

**TENDER NOTICE CONTAINING TERMS AND CONDITIONS  
OF THE TENDER SALE OF  
載有下述物業招標條款之招標公告**

Tender Document No. S.2

招標文件 S.2 號

**GRANDE MONACO (Phase 2 of MONACO Development)  
12 Muk Tai Street, Kowloon, Hong Kong  
Flat B on 3/F in Tower 1A**

**GRANDE MONACO, Phase 2 of the MONACO DEVELOPMENT  
MONACO 發展項目第 2 期（「即 GRANDE MONACO」）  
第 1A 座 3 樓 B 單位**

**Note: The tender may be made in respect of at least one of the above specified residential properties. The specified residential property(ies) for which a tenderer makes an offer to purchase will be collectively referred to as the “Property”.**

註：投標人可以就最少一個上述指明住宅物業作出投標。投標人作出要約購買的指明住宅物業於下文統稱為「該物業」。

Date 日期: 12 February 2023  
2023 年 2 月 12 日

From: Top Genius Holdings Limited (the “**Vendor**”)  
本文件由雅晉集團有限公司（「**賣方**」）發出

To: Tenderers of the Property  
致：該物業投標人

- (1) To make an offer to purchase the Property, you shall  
如欲作出要約購買該物業，閣下須
- (a) complete and sign the Offer Section of this document below (the “**Offer Section**”) without any amendment to this document;  
填妥及簽署本文件下文要約部份（「**要約部份**」）（不得修改本文件）；
- (b) complete and execute the preliminary agreement for sale and purchase of the Property (the “**PASP**”) in the form enclosed without any amendment (*tenderer shall submit 1 PASP for each and every specified residential property he/she/it/they make(s) an offer to purchase*) and **in duplicate**; and  
填妥及簽立該物業之臨時買賣合約（「**臨時合約**」）（其格式附夾於本文件，不得修改，投標人須就每一個欲作出投標的指明住宅物業遞交一份臨時合約），**一式兩份**；

(c) complete and sign each of the following documents in the forms enclosed without any amendment (*tenderer shall submit 1 set of the following documents for each and every specified residential property he/she/it/they make(s) an offer to purchase*) and **in duplicate**:  
填妥及簽署以下文件（其格式附夾於本文件，不得修改，投標人須就每一個欲作出投標的指明住宅物業各自遞交一份下述文件），**一式兩份**：

- (i) Warning to Purchasers;  
「對買方的警告」；
- (ii) Declaration of Relationship with the Vendor;  
「與賣方關係的聲明」；
- (iii) Personal Data Collection Statement;  
「收集個人資料聲明」；
- (iv) Declaration in relation to Intermediary;  
「有關中介人的聲明」；
- (v) Acknowledgement Letter regarding the Priority to Purchase one Residential Car Parking Space;  
「有關優先認購一個住宅停車位確認函」；
- (vi) Acknowledgement Letter regarding Split Type Air-conditioning Outdoor Unit;  
「有關分體式空調機（室外機）確認函」；
- (vii) Acknowledgement Letter for Properties Viewing;  
「物業參觀確認函」；
- (viii) Vendor's Information Form;  
「賣方資料表格」；
- (ix) Supplemental Letter (if applicable)  
「補充函」（如適用）

(Note: Each tenderer can only submit ONE Supplemental Letter, if applicable)

（註：每位投標者只能提交一份補充函（如適用））。

**Please do not date the PASP and the documents referred to in (1)(c) above.**

**請勿於臨時合約及上述第（1）（c）段提及之文件填上日期。**

- (2) You shall submit the following to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same in a sealed plain envelope clearly marked “Tender no. S.2 of GRANDE MONACO” to **19/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Kowloon, Hong Kong (“the Sales Office”)** during the Tender Period (as defined in the Tender Notice). **Notwithstanding anything herein provided, if typhoon signal no.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 11 a.m. to 12 noon on the tender closing date, the tender closing date and time will automatically be postponed to 12 noon on the next succeeding business day in respect of which no typhoon signal no.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 11 a.m. to 12 noon. “Business day” means a day that is not a Saturday, Sunday or public holiday. Please note that the Vendor has the absolute right to change the tender closing date and/or time**

**of the tender from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to the Property.**

在招標期間（定義見招標公告）把下述文件連同本文件（要約部份須如上所述填妥及簽署）放於一個致予賣方的密封的信封內並在封面清楚列明「投標 GRANDE MONACO 招標號碼 S.2」，一併交回香港九龍尖沙咀海港城港威大廈第二座 19 樓（「售樓處」）。儘管上述任何規定，如在招標截止日期上午 11 時至中午 12 時內的任何時間，8 號或以上颱風訊號或黑色暴雨警告在香港生效，招標截止日期及時間將自動順延至下一個緊接該日並在上午 11 時至中午 12 時之間並無懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號之辦公日之中午 12 時。「辦公日」指不屬星期六、星期日或公眾假期的日子。請注意：賣方有全權透過修改有關該物業的銷售安排資料及/或發布有關該物業的新銷售安排資料不時更改招標截止日期及/或時間。

- (a) your completed and executed documents referred to in (1) above;  
經閣下填妥及簽立之上述第（1）段所述的文件;
- (b) one or more Hong Kong Dollar cashier order(s) issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) in the total amount of 5% of the purchase price you offered (as preliminary deposit) and made payable to “Kao, Lee & Yip Solicitors”, the Vendor’s solicitors;

一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共相等於閣下出價的 5%（作為臨時訂金）、而抬頭人為「高李葉律師行」（即賣方律師）的港幣銀行本票；

- (c) copy(ies) of your identification document(s) (*note: If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company incorporated in Hong Kong, certificate of incorporation and certificate of change of name (if any), valid business registration certificate, the latest register of director and annual return of the tenderer; and*

閣下身份證明文件副本（註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照））；而若投標人為香港註冊成立的公司，指公司註冊證書及公司更改名稱註冊證書（如有），有效商業登記證，最近期之董事名冊及周年申報表；及

- (d) if the Offer Section of this Tender Notice is signed by an agent or attorney, the original or certified copy of a duly executed and properly witnessed Power of Attorney of the principal appointing the agent or attorney and a copy of the principal’s and agent’s or attorney’s HKID/Passport.

若本文件要約部份是由代理人或授權人簽署，主事人委託代理人或授權人的妥為簽訂及見證的授權書的正本或經核證的副本，以及主事人及代理人或授權人的香港身份證/護照複印本。

- (3) Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and cannot be varied and open for acceptance by the Vendor **at and before 6 p.m. on the fourteenth business day after the closing date of the tender** (the “Specified Date”) and, on acceptance by the Vendor, a contract shall be constituted between you and the Vendor.

閣下提交上述各項即視作同意本文件條款及就購買該物業作出正式要約，且該要約於招標截止日期後的第 14 個辦公日（「指明日期」）下午 6 時正及之前不可撤銷及不可更改及可供賣方接受，而一經賣方接受，閣下與賣方間即有合約存在。

- (4) (a) The Vendor may accept your offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance of your offer, the Vendor will return to you one duplicate of the PASP executed by the Vendor and dated not later than the Specified Date as soon as practicable.

賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或任何其他有效方法接受閣下之要約。賣方接受閣下之要約後，將盡快向閣下交回經賣方簽立且日期為不後於指明日期之臨時合約一份。

- (b) If your offer is accepted by the Vendor, you shall be the Purchaser under the PASP which shall form a legally binding agreement between the Vendor and you for the sale and purchase of the Property once the PASP is signed by the Vendor and delivered to the you as aforesaid.

一旦賣方在臨時合約上簽署並將之以上述方式送達予閣下，閣下即成為臨時合約的買方，而該臨時合約將構成賣方與閣下就買賣該物業的有法律約束力的協議。

- (c) You shall sign the agreement for sale and purchase of the Property within 5 working days after the date of the PASP and pay the further deposit and part payment(s) (if any) of the purchase price in accordance with the terms and conditions of the PASP. (Note: The expression "working day" has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621 of the Laws of Hong Kong).)

閣下須在臨時合約日期後的 5 個工作天內簽署該物業之正式買賣合約，並且按照臨時合約的條款及條件支付加付訂金和部分售價(如有)。(註：「工作天」一詞具有香港法例第 621 章《一手住宅物業銷售條例》第 2(1)條例所賦予的涵義。)

- (d) The agreement for sale and purchase shall be in the form prescribed by the Vendor and none of the terms thereof may be altered .

正式買賣合約須採用賣方訂明的格式，其中任何條款均不得更改。

- (5) The cashier order(s) and/or cheque(s) (if any) submitted will remain uncashed until the Vendor has decided whether to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) and cheque(s) (if any) will be cashed and the amount will be treated as the preliminary deposit of the Property and (if applicable) further deposit, part payment or part thereof payable by you under the PASP. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) and/or cheque(s) (if any) will be uncashed and made available for your collection,

without interest cost or compensation, by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) and/or cheque(s) (if any) to you at your risk by mailing the same by ordinary or registered post to your address specified in the Offer Section.

在賣方尚未決定是否接受閣下之要約前，閣下所提交之本票及/或支票（如有）將不作兌現。倘賣方接受閣下之要約，本票及/或支票（如有）將作兌現，而金額將視作該物業的臨時訂金及(如適用) 加付訂金、部分售價或其部分。倘賣方不接受閣下要約，閣下將獲通知，本票及/或支票（如有）將不作兌現，且經預約閣下可領回本票及/或支票（如有）（不連同利息、費用/或賠償），惟賣方有權將本票及/或支票（如有）以普通或掛號郵遞郵寄至閣下於要約部份填上之地址（遺失風險由閣下承擔）。

- (6) If the tenderer is a company, there shall not be any change in the director(s) and/or shareholder(s) of the tenderer prior to the signing of the agreement for sale and purchase.

如投標人為公司，在簽立正式買賣合約之前，投標人公司之董事及/或股東成員不得有任何更改。

- (7) The Vendor does not undertake, and is under no obligation, to review, consider or accept the highest offer or any offer at all for the purchase of the Property or any part thereof. The Vendor has the absolute right to withdraw from the sale of the Property or any part thereof at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/or time of the tender and/or the Sales Office and/or the means of sale of the Property from time to time by amending the Sales Arrangements and/or issuing new Information on Sales Arrangements in relation hereto.

賣方並不承諾亦無責任閱覽、考慮或接受認購該物業或其中任何部分最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售該物業或其中任何部分。賣方有全權透過修改與此相關的銷售安排及/或發布有關該物業的新銷售安排資料不時更改該物業之招標截止日期及/或招標時間及/或售樓處及/或銷售方式。

- (8) It is hereby specifically declared by the Vendor that any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective tenderer or tenderer shall be for reference purposes only. The Vendor will not provide legal or other advice in respect of the subject tender. Any statement or action shall not and shall not be deemed to form part of this Tender Notice and/or the PASP 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 set out in this Tender Notice and/or the PASP.

茲聲明賣方任何人員或代理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，均只供參考之用。賣方不會就該招標提供法律或其他意見。有關之陳述或行動不得作為或視作構成本招標公告及/或臨時合約的一部份。有關之陳述或行動亦不能或視作闡述、更改、否定、豁免或以任何其他形式修改本招標公告及/或臨時合約的任何條款或條件。

- (9) You are advised to obtain legal or other professional advice on these terms and conditions, the terms and conditions of the documents enclosed herewith and on all matters concerning the tender.

特此建議閣下就本文件及附夾於本文件內各文件之條款及條件及一切與招標物業有關的事宜尋求法律及其他專業意見。

- (10) You may appoint your own intermediary for the tender if you consider appropriate. The intermediary so appointed by you is not the agent of the Vendor or any holding or associated company(ies) of the Vendor.

閣下在其認為適當的情況下，可委任自己的中介人進行投標。由閣下如此委任的中介人並非賣方或賣方的任何控權或有聯繫公司的代理人。

- (11) The person who signs the Offer Section of this Tender Notice as tenderer shall be deemed to be acting as a principal unless he discloses therein that he is acting as an agent or attorney only, in which case he shall also disclose therein the name, address and the contact detail(s) of his principal including the contact details of the contact person(s) of his principal. Where the tenderer signs the Offer Section of this Tender Notice as agent or attorney for a principal, the person signing the Offer Section of this Tender Notice as tenderer shall, by delivery of the same, be deemed to have warranted to the Vendor that he has the authority of the principal to complete, sign and submit the Offer Section of this Tender Notice and other relevant documents. The original or certified copy of a duly executed and properly witnessed Power of Attorney of the principal appointing the agent or attorney and a copy of the principal's and agent's or attorney's HKID/Passport shall be submitted with the Offer Section of this Tender Notice to the satisfaction of the Vendor.

以投標人身份簽署本文件要約部份的人士將被視作為主事人，除非他於本文件要約部份中披露他僅以代理人或授權人的身份行事(如屬此等情況，他亦須於本文件要約部份中披露其主事人的姓名、地址及聯絡資料，包括其主事人聯絡人的聯絡資料)。若投標人以代理人或授權人的身份為主事人簽署投標表格，作為投標人簽署本文件要約部份的人士將藉着送達本文件要約部份被視為已向賣方保證他已得到主事人的授權填寫、簽署及遞交本文件要約部份及其他相關文件。委託代理人或授權人的妥為簽訂及見證的授權書的正本或經核證的副本，以及主事人及代理人或授權人的香港身份證/護照複印本，須隨本文件要約部份一併遞交，以使賣方滿意。

- (12) No person who is not sui juris shall be entitled to submit a tender.

無行為能力之人士無權遞交投標書。

- (13) Any tender by any company which was incorporated outside Hong Kong will not be accepted.

任何於香港以外地方註冊成立的公司遞交的任何投標書將不予接受。

- (14) Time shall in all respects be of the essence.

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。

- (15) This document and the enclosed documents are all confidential Provided That you may, at your reasonable discretion and on a need-to-know basis, disclose the same to your professional advisor(s) but only for purposes of giving professional advice on the matters in connection with the transactions

contemplated in these terms and conditions. This document and the enclosed documents are provided to you in consideration of your agreement to the foregoing.

本文件及所附夾之文件均屬機密，惟閣下可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予閣下專業顧問，惟透露之目的僅限於就本文件條款及條件所預期交易之相關事宜提供專業意見。本文件及所附夾之文件均以閣下同意上文規定為代價向閣下提供。

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

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

- (17) In these terms and conditions, unless the context requires otherwise, words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).

本文件條款及條件中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

- (18) The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.

本文件之中文譯本僅供參考之用，如與英文文本有歧義，將以英文文本為準。

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## **OFFER SECTION**

### **要約部份**

*To be completed and signed by the tenderer(s):*

由投標人填妥及簽署：

I/We hereby submit the materials referred to (2) above to the Vendor, namely (please tick “√”):

我/我們特此向賣方提交第（2）段所述之文件如下（請標上“√”）：

- ☐ completed and executed PASP **(IN DUPLICATE)**  
已填妥及簽立之臨時合約（一式兩份）
  - ☐ the signed Warning to Purchasers **(IN DUPLICATE)**  
已簽署的「對買方的警告」（一式兩份）
  - ☐ the signed Declaration of Relationship with the Vendor **(IN DUPLICATE)**  
已簽署的「與賣方關係的聲明」（一式兩份）
  - ☐ the signed Personal Data Collection Statement **(IN DUPLICATE)**  
已簽署的「收集個人資料聲明」（一式兩份）
  - ☐ the signed Declaration in relation to Intermediary **(IN DUPLICATE)**  
已簽署的「有關中介人的聲明」（一式兩份）
  - ☐ the signed Acknowledgement Letter regarding the Priority to Purchase one Residential Car Parking Space(if applicable) **(IN DUPLICATE)**  
已簽署的「有關優先認購一個住宅停車位確認函」（如適用）（一式兩份）
  - ☐ the signed Acknowledgement Letter regarding Split Type Air-conditioning Outdoor Unit **(IN DUPLICATE)**  
已簽署的「有關分體式空調機（室外機）確認函」（一式兩份）
  - ☐ the signed Acknowledgement Letter for Properties Viewing; **(IN DUPLICATE)**  
已簽署的「物業參觀確認函」（一式兩份）
  - ☐ the signed Vendor's Information Form; **(IN DUPLICATE)**  
已簽署的「賣方資料表格」（一式兩份）
  - ☐ the signed Supplemental Letter (if applicable) **(IN DUPLICATE)**  
已簽署的「補充函」（如適用）（一式兩份）
- Note: Each tenderer can only submit ONE Supplemental Letter (if applicable) only.  
註：每位投標者只能提交一份補充函（如適用）。
- ☐ one or more Hong Kong Dollar cashier order(s) issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) in the total amount of 5% of the purchase price you offered (as preliminary deposit) and made payable to “Kao, Lee & Yip Solicitors”, the Vendor's solicitors  
一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共相等於閣下出價的 5%（作為臨時訂金）、而抬頭人為「高李葉律師行」（即賣方律師）的港幣銀行本票
  - ☐ copy(ies) of identification document(s) of all tenderers; and  
所有投標人的身份證明文件之副本；及
  - ☐ original/ certified copy of a duly executed and properly witnessed Power of Attorney (if applicable)  
妥為簽訂及見證的授權書的正本或經核證的副本（如適用）



I/We hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.

