5樓及17樓至23樓A單位 - 第5座17樓至23樓B單位
			水龍頭	所有單位，除以下指定單位外： 鍍鉻黃銅 以下單位：鍍亮光黃銅 - 第1座全部單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A及B單位 - 第7座25樓及26樓(複式) B單位

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Type	Material
(b)	(i) Fittings and equipment	Master Bathroom	Vitreous China
			Vitreous China
		Wash basin	All units except specified below: Chrome plated metal
		Water closet	For the following units: Polished plated Zinc Alloy
		Paper holder	- all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7
		Shaving mirror except unit specified below: - Flat B on 17/F-23/F of Tower 5	Chrome plated
		Basin countertop	Natural stone
		Basin cabinet	Wooden cabinet with resin panel, wood veneer, artificial leather and metal
		Mirror cabinet	All units except units specified below: Wooden cabinet with wood veneer, artificial leather, mirror and metal For the following units: Wooden cabinet with wood veneer, natural stone, mirror and metal - Flat A on 5/F & 17/F-23/F of Tower 2 - Flat A on 5/F & 17/F-23/F of Tower 3 - Flat A on 5/F & 17/F-23/F of Tower 5 - Flat B on 17/F-23/F of Tower 5 - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7

3. 室內裝置

細項	描述	類型	用料
(b)	浴室	主人浴室	陶瓷
		(i) 裝置及設備	陶瓷
		洗手盆	所有單位，除以下指定單位外：鍍鉻金屬 以下單位：鍍亮光鋅合金 -第1座全部單位 -第2座25樓及26樓(複式) A單位 -第3座25樓及26樓(複式) A單位 -第5座25樓及26樓(複式) A及B單位 -第7座25樓及26樓(複式) B單位
		廁所	
		廁紙架	
		所有單位採用剃鬚鏡，除以下指定單位外： -第5座17樓至23樓B單位	鍍鉻
		洗手盆檯面	天然石材
		洗手盆櫃	樹脂裝飾板、木皮飾面、人造皮革及金屬木製櫃
		鏡櫃	所有單位，除以下指定單位外：木皮飾面、人造皮革、鏡及金屬木製櫃 以下單位：木皮飾面、天然石材、鏡及金屬木製櫃 -第2座5樓及17樓至23樓A單位 -第3座5樓及17樓至23樓A單位 -第5座5樓及17樓至23樓A單位 -第5座17樓至23樓B單位 -第1座全部單位 -第2座25樓及26樓(複式) A單位 -第3座25樓及26樓(複式) A單位 -第5座25樓及26樓(複式) A及B單位 -第7座25樓及26樓(複式) B單位

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Type	Material
(b)	Bathroom (i) Fittings and equipment Ensuite Bathroom, Bathroom and Powder Room	Basin Mixer	All units except specified below: Chrome plated brass For the following units: Polished plated brass - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7
		Wash basin	Vitreous China
		Water closet	Vitreous China
		Paper holder	All units except units specified below: Chrome plated brass For the following units: Polished plated Zinc Alloy - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25 & 26/F (Duplex) of Tower 7
		Shaving mirror for the following units (Ensuite Bathroom only): - all units of Tower 1 - Flat A on 5/F & 17/F-23/F, 25/F & 26/F (Duplex) of Tower 2 - Flat A on 5/F & 17/F-23/F, 25/F & 26/F (Duplex) of Tower 3 - Flat A on 5/F & 17/F-23/F, 25/F & 26/F (Duplex) of Tower 5 - Flat B on 17/F-23/F, 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7	Chrome plated
(ii) Water supply system	Hot water supply Cold water supply		Copper pipes with thermal insulation Copper pipes with thermal insulation

3. 室內裝置

細項	描述	類型	用料
(b)	浴室 (i) 裝置及設備 套房浴室、浴室及化妝室	水龍頭	所有單位，除以下指定單位外：鍍鉻黃銅 以下單位：鍍亮光黃銅 - 第1座全部單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A及B單位 - 第7座25樓及26樓(複式) B單位
		洗手盆	陶瓷
		坐廁	陶瓷
		廁紙架	所有單位，除以下指定單位外：鍍鉻銅 以下單位：鍍亮光鋅合金 - 第1座全部單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A及B單位 - 第7座25樓及26樓(複式) B單位
		以下單位套房浴室之剃鬚鏡： - 第1座全部單位 - 第2座5樓、17樓至23樓、25樓及26樓(複式) A單位 - 第3座5樓、17樓至23樓、25樓及26樓(複式) A單位 - 第5座5樓、17樓至23樓、25樓及26樓(複式) A單位 - 第5座17樓至23樓、25樓及26樓(複式) B單位 - 第7座25樓及26樓(複式) B單位	鍍鉻
(ii) 供水系統	熱水供應 冷水供應		配有隔熱絕緣保護之銅喉 配有隔熱絕緣保護之銅喉

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Type	Material
(b)	(iii) Bathing facilities (including shower or bathtub, if applicable)	Shower cubicle All Master Bathrooms except units specified below: - Flat A & D on 6/F-12/F & 15/F-16/F of Tower 2 - Flat A & D on 6/F-12/F & 15/F-16/F of Tower 3 - Flat A & B on 6/F-12/F & 15/F-16/F of Tower 5 - Flat C & D on 11/F-12/F & 15/F-16/F of Tower 5 - Flat E & F on 11/F-12/F, 15/F-23/F & 25/F-26/F of Tower 5 - Flat C & D on 10/F-12/F, 15/F-23/F & 25/F-26/F of Tower 6 All Bathrooms except Ensuite Bathrooms in units specified below: - Flat A & B on 5/F-12/F, 15/F-22/F of Tower 1 - Flat A & B on 23/F & 25/F (Duplex) of Tower 1 (Ensuite bathroom in Ensuite 2&3 only) - Flat A on 5/F, 17/F-23/F of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 2 (Ensuite bathroom in Ensuite 2&3 only) - Flat A on 5/F, 17/F-23/F of Tower 3 - Flat A on 25/F & 26/F (Duplex) of Tower 3 (Ensuite bathroom in Ensuite 2&3 only) - Flat A on 5/F of Tower 5 - Flat A&B on 17/F-23/F of Tower 5 - Flat A&B on 25/F & 26/F (Duplex) of Tower 5 (Ensuite bathroom in Ensuite 2&3 only) - Flat A&B on 5/F-12/F, 15/F-23/F, 25/F-26/F of Tower 6 - Flat A on 7/F-8/F, 25/F-26/F of Tower 7 - Flat A&B on 9/F-12/F, 15/F-23/F of Tower 7 - Flat B on 25/F-26/F (Duplex) of Tower 7 (Ensuite bathroom in Ensuite 2&3 only) No shower cubicle in all Powder Rooms	Glass and metal

3. 室內裝置

細項	描述	類型	用料
(b)	浴室 (iii) 沐浴設施 (包括花灑或浴缸(如適用))	淋浴間 所有主人浴室，除以下指定單位外： - 第2座6樓至12樓及15樓至16樓A及D單位 - 第3座6樓至12樓及15樓至16樓A及D單位 - 第5座6樓至12樓及15樓至16樓A及B單位 - 第5座11樓至12樓及15樓至16樓C及D單位 - 第5座11樓至12樓、15樓至23樓及25樓至26樓E及F單位 - 第6座10樓至12樓、15樓至23樓及25樓至26樓C及D單位 所有浴室，除以下指定單位外之套房浴室： - 第1座5樓至12樓、15樓至22樓A及B單位 - 第1座23樓及25樓(複式) A及B單位 (只限套房2及3之套房浴室) - 第2座5樓、17樓至23樓A單位 - 第2座25及26樓(複式) A單位 (只限套房2及3之套房浴室) - 第3座5樓、17樓至23樓A單位 - 第3座25樓及26樓(複式) A單位 (只限套房2及3之套房浴室) - 第5座5樓A單位 - 第5座17樓至23樓A及B單位 - 第5座25及26樓(複式) A及B單位 (只限套房2及3之套房浴室) - 第6座5樓至12樓、15樓至23樓、25樓及26樓 A及B單位 - 第7座7樓至8樓、25樓及26樓A單位 - 第7座9樓至12樓、15樓至23樓A及B單位 - 第7座25及26樓(複式) B單位 (只限套房2及3之套房浴室) 所有化妝室不設淋浴間	玻璃及金屬

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Type	Material
(b)	(iii) Bathing facilities (including shower or bathtub, if applicable)	Bathub Bathtub mixer and shower set	Enameled steel All units (if applicable) except units specified below: Chrome plated brass For the following units (if applicable): Polished plated brass - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7
		Shower set	All units except specified below: Chrome plated brass For the following units: Polished plated brass - all units of Tower 1 - Flat A on 25/F & 26/F (Duplex) of Tower 2 - Flat A on 25/F & 26/F (Duplex) of Tower 3 - Flat A & B on 25/F & 26/F (Duplex) of Tower 5 - Flat B on 25/F & 26/F (Duplex) of Tower 7

3. 室內裝置

細項	描述	類型	用料
(b)	浴室 (iii) 沐浴設施 (包括花灑或浴缸(如適用))	浴缸 浴缸龍頭及浴缸套裝	搪瓷鑄鐵 所有單位(如適用), 除以下指定單位外: 鍍鉻黃銅 以下單位(如適用): 鍍亮光黃銅 - 第1座全部單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A及B單位 - 第7座25樓及26樓(複式) B單位
		花灑套裝	所有單位, 除以單位外: 鍍鉻黃銅 以下單位: 鍍亮光黃銅 - 第1座全部單位 - 第2座25樓及26樓(複式) A單位 - 第3座25樓及26樓(複式) A單位 - 第5座25樓及26樓(複式) A及B單位 - 第7座25樓及26樓(複式) B單位

