

This template of tender documents is only a template and for reference only, and is not for use for submitting a tender. Persons who are interested in submitting a tender shall make reference to the Sales Arrangements concerned and collect the tender documents of the property(ies) concerned.

此招標文件範本只屬範本，僅供參考，並不用於入標。有興趣入標之人士請參考相關銷售安排並索取相關物業之招標文件。

Tender Document No. _____

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF

PUBLIC TENDER

in respect of

House 2, House 5 and House 6
at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**,
No.3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF

PUBLIC TENDER

Tenders are invited for the purchase of **ANY ONE** of the following properties:-

House 2, House 5 and House 6

at NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),

No.3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

TENDER COMMENCES AT 12:00 noon ON _____
AND CLOSSES AT 6:00 p.m. ON _____
(UNLESS THE PROPERTY(IES) IS/ARE SOLD OR THE TENDER IS WITHDRAWN
BEFORE THE CLOSING DATE AND TIME OF THE TENDER)

Tenders must be submitted in the specified **Form of Tender** from **12:00 noon** on _____ to **6:00 p.m.** on _____ to the Vendor's Sales Office at 26/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong in a sealed plain envelope and clearly marked "**NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號), No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong**".

Vendor

Maxjet Company Limited
美逸有限公司
10th Floor,
Three Pacific Place,
1 Queen's Road East,
Hong Kong

Vendor's Solicitor

S. H. Chan & Co.
陳淑雄律師行
Units C-E, 18th Floor,
China Overseas Building,
139 Hennessy Road,
Wan Chai,
Hong Kong.

Vendor's Agent

China Overseas Property
Agency Limited
中國海外地產代理有限公司
10th Floor,
Three Pacific Place,
1 Queen's Road East,
Hong Kong

Contacts

Ms. Janice To /
Mr. Billy Cheng
Tel: 2527-8111
Fax: 2527-1920

Contact

Ms. Carrie Ho
Tel: 2928 2928
Fax: 2527 0116

TENDER NOTICE

1. Maxjet Company Limited 美逸有限公司(the “**Vendor**”) invites tenders for the purchase of any one of the properties (the “**Property**”) described in the **Particulars of the Properties** below on the terms and conditions contained in this Tender Notice, the Form of Tender (the “**Form of Tender**”) and the Preliminary Agreement for Sale and Purchase (the “**Preliminary Agreement**”) annexed hereto as **Appendix A** and **Appendix B** respectively. Tenderers shall state the Property in the Form of Tender and the Preliminary Agreement. Any tender covering more than one of the properties described in the Particulars of the Properties below will not be accepted.

PARTICULARS OF THE PROPERTIES

House 2, House 5 and House 6
at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**,
No.3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

2. The information provided by the Vendor relating to the Property pursuant to section 68 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the “Ordinance”) is set out in the Vendor’s Information Form annexed hereto as Appendix C.
3.
 - (a) The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
 - (b) The Vendor reserves the absolute right, at any time before acceptance of a tender, to withdraw the Property from sale and/or to sell or dispose of the Property to any person at any time in any manner.
 - (c) The Vendor has the absolute right and discretion to change the closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property.
4. Tenderers should note the following:-
 - (a) The successful tenderer may instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the formal Agreement for Sale and Purchase to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Property, or he may instruct the Vendor’s Solicitor to act for him as well as for the Vendor. Please refer to the bilingual version of the “Warning to Purchasers” referred to in paragraph 15 of this Tender Notice.
 - (b) The Vendor’s Solicitor, S. H. Chan & Co. does not act for any tenderers in the process of this tender.

5. A tender must be:-

- (a) made in the **Form of Tender** (which Form of Tender should be attached with this Tender Notice) and the **Preliminary Agreement** (in **DUPLICATE**) (all without any amendments) duly completed and signed by the tenderer;
- (b) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號), No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong**”; and
- (c) placed in the Tender Box labelled “**No. 3 Fei Ngo Shan Road Tender Box**” placed at 26/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong from the commencement date and time of the tender and at or before the closing date and time of the tender set out below:-

Commencement date and time of the tender:

12:00 noon on _____;

Closing date and time of the tender:

6:00 p.m. on _____ or any other date and/or time as changed by the Vendor from time to time by amending the Information on Sales Arrangements relating to the Property at the Vendor’s absolute right and discretion; and as such, tenderers should refer to the relevant Information on Sales Arrangements as effective for the time being for confirmation of the actual closing date and time of the tender in respect of the Property.