我/我們特此確認我/我們同意上述條款並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣10元為代價）。

\_\_\_\_\_  
Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：\_\_\_\_\_

Name of principal (if applicable): 主事人姓名(如適用)：\_\_\_\_\_

Name of attorney (if applicable): 授權人姓名(如適用)：\_\_\_\_\_

No(s). of identification documents of tender(s) 投標人的身份證明文件之號碼：

\_\_\_\_\_  
No(s). of identification documents of principal (if applicable): 主事人的身份證明文件之號碼(如適用)：

\_\_\_\_\_  
No(s). of identification documents of attorney (if applicable): 授權人的身份證明文件之號碼(如適用)：

\_\_\_\_\_  
*(note: If a tenderer is a natural person please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify). If a tenderer is a company, please state (i) the business registration number and (ii) place of incorporation)*

（請注意：若投標人為自然人，請填上香港身份證號碼（如不適用則填上其他有效身份證明文件如護照（請列明）；若投標人為公司，請填上（i）商業登記號碼（ii）公司成立地點）

(i)\_\_\_\_\_

(place of incorporation, if applicable 公司成立地點，如適用：(ii)\_\_\_\_\_)

Contact information of the tenderer(s) 投標人聯絡資料：

Address 地址：\_\_\_\_\_

Telephone number 電話號碼：\_\_\_\_\_

Fax number 傳真號碼：\_\_\_\_\_

Email address 電郵地址：\_\_\_\_\_

Vendor 賣方		: Top Genius Holdings Limited 雅晉集團有限公司	
Sales Agent for Vendor 賣方銷售代理人: Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)			
Vendor's solicitors 賣方律師	KAO, LEE & YIP SOLICITORS 高李葉律師行	17/F, Gloucester Tower, The Landmark, Central, Hong Kong 香港中環置地廣場告羅士打大廈十七樓	Tel. No. 電話號碼 2844-4888 Fax No. 傳真號碼 2810-0620
Purchaser 買方	Purchasers' / Purchaser's Name(s) 買方姓名		HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/商業登記證號碼
	(1) _____		_____
	(2) _____		_____
	(3) _____		_____
	Directors' names (for corporate purchasers only) 董事姓名 (只適用於買方為有限公司)		HKID No./ Passport No. 香港身份證號碼/護照號碼
	(1) _____		_____
	(2) _____		_____
Purchaser's Correspondence/ Registered Office Address 買方通訊 / 註冊辦事處 地址	_____		Tel. No 電話號碼 _____

The Vendor agrees to sell and the Purchaser agrees to purchase the property mentioned below on the following terms and conditions and the “Other Terms and Conditions” set out hereto. 賣方及買方於此同意根據以下條款及後述的“其他條款及條件”出售及購買下述之物業。

Name and address of the Phase of the Development 發展項目的期數的名稱及地址:	
<b>GRANDE MONACO</b> (Phase 2 of MONACO Development MONACO 發展項目的第 2 期) 12 Muk Tai Street 沐泰街 12 號	
The Property 本物業	Flat B on 3/F in Tower 1A 第 1A 座 3 樓 B 單位

Please tick (“✓”) the applicable Payment Term (請剔選適用之付款方法)

**Purchase Price and 180-day Cash Payment Plan**

**售價及 180 天現金優惠付款計劃**

☐

The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元	, which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):- ，並須由買方按以下方式付予賣方 (「付款方式」) :-
Preliminary Deposit in the sum of 臨時訂金為數	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付
Balance of Purchase Price 售價餘額	HK\$ 港幣	元	, which is equal to 95% of the purchase price shall be paid within 180 days after the date on which this Preliminary Agreement is signed (即售價的 95%) 的售價餘額，須於本臨時合約的簽署日期之後的 180 天內由買方繳付

**Purchase Price and 360-day Cash Payment Plan**

**售價及 360 天現金優惠付款計劃**

☐

The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元	, which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):- ，並須由買方按以下方式付予賣方 (「付款方式」) :-
Preliminary Deposit in the sum of 臨時訂金為數	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付
Further Deposit 加付訂金	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid within 60th day after the date on which this Preliminary Agreement is signed (即售價的 5%) 的加付訂金，須於本臨時合約的簽署日期之後的 60 天內由買方繳付
Balance of Purchase Price 售價餘額	HK\$ 港幣	元	, which is equal to 90% of the Purchase Price shall be paid within 360 days after the date on which this Preliminary Agreement is signed (即售價的 90%) 的售價餘額，須於本臨時合約的簽署日期之後的 360 天內由買方繳付

Provided That the purchaser shall have provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. The Vendor's determination as to whether a purchaser is a “Wheelock's Friends” shall be final.

\* delete whichever is not appropriate 將不適用者刪去

Received from the Purchaser the sum of HK\$ 茲收到買方港幣	being the Preliminary Deposit payable upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱	Cashier Order/Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" together with the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement for purchase of the Property herein.

買方在此同意及明白所有上列條件及“其他條款及條件”下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約，以購買本物業。

## OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement:

在本臨時合約中:

- (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);  
“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) "working day" has the meaning given by section 2(1) of that Ordinance;  
“工作日”具有該條例第 2 (1) 條給予該詞的涵義;
- (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and  
第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及
- (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.  
第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

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。

3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed

—

按訂約雙方的意向，本臨時合約將會由一份買賣合約（“正式合約”）取代，正式合約須 —

- (a) by the Purchaser on or before \_\_\_\_\_ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed);  
and  
由買方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
- (b) by the Vendor on or before \_\_\_\_\_ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).  
由賣方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。

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

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。

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

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。

6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form as prepared by the Vendor's solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable or incurred on this Preliminary Agreement and the Agreement.

買方需於本臨時合約之簽署日期之後五個工作日內攜帶香港身份證或護照或(如買方為公司)商業登記證及本臨時合約的正本到賣方律師辦公地點(若買方自行聘請律師，則到有關律師行)辦理下列手續:(a)簽署一份由賣方律師所訂定的正式合約，該正式合約內容除得地政總署書面批准，一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付或所招致的印花稅。

7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —  
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約 —
- (a) this Preliminary Agreement is terminated;  
本臨時合約即告終止；
  - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and  
買方支付的臨時訂金，即被沒收歸於賣方；及
  - (c) the Vendor does not have any further claim against the Purchaser for the failure.  
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。
8. The measurements of the Property are as follows —  
本物業的量度尺寸如下 —  
Please refer to the “Schedule 1” attached to this Preliminary Agreement. The said “Schedule 1” forms part of this Preliminary Agreement.  
請參閱隨本臨時合約附上之“附表一”。“附表一”屬本臨時合約一部份。
9. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in the attached Appendix.  
本物業買賣所包括的裝置、裝修物料及設備載列於附錄。
10. 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.  
在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.  
買方已確認收到第 12 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。
12. For the purposes of clause 11, the following is the “Warning to Purchasers” —  
就第 11 條而言，“對買方的警告”內容如下 —
- 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。

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that in the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means whatsoever which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the Preliminary Deposit as consideration for its agreeing to cancel the Agreement (not as penalty) and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges, disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

買方須於正式合約中與賣方協議大概內容如下 如買方要求並獲賣方同意之情況下簽署一份取消合約又或採取任何其他有效等同方式取消正式合約或終止買方於該正式合約所承擔之責任，賣方有權保留臨時訂金作為賣方同意取消該正式合約之代價(但並非視為懲罰金)。同時買方亦須額外付予賣方或付還賣方(視乎情況而定)全部就取消該正式合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)

14. The Vendor and the Purchaser agree to incorporate into the Agreement provisions having the same effect of clause 13.

賣方與買方同意於正式合約納入與第 13 條相同意義之條文。

15. The sale and purchase of the Property shall be completed at the offices of the Vendor's solicitor during office hours on or before [ ].

本物業的買賣須在[ ]或之前，於辦公時間內，在賣方律師辦公地點完成。

16. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 18, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.

雙方同意並聲明本臨時合約只適用於買方個人。除第 18 條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。

17. No attorney, trustee or nominee of any kind by the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.

賣方並不接受買方任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。

18. (a) All stamp duty (including without limitation the ad valorem stamp duty, the special stamp duty, the buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) if any, payable on this Preliminary Agreement, the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.

有關本臨時合約及/或正式合約及/或轉讓契所招致的印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅(如有的話))，蓋由買方單獨承擔及繳付。

- (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.

業權契據核證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")的製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。

- (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.

買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。

- (d) If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the Property and the first mortgagee (if any) shall instruct the Vendor's solicitors to handle the first mortgage (if any) and the second mortgagee (if any) shall instruct the Vendor's solicitors to handle the second mortgage (if any), the Vendor shall bear such solicitors' legal costs in respect of the Agreement and the subsequent Assignment, exclusive of the legal costs in respect of the First Equitable Mortgage/First Mortgage and the Second Equitable Mortgage/Second Mortgage (if any), any guarantees and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser. In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.

若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買本物業以及賣方律師獲第一按揭人(如有)委託處理第一按揭(如有)及獲第二按揭人(如有)委託處理第二按揭(如有)，賣方將承擔該律師在處理正式買賣合約及其後之轉讓契之律師費用，但不包括第一樓花按揭/第一按揭(如有)及第二樓花按揭/第二按揭(如有)、擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。在任何其他情況下，買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。

19. All Further Deposit, Part Payment of Purchase Price, and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors

所有加付訂金、部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。

20. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings and finishes and appliances therein and takes them as they stand. Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser.

買方在購買本物業時完全知悉本物業的實質狀況與本物業內的裝置及裝修物料，並接受本物業及該等裝置及裝修物料及設備的現狀。賣方須於完成本物業之買賣時向買方交付本物業在空置情況下的管有權(即將本物業交吉予買方)。

21. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor or its Sales Agent may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.

如買方或任何人代表買方在未簽署正式合約前將本臨時合約登記於土地註冊處登記冊內，賣方或其銷售代理可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。

22. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.

買方如有更改通訊地址或聯絡電話，須以書面通知賣方。

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

本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

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

本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

25. If the Property under this Preliminary Agreement consists of a residential unit as well as any parking space(s), the Property shall be covered by one single Agreement and one single subsequent Assignment.

如本臨時合約下的本物業包括住宅單位也同時包括停車位，本物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

26. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.

賣方保留權利修改售價、付款方式及在計算售價方面之錯誤或遺漏。

27. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all management fee deposit, contribution to special funds, debris removal fee, advance payment of management fees and all other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

買方須在完成本物業買賣交易時向管理人繳付或(如任何上述費用已由賣方付予管理人)向賣方補還一切管理費按金、其須分擔的特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。

28. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.

在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。

29. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.

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) 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).

本條第(a)款只在並無違反《一手住宅物業銷售條例》（第 621 章）的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。

- (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:-

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) 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

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) 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.

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。

30. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.

本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方已細閱此臨時合約，並完全明白其內容。

Purchaser

買方

Authorized signatory(ies) for and on behalf of the Vendor

經授權人代表賣方簽署

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Purchaser's Signature

買方簽署

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Authorized signature(s)

經授權簽署



## SCHEDULE 1 附件一

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附件中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約：

### **Flat B on 3/F of Tower 1A**

#### **第 1A 座 3 樓 B 單位**

- (a) the saleable area of the Property is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet \*[of which —]  
本物業的實用面積為 \_\_\_\_\_ 89.303 平方米／ \_\_\_\_\_ 961 平方呎\*[，其中—]

\*[ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the balcony];

\*[ \_\_\_\_\_ 2.909 平方米／ \_\_\_\_\_ 31 平方呎為露台的樓面面積]；

\*[ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the utility platform];

\*[ \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎為工作平台的樓面面積]；

\*[ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the verandah]; and

\*[ \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎為陽台的樓面面積]；及

- (b) other measurements are —

其他量度尺寸為 —

\*[the area of the air conditioning plant room is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[空調機房的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the bay window is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[窗台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the cockloft is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[閣樓的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the flat roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[平台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the garden is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[花園的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the parking space is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[停車位的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[天台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the stairhood is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[梯屋的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the terrace is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[前庭的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the yard is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[庭院的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]。

\*Delete as appropriate.

\*將不適用者刪去。

## APPENDIX 附錄

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

Internal Wall & Ceiling	<p><b>Type of Wall Finishes:</b> Living room, dining room and bedroom finished with emulsion paint.</p> <p><b>Type of Ceiling Finishes:</b> Ceiling of living room, dining room and bedroom finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.</p>
Internal floor	<p><b>Material of floor and skirting:</b> Living room, dining room and bedroom finished with engineered timber flooring and paint finish skirting. Natural stone border along edge of floor adjoining door to balcony, door to utility platform and door to flat roof.</p>
Bathroom	<p><b>Type of wall, floor and ceiling finishes:</b> Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling. (Except those flats set out below.)</p> <p>Tower 1A Bathroom at Flats A, B of G/F &amp; 1/F (Duplex) Master Bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F</p> <p>Mansion B Bathroom at Flat B of G/F, 1/F &amp; 2/F</p> <p>Mansion D Bathroom and Ensuite Bathroom at Flats A, B of 3/F, 5/F &amp; Roof (Duplex) Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.</p> <p>Tower 1A Master Bathroom at Flats A, B of G/F &amp; 1/F (Duplex) Master Bathroom at Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof Bathroom at Flat C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Bathroom at Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p>

	<p>Mansion C Master Bathroom at Flat A of G/F, 1/F &amp; 2/F</p> <p>Mansion D Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.</p> <p>Mansion A Bathroom at Flat B of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Master Bathroom at Flat B of G/F, 1/F &amp; 2/F</p> <p>Mansion C Master Bathroom at Flat A of 3/F, 5/F &amp; Roof (Duplex) Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.</p>
Kitchen	<p><b>Type of wall, floor, ceiling and cooking bench finishes:</b> Wall finished with porcelain tile, glazing, high gloss painted panel and metal (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling. (Except those flats set out below.)</p> <p>Tower 1B Flats B, C of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F to 37/F Wall finished with porcelain tile and glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.</p> <p>Mansion A Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof Flat C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Flat A of G/F, 1/F, 2/F Wall finished with porcelain tiles, glazing, wood melamine and metal (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run</p>

	<p>up to the false ceiling.</p> <p>Tower 1A Flats A, B of G/F &amp; 1/F (Duplex) Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion B Flat B of G/F, 1/F, 2/F Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion C Flats A, B of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion D Flat A of G/F, 1/F, 2/F Flats A, B of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Wall finished with porcelain tile, glazing and metal (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.</p> <p>Tower 1A Flat C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F &amp; 35/F-37/F</p> <p>Tower 1B Flat D of 5/F-12/F, 15/F-23/F, 25/F-33/F &amp; 35/F-37/F</p> <p>Mansion A Flat B of G/F, 1/F, 2/F &amp; 3/F Wall finished with glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.</p>
Doors	<p>Material, finishes and accessories:</p> <p>Flat Entrance Solid core fire rated timber door finished with metal and wood veneer, and fitted with lockset, concealed door closer, door guard and eye viewer.</p> <p>Kitchen (All non-open kitchen) Solid core fire rated timber door finished with paint and metal, and fitted with fire rated glass vision panel and concealed type door closer.</p> <p>Bedroom Hollow core timber door finished with paint and metal, and fitted with lockset.</p>

Master Bathroom, Ensuite Bathroom, Bathroom and Powder Room

Hollow core timber door finished with paint and metal, and fitted with lockset.

Timber louver is provided for door of the bathroom and door of the powder room (if applicable) of the following flats:

Tower 1A

Master bathroom, ensuite bathroom and bathroom at Flats A & B of G/F & 1/F (Duplex)

Bathroom at Flats A, B and C on 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F; and

Flat C on 36/F and 37/F; and Flat A on 36/F and 37/F & Roof

Master bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F

Tower 1B

Bathroom at Flats B & D of 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F

Mansion A

Master bathroom and bathroom at Flat A of G/F, 1/F, 2/F and 3/F & Roof; and bathroom at Flat B of G/F - 3/F.

Mansion B

Master bathroom at Flat B of G/F-2/F

Ensuite bathroom and bathroom at Flats A and B of 3/F, 5/F & Roof (Duplex); bathroom at Flat B of G/F-2/F; and bathroom at Flat C of G/F

Powder room at Flats A, B on 3/F, 5/F & Roof (Duplex)

Mansion C

Master bathroom, ensuite bathroom and bathroom at Flat B of 3/F, 5/F & Roof (Duplex); and master bathroom and bathroom at Flat B of G/F - 2/F

Master bathroom at Flat A of 3/F, 5/F & Roof (Duplex)

Powder room at Flats A, B on 3/F, 5/F & Roof (Duplex)

Mansion D

Master bathroom, ensuite bathroom and bathroom at Flat B of 3/F, 5/F & Roof (Duplex); and master bathroom and bathroom at Flat B of G/F - 2/F

Ensuite Bathroom at Flat A of 3/F, 5/F & Roof (Duplex)

Powder room at Flats A, B on 3/F, 5/F & Roof (Duplex)

Store Room

Hollow core timber door finished with paint and metal and fitted with door holder and handle.

(Except those flats set out below.)

Mansion D

Flats A, B of 3/F, 5/F & Roof (Duplex)

Hollow core timber door finished with glazing and metal and fitted with door holder and handle.

Utility Room

Hollow core timber door finished with paint and metal and fitted with wooden louver and lockset.

	<p>(Except those flats set out below.)</p> <p>Tower 1A Flats A, B of G/F &amp; 1/F (Duplex) Flat A of 36/F and 37/F &amp; Roof</p> <p>Mansion B Flats A, B of G/F-2/F Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion C Flats A, B of G/F-2/F</p> <p>Mansion D Flat A of G/F-2/F Hollow core timber door finished with glazing and metal, and fitted with metal louver and lockset. Lift Lobby at Flat A of G/F-2/F and 3/F &amp; Roof of Mansion A Solid core fire rated timber door finished with metal and wood veneer and fitted with lockset, concealed door closer, door guard and eye viewer. Lavatory inside Utility Room Metal framed folding door finished with paint and fitted with lockset and louver (if applicable).</p> <p>Balcony, Utility Platform, Living Room and Dining Room to Flat Roof and Bedroom to Garden (if applicable) Aluminium framed sliding door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass and lockset.</p> <p>Utility platform, Balcony, Bedroom to Flat roof, Bedroom to Garden and Internal Staircase to Roof (if applicable) Aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass, pull handle and lockset.</p> <p>Living Room and Dining Room to Flat Roof and Living Room and Dining Room to Garden (if applicable) Aluminium framed folding door assembly with an aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass and lockset.</p> <p>Internal Staircase to Roof (if applicable) Aluminium framed door finished with fluorocarbon coating fitted with fire rated glass, door closer, pull handle and lockset.</p>
Bathroom	<p>Type and material of fittings and equipment: Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated toilet paper holder and chrome-plated hook. (Except those flats set out below.)</p> <p>Tower 1A Master Bathroom at Flats A, B of G/F &amp; 1/F (Duplex)</p>

	<p>Master Bathroom at Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A</p> <p>Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof</p> <p>Bathroom at Flats B, C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Bathroom at Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p> <p>Mansion C &amp; Mansion D</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with colour electro-plated basin mixer, vitreous china water closet, colour electro-plated towel bar, chrome-plated toilet paper holder and colour electro-plated hook.</p> <p>Type and material of water supply system: Copper pipes are used for cold and hot water supply system.</p> <p>Type and material of bathing facilities (including shower or bath tub, if applicable) and size of bath tub, if applicable: Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer are provided in bathrooms with bathtub. (Except those flats set out below.)</p> <p>Tower 1A</p> <p>Master Bathroom at Flats A, B of G/F &amp; 1/F (Duplex)</p> <p>Master Bathroom at Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A</p> <p>Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof</p> <p>Bathroom at Flat C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Bathroom at Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p> <p>Mansion C &amp; Mansion D</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Press steel bathtub (1500mm L X 700mm W X 420mm D) with colour electro-plated bath mixer are provided in bathrooms with bathtub.</p> <p>Tower 1A</p> <p>Bathroom at Flats A &amp; B of G/F &amp; 1/F (Duplex)</p> <p>Tower 1A</p> <p>Master bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F</p> <p>Mansion B</p>
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	<p>Bathroom at Flat B of G/F-2/F</p> <p>Mansion C Bathroom at Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion D Ensuite bathroom and Bathroom at Flats A &amp; B of 3/F, 5/F &amp; Roof (Duplex) Tempered glass shower cubicle with chrome-plated shower mixer are provided in bathrooms with shower cubicle.</p> <p>Mansion A Bathroom at Flat B of G/F, 1/F, 2/F &amp; 3/F &amp; Roof</p> <p>Mansion B Master Bathroom at Flat B of G/F-2/F</p> <p>Mansion C Master Bathroom at Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Tempered glass shower cubicle with colour electro-plated shower mixer are provided in bathrooms with shower cubicle.</p>
Kitchen	<p><b>Material of sink unit and material and finishes of kitchen cabinet:</b> Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in plywood board with door panels finished with high gloss polyethylene terephthalate foil. (Except those flats set out below.)</p> <p>Tower 1A Flats A, B of G/F &amp; 1/F (Duplex) Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof Flats B, C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p> <p>Mansion C &amp; Mansion D Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Fitted with stainless steel sink with colour electro-plated hot and cold water mixer. Kitchen cabinet in wooden fiber board with wooden fiber door panels finished with wood melamine and medium-density fiberboard door panels finished with high gloss lacquer paint. Material of water supply system: Copper pipes for cold and hot water supply system. Type of all other fittings and equipment: Fire service installations and equipment fitted in or near open kitchen (if applicable) of the flats below</p>