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Type	Material
(b)	(iii) Bathing facilities (including shower or bathtub, if applicable)	Shower	Chrome plated brass
		Rain shower for all Master Bathrooms (except units specified below) - Flat A & D on 6/F-12/F & 15/F-16/F of Tower 2 - Flat A & D on 6/F-12/F & 15/F-16/F of Tower 3 - Flat A & B on 6/F-12/F & 15/F-16/F of Tower 5 - Flat C & D on 11/F-12/F & 15/F-16/F of Tower 5 - Flat E & F on 11/F-12/F, 15/F-23/F & 25/F-26/F of Tower 5 - Flat C & D on 10/F-12/F, 15/F-23/F & 25/F-26/F of Tower 6	1500mm(L) x 700mm(W) x 410mm(H)
	(iv) Size of bathtub, if applicable	Master Bathroom in: - Flat A & D on 6/F-12/F & 15/F-16/F of Tower 2 - Flat A & D on 6/F-12/F & 15/F-16/F of Tower 3 - Flat A & B on 6/F-12/F & 15/F-16/F of Tower 5 - Flat C & D on 11/F-12/F & 15/F-16/F of Tower 5 - Flat E & F on 11/F-12/F, 15/F-23/F & 25/F-26/F of Tower 5 - Flat C & D on 10/F-12/F, 15/F-23/F & 25/F-26/F of Tower 6 Ensuite Bathroom in: - Flat A & B on 5/F-12/F, 15/F-22/F of Tower 1 - Flat A & B on 23/F & 25/F (Duplex) of Tower 1 (Ensuite Bathroom in Ensuite 2 only) - Flat A on 5/F & 17/F-23/F of Tower 2 - Flat A on 25/F&26/F (Duplex) of Tower 2 (Ensuite Bathroom in Ensuite 2 only) - Flat A on 5/F, 17/F-23/F, 25/F&26/F (Duplex) of Tower 3 (Ensuite Bathroom in Ensuite 2 only) - Flat A on 5/F, 25/F & 26/F (Duplex) of Tower 5 (Ensuite Bathroom in Ensuities 2 & 3 only) - Flat A & B on 17/F-23/F of Tower 5 - Flat A & B on 5/F-12/F, 15/F-23/F, 25/F-26/F of Tower 6 - Flat A on 7/F-12/F, 15/F-23/F, 25/F & 26/F of Tower 7 - Flat B on 9/F-12/F, 15/F-23/F, 25/F & 26/F (Duplex) of Tower 7 (Ensuite Bathroom in Ensuite 2 only)	

3. 室內裝置

細項	描述	類型	用料
(b)	浴室 (iii) 沐浴設施 (包括花灑或浴缸(如適用))	淋浴間	鍍鉻銅
		所有主人浴室裝設雨林花灑 (除以下指定單位外) - 第2座6樓至12樓及15樓至16樓A及D單位 - 第3座6樓至12樓及15樓至16樓A及D單位 - 第5座6樓至12樓及15樓至16樓A及B單位 - 第5座11樓至12樓及15樓至16樓C及D單位 - 第5座11樓至12樓、15樓至23樓及25樓至26樓E及F單位 - 第6座10樓至12樓、15樓至23樓及25樓至26樓C及D單位	1500毫米長 x 700毫米闊 x 410毫米高
(b)	浴室 (iv) 浴缸大小 (如適用)	主人浴室： - 第2座6樓至12樓及15樓至16樓A及D單位 - 第3座6樓至12樓及15樓至16樓A及D單位 - 第5座6樓至12樓及15樓至16樓A及B單位 - 第5座11樓至12樓及15樓至16樓C及D單位 - 第5座11樓至12樓、15樓至23樓及25至26樓E及F單位 - 第6座10樓至12樓、15樓至23樓及25樓至26樓C及D單位 套房浴室： - 第1座5樓至12樓、15樓至22樓A及B單位 - 第1座23樓及25樓(複式) A及B單位(只限套房2之套房浴室) - 第2座5樓及17樓至23樓A單位 - 第2座25樓及26樓(複式) A單位(只限套房2之套房浴室) - 第3座5樓、17樓至23樓、25樓及26樓(複式) A單位(只限套房2之套房浴室) - 第5座5樓、25樓及26樓(複式) A單位(只限套房2及3之套房浴室) - 第5座17樓至23樓A及B單位 - 第6座5樓至12樓、15樓至23樓及25至26樓A及B單位 - 第7座7樓至12樓、15樓至23樓及25樓至26樓A單位 - 第7座9樓至12樓、15樓至23樓、25樓及26樓(複式) B單位(只限套房2之套房浴室)	1500毫米長 x 700毫米闊 x 410毫米高

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	Type	Material
(b)	(iv) Size of bathtub, if applicable	<p>Master Bathroom in:</p> <ul style="list-style-type: none"> - Flat B & C on 5/F-12/F, 15/F-23/F & 25/F-26/F of Tower 2 - Flat B & C on 5/F-12/F, 15/F-23/F & 25/F-26/F of Tower 3 <p>Master Bathroom in:</p> <ul style="list-style-type: none"> - Flat A on 5/F, 17/F-23/F of Tower 2 - Flat A on 5/F, 17/F-23/F of Tower 3 - Flat A on 5/F, 17/F-23/F of Tower 5 - Flat B on 17/F-23/F of Tower 5 - Flat A & B on 5/F-12/F, 15/F-23/F & 25/F-26/F of Tower 6 - Flat A on 7/F-12/F, 15/F-23/F & 25/F-26/F of Tower 7 - Flat B on 7/F-12/F, 15/F-23/F of Tower 7 <p>Ensuite Bathroom in:</p> <ul style="list-style-type: none"> - Flat A & B on 23/F & 25/F (Duplex) of Tower 1 (Ensuite Bathroom in Ensuite 3 only) - Flat A on 25/F & 26/F (Duplex) of Tower 2 (Ensuite Bathroom in Ensuite 3 only) - Flat A on 25/F & 26/F (Duplex) of Tower 3 (Ensuite Bathroom in Ensuite 3 only) - Flat B on 25/F & 26/F (Duplex) of Tower 5 (Ensuite Bathroom in Ensuite 2 & 3 only) - Flat B on 25/F & 26/F (Duplex) of Tower 7 (Ensuite Bathroom in Ensuite 3 only) 	<p>1500mm(L) x 750mm(W) x 430mm(H)</p> <p>1600mm(L) x 700mm(W) x 430mm(H)</p>
(c)	(i) Material of sink unit (ii) Material of water supply system (ii) Material and finishes of kitchen cabinet (iv) Type of all other fittings and equipment	<p>Stainless steel</p> <p>Copper pipes with insulation for cold and hot water supply</p> <p>Wooden cabinet with high glossy lacquer panel and plastic laminate</p> <p>For all open kitchen: sprinkler head(s) (fitted in open kitchen) and smoke detector with a sounder base (fitted in living room and dining room near open kitchen)</p>	<p>1700mm(L) x 750mm(W) x 430mm(D)</p> <p>1800mm(L) x 800mm(W) x 525mm(D)</p> <p>1800mm(L) x 800mm(W) x 485mm(D)</p> <p>1700mm(L) x 800mm(W) x 525mm(D)</p>

3. 室內裝置

細項	描述	類型	用料
(b)	浴室 (iv) 浴缸大小 (如適用)	<p>主人浴室： - 第2座5樓至12樓、15樓至23樓及25至26樓B及C單位 - 第3座5樓至12樓、15樓至23樓及25至26樓B及C單位</p> <p>主人浴室： - 第2座5樓、17樓至23樓A單位 - 第3座5樓、17樓至23樓A單位 - 第5座5樓、17樓至23樓A單位 - 第5座17樓至23樓B單位 - 第6座5樓至12樓、15樓至23樓及25樓至26樓A及B單位 - 第7座7樓至12樓、15樓至23樓及25樓至26樓A單位 - 第7座7樓至12樓、15樓至23樓B單位</p> <p>套房浴室： - 第1座23樓及25樓(複式) A及B單位 (只限套房3之套房浴室) - 第2座25樓及26樓(複式) A單位 (只限套房3之套房浴室) - 第3座25樓及26樓(複式) A單位 (只限套房3之套房浴室) - 第5座25樓及26樓(複式) B單位 (只限套房2及3之套房浴室) - 第7座25樓及26樓(複式) B單位 (只限套房3之套房浴室)</p>	<p>1500毫米長 x 750毫米闊 x 430毫米高</p> <p>1600毫米長 x 700毫米闊 x 430毫米高</p> <p>1700毫米長 x 750毫米闊 x 430毫米高</p> <p>1800毫米長 x 800毫米闊 x 525毫米高</p> <p>1800毫米長 x 800毫米闊 x 485毫米高</p> <p>1700毫米長 x 800毫米闊 x 525毫米高</p>
(c)	廚房 (i) 洗滌盆的用料 (ii) 供水系統的用料 (iii) 廚櫃的用料及裝修物料 (iv) 所有其他裝置及設備的類型	<p>不銹鋼</p> <p>配有隔熱絕緣保護之銅喉以供冷熱水供應用途</p> <p>木製櫃配高光焗漆面板及膠板</p> <p>所有開放式廚房：消防花灑頭(安裝在開放式廚房內)及設有聲警警報基座的煙霧探測器(安裝在開放式廚房附近的客廳及飯廳內)</p>	

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

3. Interior fittings

Item	Description	
Type	Material	Material
(d)	<p>Bedroom</p> <p>Type and material of fittings (including built-in wardrobe)</p> <p>For Flat A on 20/F of Tower 5 only:</p> <p>Walk-In Closet in Master Ensuite Artificial leather, wood veneer, glass, natural stone and metal</p> <p>Built-in wardrobe in Ensuite 2 Artificial leather, wood veneer, glass, mirror and metal</p> <p>Built-in wardrobe in Bedroom 3 Glass, wood veneer, mirror and metal</p>	
(e)	<p>Telephone</p> <p>Location and number of connection points</p> <p>For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions”</p>	
(f)	<p>Aerials</p> <p>Location and number of connection points</p> <p>For the location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions”</p>	
(g)	<p>Electrical installations</p> <p>(i) Electrical fittings (including safety devices)</p> <p>Three phase or single phase electricity supply with miniature circuit breakers and distribution board provided</p> <p>(ii) Whether conduits are concealed or exposed</p> <p>Conduits are concealed in part and exposed in part</p> <p>Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials</p> <p>(iii) Location and number of power points and air-conditioner points</p> <p>For the location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions”</p>	
(h)	<p>Gas supply</p> <p>Type, system and location</p> <p>Town gas connection point is provided and town gas supply pipes are connected to gas hob and gas water heater (For unit with gas water heater)</p> <p>For the location of town gas connection points, please refer to the “Schedule of Mechanical and Electrical Provisions”</p>	
(i)	<p>Washing machine connection point</p> <p>Design</p> <p>Drain pipe connection is 40mm in diameter, water supply pipe connection is 22mm in diameter</p> <p>Location</p> <p>All Units equipped with washer & dryer machine with water supply and drainage connection point at kitchen</p>	
(j)	<p>Water supply</p> <p>(i) Material of water pipes</p> <p>Copper pipes are used for cold and hot water supply</p> <p>UPVC pipes are used for flushing water supply</p> <p>(ii) Whether water pipe are concealed or exposed</p> <p>Water pipe are concealed in part and exposed in part</p> <p>Other than those parts of the concealed water pipes, 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 pipe ducts or other materials</p> <p>(iii) Whether hot water is available</p> <p>Hot water supply is available</p>	