To avoid doubt, the tender of the Property will proceed in accordance with the relevant Information on Sales Arrangements relating to the Property irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time on any date of sale.

6. Any tender submitted which is qualified or is not in conformity with the Form of Tender annexed hereto or the terms and conditions as set out in this Tender Notice may not be considered. Late tenders will not be accepted.

7. A TENDERER MUST ALSO SUBMIT WITH HIS TENDER the following:-

- (a) One or more cashier order(s) and/or cheque(s) in a sum which constitutes 5% of the purchase price tendered, such sum being the preliminary deposit for the tender, made payable to “**S. H. Chan & Co.**” and issued by a bank duly licensed under section 16 of the Banking Ordinance (Cap. 155), provided that the total amount that is paid by cashier order(s) shall be at least HK\$5,000,000.00.
- (b) The “Vendor’s Information Form” (in the form annexed hereto as **Appendix C**) duly signed by the tenderer.

- (c) An “Acknowledgement Letter regarding Special Stamp Duty, Buyer’s Stamp Duty and Ad Valorem Stamp Duty” (in the form annexed hereto as **Appendix D**) duly signed by the tenderer.
 - (d) A “Confirmation on Relationship with the Vendor” (in the form annexed hereto as **Appendix E**) duly completed and signed by the tenderer.
 - (e) The “Warning to Purchasers” (in the form annexed hereto as **Appendix F**) duly signed and acknowledged by the tenderer.
 - (f) The “Personal Information Collection Statement” (in the form annexed hereto as **Appendix G**) duly signed by the tenderer.
 - (g) The “Agent Appointment Letter” (in the form annexed hereto as **Appendix H**) duly completed and signed by the tenderer together with a copy of the estate agent’s/salesperson’s licence and name card of the estate agent/salesperson (if any) appointed by the tenderer.
 - (h) If the tenderer is individual(s), a copy of the Hong Kong Identity Card/Passport of each individual of the tenderer and if the tenderer is a company, a copy each of its Certificate of Incorporation, Business Registration Certificate, latest register of directors and annual return and board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other documents mentioned in the above certified as true and correct by a director of the tenderer.
 - (i) In case of the tenderer being a corporation incorporated outside Hong Kong or if an overseas address is given, the relevant company documents duly certified by a director of the tenderer and certificates of good standing and incumbency proving the tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its directors.
8. All cashier order(s) and/or cheque(s) forwarded by the tenderers will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as preliminary deposit towards and applied in part payment of the purchase price tendered. All other cashier order(s) and/or cheque(s) will be returned by personal delivery or by post, without interest costs or compensation, within a period of thirty (30) working days from the Acceptance Date specified in paragraph 10(a) below, to the unsuccessful tenderers at the address stated in their tenders, at the risk of the unsuccessful tenderers.
9. (a) The person who signs a Form of Tender as tenderer shall be deemed to be acting as a principal unless he discloses therein that he is acting as an agent only, in which case he shall also disclose therein the name and address of his principal and the name(s) of the contact person(s) of his principal.
- (b) Where the tenderer signs the Form of Tender as agent or attorney or on behalf of a principal, the person signing the Form of Tender shall, by delivery of the Form of Tender, be deemed to warrant to the Vendor that he has the authority of the principal to complete,

sign and submit the Form of Tender and he will forthwith, if required by the Vendor, produce such evidence to the satisfaction of the Vendor that he is so authorised. In the event that the tenderer fails to comply with this paragraph 9(b), the tenderer shall be deemed to be the principal.