	<p>- please refer to the following items of "Schedule of Mechanical &amp; Electrical Provisions of Residential Unit": Smoke detector &amp; sprinkler head</p> <p>Tower 1A Flat C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Tower 1B Flat D of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Mansion A Flat B of G/F, 1/F, 2/F &amp; 3/F</p>
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Kitchen  
Appliances

**For the following 1-bedroom Units of Tower 1A & Tower 1B with Open Kitchen**

Cooker Hood, Induction Hob (2 Zones), Steam Oven, Refrigerator and Washer Dryer are provided

Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F	Unit D
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**For the following 2-bedroom Units of Tower 1A with Open Kitchen**

Cooker Hood, Induction Hob (4 Zones), Steam Combination Oven. Refrigerator and Washer Dryer are provided

Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F	Unit C
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**For the following 2-bedroom Units of Tower 1A**

Cooker Hood, Induction Hob (4 Burners), Steam Combination Oven, Refrigerator and Washer Dryer are provided

Tower 1A	36/F,37/F	Unit C
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**For the following 2-bedroom Units of Tower 1B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Steam Combination Oven, Refrigerator and Washer Dryer are provided

Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F	Unit B,C
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**For the following 3-bedroom Units of Tower 1A**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Microwave Oven, Steam Combination Oven, Refrigerator, Wine Conditioning Unit and Washer Dryer are provided

Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F	Unit B
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**For the following 3-bedroom Units of Tower 1A & Tower 1B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Microwave Oven, Steam Combination Oven, Refrigerator and Washer Dryer are provided

Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F	Unit A
Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F	Unit A

**For the following 4-bedroom Units of Tower 1A & Tower 1B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided

Tower 1A	G/F & 1/F (Duplex), 36/F, 37/F & Roof	Unit A,B
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**For the following 1-bedroom Units of Mansion A with open kitchen**

Cooker Hood, Induction Hob (2 Zones), Steam Oven, Refrigerator and Washer Dryer are provided

Mansion A	G/F, 1/F-2/F, 3/F, 3/F& Roof	Unit B
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**For the following 3-bedroom Units of Mansion A & Mansion B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Steam Combination Oven, Fridge-freezer and Washer Dryer are provided

Mansion A	G/F, 1/F-2/F, 3/F	Unit C
Mansion B	G/F, 1/F-2/F, 3/F, 5/F & Roof	Unit C

**For the following 3-bedroom Units of Mansion C**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Dish Washer, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are

	provided		
	Mansion C	3/F, 5/F & Roof	Unit A,B
	<b><u>For the following 3-bedroom Units of Mansion D</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Steam Combination Oven, Fridge-freezer and Washer Dryer are provided		
	Mansion D	G/F, 1/F-2/F	Unit A,B
	<b><u>For the following 4-bedroom Units of Mansion A &amp; Mansion C</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided		
	Mansion A	G/F, 1/F-2/F, 3/F & Roof	Unit A,B,C
	Mansion C	G/F, 1/F-2/F	Unit A,B
	<b><u>For the following 4-bedroom Units of Mansion B</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided		
	Mansion B	G/F, 1/F-2/F, 3/F, 5/F & Roof (Duplex)	Unit A,B
Other Provisions	<b><u>For the following 4-bedroom Units of Mansion B &amp; Mansion D</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Dishwasher, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided		
	Mansion B	3/F, 5/F & Roof (Duplex)	Unit A,B
	Mansion D	3/F, 5/F & Roof (Duplex)	Unit A,B
	Air-conditioners are provided in all living room/dining room, master ensuite, ensuite, master bedroom, bedroom 1, bedroom 2, bedroom 3 and utility room inside residential units.		
	Video door phone, wireless router (for home automation system), infrared transmitter (for air-conditioner control), thermo ventilator, water heater are provided inside residential units.		
	Duct type ventilation fans are provided inside residential units.		
	Home camera are provided inside the following residential units		
	Tower 1A	G/F&1/F (Duplex)	Unit A, B
	Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F, 36/F, 37/F & Roof	Unit A, B, C
	Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F	Unit A, B, C, D
	Mansion A	G/F, 1/F, 2/F, 3/F & Roof	Unit A, B, C
	Mansion B	G/F, 1/F, 2/F, 3/F, 5/F & Roof (Duplex)	Unit A, B, C
	Mansion C	G/F, 1/F, 2/F, 3/F, 5/F & Roof (Duplex)	Unit A, B, C
	Mansion D	G/F, 1/F, 2/F, 3/F, 5/F & Roof (Duplex)	Unit A, B, C
	Bluetooth speaker and wireless Bluetooth amplifier are provided inside the following residential units		
	Tower 1A	G/F&1/F (Duplex)	Unit A, B
	Tower 1A	36/F, 37/F & Roof	Unit A
	Mansion B	3/F, 5/F & Roof	Unit A, B
	Mansion C	3/F, 5/F & Roof	Unit A, B
	Mansion D	3/F, 5/F & Roof	Unit A, B

<p>內牆及天花板</p>	<p><b>牆壁的裝修物料的類型：</b> 客廳、飯廳及睡房髹上乳膠漆。</p> <p><b>天花板的裝修物料的類型：</b> 客廳、飯廳及睡房天花的外露部分髹上乳膠漆，石膏板假陣髹上乳膠漆。</p>
<p>內部地板</p>	<p><b>牆壁、地板及天花板的裝修物料的類型</b> 牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆遮蓋的範圍除外）。石膏板假天花髹乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。 (下述單位除外。)</p> <p><b>地板及牆腳線的用料：</b> 客廳、飯廳及睡房內部地板以複合木鋪砌，及配以油漆牆腳線。通往露台門、工作平台門及平台門之地板圍邊部分以天然石鋪砌。</p>
<p>浴室</p>	<p><b>牆壁、地板及天花板的裝修物料的類型：</b> 牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆遮蓋的範圍除外）。石膏板假天花髹乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。 (下述單位除外。)</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位之浴室 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓 B 單位之主人浴室 低座 B 座 地下、1 樓及 2 樓 B 單位之浴室 低座 D 座 3 樓、5 樓及天台（複式）A、B 單位之浴室及套房浴室</p> <p>牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位之主人浴室 36 樓及 37 樓及天台 A 單位之主人浴室</p> <p>低座 A 座 地下、1 樓、2 樓及 3 樓及天台 A 單位之主人浴室 地下、1 樓、2 樓及 3 樓 C 單位之浴室</p> <p>低座 B 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A 單位之主人浴室 地下、1 樓、2 樓、3 樓、5 樓及天台 C 單位之浴室</p> <p>低座 C 座</p>

	<p>地下、1樓及2樓A單位之主人浴室</p> <p>低座D座 地下、1樓、2樓及3樓、5樓及天台（複式）A、B單位之主人浴室 牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p> <p>低座A座 地下、1樓、2樓及3樓B單位之浴室</p> <p>低座B座 地下、1樓及2樓B單位之主人浴室</p> <p>低座C座 3樓、5樓及天台（複式）A單位之主人浴室</p> <p>牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
廚房	<p><b>牆壁、地板、天花板及灶台的裝修物料的類型：</b> 牆壁以高溫瓷質磚、玻璃、高光油漆飾面板及金屬鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。 (下述單位除外。)</p> <p>第1B座 5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B、C單位 牆壁以高溫瓷質磚及玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p> <p>低座A座 地下、1樓、2樓及3樓及天台A單位 地下、1樓、2樓及3樓C單位</p> <p>低座B座 地下、1樓、2樓A單位 牆壁以高溫瓷質磚、玻璃、木紋膠板飾面板及金屬鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p> <p>第1A座 地下及1樓（複式）A、B單位 36樓及37樓及天台A單位</p> <p>低座B座</p>

	<p>地下、1樓、2樓B單位 地下、1樓、2樓、3樓、5樓及天台C單位 3樓、5樓及天台（複式）A單位</p> <p>低座C座 地下、1樓、2樓、3樓、5樓及天台（複式）A、B單位</p> <p>低座D座 地下、1樓、2樓A單位 3樓、5樓及天台（複式）A、B單位</p> <p>牆壁以高溫瓷質磚、玻璃及金屬鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p> <p>第1A座 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓C單位</p> <p>第1B座 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓D單位</p> <p>低座A座 地下、1樓、2樓及3樓B單位</p> <p>牆壁以玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p>
門	<p><b>用料、裝修物料及配件：</b> 單位入口 實心防火木門配金屬及木皮飾面，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼。</p> <p>廚房（所有非開放式廚房） 實心防火木門配油漆及金屬，裝設防火玻璃小窗及隱藏式氣鼓。</p> <p>睡房 空心木門配油漆及金屬，配以門鎖。</p> <p>主人浴室、套房浴室、浴室及化粧間 空心木門配油漆及金屬，配以門鎖。 以下單位的浴室門及化粧間門（如適用）配以木製百葉：</p> <p>第1A座 地下及1樓（複式）A及B單位之主人浴室、套房浴室及浴室 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A、B及C單位； 及36樓及37樓C單位；及36樓及37樓及天台A單位之浴室 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓B單位之主人浴室</p> <p>第1B座</p>

5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓B及D單位之浴室

低座A座

地下、1樓、2樓及3樓及天台A單位之主人浴室及浴室；及地下至3樓B單位之浴室

低座B座

地下至2樓B單位之主人浴室

3樓、5樓及天台（複式）A及B單位之套房浴室及浴室；地下至2樓B單位之浴室；及

地下C單位之浴室

3樓、5樓及天台（複式）A,B單位之化粧間

低座C座

3樓、5樓及天台（複式）B單位之主人浴室、套房浴室及浴室；地下至2樓B單位之主人浴室及浴室

3樓、5樓及天台（複式）A單位之主人浴室

3樓、5樓及天台（複式）A,B單位之化粧間

低座D座

3樓、5樓及天台（複式）B單位之主人浴室、套房浴室及浴室；地下至2樓B單位之主人浴室及浴室

3樓、5樓及天台（複式）A單位之套房浴室

3樓、5樓及天台（複式）A,B單位之化粧間

儲物房

空心木門配油漆及金屬，配以門扣及把手。

（下述單位除外。）

低座D座

3樓、5樓及天台（複式）A,B單位

空心木門配玻璃飾面及金屬，配以門扣及把手。

工作間

空心木門配油漆及金屬，配以木百葉及門鎖。

（下述單位除外。）

第1A座

地下及1樓（複式）A,B單位

36樓及37樓及天台A單位

低座B座

地下至2樓A,B單位

3樓、5樓及天台（複式）A單位

低座C座

地下至2樓A,B單位

低座D座

	<p>地下至 2 樓 A 單位</p> <p>空心木門配玻璃飾面及金屬，配以金屬百葉及門鎖。</p> <p>低座 A 座地下至 2 樓及 3 樓及天台 A 單位之升降機大堂 實心防火木門配金屬及木皮飾面，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼。</p> <p>工作間內之洗手間 油漆金屬框折疊門，配以門鎖及百葉（如適用）。</p> <p>露台、工作平台、從客廳及飯廳通往平台及從睡房通往花園（如適用）氟化碳塗層鋁框趟門，配以雙層中空玻璃（一面清玻璃及一面淺灰低輻射鍍膜玻璃）及門鎖。</p> <p>工作平台、露台、從睡房通往平台、從睡房通往花園及從內部通往天台的樓梯（如適用）</p> <p>氟化碳塗層鋁框門，配以雙層中空玻璃（一面清玻璃及一面淺灰低輻射鍍膜玻璃），把手及門鎖。</p> <p>從客廳及飯廳通往平台及從客廳及飯廳通往花園（如適用） 氟化碳塗層鋁折疊門，配以雙層中空玻璃（一面清玻璃及一面淺灰低輻射鍍膜玻璃）及門鎖。</p> <p>從內部通往天台的樓梯門（如適用） 氟化碳塗層鋁框門，配以防火玻璃，氣鼓，把手及門鎖。</p>
浴室	<p><b>裝置及設備的類型及用料：</b> 木鏡櫃及木面盆櫃連天然石檯面。</p> <p>裝置包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛勾。 （下述單位除外。）</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位之主人浴室 36 樓及 37 樓及天台 A 單位之主人浴室</p> <p>低座 A 座 地下、1 樓、2 樓及 3 樓及天台 A 單位之主人浴室 地下、1 樓、2 樓及 3 樓 B、C 單位之浴室</p> <p>低座 B 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A 及 B 單位之主人浴室 地下、1 樓、2 樓、3 樓及 5 樓及天台 C 單位之浴室</p> <p>低座 C 座及低座 D 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位之主人浴室</p>



木鏡櫃及木面盆櫃連天然石檯面。

裝置包括：搪瓷洗手盆配有色電鍍水龍頭、搪瓷坐廁、有色電鍍毛巾架、鍍鉻廁紙架及有色電鍍掛勾。

供水系統的類型及用料：

冷熱水供水系統採用銅喉管。

沐浴設施（包括花灑或浴缸（如適用的話））及浴缸大小（如適用的話）：

單位設有浴缸之浴室配備鋼板浴缸（1500 毫米長X700 毫米闊X420 毫米深）及鍍鉻浴缸花灑龍頭。（下述單位除外。）

第 1A 座

地下及 1 樓（複式）A、B 單位之主人浴室

36 樓及 37 樓及天台 A 單位之主人浴室

低座 A 座

地下、1 樓、2 樓及 3 樓及天台 A 單位之主人浴室

地下、1 樓、2 樓及 3 樓 C 單位之浴室

低座 B 座

地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A 及 B 單位之主人浴室

地下、1 樓、2 樓、3 樓及 5 樓及天台 C 單位之浴室

低座 C 座及低座 D 座

地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位之主人浴室

設有浴缸之浴室配備鋼板浴缸（1500 毫米長X700 毫米闊X420 毫米深）及有色電鍍浴缸花灑龍頭。

第 1A 座

地下及 1 樓（複式）A 及 B 單位之浴室

第 1A 座

3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓及 35 樓 B 單位之主人浴室

低座 B 座

地下至 2 樓 B 單位之浴室

低座 C 座

3 樓、5 樓及天台（複式）A 單位之浴室

低座 D 座

3 樓、5 樓及天台（複式）A 及 B 單位之套房浴室及浴室

設有淋浴間之浴室配備強化玻璃淋浴間及鍍鉻淋浴花灑。

低座 A 座

地下、1 樓、2 樓及 3 樓及天台 B 單位之浴室

低座 B 座

	<p>地下至 2 樓 B 單位之主人浴室</p> <p>低座 C 座</p> <p>3 樓、5 樓及天台（複式）A 單位之主人浴室</p> <p>設有淋浴間之浴室配備強化玻璃淋浴間及有色電鍍淋浴花灑。</p>					
廚房	<p><b>洗滌盆的用料及廚櫃的用料及裝修物料：</b></p> <p>裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃以木夾板及高光聚酯膜飾面纖維門板組成。（下述單位除外。）</p> <p>第 1A 座</p> <p>地下及 1 樓（複式）A、B 單位</p> <p>36 樓、37 樓及天台 A 單位</p> <p>低座 A 座</p> <p>地下、1 樓、2 樓及 3 樓及天台 A 單位</p> <p>地下、1 樓、2 樓及 3 樓 B、C 單位</p> <p>低座 B 座</p> <p>地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位</p> <p>地下、1 樓、2 樓、3 樓及 5 樓及天台 C 單位</p> <p>低座 C 座及低座 D 座</p> <p>地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位</p> <p>裝設不銹鋼洗滌盆連有色電鍍冷熱水水龍頭。廚櫃以木纖維板，木紋膠板飾面門板及高光度油漆飾面中級密度纖維門板組成。</p> <p>供水系統的用料：</p> <p>冷熱水供水系統採用銅喉管。</p> <p>所有其他裝置及設備的類型：</p> <p>安裝在以下單位開放式廚房（如適用）內或附近的消防裝置及設備 - 請參考「住宅單位機電裝置數量說明表」以下項目：煙霧探測器及消防花灑頭</p> <p>第 1A 座</p> <p>3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 C 單位</p> <p>第 1B 座</p> <p>5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 D 單位</p> <p>低座 A 座</p> <p>地下、1 樓、2 樓及 3 樓 B 單位</p>					
廚房設備	<p>第 1A 座及第 1B 座的 1 房單位之開放式廚房</p> <p>裝置抽油煙機、電磁爐(兩區)、蒸爐、雪櫃及洗衣乾衣機。</p> <table><tr><td>第 1B 座</td><td>5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓</td><td>D 單位</td></tr></table> <p>第 1A 座的 2 房單位之開放式廚房</p> <p>裝置抽油煙機、電磁爐(四區)、蒸焗爐、雪櫃及洗衣乾衣機。</p>			第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	D 單位
第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	D 單位				

第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓	C 單位
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#### 第 1A 座的 2 房單位

裝置抽油煙機、電磁爐(四區)、蒸焗爐、雪櫃及洗衣乾衣機。

第 1A 座	36 樓、37 樓	C 單位
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#### 第 1B 座的 2 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、蒸焗爐、雪櫃及洗衣乾衣機。

第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	B, C 單位
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#### 第 1A 座的 3 房單位之開放式廚房

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、微波爐、蒸焗爐、雪櫃、酒櫃及洗衣乾衣機。

第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓	B 單位
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#### 第 1A 座及第 1B 座的 3 房單位之開放式廚房

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、微波爐、蒸焗爐、雪櫃及洗衣乾衣機。

第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓	A 單位
第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	A 單位

#### 第 1A 座及第 1B 座的 4 房單位之開放式廚房

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。

第 1A 座	地下及 1 樓(複式)、36 樓、37 樓及天台	A, B 單位
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#### 低座 A 座的 1 房單位之開放式廚房

裝置抽油煙機、電磁爐(兩區)、蒸爐、雪櫃及洗衣乾衣機。

低座 A 座	地下及 1 樓至 2 樓、3 樓及天台	B 單位
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#### 低座 A 座及低座 B 座的 3 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、電磁爐(兩區)、蒸爐、雪櫃及洗衣乾衣機。

低座 A 座	地下及 1 樓至 2 樓、3 樓	C 單位
低座 B 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台	C 單位

#### 低座 C 座的 3 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、洗碗碟機、雪櫃連冰箱、酒櫃及洗衣乾衣機。

低座 C 座	3 樓、5 樓及天台	A, B 單位
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#### 低座 D 座的 3 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、蒸焗爐、雪櫃連冰箱及洗衣乾衣機。

低座 D 座	地下及 1 樓至 2 樓	A, B 單位
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#### 低座 A 座及低座 C 座的 4 房單位

	裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。		
	低座 A 座	地下及 1 樓至 2 樓、3 樓及天台	A, B, C 單位
	低座 C 座	地下及 1 樓至 2 樓	A, B 單位
	<u>低座 B 座 4 房單位</u>		
	裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。		
	低座 B 座	地下及 1 樓至 2 樓、3 樓及天台 (複式)	A, B 單位
	<u>低座 B 座及低座 D 座 4 房單位</u>		
	裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。		
	低座 B 座	3 樓、5 樓及天台 (複式)	A, B 單位
	低座 D 座	3 樓、5 樓及天台 (複式)	A, B 單位
其他配套	所有住宅單位的客廳/ 飯廳、主人套房、套房、主人睡房、睡房 1、睡房 2、睡房 3、工作間均配備空調機。		
	所有住宅單位均配備視像對講機、無線路由器(用於家居智能系統)、紅外線發射器(用於空調機控制)、浴室寶及熱水爐。		
	所有住宅單位均配備風喉式抽氣扇		
	以下住宅單位均配備家居攝錄機		
	第 1A 座	地下及 1 樓(複式)	A, B 單位
	第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓及天台	A, B, C 單位
	第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	A, B, C, D 單位
	低座 A 座	地下及 1 樓至 2 樓、3 樓及天台 (複式)	A, B, C 單位
	低座 B 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台 (複式)	A, B, C 單位
	低座 C 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台 (複式)	A, B, C 單位
	低座 D 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台 (複式))	A, B, C 單位
	以下住宅單位均配備藍牙揚聲器及無線藍牙擴音器		
	第 1A 座	地下及 1 樓(複式)	A, B 單位
	第 1A 座	36 樓、37 樓及天台	A 單位
	低座 B 座	3 樓、5 樓及天台	A, B 單位
	低座 C 座	3 樓、5 樓及天台	A, B 單位
	低座 D 座	3 樓、5 樓及天台	A, B 單位

**WARNING TO PURCHASERS  
PLEASE READ CAREFULLY**

**對買方的警告  
買方請小心閱讀**

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street

期數的名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” “該物業”)

Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

Purchaser(s) 買方 : \_\_\_\_\_

H.K.I.D./ Passport/B.R. No(s). 香港身份證/護照/商業登記證號碼 : \_\_\_\_\_

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

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

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this \_\_\_\_ day of \_\_\_\_  
公曆 \_\_\_\_ 年 \_\_\_\_ 月 \_\_\_\_ 日

Signature of Purchaser(s)

買方簽署 : \_\_\_\_\_

To: Top Genius Holdings Limited 雅晉集團有限公司 (“the Vendor” “賣方”)  
From: \_\_\_\_\_ (the “Purchaser” “買方”)  
Purchaser’s H.K.I.D./ Passport/B.R. No(s): 香港身份證/護照/商業登記證號碼: \_\_\_\_\_

Dear Sirs,  
敬啟者

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

Name and address of the Phase: GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數的名稱及地址: GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” “該物業”)

We/I hereby confirm that we/I [are/am] or [are not/am not]\*:-

- (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, child of such a director; or
- (f) a manager of such an associate corporation or holding company.