3. 室內裝置

細項	描述	類型	用料
(d)	<p>睡房</p> <p>裝置 (包括嵌入式衣櫃) 的類型及用料</p>	<p>只限第5座20樓A單位</p> <p>主人套房衣帽間</p> <p>套房2 嵌入式衣櫃</p> <p>睡房3 嵌入式衣櫃</p>	<p>人造皮革、木皮飾面、玻璃、天然石材及金屬</p> <p>人造皮革、木皮飾面、玻璃、鏡及金屬</p> <p>玻璃、木皮飾面、鏡及金屬</p>
(e)	<p>電話</p> <p>接駁點的位置及數目</p>	<p>有關接駁點的位置及數目，請參考「機電裝置數量說明表」</p>	
(f)	<p>天線</p> <p>接駁點的位置及數目</p>	<p>有關接駁點的位置及數目，請參考「機電裝置數量說明表」</p>	
(g)	<p>電力裝置</p> <p>(i) 供電附件(包括安全裝置)</p> <p>(ii) 導管是隱藏或外露</p> <p>(iii) 電插座及空調機接駁點的位置及數目</p>	<p>提供三相或單相電力供電並備有微型斷路器配電箱</p> <p>導管部份隱藏及部份外露</p> <p>除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之管道槽或其他物料遮蓋或掩藏</p> <p>有關電插座及空調機接駁點之位置及數目，請參考「機電裝置數量說明表」</p>	
(h)	<p>氣體供應</p> <p>類型、系統及位置</p>	<p>提供煤氣接駁點及煤氣管道均接駁至煤氣煮食爐及煤氣熱水爐供應 (如單位附有煤氣熱水爐)</p> <p>有關煤氣接駁點的位置，請參考「機電裝置數量說明表」</p>	
(i)	<p>洗衣機接駁點</p> <p>設計</p> <p>位置</p>	<p>連接去水喉直徑為40毫米及連接來水喉直徑為22毫米</p> <p>所有單位設有洗衣乾衣機連供水及去水接駁點於廚房內</p>	
(j)	<p>供水</p> <p>(i) 水管的用料</p> <p>(ii) 水管是隱藏或外露</p> <p>(iii) 有否熱水供應</p>	<p>冷熱水供應系統採用銅喉管</p> <p>沖廁水供應系統採用膠喉管</p> <p>水管部份隱藏及部份外露</p> <p>除部份隱藏水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之管道槽或其他物料遮蓋或掩藏</p> <p>有熱水供應</p>	

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

4. Miscellaneous

Item	Description		
(a) Lifts	(i) Brand name and model number	OTIS Skyrise, GeN2-Regen MRL and GeN2-MR	
	(ii) Number and floors served by them	Floors served by the lift(s)	
	Tower 1	L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F & 25/F	
	Tower 2	L2 - L3, P/F, 5/F - 12/F & 15/F - 23/F L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F & R/F	
	Tower 3	L1, P/F, 5/F - 12/F, 15/F - 23/F, 25/F & 26/F L1, L3, P/F, 5/F - 12/F, 15/F - 23/F & 25/F	
	Tower 5	L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F, 25/F, 26/F & R/F L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F, 25/F & 26/F L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F & 25/F	
	Tower 6	L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F & 25/F L1 - L3, P/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F & R/F	
	Tower 7	L1 - L3, P/F, 5/F, 7/F - 12/F, 15/F - 23/F, 25/F - 26/F & R/F L1 - L3, P/F, 7/F - 12/F, 15/F - 23/F, 25/F & 26/F L1 - L3, P/F, 7/F - 12/F, 15/F - 23/F & 25/F	
	Podium	L1 & P/F P/F & 5/F	
	(b) Letter box	Metal	
	(c) Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaner
		(ii) Location of refuse room	Refuse storage and material recovery room is provided at common area of each residential floor Refuse storage and material recovery chamber is provided at L1

4. 雜項

細項	描述		
(a) 升降機	(i) 品牌名稱及產品型號	奧的斯 Skyrise, GeN2-Regen MRL and GeN2-MR	
	(ii) 升降機的數目及到達的樓層	升降機的數目	
	第1座	1樓至3樓、P樓、5樓至12樓、15樓至23樓及25樓 2樓至3樓、P樓、5樓至12樓及15樓至23樓	
	第2座	1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓至26樓及天台 1樓、P樓、5樓至12樓、15樓至23樓、25樓及26樓 1樓、3樓、P樓、5樓至12樓、15樓至23樓及25樓	
	第3座	1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓至26樓及天台 1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓及26樓 1樓至3樓、P樓、5樓至12樓、15樓至23樓及25樓	
	第5座	1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓至26樓及天台 1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓及26樓 1樓至3樓、P樓、5樓至12樓、15樓至23樓及25樓 1樓至3樓、P樓、5樓至12樓、15樓至23樓及25樓	
	第6座	1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓至26樓及天台 1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓及26樓 1樓至3樓、P樓、5樓至12樓、15樓至23樓、25樓及26樓 1樓至3樓、P樓、5樓、10樓至12樓、15樓至23樓、25樓及26樓	
	第7座	1樓至3樓、P樓、5樓、7樓至12樓、15樓至23樓、25樓至26樓及天台 1樓至3樓、P樓、7樓至12樓、15樓至23樓、25樓及26樓 1樓至3樓、P樓、7樓至12樓、15樓至23樓及25樓	
	平台	1樓及P樓 P樓及5樓 1樓至3樓、P樓	
	(b) 信箱	金屬	
	(c) 垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾
		(ii) 垃圾房的位置	垃圾儲存及物料回收室位於各住宅樓層的公共地方 垃圾儲存及物料回收房設於1樓

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

4. Miscellaneous

Item	Description		
(d) Water meter, electricity meter and gas meter	Water meter	Electricity meter	Gas meter
(i) Location	Separate water meters of residential units are provided in Water Meter Cabinet or Water Meter Room on each floor or every two floors for all Towers, except the separate water meters for duplex flats in Tower 1, 5 & 7 are provided in the Water Meter Cabinet or Water Meter Room on the lower floor of the duplex flat and the separate water meters for duplex flats in Tower 2 & 3 are provided in the Water Meter Cabinet or Water Meter Room on the higher floor of the duplex flat	Separate electricity meters of residential units are provided in Electrical Meter Room or Electrical Meter Cabinet on each floor of all Towers, except the separate electricity meters for all duplex flats are provided in the Electrical Meter Room or Electrical Meter Cabinet at lower floor of the duplex flat	Separate gas meter is provided in the kitchen of each residential unit, except Unit B on 6/F-12/F & 15/F-16/F of Tower 5 is provided in the pipe duct at the common area of each floor
(ii) Whether they are separate or communal meters for residential units	Separate	Separate	Separate

5. Security facilities

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrance lobbies, lift lobbies, lifts, podium, carpark, clubhouse, landscape areas and common area which are connected to the Office Accommodation for Watchmen and Caretakers at P/F Intercom is provided at L1, L2, L3, P/F and 5/F entrance lobbies of each tower and carpark lift lobbies, which is connected to reception counter in each residential tower Access security system is provided at entrance of Development, residential entrance lobbies, carpark lift lobbies, lifts and clubhouse Vehicular control system is installed at the main entrance of the Development and the entrance of the carpark

6. Appliances

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

In relation to items 4(a) and 6 in the Phase specified in the above table, the Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

4. 雜項

細項	描述		
(d) 水錶、電錶及氣體錶	(i) 位置	水錶 所有座數每層一個或每兩層一個之水錶箱或水錶房內均裝有每個住宅單位專用之獨立水錶，除了第1座、第5座及第7座複式單位之獨立水錶設於該複式單位低層之水錶箱或水錶房內，及第2座及第3座複式單位之獨立水錶設於該複式單位高層之水錶箱或水錶房內。	電錶 所有座數每層之電錶房或電錶箱均裝有每個住宅單位專用之獨立電錶，除所有複式單位之獨立電錶設於該複式單位低層之電錶房或電錶箱內
	(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立
			氣體錶 每個住宅單位專用之獨立氣體錶均安裝於各住宅單位內之廚房，除第5座6樓至12樓及15樓至16樓B單位設於該層公共地方的管道槽內

5. 保安設施

細項	描述		
保安系統及設備 (包括嵌入式的裝備的細節及其位置)		入口大堂、升降機大堂、升降機內、平台、停車場、會所、圍景範圍及公用地方均設有閉路電視並連接於P樓的看更及看守員辦公室 每座1樓、2樓、3樓、P樓及5樓之住宅大樓入口大堂及停車場升降機大堂均設有對講機連接各住宅大樓內的接待櫃檯 發展項目入口、住宅入口大堂、停車場升降機大堂、升降機內及會所均設有進出保安系統 發展項目的主入口及停車場入口均設有車輛管制系統於閘口處	

6. 設備

細項	描述		
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」		

有關於期數在上述列表所指明之第4(a)及第6項，賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Bathroom 設備說明表 - 浴室

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 2 第2座											
				5/F 5樓			6/F - 12/F, 15/F & 16/F 6樓至12樓、15樓及16樓			17/F - 23/F 17樓至23樓			25/F & 26/F 25樓及26樓 (Duplex 複式)		
				A	B	C	A	B	C	A	B	C	A	B	C
Master Bathroom 主人浴室	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2BI	√	√	√	-	√	√	-	√	√	√	√	√
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	√	-	-	√	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHIB-E 27 SLi (24kW)	-	-	-	-	-	-	√	-	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	DFE 133-20	√	-	-	-	-	-	√	-	-	√	-	-
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	√	√	√	√	√	-	√	√	-	√	√
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	√	√	√	-	√	√	√	√	√	√	√	√
Ensuite 2 Bathroom 套房2 浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	-	√	√	-	√	√	√	√	√
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	√	-	-
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	-	-	-	-	-	-	-	-	√	-	-
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	√	-	-
Ensuite 3 Bathroom 套房3 浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	-	-	-	-	-	-	-	-	√	-	-
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	√	-	-
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	-	-	-	-	-	-	-	-	√	-	-
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	√	-	-
Ensuite 4 Bathroom 套房4 浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	-	-	-	-	-	-	-	-	√	-	-
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	√	-	-
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	-	-	-	-	-	-	-	-	√	-	-
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	-	-	-	√	-	-
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHIB-E 27 SLi (24kW)	-	-	-	√	√	√	√	√	√	-	-	√
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	√	-	√	√
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	-	-	-	-	-	-	-	-	√	-	-
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	-	-	-	-	-	-	-	-	√	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHIB-E 13 SLi (12kW)	√	√	√	√	√	√	√	√	√	√	√	√
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	√	√	√	√
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	√	√	√	√

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

Notes:

The symbol (√) as shown in the above table denotes "Provided".