- (c) A tenderer who is a body corporate should clearly state its registered office, the name of its contact person and its telephone and facsimile numbers in the Form of Tender.
 - (d) If the tenderer is a corporation incorporated outside Hong Kong or if an overseas address is given, the full name and address of an agent in Hong Kong to whom the letter of notification mentioned in paragraph 11(a) below may be sent or delivered and who will accept service of any notice, document or legal process on behalf of the tenderer must be stated on its Form of Tender. Such tenderer agrees that any notice, writ, summons, order, judgement or other documents or legal process shall be deemed duly and sufficiently served on it if addressed to it or to the said agent and left at, or sent by post to its address or to the address of the said agent mentioned therein.
10. (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 10(b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remaining open for acceptance by the Vendor on the terms and conditions contained in this Tender Notice, the Form of Tender and the Preliminary Agreement on or before **the 30th working day** after the closing date and time specified in paragraph 5(c) above (the “**Acceptance Date**”). After the Form of Tender has been submitted, no tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Date.
- (b) In consideration of the provision and undertaking referred to in paragraph 10(a) above, the Vendor promises to pay each tenderer HK\$10.00 upon receipt of a written demand from such tenderer prior to his submission of his tender.
11. (a) If a tender is accepted by the Vendor, the Vendor shall sign and date the Preliminary Agreement (in duplicate) submitted by the successful tenderer and send to the successful tenderer, by post or by personal delivery to his correspondence address in Hong Kong or registered office stated in his Form of Tender or by fax not later than the Acceptance Date, a letter notifying the successful tenderer of the acceptance of his tender and enclosing therewith a counterpart of the duly signed Preliminary Agreement, which will be dated with the date of signing by the Vendor.
- (b) The successful tenderer shall be the Purchaser (the “**Purchaser**”) under the Preliminary Agreement which shall form a legally binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property once the Preliminary Agreement is signed by the Vendor and delivered to the Purchaser as aforesaid.
- (c) The Purchaser shall sign the formal Agreement for Sale and Purchase within 5 working days after the date of the Preliminary Agreement and pay the further deposit(s) and part payment(s) of the purchase price tendered (if any) in accordance with the terms and conditions of the Preliminary Agreement.

- (d) The formal Agreement for Sale and Purchase shall be in the form prescribed by the Vendor and none of the terms thereof may be altered. The form of the formal Agreement for Sale and Purchase is available for inspection at 26/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong from the commencement date and time of the tender to the closing date and time of the tender specified in paragraph 5(c) above.
 - (e) If the Purchaser is a company, there shall not be any change in the directors and/or shareholders of the Purchaser prior to the signing of the formal Agreement for Sale and Purchase.
 - (f) Where the successful tender has been made on behalf of a principal, the principal shall himself or itself sign the formal Agreement for Sale and Purchase.
12. Tenderers are advised to note that in the event the successful tenderer fails to pay the further deposit(s) in accordance with paragraph 11(c) above or to pay any part or the balance of the purchase price tendered or to complete the purchase in accordance with the Form of Tender and the Preliminary Agreement and/or the formal Agreement for Sale and Purchase as signed, the Vendor shall have such rights and remedies against the successful tenderer as specified in the Form of Tender, the Preliminary Agreement and/or the formal Agreement for Sale and Purchase as signed.
13. Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Notice, the Form of Tender and the Preliminary Agreement or statutory provisions affecting the Property. Tenderers should obtain independent legal and other professional advice on the terms of this Tender Notice, the Form of Tender, the Preliminary Agreement and related documents and on all matters concerning the Property. All enquiries should be directed to the Vendor's Agent, China Overseas Property Agency Limited at 10/F, Three Pacific Place, 1 Queen's Road East, Hong Kong (Attn: Ms. Carrie Ho at Telephone No. 2928 2928; Fax No. 2527 0116).
14. Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor in response to any enquiry made by a prospective or actual tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Notice, the Form of Tender or the Preliminary Agreement and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Notice, the Form of Tender or the Preliminary Agreement.
15. A bilingual version of the "Warning to Purchasers" referred to in Clause 20 of Schedule 1 to the Preliminary Agreement is attached hereto as **Appendix F**.
16. Tenderers are advised to refer to the sales brochure for any information on the development of which the Property forms part (the "**Development**") or for details of the Property.
17. Tenderers are advised to note, and before signing the Preliminary Agreement, the Purchaser was and is at all material times fully aware that (i) some parts of the Development (including the Property) have been altered by way of exempted works under the Buildings Ordinance (Cap. 123)

after completion of the Development, details of which are supported by Authorized Person's certificates and which have been fully disclosed in the sales brochure of the Development, which sales brochure of the Development is available for inspection at 26/F, Exchange Tower, No. 33 Wang Chiu Road, Kowloon Bay, Hong Kong from the commencement date and time of the tender to the closing date and time of the tender specified in paragraph 5(c) above, and (ii) the existing sewage treatment plant room and the existing sewage tank of the Development have been abandoned and are no longer in use as the existing sewage discharge systems of the houses of the Development (including the Property) have been disconnected therefrom and connected to the public sewage system newly built along Fei Ngo Shan Road.