Note: holding company of the Vendor (賣方的控權公司) means Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited and Onwards Asia Limited;  
associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;  
subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622);  
manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and  
private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

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

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

*\*Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是\*:-

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

備註: 賣方的控權公司 (holding company of the Vendor) 指會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited 及 Onwards Asia Limited；

有聯繫法團(associate corporation)就某法團或指明團體而言，指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述經買方確認及/或聲明情況有任何改變，吾等/本人將即時以書面通知賣方。

*\*刪除不適用者*

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。

Purchaser(s) 買方

\_\_\_\_\_  
Name of Purchaser 買方姓名：

Date 日期：

**Personal Data Collection Statement**  
**收集個人資料聲明**

Name and address of the Phase ("the **Phase**"): GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數(「期數」)的名稱及地址: GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Vendor 賣方: Top Genius Holdings Limited 雅晉集團有限公司

Purchaser(s) 買方: \_\_\_\_\_ H.K.I.D./ Passport/B.R. No(s): \_\_\_\_\_  
香港身份證/護照/商業登記證號碼: \_\_\_\_\_

Property 物業: Mansion 低座 / Tower 第\* \_\_\_\_\_ 座 Floor \_\_\_\_\_ 樓 Flat \_\_\_\_\_ 單位  
\* delete whichever is not appropriate 將不適用者刪去

**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。**

Wheelock Properties (Hong Kong) Limited ("WPHKL") wishes to collect and use your name, identity card number, correspondence address, telephone number, email address and fax number (collectively "**personal data**") for the purpose of dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Phase by the Vendor, Wheelock Properties Limited ("the **Developer**") and WPHKL, protecting their interests in the Phase, and monitoring the work of WPHKL by the Vendor and the Developer ("**Obligatory Purposes**"). Such use of your personal data for Obligatory Purposes may be carried out or conducted by or through agents, contractors or employees of WPHKL, the Vendor and/or the Developer.

會德豐地產(香港)有限公司(「會德豐地產代理」)擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「**個人資料**」)，供賣方、會德豐地產有限公司(「**發展商**」)以及會德豐地產代理用於處理與閣下購買期數的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在期數中的權益，以及供賣方及發展商用於監督會德豐地產代理的工作(「**強制性用途**」)。此等閣下的個人資料作強制性用途的使用可能會經由任何會德豐地產代理、賣方及/或發展商的代理人、承辦商或員工進行或辦理。

WPHKL intends to use your name, correspondence address, telephone number, email address and fax number for the purpose of sales and direct marketing regarding investment opportunities in the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Phase and conducting statistical analysis in relation to the same ("**Voluntary Marketing Purposes**"), and your consent is required in order for WPHKL to do so. WPHKL also intends to transfer your name, correspondence address, telephone number, email address and fax number to the Vendor and the Developer who may then use your personal data for the Voluntary Marketing Purposes, and your written consent is required in order for WPHKL to do so. Such use of your personal data for Voluntary Marketing Purposes may be carried out or conducted by or through agents, contractors or employees of WPHKL, the Vendor and/or the Developer.

會德豐地產代理擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼用於就期數的投資機會作出銷售及直接促銷，包括但不限於向閣下作出在期數的住宅單位及/或車位的直接促銷，以及進行與之有關的統計分析(「**自願性促銷用途**」)，且會德豐地產代理須獲得閣下同意後方可如此行事。會德豐地產代理亦擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼轉移予賣方及發展商，賣方及發展商繼而可使用閣下的個人資料作自願性促銷用途，且會德豐地產代理須獲得閣下書面同意後方可如此行事。此等閣下的個人資料作自願性促銷用途的使用可能會經由任何會德豐地產代理、賣方及/或發展商的代理人、承辦商或員工進行或辦理。

Your personal data is required by WPHKL, the Vendor and the Developer] for the Obligatory Purposes. If you do not provide your personal data to WPHKL, the Vendor and the Developer] for these purposes, WPHKL, the Vendor and the Developer] 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 Phase and/or administrative matters relating to the same.

會德豐地產代理、賣方及發展商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會德豐地產代理、賣方及發展商作此等用途，會德豐地產代理、賣方及發展商將不能夠作出強制性用途，這可能對閣下購買在期數中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Marketing Purposes are only voluntary purposes and you are not obliged to consent to the use and/or provision of your personal data for these purposes if you do not wish WPHKL, the Vendor and/or the Developer to use your personal data for direct marketing. 自願性促銷用途僅屬自願性質，如果閣下不希望會德豐地產代理、賣方及/或發展商將閣下的個人資料用於直接促銷，閣下並無責任同意閣下的個人資料被用及/或被提供作此等用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Vendor and the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Vendor and the Developer who may then use your personal data for the Voluntary Marketing Purposes. WPHKL will not transfer your personal data to any other person without your consent.

會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) **將會**把閣下的個人資料提供及轉移予賣方及發展商作強制性用途，及 (ii) **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及發展商，而前述各方繼而可使用閣下的個人資料作自願性促銷用途。在沒有閣下同意下，會德豐地產代理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 WPHKL, the Vendor and/or the Developer at any time to cease using your personal data for the Voluntary Marketing Purposes and WPHKL, the Vendor and/or the Developer must so cease, without charge.

閣下可隨時撤回閣下的同意並要求會德豐地產代理、賣方及/或發展商停止使用閣下的個人資料作自願性促銷用途，而會德豐地產代理、賣方及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL, the Vendor and the Developer will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes. WPHKL, the Vendor and/or the Developer will not retain your personal data for the Voluntary Marketing Purposes if you withdraw your consent and request WPHKL, the Vendor and/or the Developer to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes, or withdrawal of your consent in relation to the Voluntary Marketing Purposes or occurrence of other circumstances where your personal data is no longer required, WPHKL, the Vendor and the Developer will destroy your personal data as soon as practicable after WPHKL, the Vendor and the Developer are no longer obliged to retain such data by law.

會德豐地產代理、賣方及發展商將只在為落實強制性用途及(如果閣下同意)自願性促銷用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理、賣方及/或發展商停止如此使用閣下的個人資料，會德豐地產代理、賣方及/或發展商將不會保留該等資料作自願性促銷用途。在落實強制性用途及(如果閣下同意)自願性促銷用途後或閣下撤回就自願性促銷用途所作同意或者發生不再需要閣下的個人資料之其他情況時，會德豐地產代理、賣方及發展商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。

You have the right, at any time, to request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact the Personal Data Privacy Officer of WPHKL at the address below.

閣下有權隨時要求查閱及/或改正在會德豐地產代理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會德豐地產代理個人資料私隱主任聯絡。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data and/or (iii) withdrawal of your consent to the use of your personal information for Voluntary Marketing Purposes or (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料及/或 (iii) 撤回閣下對個人資料作自願性促銷用途的同意或(2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer

Wheelock Properties (Hong Kong) Limited

Address: 2<sup>nd</sup> Floor, One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong (please mark your communication as "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港黃竹坑香葉道二號 One Island South 二樓 (請將閣下的通訊註明「保密」字樣)

Any such request should clearly state details of the personal data in respect of which the request is being made.

任何此等要求均須清楚說明相關要求針對的個人資料。

\*\*\*\*\*

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 WPHKL NOT to use my personal data for the Voluntary Marketing Purposes described above, including transfer of my personal data to the Vendor and the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Marketing Purposes described above and transfer my personal data to the Vendor and the Developer for the Voluntary Marketing Purposes described above.)

☐ 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性促銷用途，包括把本人的個人資料轉移予賣方及發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性促銷用途並把本人的個人資料轉移予賣方及發展商作上述自願性促銷用途。)

Signature of Purchaser(s):

買方簽署：\_\_\_\_\_

Name of Purchaser(s):

買方姓名：\_\_\_\_\_

Date:

日期：\_\_\_\_\_

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。



## Declaration in relation to Intermediary

### 有關中介人的聲明

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數的名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” “該物業”)

Purchaser(s) 買方 : \_\_\_\_\_

H.K.I.D./ Passport/B.R. No(s). 香港身份證/護照/商業登記證號碼: \_\_\_\_\_

Vendor 賣方: Top Genius Holdings Limited 雅晉集團有限公司

1. 買方確認經由下述人士介紹到會德豐地產(香港)有限公司 (「**會德豐地產**」) (賣方的銷售代理)簽署臨時買賣合約購買該物業 :

The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to Wheelock Properties (Hong Kong) Limited (“**Wheelock Properties**”) (Sales agent of the Vendor) for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

地產代理姓名 Name of estate agent : \_\_\_\_\_

地產代理牌照號碼 EAA Licence No. : \_\_\_\_\_

所屬地產代理公司名稱 Estate Agency: \_\_\_\_\_

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an “Intermediary”.

2. 買方及中介人確知悉及確認以下各項 :

The Purchaser(s) and the Intermediary acknowledge and confirm the followings:

- (a) 中介人身份只是於出售本物業一事中介紹買方給賣方，中介人並非賣方或會德豐地產的代理人。  
The role of the Intermediary is simply to introduce purchaser(s) to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor or Wheelock Properties.

- (b) 任何中介人均沒有代賣方或會德豐地產作出、亦沒有被賣方或會德豐地產授權或批准代賣方或會德豐地產作出任何口頭或書面的協議、陳述、承諾或保證。賣方及會德豐地產不須就任何中介人所作出的任何協議、陳述、承諾或保證（如有）向買方或任何其他人士以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。

Each Intermediary did not make and is not authorized or permitted by the Vendor or Wheelock Properties to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor or Wheelock Properties. The Vendor and Wheelock Properties are not and will not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary (if any) and are not and will not in any circumstances be liable to perform the same for any Intermediary.

- (c) 賣方、會德豐地產及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方或會德豐地產僱員或代理之名義，在購買該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。

The Vendor, Wheelock Properties and their staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser(s) or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor or Wheelock Properties demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) should report the case to the Independent Commission Against Corruption (I.C.A.C.).

- (c) 賣方及會德豐地產並無授權任何中介人向買方收取任何費用或佣金。  
The Vendor and Wheelock Properties did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

- (d) 買方與任何中介人之任何糾紛，一概與賣方及會德豐地產無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。

The Vendor and Wheelock Properties are not and will not be involved in any dispute between the Purchaser(s) and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本作準。  
The Chinese translation of this declaration is for reference only. In case of any discrepancy, the English version shall prevail.

買方簽署 PURCHASER(S)

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Date 日期：

中介人簽署 INTERMEDIARY

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Date 日期：

**Acknowledgement letter regarding the priority to purchase one residential parking space**

**有關優先認購一個住宅停車位確認函**

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” 「該物業」)

The Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

The Purchaser 買方 :

H.K.I.D./ Passport/B.R. No(s):

香港身份證/護照/商業登記證號碼:

就閣下購買該物業一事，受制於合約，賣方可於其全權及絕對酌情決定的時間、售價、銷售安排、條款及條件向買方出售一個期數的住宅停車位(該停車位由賣方全權及絕對酌情決定)，及受下列的條款及條件約束：

We refer to your purchase of the Property. Subject to contract, the Vendor may sell to the Purchaser one residential parking space in the Phase (to be determined by the Vendor in its sole and absolute discretion) at such time, price, sales arrangements, terms and conditions as the Vendor may in its sole and absolute discretion determine, and subject to and upon the following terms and conditions:

- 閣下須於簽署有關該物業的臨時買賣合約(「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有關該物業的買賣合約(「買賣合約」)。  
You shall execute the agreement for sale and purchase in respect of the Property (“Agreement”) within 5 working days after signing the Preliminary Agreement for Sale and Purchase in respect of the Property (“Preliminary Agreement”) in accordance with the terms and conditions contained in the Preliminary Agreement.
- 閣下必須完全遵守、履行及符合買賣合約內所有條款及條件，包括但不限於其中所列的支付條款。  
You shall observe, perform and comply with all the terms and conditions in the Agreement including but not limited to the payment terms as specified therein.
- 閣下必須完全遵守、履行及符合賣方可能不時發給閣下有關出售住宅停車位的安排事宜的通知書(「通知書」)中所列的條款及條件。  
You shall observe, perform and comply with the terms and conditions as may be specified in the notice that the Vendor may serve upon you from time to time regarding the arrangement of the sale of residential parking spaces (“Notice”).
- 若閣下未能遵守、履行或符合臨時合約、買賣合約、本函及/或通知書內任何條款或條件，本函即告作廢並無效而閣下不得享用即時被撤銷的上述優惠（且不損害賣方於臨時合約、買賣合約及其他適用法律下之其他權利及申索）。如已就購入期數住宅停車位簽立任何合約（不論臨時或其他合約），閣下必須立即按賣方要求採取一切行動及簽立所有文件將之取消及終止，且閣下不會就此獲得任何賠償。

In the event you fail to observe, perform or comply with any of the terms or conditions contained in the Preliminary Agreement, the Agreement, this Letter and /or the Notice, this Letter shall become null and void upon which you 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 you under the Preliminary Agreement, the Agreement and the applicable laws), and where any agreement, whether preliminary or otherwise, has been entered into for the purchase of the residential parking space of the Phase, you shall forthwith take all steps and execute all documents required by the Vendor to cancel and terminate the same without any compensation.

- 在賣方作出任何出售期數住宅停車位的要約(賣方無須作出任何出售要約)的情況下，如買方未能於該出售要約中指明的時間內接受該出售要約及全面遵從該出售要約的條款和條件，該出售要約將告失效。  
In the event any offer to sell a residential parking space of the Phase is made by the Vendor (which offer the Vendor is not obliged to make), such offer shall lapse if the Purchaser fails to accept such offer and fully comply with the terms and conditions of such offer within the time as set out in such offer.
- 如賣方作出出售期數住宅停車位的要約(賣方無須作出任何出售要約)而閣下接受該要約，閣下必須於簽署住

宅停車位的臨時買賣合約時出示本函予賣方。

In the event an offer to sell a residential parking space of the Phase is made by the Vendor (which offer the Vendor is not obliged to make) and you have accepted such offer, you shall present this Letter to the Vendor at the time of signing the preliminary agreement for sale and purchase of the residential parking space.

7. 本函獨立於臨時合約及買賣合約，本函任何內容均不得視作取替或更改臨時合約或買賣合約內的任何條款及/或條件。賣方所有於臨時合約及買賣合約下之權利及補償均不受本函影響。本函任何內容均不會以任何方式損害、變更或影響臨時合約或買賣合約的運作、有效性或可強制執行性或臨時合約或買賣合約各方的權利、義務或責任。為免生疑問，若賣方決定不作出任何出售期數住宅停車位的要約，閣下無權享有任何補償或損害賠償，及閣下仍須遵守、符合及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約的條款完成購買該物業。

This Letter is 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. Nothing in this Letter 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, the Vendor's decision not to make any offer to sell a residential parking space of the Phase shall not entitle you to any remedy or damages whatsoever and you shall still be obliged to observe, perform and comply with 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 the Agreement.

8. 如賣方作出出售期數住宅停車位的要約(賣方無須作出任何出售要約)，該要約不能轉讓及轉移，及只能由閣下本人接受。

In the event an offer to sell a residential parking space of the Phase is made by the Vendor (which offer the Vendor is not obliged to make), such offer is non-assignable and non-transferable and can only be accepted by you personally.

9. 不論本函任何其他條款的規定，並非本函一方的人無權根據《合約（第三者權利）條例》(第 623 章)強制執行本函的任何條款。

Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this Letter.

10. 本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of this Letter is for reference only and in case of inconsistency, the English version shall prevail.

賣方代表

For and on behalf of the Vendor

\_\_\_\_\_  
Authorized Signature(s) 授權人士簽署

經妥當及謹慎考慮本函之內容後，我/我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this Letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署

Signed by the Purchaser(s)

\_\_\_\_\_  
日期 Date:

**Acknowledgement Letter regarding Split Type Air-conditioning Outdoor Unit**

**有關分體式空調機（室外機）確認函**

**To** : **Top Genius Holdings Limited (“the Vendor”)**  
**致** : **雅晉集團有限公司(「賣方」)**

**Date** :  
**日期**

**Phase** : **GRANDE MONACO (Phase 2 of MONACO Development)**  
**期數** : **GRANDE MONACO (MONACO 發展項目第 2 期)**

**Address** : **No.12 Muk Tai Street**  
**地址** : **沐泰街 12 號**

**The Property** : **Flat B, [ ] Floor, Tower 1A**  
**該物業** : **第 1A 座[ ]樓 B 單位**

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約（「臨時合約」）之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The split type air-conditioning outdoor units installed on the air conditioning outdoor unit platform outside the following residential properties (including the Property) belong to another residential property in the Phase, particulars of which are as follows:

以下住宅物業（包括該物業）外的空調機室外機平台上裝設的分體式空調機（室外機）屬於期數中其他住宅物業，詳情如下：

Two split type air-conditioning outdoor units installed on the air-conditioning outdoor unit platform outside the Kitchen of the Property belong to Flat C of the same floor of Tower 1A.

裝設於該物業的廚房外的空調機室外機平台上的兩部分體式空調機（室外機）屬於第 1A 座同層之 C 單位。

The approximate locations of the aforesaid split type air-conditioning outdoor units of the Property are, for identification purpose only, shown on the floor plan annexed hereto.