The symbol (-) as shown in the above table denotes "Not applicable".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

上表“√”代表「有提供」。

上表“-”代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Bathroom 設備說明表 - 浴室

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 6 第6座											
				5/F 5樓		6/F-9/F 6樓至9樓		10/F - 12/F, 15/F - 23/F & 25/F - 26/F 10樓至12樓、15樓至23樓及25樓至26樓							
				A	B	A	B	A	B	C	D				
Master Bathroom 主人浴室	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2BI	√	√	√	√	√	√	-	-	-	-		
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	-	-	-	-	-	-	√	√	√	√		
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHIB-E 27 SLi (24kW)	-	-	-	-	-	-	-	√	√	√		
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	DFE 133-20	√	√	√	√	√	√	√	-	-	-		
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	-	-	-	-	-	-	-	√	√	√		
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	√	-	√	-	√	-	√	-	-	-		
Ensuite 2 Bathroom 套房2 浴室	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	√	√	√	√	√	√	√	√	√	-		
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	√	-		
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲牌	FV-40BE3H2	√	√	√	√	√	√	√	√	√	√		
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHIB-E 27 SLi (24kW)	-	-	-	-	-	-	-	-	√	√		
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	√	√		
Lavatory 洗手間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHIB-E 13 SLi (12kW)	√	√	√	√	√	√	√	√	-	-		
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	-	-		

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

Notes:

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備註：

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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Other Location 設備說明表 - 其他位置

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 2 第2座																	
				5/F 5樓			6/F - 12/F, 15/F & 16/F 6樓至12樓、15樓及16樓			17/F - 23/F 17樓至23樓			25/F 25樓			26/F 26樓			25/F & 26/F 25樓及26樓 (Duplex 複式)		
				A	B	C	A	B	C	D	A	B	C	A	B	C	A	B	C	A	B
Kitchen 廚房	Gas Hob (2-burners) 雙頭氣體煮食爐	Miele	CS 1013-1	√	√	√	-	√	√	√	-	√	√	√	-	√	√	√	√		
	Gas Hob (Wok burner) 炒鑊氣體煮食爐	Miele	CS 1018 G	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		
	Induction Hob (2-zones) 雙頭電磁爐	Miele	CS 1212-II CS 7612FL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Cooker Hood 抽油煙機	Miele	DA 3496 HP	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-		
		Miele	DA 4228W	√	√	√	-	√	√	√	-	√	√	√	√	√	√	√	√		
	Built-In Steam combination oven 嵌入式蒸焗爐	Miele	DGC 7440 DGC 7840 HC Pro	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		
	Built-In Microwave combination oven 嵌入式微波焗爐	Miele	H 7240 BM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Miele	H 7840 BM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Built-In Oven 嵌入式焗爐	Miele	H 7264 B H 7890 BP	√	√	√	-	√	√	√	-	√	√	√	-	√	√	√	√		
	Built-In Vacuum sealing drawer 嵌入式真空處理櫃	Miele	EVS 7010	√	-	-	-	-	√	-	-	-	-	√	-	-	-	-	√		
	Built-In Fridge-freezer 嵌入式雪櫃連水箱	Miele	KFNS 37232 iD	-	√	√	-	√	√	√	√	√	√	√	√	√	√	√	√		
		Sub-zero	ICBCL4250S/S ICBCL4850S/S	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Refrigerator 雪櫃	Vinvaultz	VZ07SSUG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Built-in Wine Cellar 嵌入式酒櫃	Miele	KWT 6321 UG	-	√	√	-	√	√	√	√	√	√	√	√	√	√	√	√		
	Built-In Washer and Dryer 嵌入式洗衣乾衣機	Gaggenau	WD200140	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√		
Miele		WEI 865 WCS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Washing Machine 洗衣機	Miele	TEL 785 WP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Tumble Dryer 乾衣機	Miele	TEL 785 WP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Built-In Dishwasher 嵌入式洗碗碟機	Miele	G 7150 C SCVi G 7960 C SCVi	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	Stiebel Eltron 斯寶亞創	DHM 6 (6kW)	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-			
Electric Water Heater 電熱水爐	TGC	TNJW221TFQL	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√			
Gas Water Heater 煤氣熱水爐	Ostberg 奧斯博格	DFE 133-20	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√			
Exhaust Fan 抽氣扇	Miele	CVA 7440 CVA 7845	√	-	-	-	-	√	-	-	-	-	√	-	-	-	-	-			
Built-In Coffee Machine 嵌入式咖啡機	Miele	ESW 7010	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Built-In Warming Drawer 嵌入式保溫櫃	Miele	H 7240 BM	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-			
Built-In Microwave combination oven 嵌入式微波焗爐	Sub-zero	ICBDEC2450W	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	Sub-zero	ICBID-24RO	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Built-In Refrigerator 嵌入式雪櫃	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√			
Exhaust Fan 抽氣扇	Legrand 羅格朗	CI-355	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√			
Motion sensor 動態感應器	TGC	TNJW221TFQL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

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

Notes:

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備註：

上表“√”代表「有提供」。

上表“-”代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Other Location 設備說明表 - 其他位置

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 6 第6座								
				5/F - 9/F 5樓至9樓				10/F - 12/F, 15/F - 23/F & 25/F - 26/F 10樓至12樓、15樓至23樓及25樓至26樓				
				A	B	A	B	C	D	A	B	C
Kitchen 廚房	Gas Hob (2-Burners) 雙頭氣體煮食爐	Miele	CS 1013-1	√	√	√	√	-	-	-	-	
	Gas Hob (Wok burner) 炒鑊氣體煮食爐	Miele	CS 1018 G	√	√	√	√	√	√	√	√	
	Induction Hob (2-zones) 雙頭電磁爐	Miele	CS 1212-II	√	√	√	√	√	√	√	√	
	Cooker Hood 抽油煙機	Miele	DA 3496 HP	-	-	-	-	-	-	-	-	-
		Miele	DA 4228W	√	√	√	√	-	-	-	-	-
	Built-In Steam combination oven 嵌入式蒸焗爐	Miele	DGC 7440	√	√	√	√	√	√	√	√	
	Built-In Oven 嵌入式焗爐	Miele	H 7264 B	√	√	√	√	√	-	-	-	
	Built-In Vacuum sealing drawer 嵌入式真空處理櫃	Miele	EVS 7010	√	√	√	√	√	-	-	-	
	Built-In Fridge-freezer 嵌入式雪櫃連水箱	Miele	KFNS 37232 iD	-	-	-	-	-	√	√	√	
	Refrigerator 雪櫃	Sub-zero	ICBCL3650UFDID/S	√	√	√	√	√	-	-	-	
	Built-in Wine Cellar 嵌入式酒櫃	Vinvaultz	VZ07SSUG	-	-	-	-	-	√	√	√	
	Built-in Wine Cellar 嵌入式酒櫃	Sub-zero	ICBDEU2450W	√	√	√	√	√	-	-	-	
	Built-In Washer and Dryer 嵌入式洗衣乾衣機	Gaggenau	WD200140	√	√	√	√	√	√	√	√	
	Built-In Dishwasher 嵌入式洗碗碟機	Miele	G 7150 C SCVi	√	√	√	√	√	√	√	√	
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6 (6kW)	-	-	-	-	-	-	-	√	
	Gas Water Heater 煤氣熱水爐	TGC	TNJV22ITFQL	√	√	√	√	√	√	√	-	
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	DFE 133-20	√	√	√	√	√	√	√	√	
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RFE 140 BKU	√	√	√	√	√	√	√	-		
Motion sensor 動態感應器	Legrand 羅格朗	CI-355	√	√	√	√	√	√	√	-		

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

Notes:

The symbol (√) as shown in the above table denotes "Provided".

The symbol (-) as shown in the above table denotes "Not applicable".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

上表“√”代表「有提供」。

上表“-”代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 2 第2座														
				5/F 5樓			6/F - 12/F, 15/F & 16/F 6樓至12樓、15樓及16樓			17/F - 23/F 17樓至23樓			25/F & 26/F (Duplex) 25樓及26樓 (複式)					
				A	B	C	A	B	C	D	A	B	C	A	B	C		
Living & Dining Room 客及飯廳	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FJDP56CAP	√	-	-	-	-	√	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ40AVM	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ50AVM	-	√	-	√	-	-	√	-	-	√	-	-	√	-	√
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP56QPVC	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	-	-	-	-	-	√	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ7BAY (*)	-	√	-	√	-	-	-	√	-	-	√	-	-	√	√
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ5BAV (*)	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FJDP63CAP	√	-	-	-	-	-	-	-	√	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ20AVM	-	√	-	√	-	-	-	√	-	-	√	-	-	√	√
Master Ensuite & Walk In Closet 主人套房及 衣帽間	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ40AVM	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ50AVM	-	√	-	√	-	-	-	√	-	-	-	-	-	√	√
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP25QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP56QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ7BAY (*)	-	√	-	√	-	-	-	√	-	-	√	-	-	√	√
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ5BAV (*)	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-

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

Notes:

1. The symbol (√) as shown in the above table denotes "Provided".
2. The symbol (-) as shown in the above table denotes "Not applicable".
3. The symbol (*) as shown in the above table denotes "shared outdoor unit".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表「√」代表「有提供」。
2. 上表「-」代表「不適用」。
3. 上表「*」代表「共用室外機」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 2 第2座													
				5/F 5樓			6/F - 12/F, 15/F & 16/F 6樓至12樓、15樓及16樓			17/F - 23/F 17樓至23樓			25/F & 26/F (Duplex) 25樓及26樓 (複式)				
				A	B	C	A	B	C	D	A	B	C	A	B	C	
Bedroom 2 睡房 2	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ32AVM	-	-	-	√	-	-	-	√	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ7BAY (*)	-	-	-	√	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ5BAV (*)	-	-	-	-	-	-	-	√	-	-	-	-	-	-
Ensuite 2 套房 2	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ40AVM	√	-	-	-	-	-	√	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP56QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ32AVM	-	√	√	-	-	-	√	-	-	-	√	-	√	√
Bedroom 3 睡房 3	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	-	-	-	-	-	√	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ7BAY (*)	-	√	√	-	-	-	√	-	-	-	√	-	√	√
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	√	-	-
Ensuite 3 套房 3	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ32AVM	√	√	√	-	-	-	√	-	-	-	√	-	√	√
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	-	-	-	-	-	√	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ7BAY (*)	-	√	√	-	-	-	√	-	-	-	√	-	√	√
Bedroom 4 睡房 4	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP56QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	√	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ32AVM	√	-	-	-	-	-	√	-	-	-	√	-	-	-
Bedroom 4 睡房 4	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	-	-	-	-	-	√	-	-	-	√	-	-	-

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

Notes:

1. The symbol (√) as shown in the above table denotes "Provided".
2. The symbol (-) as shown in the above table denotes "Not applicable".
3. The symbol (*) as shown in the above table denotes "shared outdoor unit".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表「√」代表「有提供」。
2. 上表「-」代表「不適用」。
3. 上表「*」代表「共用室外機」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 2 第2座													
				5/F 5樓			6/F - 12/F, 15/F & 16/F 6樓至12樓、15樓及16樓			17/F - 23/F 17樓至23樓			25/F & 26/F (Duplex) 25樓及26樓 (複式)				
				A	B	C	A	B	C	D	A	B	C	A	B	C	
Ensuite 4 套房 4	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP56QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Room 家庭廳	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP56QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Store Room 儲物房	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ20AVM	√	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY(*)	√	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility Room 工作間	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ20AVM	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY(*)	√	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ7BAY (*)	-	√	√	√	√	√	√	√	√	√	√	√	√	√
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Lift Lobby 私家升降機 大堂	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ5BAV (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FJDP32CAP	√	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP32QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Lift Lobby 私家升降機 大堂	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY(*)	√	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP22QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Lift Lobby 私家升降機 大堂	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RUXYQ18BA (*)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXDP22QPVC	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Notes:

1. The symbol (√) as shown in the above table denotes "Provided".
2. The symbol (-) as shown in the above table denotes "Not applicable".
3. The symbol (*) as shown in the above table denotes "shared outdoor unit".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表「√」代表「有提供」。
2. 上表「-」代表「不適用」。
3. 上表「*」代表「共用室外機」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 6 第6座											
				5/F 5樓		6/F - 9/F 6樓至9樓		10/F - 12/F, 15/F - 23/F & 25/F - 26/F 10樓至12樓、15樓至23樓及25樓至26樓							
				A	B	A	B	A	B	C	D				
Living & Dining Room 客及飯廳	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	-	-	-	-	-	-	-	-	√	√		
	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS60KAVMN	-	-	-	-	-	-	-	-	-	√		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	3MXS80AA (*)	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	4MXS100AA (*)	-	-	-	-	-	-	-	-	-	√		
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FJDP63CAP	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ8BAY (*)	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FJDP63CAP	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	√	√	√	√	√	√	√	-	-		
Master Ensuite & Walk In Closet (if any) 主人套房及 衣帽間 (如有)	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS50KAVMN	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS60KAVMN	-	-	-	-	-	-	-	-	-	√		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	3MXS80AA (*)	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	4MXS100AA (*)	-	-	-	-	-	-	-	-	-	√		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	FTXS35KVMN	-	-	-	-	-	-	-	-	-	√		
Bedroom 2 睡房 2	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	3MXS80AA (*)	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	4MXS100AA (*)	-	-	-	-	-	-	-	-	-	√		
	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS35KVMN	-	-	-	-	-	-	-	-	-	√		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	3MXS80AA (*)	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	4MXS100AA (*)	-	-	-	-	-	-	-	-	-	√		

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

Notes:

1. The symbol (√) as shown in the above table denotes "Provided".
2. The symbol (-) as shown in the above table denotes "Not applicable".
3. The symbol (*) as shown in the above table denotes "shared outdoor unit".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表「√」代表「有提供」。
2. 上表「-」代表「不適用」。
3. 上表「*」代表「共用室外機」。

FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Tower 6 第6座											
				5/F 5樓		6/F - 9/F 6樓至9樓		10/F - 12/F, 15/F - 23/F & 25/F - 26/F 10樓至12樓、15樓至23樓及25樓至26樓							
				A	B	A	B	A	B	C	D				
Ensuite 2 套房 2	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ32AVM	√	√	√	√	√	√	-	-	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ8BAY (*)	√	√	√	√	√	√	-	-	-	-		
Bedroom 3 睡房 3	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	√	√	-	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	3MXS80AA (*)	-	-	-	-	-	-	-	-	√	-		
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ32AVM	√	√	√	√	√	√	-	-	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ8BAY (*)	-	√	-	√	-	√	√	-	-	-		
Bedroom 4 睡房 4	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	√	-	√	-	√	-	-	-	-	-		
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ40AVM	√	√	√	√	√	√	√	√	-	-		
Utility Room 工作間	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	-	-	-	√		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	4MXS100AA (*)	-	-	-	-	-	-	-	-	-	√		
	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FXAQ20AVM	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ8BAY (*)	√	√	√	√	√	√	√	√	-	-		
Store Room 儲物房	Split Type Air-Conditioner Indoor Unit 分體式空調機 (室內機)	Daikin 大金	FTXS25KVMN	-	-	-	-	-	-	-	-	√	-		
	Split Type Air-Conditioner Outdoor Unit 分體式空調機 (室外機)	Daikin 大金	3MXS80AA (*)	-	-	-	-	-	-	-	-	√	-		
Kitchen 廚房	VRV Type Air-Conditioner Indoor Unit 變頻多聯式空調機 (室內機)	Daikin 大金	FJDP32CAP	√	√	√	√	√	√	√	√	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ8BAY (*)	√	-	√	-	√	-	√	-	-	-		
	VRV Type Air-Conditioner Outdoor Unit 變頻多聯式空調機 (室外機)	Daikin 大金	RJZQ10CAY (*)	-	√	-	√	-	√	-	√	-	-		

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

Notes:

1. The symbol (√) as shown in the above table denotes "Provided".
2. The symbol (-) as shown in the above table denotes "Not applicable".
3. The symbol (*) as shown in the above table denotes "shared outdoor unit".

賣方承諾如期數中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表「√」代表「有提供」。
2. 上表「-」代表「不適用」。
3. 上表「*」代表「共用室外機」。

PART 3: OFFER FORM

(To be completed by the Tenderer)

To: **The Vendor**

1. Offer

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

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

2. Binding agreement if offer is accepted

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

3. Address for receipt of Letter of Acceptance

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

4. Declarations, representations and warranties

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

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

(b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the 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 Tendered Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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

Schedule to the Offer Form

(To be completed by the Tenderer)

<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			
	Telephone		Fax	

<i>Section 2 – Tendered Property *</i>				
	Residential Property	Tower	Floor	Flat
<input type="checkbox"/> *	Residential Car Parking Space(s)	Floor	Tower Car Parking Space No.	

* *A Tenderer of any one residential property set out in the table below shall be eligible to purchase **ONE** residential car parking space in the Phase. Please tick if the Tenderer **SELECTS** to purchase the residential car parking space together with the residential property.*

Tower	Floor	Flat
2	17/F-23/F	A

**TENDERER MUST
COMPLETE THIS PAGE.**

<i>Section 3 – Tender Price</i>			
Tender price (HK\$)	<p>(If the Tenderer selects to purchase the residential car parking space together with the residential property, the Tender Price shall be inclusive of the price of the residential property and the price of the residential car parking space. The Vendor has no responsibility to apportion the Tender Price for the residential property and the car parking space for the Tenderer)</p>		
Cashier order	Amount (HK\$)	Bank	Cashier order no.
Cheque	Amount (HK\$)	Bank	Cheque no.

Section 4 – Payment plan

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

(If applicable) If the Tendered Property comprises more than one (1) property, the Tenderer must choose the same payment plan for all the Tendered Property.

† <input type="checkbox"/>	<p>Payment Plan A</p> <ul style="list-style-type: none"> • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A further deposit equivalent to 5% of the Purchase Price shall be paid within 45 days after the date of the Letter of Acceptance. • 90% of the Purchase Price (the balance of the Purchase Price) shall be paid within 90 days after the date of the Letter of Acceptance.
† <input type="checkbox"/>	<p>Payment Plan B</p> <ul style="list-style-type: none"> • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A further deposit equivalent to 10% of the Purchase Price shall be paid within 60 days after the date of the Letter of Acceptance. • 85% of the Purchase Price (the balance of the Purchase Price) shall be paid within 180 days after the date of the Letter of Acceptance. <p>The “Early Completion Benefit” will be provided under this payment plan. Please see paragraph (A) in Part II of Annex 7 for details.</p>
† <input type="checkbox"/>	<p>Payment Plan C</p> <ul style="list-style-type: none"> • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A further deposit equivalent to _____% of the Purchase Price shall be paid within _____ days after the date of the Letter of Acceptance. • _____% of the Purchase Price (the balance of the Purchase Price) shall be paid within _____ days after the date of the Letter of Acceptance.

*Section 5 – Related Tender(s)(if any) (only applicable to the Tenderer who is an individual)
(† Please tick as appropriate)*

I/We acknowledge that :-

- (1) The Vendor may give due consideration to the following in deciding whether to accept the tender(s) in this Tender Document and the Related Tender(s) (as defined below) (if any):
- That the tenderer (or together with his/her/their/its related tenderer(s)) has submitted this Tender Document and the Related Tender(s) to **offer to purchase two or more residential properties in the Phase**; and/or
 - **Tender Price**; and/or
 - Any other considerations which the Vendor may take into account.
- (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.

† I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer’s sole name but not in joint names with others) as follows (“**Related Tender(s)**”) :-

	Tower	Floor	Flat	Car Parking Space No. (if applicable)
1.				
2.				

Please choose only one of the following († Please tick one of the following boxes) :-

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

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

† My/our Close Relative(s) (as hereinafter defined) (in the Close Relative(s)’s sole name(s) or in joint names with other(s)), whose name(s) is/are set out in the table below, has/have submitted separate Offer Form(s) as follows (“**Related Tender(s)**”) :-

**TENDERER MUST
COMPLETE THIS PAGE
(IF APPLICABLE)**

	Name of the Close Relative(s) (and other joint tenderer)	ID No.	Tower	Floor	Flat	Car Parking Space No. (if applicable)
1.						
2.						

I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Close Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) of the Close Relative relationship for the Vendor’s consideration.

For the purpose of this Section 5, “Close Relative” means a spouse, parent, child, brother, sister, grandparent and grandchild of the Tenderer (or any one of Tenderer).

<i>Section 6 – Intermediary (if any)</i>	
Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	

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

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

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

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

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

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

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

Section 8 – Viewing of the Tendered Property († Please tick either one)

I/We acknowledge that the Vendor has made the Tendered Property available for viewing by me/us, and understand that I/we have the right to view the Tendered Property, and:-

- † I/we have viewed the Tendered Property before submission of the tender.
- † I/we have decided not to view the Tendered Property before submission of the tender.

The Vendor is deemed to have complied with Division 5 of Part 2 of the Residential Properties (First-hand Sales) Ordinance regarding the requirements for viewing of property in completed phase.

Section 9– Submission checklist

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

- 1. Tender Document with the Offer Form completed and signed
- 2. Cashier order(s) and /or cheque(s)
- 3. Tenderer’s identification documents
- 4. Intermediary’s licence (if applicable)
- 5. Documentary proof of close relative relationship (if applicable)
- 6. Documents in Annex, duly signed and completed by the Tenderer:
 - (1) Measurements of the Tendered Property (undated)
 - (2) Warning to Purchasers (undated)
 - (3) Personal Information Collection Statement (undated)
 - (4) Vendor’s Information Form (undated)

- (5) (if applicable) Acknowledgement Letter Priority to purchase Parking Space (undated)
- (6) (if applicable) Acknowledgement Letter Regarding Early Completion Benefit (undated)
- (7) List of gifts, financial advantage or benefits

Section 10 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

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

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

**TENDERER MUST
COMPLETE THIS PAGE**

Section 11– Signature of the Tenderer and witness

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

(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its director(s) with company chop.)