18. In the event that the tenderer is more than one person, the obligations and liabilities of the tenderer are joint and several.
19. Where a tenderer submits his tender and makes an offer to purchase the Property through the introduction of an estate agent/salesperson (the “**Intermediary**”), the tenderer acknowledges and confirms that:
 - (a) the Intermediary or any other estate agent/salesperson has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any person for and will not perform on behalf of the Intermediary or any other estate agent/salesperson any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent/salesperson, which shall under no circumstance bind the Vendor; and
 - (b) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent/salesperson, and if his tender and offer to purchase the Property is accepted, the sale and purchase of the Property shall proceed in accordance with the terms and conditions set out in this Tender Notice, the Form of Tender, the Preliminary Agreement and the formal Agreement for Sale and Purchase; and

that whether the Intermediary is the estate agent/salesperson introducing the tenderer to the Vendor for the purpose of his submission of the tender and the offer to purchase the Property is subject to the Vendor's confirmation.

20. Tenderers are reminded of reading the latest register of transactions of the Development so as to ascertain whether the Property is still available for sale by tender on a relevant date of sale. However, please also note that the register of transactions of the Development may not be updated immediately after the Vendor accepts a tender. Further, although the Property may be available for sale by tender on a relevant date of sale, it may become unavailable during that relevant date of sale because the Vendor may accept a tender on or before the Acceptance Date of a previous tender exercise.
21. In this Tender Notice, “working day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap 621).

22. Time shall in all respects be of the essence.
23. Insofar as the Ordinance allows, the Chinese version of this Tender Notice, the Form of Tender and the Preliminary Agreement (including the Schedules thereto) is for reference only and the English version thereof shall prevail in case of disparity.

FORM OF TENDER

Tender for the purchase of a House at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**, No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong as described below subject to the terms and conditions contained herein and in the Tender Notice (the “**Tender Notice**”) and the Preliminary Agreement (the “**Preliminary Agreement**”) as respectively annexed hereto.

To: Maxjet Company Limited 美逸有限公司 (the “**Vendor**”)
10th Floor, Three Pacific Place,
1 Queen’s Road East,
Hong Kong

1. I/We, _____
having read the Tender Notice and the Preliminary Agreement hereby irrevocably offer to purchase **House** _____ at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**, No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong (the “**Property**”) at a price of Hong Kong Dollars _____

(HK\$ _____) (the “**Purchase Price**”) subject to the terms and conditions set forth herein and in the Tender Notice and the Preliminary Agreement (“**this Tender**”).

2. The Purchase Price will be paid by me/us in the manner as follows, if this Tender is accepted by the Vendor:

- | | | |
|------|---|--|
| (a) | HK\$ _____
(being 5% of the Purchase Price) | as preliminary deposit paid upon signing of the Preliminary Agreement; |
| (b)* | HK\$ _____
(being ____% of the Purchase Price) | as further deposit payable on or before the ____ day after the date on which the Preliminary Agreement is signed; and |
| (c)* | HK\$ _____
(being ____% of the Purchase Price) | as part payment payable on or before the ____ day after the date on which the Preliminary Agreement is signed; and |
| (d)* | HK\$ _____
(being ____% of the Purchase Price) | as part payment payable on or before the ____ day after the date on which the Preliminary Agreement is signed; and |
| (e) | HK\$ _____
(being ____% of the Purchase Price) | as balance of the Purchase Price payable upon completion of the sale and purchase of the Property on or before the ____ day after the date on which the Preliminary Agreement is signed. |

****Delete where inapplicable and initial against deletion***

3. I/We hereby confirm and acknowledge to the Vendor that, before the signing and submission of this Tender, the Vendor has made the Property available for viewing by me/us and I/we have viewed the Property at the time and on the date as set out below:

Viewing Date: _____

Viewing Time: _____

4. The following are enclosed with this Tender:-

- (a) A Cashier Order/Cashier Orders (No(s). _____)
(Bank(s) : _____) and/or a Cheque/Cheques (No(s). _____)
(Bank(s): _____) in
the (total) sum of Hong Kong Dollars _____
(HK\$ _____)
made payable to “**S. H. Chan & Co.**” as a preliminary deposit, which shall be applied
in part payment of the Purchase Price for the Property as per paragraph 8 of the Tender
Notice, if my/our Tender is accepted.
- (b) The “Vendor’s Information Form” (in the form annexed to the Tender Notice as
Appendix C) duly signed by me/us.
- (c) An “Acknowledgement Letter regarding Special Stamp Duty, Buyer’s Stamp Duty and
Ad Valorem Stamp Duty” (in the form annexed to the Tender Notice as **Appendix D**)
duly signed by me/us.
- (d) A “Confirmation on Relationship with the Vendor” (in the form annexed to the Tender
Notice as **Appendix E**) duly completed and signed by me/us.
- (e) The “Warning to Purchasers” (in the form annexed to the Tender Notice as **Appendix F**)
duly acknowledged and signed by me/us.
- (f) The “Personal Information Collection Statement” (in the form annexed to the Tender
Notice as **Appendix G**) duly signed by me/us.
- (g) The “Agent Appointment Letter” (in the form annexed to the Tender Notice as **Appendix
H**) duly completed and signed by me/us together with a copy of the estate
agent’s/salesperson’s licence and name card of the estate agent/salesperson (if any)
appointed by me/us.
- *(h) A copy/Copies of my/our Hong Kong Identity Card(s)/Passport(s).
- *(i) A copy each of our Certificate of Incorporation, our Business Registration Certificate, our
latest register of directors and annual return and our board resolutions authorizing the
signing of the Form of Tender, the Preliminary Agreement, and the other related
documents mentioned in the above certified as true and correct by our director.
- *(j) In case of us being a corporation incorporated outside Hong Kong or if an overseas
address is given, the relevant company documents duly certified by our director and

certificates of good standing and incumbency proving we are duly incorporated and subsisting in our place of incorporation and proving details of our directors.

****Delete where inapplicable and initial against deletion***

5. I/We agree that in the event that this Tender is accepted by the Vendor, the Preliminary Agreement shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property and I/we will be bound by the Tender Notice, this Form of Tender and the Preliminary Agreement to:-
 - (a) pay the further deposit (if any), part payment(s) (if any) and the balance of the Purchase Price at the times stipulated in paragraphs 2(b), 2(c) and 2(d) above;
 - (b) sign the formal Agreement for Sale and Purchase in accordance with paragraph 11(c) of the Tender Notice; and
 - (c) carry out and complete the purchase of the Property in accordance with the Tender Notice, this Form of Tender, the Preliminary Agreement and the formal Agreement for Sale and Purchase as signed.
6. I /We agree and accept that in the event of my/our failure or inability to sign the formal Agreement for Sale and Purchase on or before the date stipulated in the Tender Notice, this Form of Tender and the Preliminary Agreement for signing, the agreement for the sale and purchase as constituted by the Preliminary Agreement shall be terminated by the Vendor whereupon the preliminary deposit paid by me/us shall be forfeited to the Vendor.
7. The Vendor is not and will not be involved in any disputes between me/us and my/our estate agent/salesperson or intermediary, if any. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Tender Notice, this Form of Tender and the Preliminary Agreement and the formal Agreement for Sale and Purchase as signed.

Dated the _____ day of _____ 2023.