上述分體式空調機（室外機）之大概位置在本函所附之平面圖上顯示，僅供識別。

2. The Vendor reserves the right to alter, amend and change the location(s) of the split type air-conditioning outdoor unit(s) in the Phase according to the latest approved building plans from time to time.

賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改期數內的分體式空調機（室外機）的位置。

3. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.

本確認函並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。

4. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.

本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

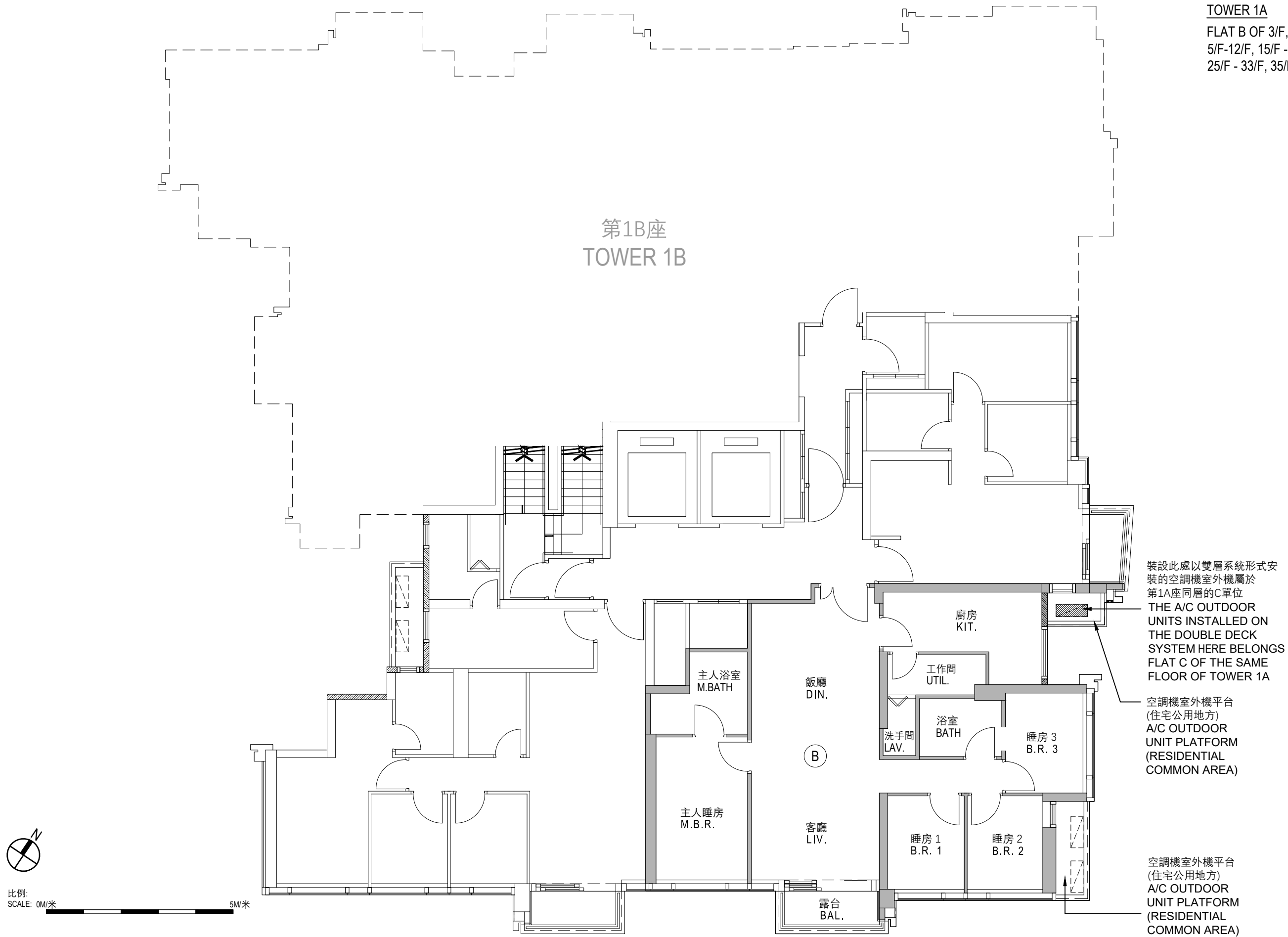
The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

SIGNATURE OF THE PURCHASER(S) 買方簽署

Name of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No. 身份證/護照/商業登記號碼:



TOWER 1A  
FLAT B OF 3/F,  
5/F-12/F, 15/F - 23/F,  
25/F - 33/F, 35/F

第1A座  
3樓、5樓至12樓、  
15樓至23樓、  
25樓至33樓、35樓 B單位

GRANDE MONACO (Phase 2 of MONACO Development)  
GRANDE MONACO (MONACO發展項目第2期)  
NEW KOWLOON INLAND LOT NO.6564  
新九龍內地段第6564號

FOR IDENTIFICATION ONLY. THIS PLAN IS FOR THE SOLE PURPOSE OF SHOWING THE APPROXIMATE LOCATION(S) OF THE AIR-CONDITIONING OUTDOOR UNIT(S) ONLY.  
僅供識別。本圖僅作顯示空調機室外機之大概位置之用。

第1A座 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓  
3/F, 5/F-12/F, 15/F - 23/F, 25/F - 33/F, 35/F OF TOWER 1A

Acknowledgement Letter for Properties Viewing

物業參觀確認函

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the "Property" 「該物業」)

The Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

The Purchaser 買方 :

H.K.I.D./ Passport/B.R. No(s):

香港身份證/護照/商業登記證號碼:

本人/我們即下述簽署人，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

I/We, the undersigned, hereby confirm below prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

- ☐ 本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人/我們參觀：

I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

- ☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。

and I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀該物業日期 Date of viewing of the Property : \_\_\_\_\_

或 OR

- ☐ 但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀該物業。

but after due consideration and out of my/our free will and choice I/we decided not to view the Property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

\*\*\*\*\*

- ☐ 本人/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人/我們參觀：

I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us the Vendor has made the comparable residential property stated below available for viewing by me/us prior to



my/our signing of the preliminary agreement for sale and purchase of the Property.

- ☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。  
and I/we have viewed the comparable residential property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀與該物業相若的住宅物業日期 Date of viewing the comparable residential property : \_\_\_\_\_

**或 OR**

- ☐ 但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀與該物業相若的住宅物業。  
but after due consideration and out of my/our free will and choice I/we decided not to view the comparable residential property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

與該物業相若的住宅物業 Comparable residential property : Tower \_\_座 Floor \_\_樓 Unit \_\_單位

\*\*\*\*\*

- ☐ 本人/我們現確認，由於在本人/我們簽署該物業之臨時買賣合約之前，開放該物業或與該物業相若的住宅物業供本人/我們參觀並非合理地切實可行，本人/我們同意賣方無須在該物業售予本人/我們之前開放該物業或與該物業相若的住宅物業供本人/我們參觀。

I/We hereby confirm that since it is not reasonably practicable for the Property or a comparable residential property in the Development to be viewed by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property, I/we agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me/us before the Property is sold to me/us.

\_\_\_\_\_  
Signature(s) of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期

**Vendor's Information Form**  
**賣方資料表格**

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street

期數名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

~~Mansion~~ 低座 / Tower 第\* 1A 座 Floor 3 樓 Flat B 單位

\* delete whichever is not appropriate 將不適用者刪去

(the "Property" 「該物業」)

The Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

The Purchaser 買方 :

H.K.I.D./ Passport/B.R. No(s):

香港身份證/護照/商業登記證號碼:

- (a) The amount of the management fee that is payable for the Property: HK\$ 5,073 per month  
須就該物業支付的管理費用的款額: 每月港幣 \$ 5,073.
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)  
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百份之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil  
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase of the Development: Harriman Property Management Limited  
發展項目期數的管理人的姓名或名稱: 夏利文物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase of the Development:  
Nil  
賣方自政府或管理處接獲的關乎發展項目期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase of the Development: Nil  
賣方自政府接獲的規定賣方拆卸發展項目期數的任何部分或將發展項目期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil  
賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期: 12 / 2 / 2023

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.

買方現確認在簽署該物業之臨時買賣合約之前, 買方已收到此份賣方資料表格。

Signature(s) of Purchaser(s) 買方簽署

Date 日期

Vendor 賣方		: Top Genius Holdings Limited 雅晉集團有限公司	
Sales Agent for Vendor 賣方銷售代理人: Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)			
Vendor's solicitors 賣方律師	KAO, LEE & YIP SOLICITORS 高李葉律師行	17/F, Gloucester Tower, The Landmark, Central, Hong Kong 香港中環置地廣場告羅士打大廈十七樓	Tel. No. 電話號碼 2844-4888 Fax No. 傳真號碼 2810-0620
Purchaser 買方	Purchasers' / Purchaser's Name(s) 買方姓名		HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/商業登記證號碼
	(1) _____		_____
	(2) _____		_____
	(3) _____		_____
	Directors' names (for corporate purchasers only) 董事姓名 (只適用於買方為有限公司)		HKID No./ Passport No. 香港身份證號碼/護照號碼
	(1) _____		_____
	(2) _____		_____
Purchaser's Correspondence/ Registered Office Address 買方通訊 / 註冊辦事處 地址	_____		Tel. No 電話號碼 _____

The Vendor agrees to sell and the Purchaser agrees to purchase the property mentioned below on the following terms and conditions and the “Other Terms and Conditions” set out hereto. 賣方及買方於此同意根據以下條款及後述的“其他條款及條件”出售及購買下述之物業。

Name and address of the Phase of the Development 發展項目的期數的名稱及地址:	
<b>GRANDE MONACO</b> (Phase 2 of MONACO Development MONACO 發展項目的第 2 期) 12 Muk Tai Street 沐泰街 12 號	
The Property 本物業	Flat B on 3/F in Tower 1A 第 1A 座 3 樓 B 單位

Please tick (“✓”) the applicable Payment Term (請剔選適用之付款方法)

**Purchase Price and 180-day Cash Payment Plan**

**售價及 180 天現金優惠付款計劃**

☐

The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元	, which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):- ，並須由買方按以下方式付予賣方 (「付款方式」) :-
Preliminary Deposit in the sum of 臨時訂金為數	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付
Balance of Purchase Price 售價餘額	HK\$ 港幣	元	, which is equal to 95% of the purchase price shall be paid within 180 days after the date on which this Preliminary Agreement is signed (即售價的 95%) 的售價餘額，須於本臨時合約的簽署日期之後的 180 天內由買方繳付

**Purchase Price and 360-day Cash Payment Plan**

**售價及 360 天現金優惠付款計劃**

☐

The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元	, which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):- ，並須由買方按以下方式付予賣方 (「付款方式」) :-
Preliminary Deposit in the sum of 臨時訂金為數	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付
Further Deposit 加付訂金	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid within 60th day after the date on which this Preliminary Agreement is signed (即售價的 5%) 的加付訂金，須於本臨時合約的簽署日期之後的 60 天內由買方繳付
Balance of Purchase Price 售價餘額	HK\$ 港幣	元	, which is equal to 90% of the Purchase Price shall be paid within 360 days after the date on which this Preliminary Agreement is signed (即售價的 90%) 的售價餘額，須於本臨時合約的簽署日期之後的 360 天內由買方繳付

Provided That the purchaser shall have provided relevant supporting documents to the satisfaction of the Vendor to prove that the aforesaid requirement is met. The Vendor's determination as to whether a purchaser is a “Wheelock's Friends” shall be final.

\* delete whichever is not appropriate 將不適用者刪去

Received from the Purchaser the sum of HK\$ 茲收到買方港幣	being the Preliminary Deposit payable upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱	Cashier Order/Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" together with the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement for purchase of the Property herein.

買方在此同意及明白所有上列條件及“其他條款及條件”下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約，以購買本物業。

## OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement:

在本臨時合約中:

- (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);  
“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) "working day" has the meaning given by section 2(1) of that Ordinance;  
“工作日”具有該條例第 2 (1) 條給予該詞的涵義;
- (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and  
第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及
- (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.  
第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

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。

3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed

—

按訂約雙方的意向，本臨時合約將會由一份買賣合約（“正式合約”）取代，正式合約須 —

- (a) by the Purchaser on or before \_\_\_\_\_ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed);  
and  
由買方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
- (b) by the Vendor on or before \_\_\_\_\_ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).  
由賣方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。

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

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。

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

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。

6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form as prepared by the Vendor's solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable or incurred on this Preliminary Agreement and the Agreement.

買方需於本臨時合約之簽署日期之後五個工作日內攜帶香港身份證或護照或(如買方為公司)商業登記證及本臨時合約的正本到賣方律師辦公地點(若買方自行聘請律師，則到有關律師行)辦理下列手續:(a)簽署一份由賣方律師所訂定的正式合約，該正式合約內容除得地政總署書面批准，一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付或所招致的印花稅。

7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —  
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
- (a) this Preliminary Agreement is terminated;  
本臨時合約即告終止；
  - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and  
買方支付的臨時訂金，即被沒收歸於賣方；及
  - (c) the Vendor does not have any further claim against the Purchaser for the failure.  
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。
8. The measurements of the Property are as follows —  
本物業的量度尺寸如下 —  
Please refer to the “Schedule 1” attached to this Preliminary Agreement. The said “Schedule 1” forms part of this Preliminary Agreement.  
請參閱隨本臨時合約附上之“附表一”。“附表一”屬本臨時合約一部份。
9. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in the attached Appendix.  
本物業買賣所包括的裝置、裝修物料及設備載列於附錄。
10. 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.  
在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.  
買方已確認收到第 12 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。
12. For the purposes of clause 11, the following is the “Warning to Purchasers” —  
就第 11 條而言，“對買方的警告”內容如下—
- 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。

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that in the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means whatsoever which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the Preliminary Deposit as consideration for its agreeing to cancel the Agreement (not as penalty) and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges, disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

買方須於正式合約中與賣方協議大概內容如下 如買方要求並獲賣方同意之情況下簽署一份取消合約又或採取任何其他有效等同方式取消正式合約或終止買方於該正式合約所承擔之責任，賣方有權保留臨時訂金作為賣方同意取消該正式合約之代價(但並非視為懲罰金)。同時買方亦須額外付予賣方或付還賣方(視乎情況而定)全部就取消該正式合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)

14. The Vendor and the Purchaser agree to incorporate into the Agreement provisions having the same effect of clause 13.

賣方與買方同意於正式合約納入與第 13 條相同意義之條文。

15. The sale and purchase of the Property shall be completed at the offices of the Vendor's solicitor during office hours on or before [ ].

本物業的買賣須在[ ]或之前，於辦公時間內，在賣方律師辦公地點完成。

16. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 18, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.

雙方同意並聲明本臨時合約只適用於買方個人。除第 18 條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。

17. No attorney, trustee or nominee of any kind by the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.

賣方並不接受買方任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。

18. (a) All stamp duty (including without limitation the ad valorem stamp duty, the special stamp duty, the buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) if any, payable on this Preliminary Agreement, the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.

有關本臨時合約及/或正式合約及/或轉讓契所招致的印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅(如有的話))，蓋由買方單獨承擔及繳付。

- (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.

業權契據核證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")的製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。

- (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.

買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。

- (d) If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the Property and the first mortgagee (if any) shall instruct the Vendor's solicitors to handle the first mortgage (if any) and the second mortgagee (if any) shall instruct the Vendor's solicitors to handle the second mortgage (if any), the Vendor shall bear such solicitors' legal costs in respect of the Agreement and the subsequent Assignment, exclusive of the legal costs in respect of the First Equitable Mortgage/First Mortgage and the Second Equitable Mortgage/Second Mortgage (if any), any guarantees and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser. In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.

若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買本物業以及賣方律師獲第一按揭人(如有)委託處理第一按揭(如有)及獲第二按揭人(如有)委託處理第二按揭(如有)，賣方將承擔該律師在處理正式買賣合約及其後之轉讓契之律師費用，但不包括第一樓花按揭/第一按揭(如有)及第二樓花按揭/第二按揭(如有)、擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。在任何其他情況下，買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。

19. All Further Deposit, Part Payment of Purchase Price, and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors

所有加付訂金、部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。

20. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings and finishes and appliances therein and takes them as they stand. Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser.

買方在購買本物業時完全知悉本物業的實質狀況與本物業內的裝置及裝修物料，並接受本物業及該等裝置及裝修物料及設備的現狀。賣方須於完成本物業之買賣時向買方交付本物業在空置情況下的管有權(即將本物業交吉予買方)。

21. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor or its Sales Agent may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.

如買方或任何人代表買方在未簽署正式合約前將本臨時合約登記於土地註冊處登記冊內，賣方或其銷售代理可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。

22. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.

買方如有更改通訊地址或聯絡電話，須以書面通知賣方。

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

本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

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

本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

25. If the Property under this Preliminary Agreement consists of a residential unit as well as any parking space(s), the Property shall be covered by one single Agreement and one single subsequent Assignment.

如本臨時合約下的本物業包括住宅單位也同時包括停車位，本物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

26. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.

賣方保留權利修改售價、付款方式及在計算售價方面之錯誤或遺漏。

27. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all management fee deposit, contribution to special funds, debris removal fee, advance payment of management fees and all other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

買方須在完成本物業買賣交易時向管理人繳付或(如任何上述費用已由賣方付予管理人)向賣方補還一切管理費按金、其須分擔的特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。

28. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.

在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。

29. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.

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) 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).

本條第(a)款只在並無違反《一手住宅物業銷售條例》（第 621 章）的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。

- (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:-

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) 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

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) 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.

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。

30. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.

本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方已細閱此臨時合約，並完全明白其內容。



Purchaser

買方

Authorized signatory(ies) for and on behalf of the Vendor

經授權人代表賣方簽署

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Purchaser's Signature

買方簽署

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Authorized signature(s)

經授權簽署

## SCHEDULE 1 附件一

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附件中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約：

### **Flat B on 3/F of Tower 1A**

#### **第 1A 座 3 樓 B 單位**

- (a) the saleable area of the Property is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet \*[of which —]  
本物業的實用面積為 \_\_\_\_\_ 89.303 平方米／ \_\_\_\_\_ 961 平方呎\*[，其中—]

\*[ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the balcony];

\*[ \_\_\_\_\_ 2.909 平方米／ \_\_\_\_\_ 31 平方呎為露台的樓面面積]；

\*[ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the utility platform];

\*[ \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎為工作平台的樓面面積]；

\*[ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the verandah]; and

\*[ \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎為陽台的樓面面積]；及

- (b) other measurements are —

其他量度尺寸為 —

\*[the area of the air conditioning plant room is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[空調機房的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the bay window is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[窗台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the cockloft is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[閣樓的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the flat roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[平台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the garden is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[花園的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the parking space is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[停車位的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[天台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the stairhood is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[梯屋的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the terrace is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[前庭的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]；

\*[the area of the yard is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];

\*[庭院的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎]。

\*Delete as appropriate.