Signed by the Tenderer:

Witnessed by:

X

X

Name of the director (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投標價購買該投標物業，並受本招標文件及出售條款的條款及細則所約束。

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

2. 如要約獲接納將構成有效協議

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

3. 收取接納書的地址

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

4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

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

(b) 除樓價、提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該投標物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

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

要約表格的附表

(由投標者填寫)

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

第2節 – 投標物業*				
	住宅物業	座數	樓層	單位
<input type="checkbox"/> *	住宅停車位	樓層	大廈停車位編號	

* 購買列於下表內任何一個住宅物業之買方可購買期數中的一個住宅停車位。如投標者選擇與住宅物業同時購買住宅停車位，請剔方格。

座數	樓層	單位
2	17/F-23/F	A

第3節 – 投標價			
投標價 (HK\$)	(如投標者選擇與住宅物業同時購買住宅停車位，投標價須包含住宅物業的價錢及住宅停車位的價錢。賣方無責任為投標者將投標價攤分予住宅物業及住宅停車位)		
銀行本票	金額 (HK\$)	銀行	本票編號

支票	金額 (HK\$)	銀行	支票編號

第 4 節 – 支付辦法

投標者須選擇下列其中一種付款計劃。(†請只剔一種付款計劃)

(如適用)如投標物業有多於一個物業，投標者須就全部投標物業選擇相同的付款計劃。

† <input type="checkbox"/>	<p>付款計劃 A</p> <ul style="list-style-type: none"> • 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付。 • 加付訂金即樓價 5%於接納書的日期後 45 日內繳付。 • 樓價 90%(樓價餘額)於接納書的日期後 90 日內繳付。
† <input type="checkbox"/>	<p>付款計劃 B</p> <ul style="list-style-type: none"> • 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付。 • 加付訂金即樓價 10%於接納書的日期後 60 日內繳付。 • 樓價 85%(樓價餘額)於接納書的日期後 180 日內繳付。 <p>本付款計劃提供「提早成交優惠」，詳情見附件 7 第 II 部份第 (A)段。</p>
† <input type="checkbox"/>	<p>付款計劃 C</p> <ul style="list-style-type: none"> • 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付。 • 加付訂金即樓價____%於接納書的日期後____日內繳付。 • 樓價____%(樓價餘額)於接納書的日期後____日內繳付。

第6節- 中介人(如有)

地產代理姓名

地產代理牌照號碼

地產公司名稱

聯絡電話

關於中介人的聲明(僅於有指明中介人時適用)

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

第7節- 與賣方關係的聲明(†請剔適用者)

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

(如有以下情況，某人即屬賣方的「有關連人士」：

- (a) 該人是賣方的董事，或該董事的父母、配偶或子女；
- (b) 該人是賣方的經理；
- (c) 該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (d) 該人是賣方的有聯繫法團或控權公司；
- (e) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (f) 該人是上述有聯繫法團或控權公司的經理。

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

第8節- 參觀該投標物業(†請剔其中一項)

本人／我們明白賣方已開放該投標物業以供本人／我們參觀，及明白本人／我們有權參觀該投標物業，及:-

† 本人／我們在遞交投標書前已參觀該投標物業。

† 本人／我們決定在遞交投標書前不參觀該投標物業。

賣方視為已符合《一手住宅物業銷售條例》第 2 部第 5 分部有關參觀已落成期數中的物業之要求。

第9節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2.8 段)：

1. 招標文件及已填妥及簽署的要約表格
2. 銀行本票及/或支票
3. 投標者的身份證明文件
4. 中介人的牌照(如適用)
5. 近親關係的證明文件(如適用)
6. 由投標者填妥並簽署的附件的文件：
 - (1) 招標物業的量度尺寸(未有填上日期)
 - (2) 對買方的警告(未有填上日期)
 - (3) 收集個人資料聲明(未有填上日期)
 - (4) 賣方資料表格(未有填上日期)
 - (5) (如適用) 停車位優先認購權確認書(未有填上日期)
 - (6) (如適用) 提早成交優惠確認書(未有填上日期)
 - (7) 贈品、財務優惠或利益的列表

第10節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

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

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

附件 Annex

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

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

1. 投標物業的量度尺寸 #
Measurements of the Tendered Property#
2. 對買方的警告 #
Warning to Purchasers #
3. 收集個人資料聲明 #
Personal Information Collection Statement #
4. 賣方資料表格 #
Vendor’s Information Form #
5. 停車位優先認購權確認書*
Acknowledgement Letter Regarding Priority to purchase Parking Space *
6. 提早成交優惠確認書 *
Acknowledgement Letter Regarding Early Completion Benefit *
7. 贈品、財務優惠或利益的列表
List of gifts, financial advantage or benefits
8. 嚴禁清洗黑錢宣傳單張
“Keep Money Laundering Away from Hong Kong” Leaflet

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

Vendor 賣方	Adventure Success Limited 傲成有限公司			
Address 地址	Beacon Peak (9 Yin Ping Road) (延坪道 9 號)			
Phase of Development 發展項目期數	Phase 1 of Beacon Peak Development Beacon Peak 發展項目的第 1 期			
Property 本物業	Residential property 住宅物業	Tower 座數	Floor 樓層	Flat 單位
	Tower Car Parking Space 大廈停車位	樓層 Floor	No(s). 號碼	
Purchaser(s) 買方				
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

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

- (a) 本物業的實用面積為
the saleable area of the Property is
- | | | |
|--|--|---|
| | 平方米 /
square metres/
_____ metres/
平方米 /
square metres/
_____ metres/
平方米 /
square metres/
_____ metres/ | 平方呎，其中—
square feet of which—
_____ 平方呎為露台的樓面面積；
square feet is the floor area of the balcony;
_____ 平方呎為工作平台的樓面面積；及
square feet is the floor area of the utility platform;
and |
|--|--|---|
- (b) 其他量度尺寸為—
other measurements are—
- | | | |
|---|--|----------------------|
| 窗台的面積為
the area of the bay window is | 平方米 /
square metres/
_____ metres/
平方米 /
square metres/
_____ metres/ | 平方呎；
square feet; |
| 平台的面積為
the area of the flat roof is | 平方米 /
square metres/
_____ metres/
平方米 /
square metres/
_____ metres/ | 平方呎；
square feet; |
| 天台的面積為
the area of the roof is | 平方米 /
square metres/
_____ metres/ | 平方呎；
square feet; |

I/We understand this Measurements of the Tendered Property forms part of the Preliminary Agreement. I/We hereby irrevocably authorize the Vendor and its representatives to correct any mistake/error/typo found in this Measurements of the Tendered Property.
本人/我們明白本投標物業的量度尺寸構成臨時合約的一部份。本人/我們現不可撤回地授權賣方及其代表修正任何本投標物業的
量度尺寸發現之錯失/錯誤/錯字。

Signed by the Purchaser 買方簽署

WARNING TO PURCHASERS
PLEASE READ CAREFULLY

對買方的警告
買方請小心閱讀

Vendor 賣方	Adventure Success Limited 傲成有限公司			
Address 地址	Beacon Peak (9 Yin Ping Road) (延坪道 9 號)			
Phase of Development 發展項目期數	Phase 1 of Beacon Peak Development Beacon Peak發展項目的第1期			
Property 本物業	Residential property 住宅物業	Tower 座數	Floor 樓層	Flat 單位
	Tower Car Parking Space 大廈停車位	樓層 Floor	No(s). 號碼	
Purchaser(s) 買方				
I.D. / Passport / B.R. No. 身份證/護照/商業 登記證號碼				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

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

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

Dated this day of (Please leave undated upon tender submission)
公曆 年 月 日 (請勿於入標時填寫日期)

Signed by the Purchaser(s) 買方簽署

Personal Data Collection Statement
收集個人資料聲明

**TENDERER MUST
COMPLETE THIS PAGE**
投標者須填妥本頁

Vendor 賣方	Adventure Success Limited 傲成有限公司			
Address 地址	Beacon Peak (9 Yin Ping Road) (延坪道 9 號)			
Phase of Development 發展項目期數	Phase 1 of Beacon Peak Development Beacon Peak 發展項目的第 1 期			
Property 本物業	Residential property 住宅物業	Tower 座數	Floor 樓層	Flat 單位
	Tower Car Parking Space 大廈停車位	樓層 Floor	No(s). 號碼	
Purchaser(s) 買方				
I.D. / Passport / B.R. No. 身份證/護照/商業登 記證號碼				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

Please read the following notes carefully as they contain important information about how we would like to use your personal data.

敬請閣下細閱下列各項須知，因其載有關於我們希望如何使用閣下的個人資料之重要資訊

The Vendor wishes to collect your name, identity card / passport number, correspondence address, telephone number, email address and fax number (collectively “personal data”) for the purposes of:

賣方擬收集閣下的姓名、身份證/護照號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：

- (1) dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Development by the Vendor ("**Obligatory Purposes**"); and 供賣方以處理與閣下購買發展項目的住宅單位及/或車位有關的所有法律及其他必需的行政事宜(「**強制性用途**」)；及
- (2) providing sales and direct marketing to you by the Vendor and/or the holding companies or fellow subsidiaries of Vendor (whether in or outside Hong Kong) regarding all of their respective property development or rental projects, including but not limited to the direct marketing to you of the residential units and/or parking spaces in the Development and conducting marketing, sale and statistical analysis ("**Voluntary Purposes**"). 供賣方及/或賣方之控股公司或子公司(不論是否在香港)就在開發項目或出租項目向閣下作出銷售及直接促銷，包括但不限於向閣下作出在發展項目的住宅單位及/或車位的直接促銷，以及進行促銷、銷售及統計分析(「**自願性用途**」)。

Your personal data is required by the Vendor for the Obligatory Purposes. If you do not provide your personal data to the Vendor for these purposes, the Vendor will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Development and/or administrative matters relating to the same.

賣方乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予賣方作此等用途，賣方將不能夠作出強制性用途，這可能對閣下購買在發展項目中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Purposes are only voluntary purposes and you are not obliged to consent to the use of your personal data for these purposes if you do not wish the Vendor and/or its holding companies or fellow subsidiaries of Vendor to use your personal data for direct marketing in relation to the property development or rental projects, including but not limited to the residential units and/or parking spaces in the Development, or marketing, sale and statistical analysis.

自願性用途僅屬自願性質，如果閣下不希望賣方及/或賣方之控股公司或子公司使用閣下的個人資料向閣下進行開發項目或出租項目(包括但不限於在發展項目的住宅單位及/或車位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

The Vendor may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.