Name(s) of Tenderer(s)	:	
Signature(s) of Tenderer(s)/ Name(s) and Signature(s) of Authorised Officer(s) of Tenderer(s)	:	
*Hong Kong Identity Card No(s). / Passport(s) No(s). / Business Registration No(s). (with copy(ies) of Hong Kong Identity Card(s) / Passport(s) / Business Registration Certificate(s) attached hereto) <i>*Delete where inapplicable and initial against deletion</i>	:	
Correspondence Address(es) in Hong Kong / Registered Office(s) of the Tenderer(s)	:	
Telephone No(s).	:	
Facsimile No(s).	:	
Name(s) of Contact Person(s) of Tenderer(s)	:	
Name of Principal (if applicable)	:	
Address of Principal (if applicable)	:	
Name(s) of Contact Person(s) of Principal (if applicable)	:	
#Name of Agent appointed by Tenderer(s) (if applicable)	:	
#Address of Agent appointed by Tenderer(s) (if applicable)	:	

Type of Ownership	:	*as Sole Owner / Joint Tenants / Tenants in Common (in equal shares) <i>*Delete where inapplicable and initial against deletion</i>
Estate Agent/Salesperson appointed by Tenderer(s) (if any)	:	
Estate Agent's/Salesperson's licence no. (with copy of Estate Agent's licence and name card attached hereto)	:	
Contact Details of Estate Agent/Salesperson appointed by Tenderer(s)	:	
Signature of Witness	:	
Name of Witness	:	
Hong Kong Identity Card No. / Passport No. of Witness	:	
Address of Witness	:	
Name of Solicitors' firm (if any) appointed by Tenderer	:	
Contact Details of Solicitors' firm (if any) appointed by Tenderer	:	

#Only applicable if the Tenderer is a corporation incorporated outside Hong Kong or if an overseas address is given

**PRELIMINARY AGREEMENT
(IN DUPLICATE)**

臨時買賣合約(「臨時合約」)

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“PRELIMINARY AGREEMENT”)

賣方及買方同意根據以下條款及條件出售及購買以下所述物業：-

The Vendor agrees to sell and the Purchaser agrees to purchase the Property upon the following terms and conditions:-

日期 Date : _____

<u>賣方 Vendor :</u> 美逸有限公司 MAXJET COMPANY LIMITED 商業登記証號碼 B.R. No. : 20253215-000 <u>賣方代理人 Sales Agent For Vendor :</u> 中國海外地產代理有限公司 China Overseas Property Agency Limited	<u>賣方律師 Vendor's Solicitor :</u> 陳淑雄律師行 香港灣仔軒尼軒道 139 號 中國海外大廈 18 樓 C 至 E 室 S. H. Chan & Co., Units C-E, 18 th Floor, China Overseas Building, 139 Hennessy Road, Wan Chai, Hong Kong 電話(Tel): (852) 2527-8111
<u>買方 Purchaser :</u> 身份証/商業登記証號碼 I.D./B.R. No. :	地址 Address : 電話 Tel No. :
<u>發展項目地點及名稱 :</u> <u>Name and Location of Development :</u>	新界西貢飛鵝山道 3 號 飛鵝山道三號 測量約份 2 號地段 1982 號(“本地段”) NO. 3 FEI NGO SHAN ROAD , No. 3 Fei Ngo Shan Road, Sai Kung, New Territories Lot No. 1982 in Survey District No. 2 (the “Lot”)
<u>物業 Property :</u> 新界西貢 飛鵝山道三號 _____ 號洋房 House _____ of No. 3 Fei Ngo Shan Road , Sai Kung, New Territories	
<u>售價 Purchase Price :</u> 本物業的售價為港幣 _____ 元，並須由買方按以下方式付予賣方 – 請參閱「付款條款」。 The purchase price of the Property is HK\$ _____, which shall be paid by the Purchaser to the Vendor in the manner as follows – please refer to “Terms of Payment”.	

付款條款 Terms of Payment :

- (a) 為數港幣_____元 (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付。
Preliminary deposit in the sum of HK\$_____, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement.
- (b)* 為數港幣_____元 (即售價的____%) 的加付訂金，須於本臨時合約的簽署日期之後的第____日或之前支付。
Further deposit in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid on or before the ____ day after the date on which this Preliminary Agreement is signed.
- (c)* 為數港幣_____元 (即售價的____%) 的部分售價，須於本臨時合約的簽署日期之後的第____日或之前支付。
Part payment in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid on or before the ____ day after the date on which this Preliminary Agreement is signed.
- (d)* 為數港幣_____元 (即售價的____%) 的部分售價，須於本臨時合約的簽署日期之後的第____日或之前支付。
Part payment in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid on or before the ____ day after the date on which this Preliminary Agreement is signed.
- (e) 為數港幣_____元 (即售價的____%) 的售價餘款，須於完成本物業的交易時在本臨時合約的簽署日期之後的第____日或之前支付。
Balance of the Purchase Price in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid upon completion of the sale and purchase of the property on or before the ____ day after the date on which this Preliminary Agreement is signed).