\*將不適用者刪去。

## APPENDIX 附錄

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

Internal Wall & Ceiling	<p><b>Type of Wall Finishes:</b> Living room, dining room and bedroom finished with emulsion paint.</p> <p><b>Type of Ceiling Finishes:</b> Ceiling of living room, dining room and bedroom finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.</p>
Internal floor	<p><b>Material of floor and skirting:</b> Living room, dining room and bedroom finished with engineered timber flooring and paint finish skirting. Natural stone border along edge of floor adjoining door to balcony, door to utility platform and door to flat roof.</p>
Bathroom	<p><b>Type of wall, floor and ceiling finishes:</b> Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling. (Except those flats set out below.)</p> <p>Tower 1A Bathroom at Flats A, B of G/F &amp; 1/F (Duplex) Master Bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F</p> <p>Mansion B Bathroom at Flat B of G/F, 1/F &amp; 2/F</p> <p>Mansion D Bathroom and Ensuite Bathroom at Flats A, B of 3/F, 5/F &amp; Roof (Duplex) Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.</p> <p>Tower 1A Master Bathroom at Flats A, B of G/F &amp; 1/F (Duplex) Master Bathroom at Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof Bathroom at Flat C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Bathroom at Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p>

	<p>Mansion C Master Bathroom at Flat A of G/F, 1/F &amp; 2/F</p> <p>Mansion D Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.</p> <p>Mansion A Bathroom at Flat B of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Master Bathroom at Flat B of G/F, 1/F &amp; 2/F</p> <p>Mansion C Master Bathroom at Flat A of 3/F, 5/F &amp; Roof (Duplex) Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.</p>
Kitchen	<p><b>Type of wall, floor, ceiling and cooking bench finishes:</b> Wall finished with porcelain tile, glazing, high gloss painted panel and metal (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling. (Except those flats set out below.)</p> <p>Tower 1B Flats B, C of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F to 37/F Wall finished with porcelain tile and glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.</p> <p>Mansion A Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof Flat C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Flat A of G/F, 1/F, 2/F Wall finished with porcelain tiles, glazing, wood melamine and metal (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run</p>

	<p>up to the false ceiling.</p> <p>Tower 1A Flats A, B of G/F &amp; 1/F (Duplex) Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion B Flat B of G/F, 1/F, 2/F Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion C Flats A, B of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion D Flat A of G/F, 1/F, 2/F Flats A, B of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Wall finished with porcelain tile, glazing and metal (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.</p> <p>Tower 1A Flat C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F &amp; 35/F-37/F</p> <p>Tower 1B Flat D of 5/F-12/F, 15/F-23/F, 25/F-33/F &amp; 35/F-37/F</p> <p>Mansion A Flat B of G/F, 1/F, 2/F &amp; 3/F Wall finished with glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.</p>
Doors	<p>Material, finishes and accessories:</p> <p>Flat Entrance Solid core fire rated timber door finished with metal and wood veneer, and fitted with lockset, concealed door closer, door guard and eye viewer.</p> <p>Kitchen (All non-open kitchen) Solid core fire rated timber door finished with paint and metal, and fitted with fire rated glass vision panel and concealed type door closer.</p> <p>Bedroom Hollow core timber door finished with paint and metal, and fitted with lockset.</p>

Master Bathroom, Ensuite Bathroom, Bathroom and Powder Room

Hollow core timber door finished with paint and metal, and fitted with lockset.

Timber louver is provided for door of the bathroom and door of the powder room (if applicable) of the following flats:

Tower 1A

Master bathroom, ensuite bathroom and bathroom at Flats A & B of G/F & 1/F (Duplex)

Bathroom at Flats A, B and C on 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F; and

Flat C on 36/F and 37/F; and Flat A on 36/F and 37/F & Roof

Master bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F

Tower 1B

Bathroom at Flats B & D of 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F

Mansion A

Master bathroom and bathroom at Flat A of G/F, 1/F, 2/F and 3/F & Roof; and bathroom at Flat B of G/F - 3/F.

Mansion B

Master bathroom at Flat B of G/F-2/F

Ensuite bathroom and bathroom at Flats A and B of 3/F, 5/F & Roof (Duplex); bathroom at Flat B of G/F-2/F; and bathroom at Flat C of G/F

Powder room at Flats A, B on 3/F, 5/F & Roof (Duplex)

Mansion C

Master bathroom, ensuite bathroom and bathroom at Flat B of 3/F, 5/F & Roof (Duplex); and master bathroom and bathroom at Flat B of G/F - 2/F

Master bathroom at Flat A of 3/F, 5/F & Roof (Duplex)

Powder room at Flats A, B on 3/F, 5/F & Roof (Duplex)

Mansion D

Master bathroom, ensuite bathroom and bathroom at Flat B of 3/F, 5/F & Roof (Duplex); and master bathroom and bathroom at Flat B of G/F - 2/F

Ensuite Bathroom at Flat A of 3/F, 5/F & Roof (Duplex)

Powder room at Flats A, B on 3/F, 5/F & Roof (Duplex)

Store Room

Hollow core timber door finished with paint and metal and fitted with door holder and handle.

(Except those flats set out below.)

Mansion D

Flats A, B of 3/F, 5/F & Roof (Duplex)

Hollow core timber door finished with glazing and metal and fitted with door holder and handle.

Utility Room

Hollow core timber door finished with paint and metal and fitted with wooden louver and lockset.

	<p>(Except those flats set out below.)</p> <p>Tower 1A Flats A, B of G/F &amp; 1/F (Duplex) Flat A of 36/F and 37/F &amp; Roof</p> <p>Mansion B Flats A, B of G/F-2/F Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion C Flats A, B of G/F-2/F</p> <p>Mansion D Flat A of G/F-2/F Hollow core timber door finished with glazing and metal, and fitted with metal louver and lockset. Lift Lobby at Flat A of G/F-2/F and 3/F &amp; Roof of Mansion A Solid core fire rated timber door finished with metal and wood veneer and fitted with lockset, concealed door closer, door guard and eye viewer. Lavatory inside Utility Room Metal framed folding door finished with paint and fitted with lockset and louvre (if applicable).</p> <p>Balcony, Utility Platform, Living Room and Dining Room to Flat Roof and Bedroom to Garden (if applicable) Aluminium framed sliding door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass and lockset.</p> <p>Utility platform, Balcony, Bedroom to Flat roof, Bedroom to Garden and Internal Staircase to Roof (if applicable) Aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass, pull handle and lockset.</p> <p>Living Room and Dining Room to Flat Roof and Living Room and Dining Room to Garden (if applicable) Aluminium framed folding door assembly with an aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass and lockset.</p> <p>Internal Staircase to Roof (if applicable) Aluminium framed door finished with fluorocarbon coating fitted with fire rated glass, door closer, pull handle and lockset.</p>
Bathroom	<p>Type and material of fittings and equipment: Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated toilet paper holder and chrome-plated hook. (Except those flats set out below.)</p> <p>Tower 1A Master Bathroom at Flats A, B of G/F &amp; 1/F (Duplex)</p>

	<p>Master Bathroom at Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A</p> <p>Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof</p> <p>Bathroom at Flats B, C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Bathroom at Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p> <p>Mansion C &amp; Mansion D</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with colour electro-plated basin mixer, vitreous china water closet, colour electro-plated towel bar, chrome-plated toilet paper holder and colour electro-plated hook.</p> <p>Type and material of water supply system: Copper pipes are used for cold and hot water supply system.</p> <p>Type and material of bathing facilities (including shower or bath tub, if applicable) and size of bath tub, if applicable: Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer are provided in bathrooms with bathtub. (Except those flats set out below.)</p> <p>Tower 1A</p> <p>Master Bathroom at Flats A, B of G/F &amp; 1/F (Duplex)</p> <p>Master Bathroom at Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A</p> <p>Master Bathroom at Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof</p> <p>Bathroom at Flat C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Bathroom at Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p> <p>Mansion C &amp; Mansion D</p> <p>Master Bathroom at Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex)</p> <p>Press steel bathtub (1500mm L X 700mm W X 420mm D) with colour electro-plated bath mixer are provided in bathrooms with bathtub.</p> <p>Tower 1A</p> <p>Bathroom at Flats A &amp; B of G/F &amp; 1/F (Duplex)</p> <p>Tower 1A</p> <p>Master bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F</p> <p>Mansion B</p>
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	<p>Bathroom at Flat B of G/F-2/F</p> <p>Mansion C Bathroom at Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Mansion D Ensuite bathroom and Bathroom at Flats A &amp; B of 3/F, 5/F &amp; Roof (Duplex) Tempered glass shower cubicle with chrome-plated shower mixer are provided in bathrooms with shower cubicle.</p> <p>Mansion A Bathroom at Flat B of G/F, 1/F, 2/F &amp; 3/F &amp; Roof</p> <p>Mansion B Master Bathroom at Flat B of G/F-2/F</p> <p>Mansion C Master Bathroom at Flat A of 3/F, 5/F &amp; Roof (Duplex)</p> <p>Tempered glass shower cubicle with colour electro-plated shower mixer are provided in bathrooms with shower cubicle.</p>
Kitchen	<p><b>Material of sink unit and material and finishes of kitchen cabinet:</b> Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in plywood board with door panels finished with high gloss polyethylene terephthalate foil. (Except those flats set out below.)</p> <p>Tower 1A Flats A, B of G/F &amp; 1/F (Duplex) Flat A of 36/F &amp; 37/F &amp; Roof</p> <p>Mansion A Flat A of G/F, 1/F, 2/F &amp; 3/F &amp; Roof Flats B, C of G/F, 1/F, 2/F &amp; 3/F</p> <p>Mansion B Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Flat C of G/F, 1/F, 2/F, 3/F, 5/F &amp; Roof</p> <p>Mansion C &amp; Mansion D Flats A, B of G/F, 1/F, 2/F &amp; 3/F, 5/F &amp; Roof (Duplex) Fitted with stainless steel sink with colour electro-plated hot and cold water mixer. Kitchen cabinet in wooden fiber board with wooden fiber door panels finished with wood melamine and medium-density fiberboard door panels finished with high gloss lacquer paint. Material of water supply system: Copper pipes for cold and hot water supply system. Type of all other fittings and equipment: Fire service installations and equipment fitted in or near open kitchen (if applicable) of the flats below</p>

	<p>- please refer to the following items of "Schedule of Mechanical &amp; Electrical Provisions of Residential Unit": Smoke detector &amp; sprinkler head</p> <p>Tower 1A Flat C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Tower 1B Flat D of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Mansion A Flat B of G/F, 1/F, 2/F &amp; 3/F</p>
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Kitchen  
Appliances

**For the following 1-bedroom Units of Tower 1A & Tower 1B with Open Kitchen**

Cooker Hood, Induction Hob (2 Zones), Steam Oven, Refrigerator and Washer Dryer are provided

Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F	Unit D
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**For the following 2-bedroom Units of Tower 1A with Open Kitchen**

Cooker Hood, Induction Hob (4 Zones), Steam Combination Oven. Refrigerator and Washer Dryer are provided

Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F	Unit C
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**For the following 2-bedroom Units of Tower 1A**

Cooker Hood, Induction Hob (4 Burners), Steam Combination Oven, Refrigerator and Washer Dryer are provided

Tower 1A	36/F,37/F	Unit C
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**For the following 2-bedroom Units of Tower 1B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Steam Combination Oven, Refrigerator and Washer Dryer are provided

Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F	Unit B,C
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**For the following 3-bedroom Units of Tower 1A**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Microwave Oven, Steam Combination Oven, Refrigerator, Wine Conditioning Unit and Washer Dryer are provided

Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F	Unit B
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**For the following 3-bedroom Units of Tower 1A & Tower 1B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Microwave Oven, Steam Combination Oven, Refrigerator and Washer Dryer are provided

Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F	Unit A
Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F	Unit A

**For the following 4-bedroom Units of Tower 1A & Tower 1B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided

Tower 1A	G/F & 1/F (Duplex), 36/F, 37/F & Roof	Unit A,B
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**For the following 1-bedroom Units of Mansion A with open kitchen**

Cooker Hood, Induction Hob (2 Zones), Steam Oven, Refrigerator and Washer Dryer are provided

Mansion A	G/F, 1/F-2/F, 3/F, 3/F& Roof	Unit B
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**For the following 3-bedroom Units of Mansion A & Mansion B**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Steam Combination Oven, Fridge-freezer and Washer Dryer are provided

Mansion A	G/F, 1/F-2/F, 3/F	Unit C
Mansion B	G/F, 1/F-2/F, 3/F, 5/F & Roof	Unit C

**For the following 3-bedroom Units of Mansion C**

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Dish Washer, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are

	provided		
	Mansion C	3/F, 5/F & Roof	Unit A,B
	<b><u>For the following 3-bedroom Units of Mansion D</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Steam Combination Oven, Fridge-freezer and Washer Dryer are provided		
	Mansion D	G/F, 1/F-2/F	Unit A,B
	<b><u>For the following 4-bedroom Units of Mansion A &amp; Mansion C</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided		
	Mansion A	G/F, 1/F-2/F, 3/F & Roof	Unit A,B,C
	Mansion C	G/F, 1/F-2/F	Unit A,B
	<b><u>For the following 4-bedroom Units of Mansion B</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided		
	Mansion B	G/F, 1/F-2/F, 3/F, 5/F & Roof (Duplex)	Unit A,B
Other Provisions	<b><u>For the following 4-bedroom Units of Mansion B &amp; Mansion D</u></b>		
	Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Microwave Oven, Steam Combination Oven, Dishwasher, Fridge-freezer, Wine Conditioning Unit and Washer Dryer are provided		
	Mansion B	3/F, 5/F & Roof (Duplex)	Unit A,B
	Mansion D	3/F, 5/F & Roof (Duplex)	Unit A,B
	Air-conditioners are provided in all living room/dining room, master ensuite, ensuite, master bedroom, bedroom 1, bedroom 2, bedroom 3 and utility room inside residential units.		
	Video door phone, wireless router (for home automation system), infrared transmitter (for air-conditioner control), thermo ventilator, water heater are provided inside residential units.		
	Duct type ventilation fans are provided inside residential units.		
	Home camera are provided inside the following residential units		
	Tower 1A	G/F&1/F (Duplex)	Unit A, B
	Tower 1A	3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F, 36/F, 37/F & Roof	Unit A, B, C
	Tower 1B	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F	Unit A, B, C, D
	Mansion A	G/F, 1/F, 2/F, 3/F & Roof	Unit A, B, C
	Mansion B	G/F, 1/F, 2/F, 3/F, 5/F & Roof (Duplex)	Unit A, B, C
	Mansion C	G/F, 1/F, 2/F, 3/F, 5/F & Roof (Duplex)	Unit A, B, C
	Mansion D	G/F, 1/F, 2/F, 3/F, 5/F & Roof (Duplex)	Unit A, B, C
	Bluetooth speaker and wireless Bluetooth amplifier are provided inside the following residential units		
	Tower 1A	G/F&1/F (Duplex)	Unit A, B
	Tower 1A	36/F, 37/F & Roof	Unit A
	Mansion B	3/F, 5/F & Roof	Unit A, B
	Mansion C	3/F, 5/F & Roof	Unit A, B
	Mansion D	3/F, 5/F & Roof	Unit A, B

內牆及天花板	<p><b>牆壁的裝修物料的類型：</b> 客廳、飯廳及睡房髹上乳膠漆。</p> <p><b>天花板的裝修物料的類型：</b> 客廳、飯廳及睡房天花的外露部分髹上乳膠漆，石膏板假陣髹上乳膠漆。</p>
內部地板	<p><b>牆壁、地板及天花板的裝修物料的類型</b> 牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆遮蓋的範圍除外）。石膏板假天花髹乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。 （下述單位除外。）</p> <p><b>地板及牆腳線的用料：</b> 客廳、飯廳及睡房內部地板以複合木鋪砌，及配以油漆牆腳線。通往露台門、工作平台門及平台門之地板圍邊部分以天然石鋪砌。</p>
浴室	<p><b>牆壁、地板及天花板的裝修物料的類型：</b> 牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆遮蓋的範圍除外）。石膏板假天花髹乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。 （下述單位除外。）</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位之浴室 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓 B 單位之主人浴室 低座 B 座 地下、1 樓及 2 樓 B 單位之浴室 低座 D 座 3 樓、5 樓及天台（複式）A、B 單位之浴室及套房浴室</p> <p>牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位之主人浴室 36 樓及 37 樓及天台 A 單位之主人浴室</p> <p>低座 A 座 地下、1 樓、2 樓及 3 樓及天台 A 單位之主人浴室 地下、1 樓、2 樓及 3 樓 C 單位之浴室</p> <p>低座 B 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A 單位之主人浴室 地下、1 樓、2 樓、3 樓、5 樓及天台 C 單位之浴室</p> <p>低座 C 座</p>

	<p>地下、1 樓及 2 樓 A 單位之主人浴室</p> <p>低座 D 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位之主人浴室 牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p> <p>低座 A 座 地下、1 樓、2 樓及 3 樓 B 單位之浴室</p> <p>低座 B 座 地下、1 樓及 2 樓 B 單位之主人浴室</p> <p>低座 C 座 3 樓、5 樓及天台（複式）A 單位之主人浴室</p> <p>牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
廚房	<p><b>牆壁、地板、天花板及灶台的裝修物料的類型：</b> 牆壁以高溫瓷質磚、玻璃、高光油漆飾面板及金屬鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。 (下述單位除外。)</p> <p>第 1B 座 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B、C 單位 牆壁以高溫瓷質磚及玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p> <p>低座 A 座 地下、1 樓、2 樓及 3 樓及天台 A 單位 地下、1 樓、2 樓及 3 樓 C 單位</p> <p>低座 B 座 地下、1 樓、2 樓 A 單位 牆壁以高溫瓷質磚、玻璃、木紋膠板飾面板及金屬鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位 36 樓及 37 樓及天台 A 單位</p> <p>低座 B 座</p>

	<p>地下、1樓、2樓B單位 地下、1樓、2樓、3樓、5樓及天台C單位 3樓、5樓及天台（複式）A單位</p> <p>低座C座 地下、1樓、2樓、3樓、5樓及天台（複式）A、B單位</p> <p>低座D座 地下、1樓、2樓A單位 3樓、5樓及天台（複式）A、B單位</p> <p>牆壁以高溫瓷質磚、玻璃及金屬鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p> <p>第1A座 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓C單位</p> <p>第1B座 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓D單位</p> <p>低座A座 地下、1樓、2樓及3樓B單位</p> <p>牆壁以玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。</p>
門	<p><b>用料、裝修物料及配件：</b> 單位入口 實心防火木門配金屬及木皮飾面，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼。</p> <p>廚房（所有非開放式廚房） 實心防火木門配油漆及金屬，裝設防火玻璃小窗及隱藏式氣鼓。</p> <p>睡房 空心木門配油漆及金屬，配以門鎖。</p> <p>主人浴室、套房浴室、浴室及化粧間 空心木門配油漆及金屬，配以門鎖。 以下單位的浴室門及化粧間門（如適用）配以木製百葉：</p> <p>第1A座 地下及1樓（複式）A及B單位之主人浴室、套房浴室及浴室 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓A、B及C單位； 及36樓及37樓C單位；及36樓及37樓及天台A單位之浴室 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓B單位之主人浴室</p> <p>第1B座</p>