除非已獲得閣下有關於此等使用或提供的書面同意，賣方不得使用或提供閣下的個人資料作自願性用途。

The Vendor will take all practicable steps to keep your personal data confidential, and if you agree and provide your written consent, will provide and transfer your personal data to the holding companies and/or the fellow subsidiaries of Vendor (whether in or outside Hong Kong), banks, financial institutions, estate agents and third party service providers who may then use your personal data for the Voluntary Purposes. The Vendor will not transfer your personal data to any other person without your consent.

賣方將會採取所有切實可行的步驟，以保密閣下的個人資料，及如果閣下同意及提供書面同意，將會把閣下的個人資料提供及轉移予賣方之控股公司及/或子公司(不論是否在香港)、銀行、財務機構、地產代理及第三者服務供應商，而前述各方繼而可使用閣下的個人資料作自願性用途。在沒有閣下同意下，賣方不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require the Vendor at any time to cease using your personal data for the Voluntary Purposes and the Vendor must so cease, without charge.

閣下可隨時撤回閣下的同意並要求賣方停止使用閣下的個人資料作自願性用途，而賣方必須在不收費的情況下停止如此使用該等資料。

The Vendor will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, and withdrawal of your consent or occurrence of other circumstances where your personal data is no longer required, the Vendor will destroy your personal data as soon as practicable after the Vendor are no longer obliged to retain such data by law.

賣方只在為落實強制性用途及(如果閣下同意)自願性用途所需的期間內，方會保存閣下的個人資料。

在落實強制性用途及(如果閣下同意)自願性用途後、閣下撤回同意或者出現發生不再需要閣下的個人資料之其他情況時，賣方將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

Annex 3

附件 3

You may at any time request access to and/or correct your personal data in the Vendor's records. To exercise these rights, you may contact the Vendor at the address below by stating your communication as "Confidential".

閣下可隨時要求查閱及/或改正在賣方的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與賣方聯絡，並在閣下的通訊註明「保密」字樣。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding the Vendor's policies and practices with respect to personal data and (2) raise general questions and complaints about the Vendor handling of personal data, please address your communication to the following (marked "Confidential"):

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關賣方在個人資料方面的政策及實務的一般資料及 (2) 提出有關賣方處理個人資料的一般問題及投訴，應致函予以下人士(註明「保密」字樣)：

Adventure Success Limited

Address: 38/F, Tower 1, Lippo Center, Admiralty, Hong Kong

Attn: Personal Data Privacy Officer

Email Address: sales@shimaogroup.com.hk

FAX no.: 2511-0287

傲成有限公司

地址：香港金鐘力寶中心一座 38 樓

個人資料私隱主任

電郵地址:sales@shimaogroup.com.hk

FAX no.: 2511-0287

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

By checking this box, I instruct the Vendor **NOT** to use my personal data for the Voluntary Purposes described above. (If I do not check this box, I understand that the Vendor will use my personal data for its Voluntary Purposes described above.)

本人在此空格加上剔(「✓」)號，即表示本人指示賣方**不得**使用本人的個人資料作上述自願性用途。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，賣方會使用本人的個人資料作其上述自願性用途。)

If there is any inconsistency between the English and Chinese version, the English version shall prevail.

英文版本與中文版本如有任何抵觸，應以英文版本為準。

Signed by the Purchaser(s)買方簽署

Date 日期

Vendor's Information Form
賣方資料表格

**TENDERER MUST
COMPLETE THIS PAGE**
投標者須填妥本頁

Vendor 賣方	Adventure Success Limited 傲成有限公司			
Address 地址	Beacon Peak (9 Yin Ping Road) (延坪道 9 號)			
Phase of Development 發展項目期數	Phase 1 of Beacon Peak Development Beacon Peak 發展項目的第 1 期			
Property 本物業	Residential property 住宅物業	Tower 座數	Floor 樓層	Flat 單位
	Tower Car Parking Space 大廈停車位	樓層 Floor	No(s). 號碼	
Purchaser(s) 買方				
I.D. / Passport / B.R. No. 身份證/護照/商業登 記證號碼				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

(a)	The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	The amount of the management fee cannot be provided as the Deed of Mutual Covenant in respect of the Development has not yet been executed. 因發展項目的公契尚未簽立，所以未能提供該物業的管理費金額。
(b)	The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	3% of the rateable value of the Property 本物業應課差餉租值之 3%
(c)	The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	The Beacon Peak Property Management Limited @
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有
(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development	No 沒有

Annex 4

附件 4

	賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

There has been no apportionment of Government rent for the Property as at the date of printing of this form.
直至本表格印刷之日，尚未有為本物業分攤地租。

@ The deed of mutual covenant and management agreement of the Development has not yet been executed. The manager has not yet been appointed. 發展項目的公契及管理協議尚未簽立，管理人尚未獲委任。

Date of Printing: 10/01/2025

印製日期: 10/01/2025

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Priority to purchase Parking Space
停車位優先認購權確認書

Only applicable to the following units:

只適用於下列單位：

Tower 座數	Floor 樓層	Flat 單位
2	9/F-12/F, 15/F-19/F	B
2	9/F-12/F, 15/F-19/F	C
6	8/F-12/F, 15/F-17/F	A
6	8/F-12/F, 15/F-17/F	B

Vendor 賣方	Adventure Success Limited 傲成有限公司			
Address 地址	Beacon Peak (9 Yin Ping Road) (延坪道 9 號)			
Phase of Development 發展項目期數	Phase 1 of Beacon Peak Development Beacon Peak 發展項目的第 1 期			
Property 本物業	Residential property 住宅物業	Tower 座數	Floor 樓層	Flat 單位
	Tower Car Parking Space 大廈停車位	樓層 Floor	No(s). 號碼	
Purchaser(s) 買方				
I.D. / Passport / B.R. No. 身分證 / 護照 / 商業 登記證號碼				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

To 致: The Purchaser 買方

- We, Adventure Success Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the **“Preliminary Agreement”**).
本公司 Adventure Success Limited 現就閣下根據一份臨時買賣合約(以下稱「**臨時合約**」)購買本物業一事致函閣下。
- The Purchaser(s) shall have the priority (**“Priority Right”**) to purchase **one (1)** parking space in the Development (**“Parking Spaces”**) subject to the terms and conditions set out below:-
受下列的條款及條件約束，買方可享有優先認購發展項目內的一個停車位(「**停車位**」)之權利(「**優先權利**」)：-
 - It shall be a condition of the sale and purchase of the Parking Space that the sale and purchase of the Property shall have been completed in accordance with the Preliminary Agreement and the formal agreement for sale and purchase to be entered into between us relating to the Property (the **“Agreement”**).
作為停車位買賣的條件，本物業的買賣必須已經按照臨時合約及賣方將與買方簽署的本物業的正式買賣合約(「**正式合約**」)完成交易。
 - The Purchaser(s) shall exercise his/her/their/its Priority Right within the time limit and in accordance with the terms and conditions as may be specified in the notice (**“Notice”**) that the Vendor may serve upon the Purchaser(s) from time to time regarding the arrangement of the sale of the Parking Spaces.
買方須根據賣方可能不時發給買方有關出售停車位的安排事宜之通知書(「**通知書**」)中所規定的時限及方法及所列的條款及條件行使其優先權利。

- (c) The price and sales arrangements details of Parking Spaces (including the method for determining the order of priority in which persons wishing to exercise their options to purchase parking space may select the Parking Space(s)) will be determined by the Vendor at its sole and absolute discretion and will be announced later.
停車位的售價及銷售安排詳情(包括決定行使購買停車位權利人士挑選停車位的先後次序的方法)將由賣方全權及絕對酌情決定，並容後公佈。
- (d) Time shall be of the essence of this letter. If the Purchaser(s) does/do not exercise his/her/their/its Priority Right within the time limit and in accordance with the terms and conditions as may be specified in the Notice and the manner as may be prescribed by the sales arrangements of the Parking Spaces to be announced by the Vendor, the Priority Right shall lapse automatically and the Vendor's obligations under this letter will be discharged automatically. The Purchaser(s) shall not be entitled to any compensation therefor.
在本信件中的時間規定須嚴格遵守。如買方不依照通知書中所列的條款及條件及賣方日後公佈的車位之銷售安排所規定的時限及方法行使其優先權利，其優先權利將會自動失效，屆時賣方在本信件下的責任將會自動解除。買方不會為此獲得任何補償。
- (e) All stamp duty chargeable on this letter (if any), the Priority Right (if any) and arising from the sale and purchase of the Parking Space(s) shall be borne by the Purchaser solely. For the purpose of the Stamp Duty Ordinance, the Parking Space is a non-residential property.
買方須負責所有就本信件、優先權利及買賣停車位而產生的印花稅(如有)。就《印花稅條例》而言，停車位為非住宅物業。
3. Unless and until the relevant legally binding agreement for sale and purchase of the Parking Space in the Vendor's prescribed form shall have been signed between the Purchaser and the Vendor, this letter does not confer or create any interest in any of the Parking Spaces This letter shall not be registered at the Land Registry.
除非及直至賣方與買方已經簽訂一份具有法律約束力、並按照賣方指定格式製備的車位買賣合約，否則本信件不會就任何車位賦予買方(或產生)任何權益。本信件不可在土地註冊處登記。
4. In the event that the Purchaser(s) fail to observe, perform or comply with any of the terms and conditions contained in this Letter, the Preliminary Agreement, the Agreement or the Notice or fail to complete the sale and purchase of the Property, this Letter shall become null and void upon which the Purchaser shall not be entitled to any of the benefit(s) contained in this Letter which shall be deemed to have been withdrawn without prejudice to the Vendor's rights and claims against the Purchaser under the Preliminary Agreement, the Agreement and the applicable laws.
假如買方未能遵守、履行或符合本信件、臨時合約、正式合約或通知書的任何條款或條件或未能完成本物業的買賣，本信件即告作廢並無效而上述優惠將即時被撤銷，且不損害賣方於臨時合約、正式合約及其他適用法律下之其他權利及申索。
5. The Purchaser(s) acknowledge and understand that :-
買方知悉及明白：
- (a) The Vendor may grant to other person(s) right of priority to purchase a Parking Space similar to the Purchaser's Priority Right.
賣方可向其他人士提供與買方的優先認購權利相似的優先認購停車位的權利。
- (b) There may not be sufficient number of Parking Spaces available for all persons having the right of priority to purchase. In case the number of the persons (including the Purchaser) exercising their right of priority to purchase exceeds the number of Parking Spaces available, the Vendor reserves the right to sell the Parking Spaces by balloting or on a first come first serve basis or in other manner. The Purchaser shall have no claim for any losses, damages, costs and expenses whatsoever against us if the Purchaser is unable to purchase a Parking Space for the reasons stated in this paragraph.
可供出售的停車位數目可能不足以讓所有有優先認購權利的人士認購。如行使優先認購權利之人士(包括買方)的數目超過可供出售的停車位的數目，賣方保留權利以抽籤或先到先得的方式或其他方式出售停車位予行使優先認購權利之人士。如買方因本段所述的原因以不能購買停車位，買方不可向賣方申索任何種類的損失、賠償、費用及開支。