***如不適用，請刪除及在旁加簽 Delete where inapplicable and initial against deletion**

本物業的買賣須在本臨時合約的簽署日期之後的第____日或之前（“成交日”）完成成交。
Completion of the sale and purchase of the Property shall take place on or before the ____ day after the date on which this Preliminary Agreement is signed (the "Completion Date").

備註 Remarks :

本臨時合約受附表一、附表二及附表三列出之其他條款及條件約束。

This Preliminary Agreement is subject to the Other Terms and Conditions set out in Schedules 1, 2 and 3 hereto attached.

茲收到

We acknowledge receipt of

付款方法 Payment Method		銀行 Bank	編號 Number	金額 Amount (港幣 HKD)
☐ 支票 Cheque	☐ 本票 Cashier Order	_____	_____	_____
☐ 支票 Cheque	☐ 本票 Cashier Order	_____	_____	_____
☐ 支票 Cheque	☐ 本票 Cashier Order	_____	_____	_____

作為是次買賣之臨時訂金。

Being the Preliminary Deposit for this Sale and Purchase.

由中國海外地產代理有限公司

代表賣方

by **China Overseas Property Agency Limited**

for and on behalf of the Vendor

買方簽署 Purchaser's signature(s)

授權簽署人 Authorized Signatory(ies)

附表一
Schedule 1

其他條款及條件
Other Terms and Conditions

1. 在本臨時合約中-
In this Preliminary Agreement-
 - (a) 「實用面積」具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義;
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
 - (b) 「工作日」具有該條例第 2(1)條給予該詞的涵義;
“working day” has the meaning given by section 2(1) of that Ordinance;
 - (c) 附表二(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算;及
the floor area of an item under clause (a) of Schedule 2 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) 附表二(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under clause (b) of Schedule 2 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
2. 臨時訂金、加付訂金(如有)、部份售價(如有)及售價餘款須以香港特別行政區的持牌銀行發出的本票或核證可以兌現的支票支付，抬頭付予「陳淑雄律師行」(「賣方律師」)。
The preliminary deposit, further deposit (if any), part payment(s) (if any) and balance of the purchase price shall be paid by way of cashier order(s) issued / cheque(s) certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of “S. H. CHAN & CO.” (the “Vendor’s Solicitor”).
3. 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。
The preliminary deposit payable by the Purchaser shall be held by the Vendor’s Solicitor as stakeholder.
4. 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-
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (the “Agreement”) to be executed-
 - (a) 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
by the Purchaser on or before_____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
 - (b) 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。
by the Vendor on or before_____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
5. 買方須於簽訂本臨時合約後的五個工作日內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署由賣方律師所訂有關本物業的正式合約(正式合約內容買方不得更改)及把該已簽立的正式合約交付予賣方律師行。只有簽署本臨時合約之買方才能夠簽署正式合約。

The Purchaser shall attend the office of the Vendor's Solicitor (or the office of his own solicitors if he shall have instructed his own solicitors) during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitor (which shall not be altered by the Purchaser) and tender the same to the Vendor's Solicitor within 5 working days after the date of this Preliminary Agreement. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.