5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓B及D單位之浴室

低座A座

地下、1樓、2樓及3樓及天台A單位之主人浴室及浴室；及地下至3樓B單位之浴室

低座B座

地下至2樓B單位之主人浴室

3樓、5樓及天台（複式）A及B單位之套房浴室及浴室；地下至2樓B單位之浴室；及

地下C單位之浴室

3樓、5樓及天台（複式）A,B單位之化粧間

低座C座

3樓、5樓及天台（複式）B單位之主人浴室、套房浴室及浴室；地下至2樓B單位之主人浴室及浴室

3樓、5樓及天台（複式）A單位之主人浴室

3樓、5樓及天台（複式）A,B單位之化粧間

低座D座

3樓、5樓及天台（複式）B單位之主人浴室、套房浴室及浴室；地下至2樓B單位之主人浴室及浴室

3樓、5樓及天台（複式）A單位之套房浴室

3樓、5樓及天台（複式）A,B單位之化粧間

儲物房

空心木門配油漆及金屬，配以門扣及把手。

（下述單位除外。）

低座D座

3樓、5樓及天台（複式）A,B單位

空心木門配玻璃飾面及金屬，配以門扣及把手。

工作間

空心木門配油漆及金屬，配以木百葉及門鎖。

（下述單位除外。）

第1A座

地下及1樓（複式）A,B單位

36樓及37樓及天台A單位

低座B座

地下至2樓A,B單位

3樓、5樓及天台（複式）A單位

低座C座

地下至2樓A,B單位

低座D座



	<p>地下至 2 樓 A 單位</p> <p>空心木門配玻璃飾面及金屬，配以金屬百葉及門鎖。</p> <p>低座 A 座地下至 2 樓及 3 樓及天台 A 單位之升降機大堂 實心防火木門配金屬及木皮飾面，配以門鎖、隱藏式氣鼓、防盜扣及防盜眼。</p> <p>工作間內之洗手間 油漆金屬框折疊門，配以門鎖及百葉（如適用）。</p> <p>露台、工作平台、從客廳及飯廳通往平台及從睡房通往花園（如適用）氟化碳塗層鋁框趟門，配以雙層中空玻璃（一面清玻璃及一面淺灰低輻射鍍膜玻璃）及門鎖。</p> <p>工作平台、露台、從睡房通往平台、從睡房通往花園及從內部通往天台的樓梯（如適用）</p> <p>氟化碳塗層鋁框門，配以雙層中空玻璃（一面清玻璃及一面淺灰低輻射鍍膜玻璃），把手及門鎖。</p> <p>從客廳及飯廳通往平台及從客廳及飯廳通往花園（如適用） 氟化碳塗層鋁折疊門，配以雙層中空玻璃（一面清玻璃及一面淺灰低輻射鍍膜玻璃）及門鎖。</p> <p>從內部通往天台的樓梯門（如適用） 氟化碳塗層鋁框門，配以防火玻璃，氣鼓，把手及門鎖。</p>
浴室	<p><b>裝置及設備的類型及用料：</b> 木鏡櫃及木面盆櫃連天然石檯面。</p> <p>裝置包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛勾。 （下述單位除外。）</p> <p>第 1A 座 地下及 1 樓（複式）A、B 單位之主人浴室 36 樓及 37 樓及天台 A 單位之主人浴室</p> <p>低座 A 座 地下、1 樓、2 樓及 3 樓及天台 A 單位之主人浴室 地下、1 樓、2 樓及 3 樓 B、C 單位之浴室</p> <p>低座 B 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A 及 B 單位之主人浴室 地下、1 樓、2 樓、3 樓及 5 樓及天台 C 單位之浴室</p> <p>低座 C 座及低座 D 座 地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位之主人浴室</p>

木鏡櫃及木面盆櫃連天然石檯面。

裝置包括：搪瓷洗手盆配有色電鍍水龍頭、搪瓷坐廁、有色電鍍毛巾架、鍍鉻廁紙架及有色電鍍掛勾。

供水系統的類型及用料：  
冷熱水供水系統採用銅喉管。

沐浴設施（包括花灑或浴缸（如適用的話））及浴缸大小（如適用的話）：  
單位設有浴缸之浴室配備鋼板浴缸（1500 毫米長X700 毫米闊X420 毫米深）及鍍鉻浴缸花灑龍頭。（下述單位除外。）

#### 第 1A 座

地下及 1 樓（複式）A、B 單位之主人浴室

36 樓及 37 樓及天台 A 單位之主人浴室

#### 低座 A 座

地下、1 樓、2 樓及 3 樓及天台 A 單位之主人浴室

地下、1 樓、2 樓及 3 樓 C 單位之浴室

#### 低座 B 座

地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A 及 B 單位之主人浴室

地下、1 樓、2 樓、3 樓及 5 樓及天台 C 單位之浴室

#### 低座 C 座及低座 D 座

地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位之主人浴室

設有浴缸之浴室配備鋼板浴缸（1500 毫米長X700 毫米闊X420 毫米深）及有色電鍍浴缸花灑龍頭。

#### 第 1A 座

地下及 1 樓（複式）A 及 B 單位之浴室

#### 第 1A 座

3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓及 35 樓 B 單位之主人浴室

#### 低座 B 座

地下至 2 樓 B 單位之浴室

#### 低座 C 座

3 樓、5 樓及天台（複式）A 單位之浴室

#### 低座 D 座

3 樓、5 樓及天台（複式）A 及 B 單位之套房浴室及浴室

設有淋浴間之浴室配備強化玻璃淋浴間及鍍鉻淋浴花灑。

#### 低座 A 座

地下、1 樓、2 樓及 3 樓及天台 B 單位之浴室

#### 低座 B 座

	<p>地下至 2 樓 B 單位之主人浴室</p> <p>低座 C 座</p> <p>3 樓、5 樓及天台（複式）A 單位之主人浴室</p> <p>設有淋浴間之浴室配備強化玻璃淋浴間及有色電鍍淋浴花灑。</p>					
廚房	<p><b>洗滌盆的用料及廚櫃的用料及裝修物料：</b></p> <p>裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃以木夾板及高光聚酯膜飾面纖維門板組成。（下述單位除外。）</p> <p>第 1A 座</p> <p>地下及 1 樓（複式）A、B 單位</p> <p>36 樓、37 樓及天台 A 單位</p> <p>低座 A 座</p> <p>地下、1 樓、2 樓及 3 樓及天台 A 單位</p> <p>地下、1 樓、2 樓及 3 樓 B、C 單位</p> <p>低座 B 座</p> <p>地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位</p> <p>地下、1 樓、2 樓、3 樓及 5 樓及天台 C 單位</p> <p>低座 C 座及低座 D 座</p> <p>地下、1 樓、2 樓及 3 樓、5 樓及天台（複式）A、B 單位</p> <p>裝設不銹鋼洗滌盆連有色電鍍冷熱水水龍頭。廚櫃以木纖維板，木紋膠板飾面門板及高光度油漆飾面中級密度纖維門板組成。</p> <p>供水系統的用料：</p> <p>冷熱水供水系統採用銅喉管。</p> <p>所有其他裝置及設備的類型：</p> <p>安裝在以下單位開放式廚房（如適用）內或附近的消防裝置及設備 - 請參考「住宅單位機電裝置數量說明表」以下項目：煙霧探測器及消防花灑頭</p> <p>第 1A 座</p> <p>3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 C 單位</p> <p>第 1B 座</p> <p>5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 D 單位</p> <p>低座 A 座</p> <p>地下、1 樓、2 樓及 3 樓 B 單位</p>					
廚房設備	<p>第 1A 座及第 1B 座的 1 房單位之開放式廚房</p> <p>裝置抽油煙機、電磁爐(兩區)、蒸爐、雪櫃及洗衣乾衣機。</p> <table><tr><td>第 1B 座</td><td>5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓</td><td>D 單位</td></tr></table> <p>第 1A 座的 2 房單位之開放式廚房</p> <p>裝置抽油煙機、電磁爐(四區)、蒸焗爐、雪櫃及洗衣乾衣機。</p>			第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	D 單位
第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	D 單位				

第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓	C 單位
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#### 第 1A 座的 2 房單位

裝置抽油煙機、電磁爐(四區)、蒸焗爐、雪櫃及洗衣乾衣機。

第 1A 座	36 樓、37 樓	C 單位
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#### 第 1B 座的 2 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、蒸焗爐、雪櫃及洗衣乾衣機。

第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	B, C 單位
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#### 第 1A 座的 3 房單位之開放式廚房

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、微波爐、蒸焗爐、雪櫃、酒櫃及洗衣乾衣機。

第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓	B 單位
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#### 第 1A 座及第 1B 座的 3 房單位之開放式廚房

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、微波爐、蒸焗爐、雪櫃及洗衣乾衣機。

第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓	A 單位
第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	A 單位

#### 第 1A 座及第 1B 座的 4 房單位之開放式廚房

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。

第 1A 座	地下及 1 樓(複式)、36 樓、37 樓及天台	A, B 單位
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#### 低座 A 座的 1 房單位之開放式廚房

裝置抽油煙機、電磁爐(兩區)、蒸爐、雪櫃及洗衣乾衣機。

低座 A 座	地下及 1 樓至 2 樓、3 樓及天台	B 單位
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#### 低座 A 座及低座 B 座的 3 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、電磁爐(兩區)、蒸爐、雪櫃及洗衣乾衣機。

低座 A 座	地下及 1 樓至 2 樓、3 樓	C 單位
低座 B 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台	C 單位

#### 低座 C 座的 3 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、洗碗碟機、雪櫃連冰箱、酒櫃及洗衣乾衣機。

低座 C 座	3 樓、5 樓及天台	A, B 單位
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#### 低座 D 座的 3 房單位

裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、蒸焗爐、雪櫃連冰箱及洗衣乾衣機。

低座 D 座	地下及 1 樓至 2 樓	A, B 單位
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#### 低座 A 座及低座 C 座的 4 房單位

	裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。		
	低座 A 座	地下及 1 樓至 2 樓、3 樓及天台	A, B, C 單位
	低座 C 座	地下及 1 樓至 2 樓	A, B 單位
	<u>低座 B 座 4 房單位</u>		
	裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。		
	低座 B 座	地下及 1 樓至 2 樓、3 樓及天台 (複式)	A, B 單位
	<u>低座 B 座及低座 D 座 4 房單位</u>		
	裝置抽油煙機、煤氣煮食爐(炒鑊用)、煤氣煮食爐(雙爐頭)、燒烤爐、微波爐、蒸焗爐、雪櫃連冰箱、酒櫃及洗衣乾衣機。		
	低座 B 座	3 樓、5 樓及天台 (複式)	A, B 單位
	低座 D 座	3 樓、5 樓及天台 (複式)	A, B 單位
其他配套	所有住宅單位的客廳/ 飯廳、主人套房、套房、主人睡房、睡房 1、睡房 2、睡房 3、工作間均配備空調機。		
	所有住宅單位均配備視像對講機、無線路由器(用於家居智能系統)、紅外線發射器(用於空調機控制)、浴室寶及熱水爐。		
	所有住宅單位均配備風喉式抽氣扇		
	以下住宅單位均配備家居攝錄機		
	第 1A 座	地下及 1 樓(複式)	A, B 單位
	第 1A 座	3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓及天台	A, B, C 單位
	第 1B 座	5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓	A, B, C, D 單位
	低座 A 座	地下及 1 樓至 2 樓、3 樓及天台 (複式)	A, B, C 單位
	低座 B 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台 (複式)	A, B, C 單位
	低座 C 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台 (複式)	A, B, C 單位
	低座 D 座	地下及 1 樓至 2 樓、3 樓、5 樓及天台 (複式))	A, B, C 單位
	以下住宅單位均配備藍牙揚聲器及無線藍牙擴音器		
	第 1A 座	地下及 1 樓(複式)	A, B 單位
	第 1A 座	36 樓、37 樓及天台	A 單位
	低座 B 座	3 樓、5 樓及天台	A, B 單位
	低座 C 座	3 樓、5 樓及天台	A, B 單位
	低座 D 座	3 樓、5 樓及天台	A, B 單位

**WARNING TO PURCHASERS  
PLEASE READ CAREFULLY**

**對買方的警告  
買方請小心閱讀**

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street

期數的名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” “該物業”)

Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

Purchaser(s) 買方 : \_\_\_\_\_

H.K.I.D./ Passport/B.R. No(s). 香港身份證/護照/商業登記證號碼 : \_\_\_\_\_

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

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

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this \_\_\_\_ day of \_\_\_\_  
公曆 \_\_\_\_ 年 \_\_\_\_ 月 \_\_\_\_ 日

Signature of Purchaser(s)

買方簽署 : \_\_\_\_\_

To: Top Genius Holdings Limited 雅晉集團有限公司 (“the Vendor” “賣方”)  
From: \_\_\_\_\_ (the “Purchaser” “買方”)  
Purchaser’s H.K.I.D./ Passport/B.R. No(s): 香港身份證/護照/商業登記證號碼: \_\_\_\_\_

Dear Sirs,  
敬啟者

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

Name and address of the Phase: GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數的名稱及地址: GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” “該物業”)

We/I hereby confirm that we/I [are/am] or [are not/am not]\*:-

- (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, child of such a director; or
- (f) a manager of such an associate corporation or holding company.

Note: holding company of the Vendor (賣方的控權公司) means Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited and Onwards Asia Limited;  
associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;  
subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622);  
manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and  
private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

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

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

*\*Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是\*:-

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

備註: 賣方的控權公司 (holding company of the Vendor) 指會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited 及 Onwards Asia Limited；

有聯繫法團(associate corporation)就某法團或指明團體而言，指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述經買方確認及/或聲明情況有任何改變，吾等/本人將即時以書面通知賣方。

*\*刪除不適用者*

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。

Purchaser(s) 買方

\_\_\_\_\_  
Name of Purchaser 買方姓名：

Date 日期：

**Personal Data Collection Statement**  
**收集個人資料聲明**

Name and address of the Phase ("the **Phase**"): GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數(「期數」)的名稱及地址: GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Vendor 賣方: Top Genius Holdings Limited 雅晉集團有限公司

Purchaser(s) 買方: \_\_\_\_\_ H.K.I.D./ Passport/B.R. No(s): \_\_\_\_\_  
香港身份證/護照/商業登記證號碼: \_\_\_\_\_

Property 物業: Mansion 低座 / Tower 第\* \_\_\_\_\_ 座 Floor \_\_\_\_\_ 樓 Flat \_\_\_\_\_ 單位  
\* delete whichever is not appropriate 將不適用者刪去

**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。**

Wheelock Properties (Hong Kong) Limited ("WPHKL") wishes to collect and use your name, identity card number, correspondence address, telephone number, email address and fax number (collectively "**personal data**") for the purpose of dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Phase by the Vendor, Wheelock Properties Limited ("the **Developer**") and WPHKL, protecting their interests in the Phase, and monitoring the work of WPHKL by the Vendor and the Developer ("**Obligatory Purposes**"). Such use of your personal data for Obligatory Purposes may be carried out or conducted by or through agents, contractors or employees of WPHKL, the Vendor and/or the Developer.

會德豐地產(香港)有限公司(「會德豐地產代理」)擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「**個人資料**」)，供賣方、會德豐地產有限公司(「**發展商**」)以及會德豐地產代理用於處理與閣下購買期數的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在期數中的權益，以及供賣方及發展商用於監督會德豐地產代理的工作(「**強制性用途**」)。此等閣下的個人資料作強制性用途的使用可能會經由任何會德豐地產代理、賣方及/或發展商的代理人、承辦商或員工進行或辦理。

WPHKL intends to use your name, correspondence address, telephone number, email address and fax number for the purpose of sales and direct marketing regarding investment opportunities in the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Phase and conducting statistical analysis in relation to the same ("**Voluntary Marketing Purposes**"), and your consent is required in order for WPHKL to do so. WPHKL also intends to transfer your name, correspondence address, telephone number, email address and fax number to the Vendor and the Developer who may then use your personal data for the Voluntary Marketing Purposes, and your written consent is required in order for WPHKL to do so. Such use of your personal data for Voluntary Marketing Purposes may be carried out or conducted by or through agents, contractors or employees of WPHKL, the Vendor and/or the Developer.

會德豐地產代理擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼用於就期數的投資機會作出銷售及直接促銷，包括但不限於向閣下作出在期數的住宅單位及/或車位的直接促銷，以及進行與之有關的統計分析(「**自願性促銷用途**」)，且會德豐地產代理須獲得閣下同意後方可如此行事。會德豐地產代理亦擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼轉移予賣方及發展商，賣方及發展商繼而可使用閣下的個人資料作自願性促銷用途，且會德豐地產代理須獲得閣下書面同意後方可如此行事。此等閣下的個人資料作自願性促銷用途的使用可能會經由任何會德豐地產代理、賣方及/或發展商的代理人、承辦商或員工進行或辦理。

Your personal data is required by WPHKL, the Vendor and the Developer] for the Obligatory Purposes. If you do not provide your personal data to WPHKL, the Vendor and the Developer] for these purposes, WPHKL, the Vendor and the Developer] 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 Phase and/or administrative matters relating to the same.

會德豐地產代理、賣方及發展商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會德豐地產代理、賣方及發展商作此等用途，會德豐地產代理、賣方及發展商將不能夠作出強制性用途，這可能對閣下購買在期數中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Marketing Purposes are only voluntary purposes and you are not obliged to consent to the use and/or provision of your personal data for these purposes if you do not wish WPHKL, the Vendor and/or the Developer to use your personal data for direct marketing. 自願性促銷用途僅屬自願性質，如果閣下不希望會德豐地產代理、賣方及/或發展商將閣下的個人資料用於直接促銷，閣下並無責任同意閣下的個人資料被用及/或被提供作此等用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Vendor and the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Vendor and the Developer who may then use your personal data for the Voluntary Marketing Purposes. WPHKL will not transfer your personal data to any other person without your consent.

會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) **將會**把閣下的個人資料提供及轉移予賣方及發展商作強制性用途，及 (ii) **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及發展商，而前述各方繼而可使用閣下的個人資料作自願性促銷用途。在沒有閣下同意下，會德豐地產代理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 WPHKL, the Vendor and/or the Developer at any time to cease using your personal data for the Voluntary Marketing Purposes and WPHKL, the Vendor and/or the Developer must so cease, without charge.



閣下可隨時撤回閣下的同意並要求會德豐地產代理、賣方及/或發展商停止使用閣下的個人資料作自願性促銷用途，而會德豐地產代理、賣方及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL, the Vendor and the Developer will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes. WPHKL, the Vendor and/or the Developer will not retain your personal data for the Voluntary Marketing Purposes if you withdraw your consent and request WPHKL, the Vendor and/or the Developer to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes, or withdrawal of your consent in relation to the Voluntary Marketing Purposes or occurrence of other circumstances where your personal data is no longer required, WPHKL, the Vendor and the Developer will destroy your personal data as soon as practicable after WPHKL, the Vendor and the Developer are no longer obliged to retain such data by law.

會德豐地產代理、賣方及發展商將只在為落實強制性用途及(如果閣下同意)自願性促銷用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理、賣方及/或發展商停止如此使用閣下的個人資料，會德豐地產代理、賣方及/或發展商將不會保留該等資料作自願性促銷用途。在落實強制性用途及(如果閣下同意)自願性促銷用途後或閣下撤回就自願性促銷用途所作同意或者發生不再需要閣下的個人資料之其他情況時，會德豐地產代理、賣方及發展商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。

You have the right, at any time, to request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact the Personal Data Privacy Officer of WPHKL at the address below.