6. The rights or benefits conferred on the Purchaser(s) upon the terms and conditions of this letter shall be personal to the Purchaser(s) solely and are non-assignable and non-transferable, can only be exercised and enjoyed by the Purchaser(s) personally, and will terminate automatically when the Purchaser(s) sells/transfers or contracts to sell/transfer the Property. In any event the Vendor shall not be liable to the Purchaser(s)' sub-purchaser(s), nominee(s) or assignee(s).
本信件賦予買方之權利或利益只屬買方個人的，不得轉讓或轉移，及只能由買方本人行使及享用。當買方出售/轉讓本物業或簽訂有關協議，本信件賦予買方之權利及利益將會自動終止。賣方在任何情況下均不須向買方之轉購人、被提名人或承讓人負責。
7. This Letter is an agreement independent of the Preliminary Agreement and the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. This Letter constitutes an agreement between the parties hereto independent from your purchase of the Property, the Preliminary Agreement and the Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder (if any), you shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and Agreement. Any claim that you may have under or in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.
本函為一獨立於臨時合約及正式合約之協議，本函任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及濟助均不受本函影響。本函乃由本函各方之間訂立且獨立於閣下購買物業、臨時合約及正式合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本函內之責任(如有)，閣下仍須遵守及履行臨時合約及正式合約的所有條款及條件及按臨時合約及正式合約的條款完成購買物業。所有按或就本函提出的或與本函有關連的而可由閣下對賣方提出的申索，只能是為取得損害賠償的申索。
8. In case of dispute, the Vendor reserves the right to make the final decision on all matters arising from this letter and such decision shall be binding on the Purchaser(s).
如有爭議，賣方有權就本信件引起的所有事宜作最後決定，該決定對買方有約束力。
9. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義，一切以英文文本為準。

After due and careful consideration of the aforesaid terms and conditions contained in this letter, we/I agree to accept the same and be bound by the terms and conditions herein set out.

經小心考慮本信件內的條款及細則後，本人/吾等同意接受本信件內的條款及細則及受其約束。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Early Completion Benefit
提早成交確認書

Vendor 賣方	Adventure Success Limited 傲成有限公司			
Address 地址	Beacon Peak (9 Yin Ping Road) (延坪道 9 號)			
Phase of Development 發展項目期數	Phase 1 of Beacon Peak Development Beacon Peak 發展項目的第 1 期			
Property 本物業	Residential property 住宅物業	Tower 座數	Floor 樓層	Flat 單位
	Tower Car Parking Space 大廈停車位	樓層 Floor	No(s). 號碼	
Purchaser(s) 買方				
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

1. We refer to your purchase of the Property under the Preliminary Agreement for Sale and Purchase you entered into at the date hereof (the “**Preliminary Agreement**”). We hereby confirm that the Vendor is prepared to provide you with a cash rebate (“**Cash Rebate**”) according to the table below and subject to your full compliance with the following terms and conditions :-
閣下於本函日期簽訂臨時買賣合約（「**臨時合約**」）購買本物業。現特此確認，受閣下遵守以下條款及條件為前提下，賣方會準備按以下列表提供現金回贈（「**現金回贈**」）予閣下：

Date of full payment of the purchase price of the Property 付清本物業樓價的日期	Amount of the Cash Rebate 現金回贈金額
簽署臨時合約的日期後 90 日內 Within 90 days after the signing of the Preliminary Agreement	2% of the purchase price of the Property 本物業樓價 2%

如上述訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日期定為下一個工作日。

If the last day of any period above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

2. You shall execute the formal Agreement for Sale and Purchase (the “**Agreement**”) within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions contained in the Preliminary Agreement.
閣下須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立正式買賣合約（「**正式合約**」）。
3. In the event that you fail to observe perform or comply with any of the terms and conditions contained in this Letter, the Preliminary Agreement or the Agreement, the Vendor shall be entitled to withdraw and/or request for a refund of the Cash Rebate forthwith without prejudice to the Vendor’s other rights and claims under the Agreement, the Preliminary Agreement or other applicable laws.
若閣下未能遵守、履行或符合本函、臨時合約或正式合約內任何條款或條件，賣方有權即時撤銷及/或要求退還現金回贈，且並不損害賣方於臨時合約、正式合約或其他適用法律下之其他權利及申索。
4. You will be deemed as having made full payment of all part payments or (as the case may be) the balance of the purchase price of the Property only if and when you have made such payment in accordance with the Agreement and the Vendor’s solicitors have received such payment in full.
只有在閣下按正式合約支付及賣方律師已經收妥物業的所有部份樓價或樓價餘款(視屬何情況而定)後，閣下方會被視作已全數支付物業的所有部份樓價或樓價餘款。

5. You shall give prior written notice to the Vendor to apply for the Cash Rebate at least 30 days before the proposed early completion date. After the Vendor has received the application and duly verified the relevant information, the Vendor will upon completion apply the Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Cash Rebate is approved by the Vendor, you shall complete the purchase of the Property and shall pay the full purchase price of the Property in accordance with the Agreement.

閣下須於擬提前成交日前最少 30 日，以書面通知賣方提出申請現金回贈，賣方會於收到申請並證實有關資料後將現金回贈於成交時直接用於支付部份樓價餘額。不論現金回贈的申請獲賣方批核與否，閣下仍須按正式合約完成物業的交易及繳付物業的樓價全數。

6. This Letter is an agreement independent of the Preliminary Agreement and the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. This Letter constitutes an agreement between the parties hereto independent from your purchase of the Property, the Preliminary Agreement and the Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder (if any), you shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and Agreement. Any claim that you may have under or in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.

本函為一獨立於臨時合約及正式合約之協議，本函任何內容均不得視作取替或更改臨時合約或正式合約內的任何條款及/或條件。賣方所有臨時合約及正式合約下之權利及濟助均不受本函影響。本函乃由本函各方之間訂立且獨立於閣下購買物業、臨時合約及正式合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本函內之責任(如有)，閣下仍須遵守及履行臨時合約及正式合約的所有條款及條件及按臨時合約及正式合約的條款完成購買物業。所有按或就本函提出的或與本函有關連的而可由閣下對賣方提出的申索，只能是為取得損害賠償的申索。

7. All the rights and benefits conferred on you upon the terms and conditions of this Letter are non-assignable and non-transferable and can only be exercised and enjoyed by you personally.

所有根據本函條款及條件賦予閣下之權利及優惠均不能轉讓及轉移，及只能由閣下本人行使及享用。

8. A person who is not a party to this Letter shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Letter.

並非本函一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本函任何條款及條件或享有本函任何條款及條件之利益。

9. The Chinese version of this Letter is for reference only and the English version thereof shall prevail in case of disparity.

本函之中文譯本僅供參考之用，如有差異，仍以英文本為準。

After due and careful consideration of the aforesaid terms and conditions contained in this letter, we/I agree to accept the same and be bound by the terms and conditions herein set out.

經小心考慮本信件內的條款及細則後，本人/吾等同意接受本信件內的條款及細則及受其約束。

Signed by the Purchaser(s) 買方簽署

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

第 I 部份
Part I

1. 視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.
2. 除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
3. 如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。
The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.
4. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予一手買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the first-hand Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
5. 所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於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 the Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether the Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
6. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。
For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.

第 II 部份
Part II

(A) 提早成交優惠
Early Completion Benefit
(只適用於選擇付款計劃B的買方)
(Only applicable to Purchaser who selects Payment Plan B)

如買方於以下列表訂明的期限內繳付樓價全數及完成該物業的買賣交易，可根據以下列表獲賣方提供現金回贈（「現金回贈」）。

Where the Purchaser fully pays the Purchase Price and completes the sale and purchase of the Property within the period specified in the table below, the Purchaser shall be entitled to a Cash Rebate (“Cash Rebate”) offered by the Vendor according to the table below.

付清本物業樓價的日期 Date of full payment of the purchase price of the Property	現金回贈金額 Amount of the Cash Rebate
接納書日期後 90 日內 Within 90 days after the date of Letter of Acceptance	樓價 2% 2% of the Purchase Price

買方須於其意欲完成該物業的買賣的交易日前最少 30 日，以書面向賣方提出申請現金回贈，賣方會於收到申請並確認有關資料無誤後將現金回贈於成交時直接用於支付部份樓價餘額。不論現金回贈的申請獲賣方批核與否，買方仍須按買賣合約完成該物業的交易及繳付該物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Cash Rebate at least 30 days before the intended date of completion of the sale and purchase of the Property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Cash Rebate for part payment of the balance of the Purchase Price directly. Irrespective of whether or not the application for Cash Rebate is approved by the Vendor, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the agreement for sale and purchase.

如上述訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日期定為下一個工作日。

If the last day of any period above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

贈品、財務優惠或利益的列表完
[End of List of gifts, financial advantages or benefit]

Keep Money Laundering Away from Hong Kong

Lawyers and Public to Play Key Roles

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

For Individuals

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

For Corporations

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

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

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

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

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

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

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

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

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

Frequently Asked Questions

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

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

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

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

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

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

What is meant by suspicious transaction?

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

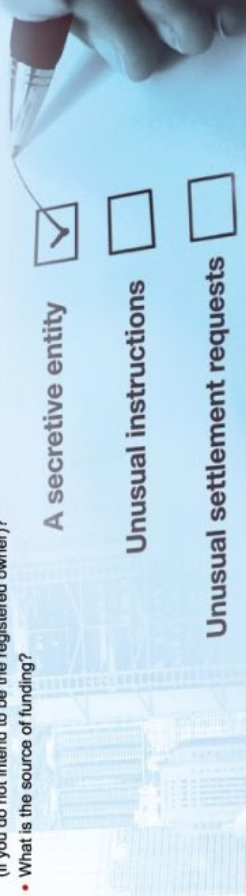
- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

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

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

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



律師與市民齊參與 打擊清洗黑錢活動

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

個別人士

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

公司

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

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

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

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

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

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

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

常見問題

香港律師會為何要求律師向客戶索取有關身份證明及核實資料？

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

除身份證明文件外，律師還會進一步索取其他資料嗎？

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？

- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」？

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

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料？

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料？資料會否保密？會否轉交第三者？

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

- 身份不明
- 不尋常的指示
- 不尋常的結算要求



你我攜手為香港把關 Gatekeeping for HKSAR

配合香港履行打擊清洗黑錢之國際責任
你的支持不可少

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

No Money 嚴禁清洗黑錢 Laundering