閣下有權隨時要求查閱及/或改正在會德豐地產代理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會德豐地產代理個人資料私隱主任聯絡。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data and/or (iii) withdrawal of your consent to the use of your personal information for Voluntary Marketing Purposes or (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料及/或 (iii) 撤回閣下對個人資料作自願性促銷用途的同意或(2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer

Wheelock Properties (Hong Kong) Limited

Address: 2<sup>nd</sup> Floor, One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong (please mark your communication as "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港黃竹坑香葉道二號 One Island South 二樓 (請將閣下的通訊註明「保密」字樣)

Any such request should clearly state details of the personal data in respect of which the request is being made.

任何此等要求均須清楚說明相關要求針對的個人資料。

\*\*\*\*\*

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 WPHKL NOT to use my personal data for the Voluntary Marketing Purposes described above, including transfer of my personal data to the Vendor and the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Marketing Purposes described above and transfer my personal data to the Vendor and the Developer for the Voluntary Marketing Purposes described above.)

- ☐ 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性促銷用途，包括把本人的個人資料轉移予賣方及發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性促銷用途並把本人的個人資料轉移予賣方及發展商作上述自願性促銷用途。)

Signature of Purchaser(s):

買方簽署：\_\_\_\_\_

Name of Purchaser(s):

買方姓名：\_\_\_\_\_

Date:

日期：\_\_\_\_\_

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。

## Declaration in relation to Intermediary

### 有關中介人的聲明

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數的名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” “該物業”)

Purchaser(s) 買方 : \_\_\_\_\_

H.K.I.D./ Passport/B.R. No(s). 香港身份證/護照/商業登記證號碼: \_\_\_\_\_

Vendor 賣方: Top Genius Holdings Limited 雅晉集團有限公司

1. 買方確認經由下述人士介紹到會德豐地產(香港)有限公司 (「**會德豐地產**」) (賣方的銷售代理)簽署臨時買賣合約購買該物業 :

The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to Wheelock Properties (Hong Kong) Limited (“**Wheelock Properties**”) (Sales agent of the Vendor) for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

地產代理姓名 Name of estate agent : \_\_\_\_\_

地產代理牌照號碼 EAA Licence No. : \_\_\_\_\_

所屬地產代理公司名稱 Estate Agency: \_\_\_\_\_

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an “Intermediary”.

2. 買方及中介人確知悉及確認以下各項 :

The Purchaser(s) and the Intermediary acknowledge and confirm the followings:

- (a) 中介人身份只是於出售本物業一事中介紹買方給賣方，中介人並非賣方或會德豐地產的代理人。  
The role of the Intermediary is simply to introduce purchaser(s) to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor or Wheelock Properties.

- (b) 任何中介人均沒有代賣方或會德豐地產作出、亦沒有被賣方或會德豐地產授權或批准代賣方或會德豐地產作出任何口頭或書面的協議、陳述、承諾或保證。賣方及會德豐地產不須就任何中介人所作出的任何協議、陳述、承諾或保證（如有）向買方或任何其他人士以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。

Each Intermediary did not make and is not authorized or permitted by the Vendor or Wheelock Properties to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor or Wheelock Properties. The Vendor and Wheelock Properties are not and will not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary (if any) and are not and will not in any circumstances be liable to perform the same for any Intermediary.

- (c) 賣方、會德豐地產及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方或會德豐地產僱員或代理之名義，在購買該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。

The Vendor, Wheelock Properties and their staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser(s) or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor or Wheelock Properties demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) should report the case to the Independent Commission Against Corruption (I.C.A.C.).

- (c) 賣方及會德豐地產並無授權任何中介人向買方收取任何費用或佣金。  
The Vendor and Wheelock Properties did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

- (d) 買方與任何中介人之任何糾紛，一概與賣方及會德豐地產無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。

The Vendor and Wheelock Properties are not and will not be involved in any dispute between the Purchaser(s) and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本作準。  
The Chinese translation of this declaration is for reference only. In case of any discrepancy, the English version shall prevail.

買方簽署 PURCHASER(S)

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Date 日期：

中介人簽署 INTERMEDIARY

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Date 日期：

**Acknowledgement letter regarding the priority to purchase one residential parking space**

**有關優先認購一個住宅停車位確認函**

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the “Property” 「該物業」)

The Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

The Purchaser 買方 :

H.K.I.D./ Passport/B.R. No(s):

香港身份證/護照/商業登記證號碼:

就閣下購買該物業一事，受制於合約，賣方可於其全權及絕對酌情決定的時間、售價、銷售安排、條款及條件向買方出售一個期數的住宅停車位(該停車位由賣方全權及絕對酌情決定)，及受下列的條款及條件約束：

We refer to your purchase of the Property. Subject to contract, the Vendor may sell to the Purchaser one residential parking space in the Phase (to be determined by the Vendor in its sole and absolute discretion) at such time, price, sales arrangements, terms and conditions as the Vendor may in its sole and absolute discretion determine, and subject to and upon the following terms and conditions:

- 閣下須於簽署有關該物業的臨時買賣合約(「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有關該物業的買賣合約(「買賣合約」)。  
You shall execute the agreement for sale and purchase in respect of the Property (“Agreement”) within 5 working days after signing the Preliminary Agreement for Sale and Purchase in respect of the Property (“Preliminary Agreement”) in accordance with the terms and conditions contained in the Preliminary Agreement.
- 閣下必須完全遵守、履行及符合買賣合約內所有條款及條件，包括但不限於其中所列的支付條款。  
You shall observe, perform and comply with all the terms and conditions in the Agreement including but not limited to the payment terms as specified therein.
- 閣下必須完全遵守、履行及符合賣方可能不時發給閣下有關出售住宅停車位的安排事宜的通知書(「通知書」)中所列的條款及條件。  
You shall observe, perform and comply with the terms and conditions as may be specified in the notice that the Vendor may serve upon you from time to time regarding the arrangement of the sale of residential parking spaces (“Notice”).
- 若閣下未能遵守、履行或符合臨時合約、買賣合約、本函及/或通知書內任何條款或條件，本函即告作廢並無效而閣下不得享用即時被撤銷的上述優惠（且不損害賣方於臨時合約、買賣合約及其他適用法律下之其他權利及申索）。如已就購入期數住宅停車位簽立任何合約（不論臨時或其他合約），閣下必須立即按賣方要求採取一切行動及簽立所有文件將之取消及終止，且閣下不會就此獲得任何賠償。

In the event you fail to observe, perform or comply with any of the terms or conditions contained in the Preliminary Agreement, the Agreement, this Letter and /or the Notice, this Letter shall become null and void upon which you 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 you under the Preliminary Agreement, the Agreement and the applicable laws), and where any agreement, whether preliminary or otherwise, has been entered into for the purchase of the residential parking space of the Phase, you shall forthwith take all steps and execute all documents required by the Vendor to cancel and terminate the same without any compensation.

- 在賣方作出任何出售期數住宅停車位的要約(賣方無須作出任何出售要約)的情況下，如買方未能於該出售要約中指明的時間內接受該出售要約及全面遵從該出售要約的條款和條件，該出售要約將告失效。  
In the event any offer to sell a residential parking space of the Phase is made by the Vendor (which offer the Vendor is not obliged to make), such offer shall lapse if the Purchaser fails to accept such offer and fully comply with the terms and conditions of such offer within the time as set out in such offer.
- 如賣方作出出售期數住宅停車位的要約(賣方無須作出任何出售要約)而閣下接受該要約，閣下必須於簽署住

宅停車位的臨時買賣合約時出示本函予賣方。

In the event an offer to sell a residential parking space of the Phase is made by the Vendor (which offer the Vendor is not obliged to make) and you have accepted such offer, you shall present this Letter to the Vendor at the time of signing the preliminary agreement for sale and purchase of the residential parking space.

7. 本函獨立於臨時合約及買賣合約，本函任何內容均不得視作取替或更改臨時合約或買賣合約內的任何條款及/或條件。賣方所有於臨時合約及買賣合約下之權利及補償均不受本函影響。本函任何內容均不會以任何方式損害、變更或影響臨時合約或買賣合約的運作、有效性或可強制執行性或臨時合約或買賣合約各方的權利、義務或責任。為免生疑問，若賣方決定不作出任何出售期數住宅停車位的要約，閣下無權享有任何補償或損害賠償，及閣下仍須遵守、符合及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約的條款完成購買該物業。

This Letter is 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. Nothing in this Letter 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, the Vendor's decision not to make any offer to sell a residential parking space of the Phase shall not entitle you to any remedy or damages whatsoever and you shall still be obliged to observe, perform and comply with 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 the Agreement.

8. 如賣方作出出售期數住宅停車位的要約(賣方無須作出任何出售要約)，該要約不能轉讓及轉移，及只能由閣下本人接受。

In the event an offer to sell a residential parking space of the Phase is made by the Vendor (which offer the Vendor is not obliged to make), such offer is non-assignable and non-transferable and can only be accepted by you personally.

9. 不論本函任何其他條款的規定，並非本函一方的人無權根據《合約（第三者權利）條例》(第 623 章)強制執行本函的任何條款。

Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this Letter.

10. 本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of this Letter is for reference only and in case of inconsistency, the English version shall prevail.

賣方代表

For and on behalf of the Vendor

\_\_\_\_\_  
Authorized Signature(s) 授權人士簽署

經妥當及謹慎考慮本函之內容後，我/我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this Letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署

Signed by the Purchaser(s)

\_\_\_\_\_  
日期 Date:

**Acknowledgement Letter regarding Split Type Air-conditioning Outdoor Unit**

**有關分體式空調機（室外機）確認函**

**To** : **Top Genius Holdings Limited (“the Vendor”)**  
**致** : **雅晉集團有限公司(「賣方」)**

**Date** :  
**日期**

**Phase** : **GRANDE MONACO (Phase 2 of MONACO Development)**  
**期數** : **GRANDE MONACO (MONACO 發展項目第 2 期)**

**Address** : **No.12 Muk Tai Street**  
**地址** : **沐泰街 12 號**

**The Property** : **Flat B, [ ] Floor, Tower 1A**  
**該物業** : **第 1A 座[ ]樓 B 單位**

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約（「臨時合約」）之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The split type air-conditioning outdoor units installed on the air conditioning outdoor unit platform outside the following residential properties (including the Property) belong to another residential property in the Phase, particulars of which are as follows:

以下住宅物業（包括該物業）外的空調機室外機平台上裝設的分體式空調機（室外機）屬於期數中其他住宅物業，詳情如下：

Two split type air-conditioning outdoor units installed on the air-conditioning outdoor unit platform outside the Kitchen of the Property belong to Flat C of the same floor of Tower 1A.

裝設於該物業的廚房外的空調機室外機平台上的兩部分體式空調機（室外機）屬於第 1A 座同層之 C 單位。

The approximate locations of the aforesaid split type air-conditioning outdoor units of the Property are, for identification purpose only, shown on the floor plan annexed hereto.

上述分體式空調機（室外機）之大概位置在本函所附之平面圖上顯示，僅供識別。

2. The Vendor reserves the right to alter, amend and change the location(s) of the split type air-conditioning outdoor unit(s) in the Phase according to the latest approved building plans from time to time.

賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改期數內的分體式空調機（室外機）的位置。

3. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.

本確認函並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。

4. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.

本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

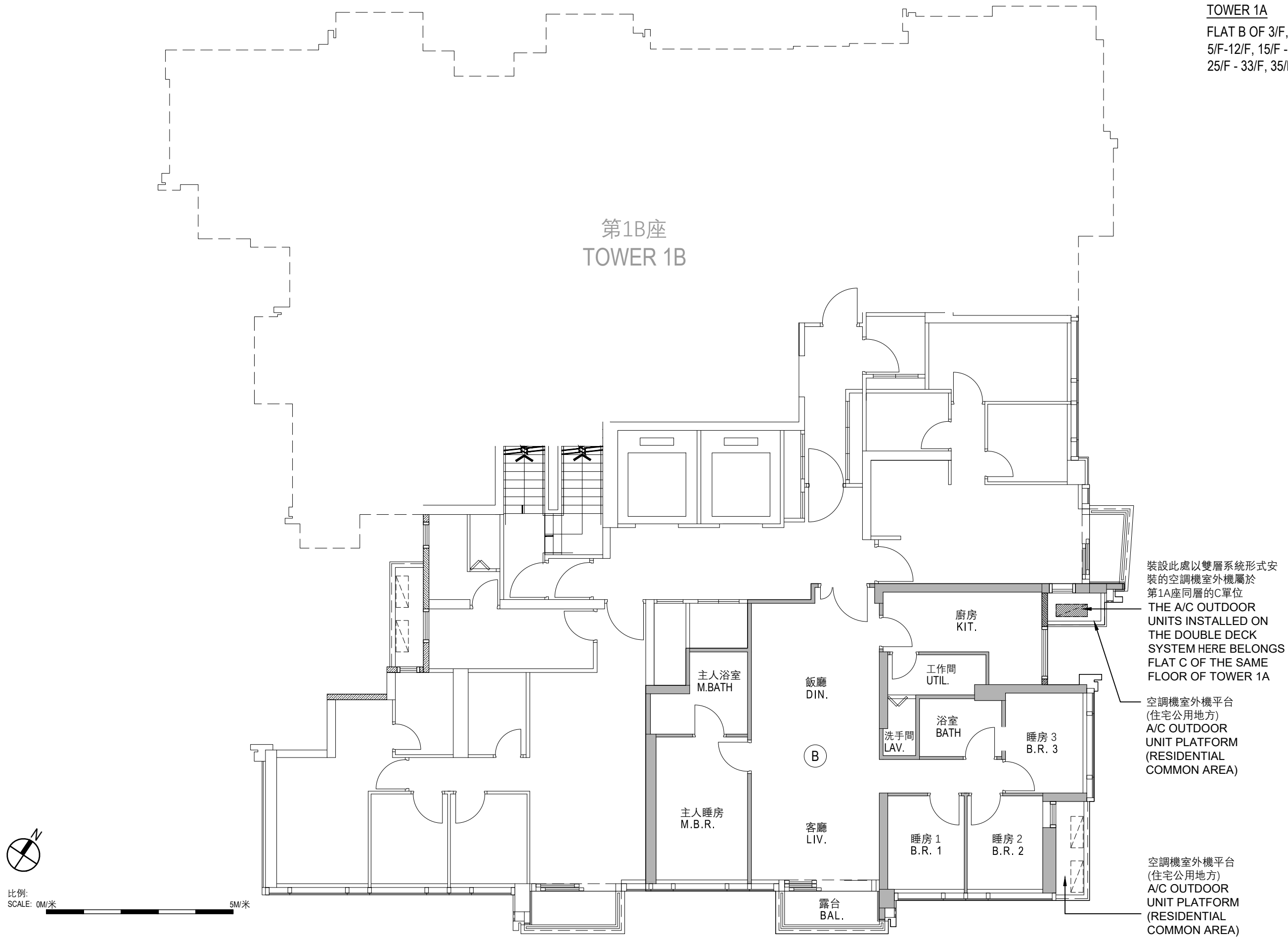
The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

SIGNATURE OF THE PURCHASER(S) 買方簽署

Name of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No. 身份證/護照/商業登記號碼:



TOWER 1A  
FLAT B OF 3/F,  
5/F-12/F, 15/F - 23/F,  
25/F - 33/F, 35/F

第1A座  
3樓、5樓至12樓、  
15樓至23樓、  
25樓至33樓、35樓 B單位

GRANDE MONACO (Phase 2 of MONACO Development)  
GRANDE MONACO (MONACO發展項目第2期)  
NEW KOWLOON INLAND LOT NO.6564  
新九龍內地段第6564號

FOR IDENTIFICATION ONLY. THIS PLAN IS FOR THE SOLE PURPOSE OF SHOWING THE APPROXIMATE LOCATION(S) OF THE AIR-CONDITIONING OUTDOOR UNIT(S) ONLY.  
僅供識別。本圖僅作顯示空調機室外機之大概位置之用。

第1A座 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓  
3/F, 5/F-12/F, 15/F - 23/F, 25/F - 33/F, 35/F OF TOWER 1A



Acknowledgement Letter for Properties Viewing

物業參觀確認函

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street  
期數名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

Mansion 低座 / Tower 第\* \_\_\_\_ 座 Floor \_\_\_\_ 樓 Flat \_\_\_\_ 單位

\* delete whichever is not appropriate 將不適用者刪去

(the "Property" 「該物業」)

The Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

The Purchaser 買方 :

H.K.I.D./ Passport/B.R. No(s):

香港身份證/護照/商業登記證號碼:

本人/我們即下述簽署人，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

I/We, the undersigned, hereby confirm below prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

- ☐ 本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人/我們參觀：

I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

- ☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。

and I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀該物業日期 Date of viewing of the Property : \_\_\_\_\_

或 OR

- ☐ 但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀該物業。

but after due consideration and out of my/our free will and choice I/we decided not to view the Property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

\*\*\*\*\*

- ☐ 本人/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人/我們參觀：

I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us the Vendor has made the comparable residential property stated below available for viewing by me/us prior to

my/our signing of the preliminary agreement for sale and purchase of the Property.

- ☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。  
and I/we have viewed the comparable residential property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀與該物業相若的住宅物業日期 Date of viewing the comparable residential property : \_\_\_\_\_

**或 OR**

- ☐ 但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀與該物業相若的住宅物業。  
but after due consideration and out of my/our free will and choice I/we decided not to view the comparable residential property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

與該物業相若的住宅物業 Comparable residential property : Tower \_\_座 Floor \_\_樓 Unit \_\_單位

\*\*\*\*\*

- ☐ 本人/我們現確認，由於在本人/我們簽署該物業之臨時買賣合約之前，開放該物業或與該物業相若的住宅物業供本人/我們參觀並非合理地切實可行，本人/我們同意賣方無須在該物業售予本人/我們之前開放該物業或與該物業相若的住宅物業供本人/我們參觀。

I/We hereby confirm that since it is not reasonably practicable for the Property or a comparable residential property in the Development to be viewed by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property, I/we agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me/us before the Property is sold to me/us.

\_\_\_\_\_  
Signature(s) of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期

**Vendor's Information Form**  
**賣方資料表格**

Name and address of the Phase : GRANDE MONACO, Phase 2 of MONACO Development  
12 Muk Tai Street

期數名稱及地址 : GRANDE MONACO, MONACO 發展項目的第 2 期  
沐泰街 12 號

~~Mansion~~ 低座 / Tower 第\* 1A 座 Floor 3 樓 Flat B 單位

\* delete whichever is not appropriate 將不適用者刪去

(the "Property" 「該物業」)

The Vendor 賣方 : Top Genius Holdings Limited 雅晉集團有限公司

The Purchaser 買方 :

H.K.I.D./ Passport/B.R. No(s):

香港身份證/護照/商業登記證號碼:

- (a) The amount of the management fee that is payable for the Property: HK\$ 5,073 per month  
須就該物業支付的管理費用的款額: 每月港幣 \$ 5,073.
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)  
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百份之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil  
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase of the Development: Harriman Property Management Limited  
發展項目期數的管理人的姓名或名稱: 夏利文物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase of the Development:  
Nil  
賣方自政府或管理處接獲的關乎發展項目期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase of the Development: Nil  
賣方自政府接獲的規定賣方拆卸發展項目期數的任何部分或將發展項目期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil  
賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期: 12 / 2 / 2023

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.

買方現確認在簽署該物業之臨時買賣合約之前, 買方已收到此份賣方資料表格。

Signature(s) of Purchaser(s) 買方簽署

Date 日期