6. 本物業的正式合約的版本以賣方律師規訂的為準，買方不得更改。
The Agreement in respect of the Property shall be in the form prescribed by the Vendor's Solicitor, and the Purchaser is not entitled to alter the same.
7. 本臨時合約內所列出之指定時間乃本臨時合約之立約要素。
Time shall in every respect be of the essence of this Preliminary Agreement.
8. 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-
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed-
 - (a) 本臨時合約即告終止;
this Preliminary Agreement is terminated;
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方;及
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
9. 買方將須在正式合約中向賣方作出承諾，同意當買方違責時，賣方有權終止正式合約及無息地保留買方已付的部份售價及部份加付售價及將其撥作支付因買方違反正式合約令賣方蒙受超過沒收訂金的金額以上的損害或損失。
The Purchaser will have to agree with the Vendor in the Agreement to the effect that in case of Purchaser's default, the Vendor is entitled to determine the Agreement and retain any part payment(s) of the purchase price paid by the Purchaser, without interest, and appropriate the same towards payment of any damages or loss as may be suffered by the Vendor as a result of the breach of the Agreement by the Purchaser over and above the amount of the deposit(s) forfeited.
10. 買賣雙方同意及聲明本臨時合約為買方以個人名義所持有，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方不接受買方之受權人，信托人或透過任何方式委託之人士代買方簽署正式合約(除非得到賣方的書面批准)。買方若為公司者，本臨時合約及正式合約須由相同之董事簽署，並於簽署正式買賣合約之前不得變更或容許變更公司之董事或股東的組成。買方若為公司者，並須提供其會議記錄的經核證為真實的副本，以証通過批准購買本物業及授權有關董事代其簽署本臨時合約及正式合約。
It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No attorney, trustee or nominee of any kind of the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement (except with the Vendor's written consent). Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directorship or shareholding of the Purchaser before execution of the Agreement. The Purchaser who is/are a company(ies), shall also produce a certified true copy of its/their board resolutions sanctioning the purchase of the Property and authorising the director(s) concerned to sign this Preliminary Agreement and the Agreement for and on its/their behalf.

11. 買方將須在正式合約中向賣方作出承諾，同意如買方不是承讓人親自簽立轉讓契，買方有責任披露賣方要求的所有關於期間各方、期間交易、代價及其他與該等期間交易有關的已支付的款額等的資料，作為賣方完成交易的條件。
The Purchaser will have to agree with the Vendor in the Agreement to the effect that if the Purchaser is not the assignee personally executing the Assignment, the Purchaser is under an obligation to disclose all such information as required by the Vendor on the intermediate parties, the intermediate transactions, the considerations and other paid amounts in connection with such intermediate transactions, etc. as a condition of completion by the Vendor.
12. 買方須在正式合約中向賣方契諾，倘若買方在本物業的買賣完成之前以任何方式轉售本物業或轉讓正式合約的權益，買方須要求每一轉購人、受贈人、代名人、受益人、受權人或其他受讓人：
The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever:-
- (a) 在任何其後的買賣轉售合約或其他協議中，披露已經以任何方式購買或出售本物業或其中任何權益的所有確認人、代名人及其他中介方的全部詳情 (包括身份證號碼和完整地址)，以及全部價款或其他代價，包括須就購買本物業支付予賣方的代價以外、任何一方知悉的已經支付或給予任何人士的任何佣金、保留金額或代理費用或任何其他金額以及任何《印花稅條例》(第 117 章) 要求的任何其它資料；
且
to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement whatsoever full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agency fees or any other amount which any of the parties knows has been paid or given over to any person in addition to the consideration payable to the Vendor for the purchase of the Property or any other information required under the Stamp Duty Ordinance (Cap 117); and
- (b) 促使任何其後的轉購人或其他受讓人或新買家在其後的買賣轉售合約中作出具有以上第 12(a)項條件相同效力的契諾，或在任何其他協議中設定具有以上第 12(a)項條件相同效力的義務。
to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as clause 12(a) above.
13. 本物業的買賣須於成交日於辦公時間內 (由上午10時至下午4時30分) 在賣方律師行完成交易。
The sale and purchase in respect of the Property shall be completed at the offices of the Vendor's Solicitor during office hours (from 10 a.m. to 4:30 p.m.) on the Completion Date.
14. 買賣交易完成時，賣方須將物業交吉予買方。
The Vendor shall deliver vacant possession of the Property to the Purchaser on completion.
15. 本物業的量度尺寸如下-
請參閱附表二 – 面積表。此附表屬本臨時合約一部分。

The measurements of the Property are as follows-

Please refer to Schedule 2 – Area Schedule attached to this Preliminary Agreement. The said Schedule forms part of this Preliminary Agreement.

16. 本物業買賣所包括的裝置、裝修物料及設備如下-

請參閱本臨時合約附表三，附表三屬本臨時合約一部份。

The sale and purchase of the Property includes the fittings, finishes and appliances as follows-
Please refer to Schedule 3 attached to this Preliminary Agreement. The Schedule 3 forms part of this Preliminary Agreement.

17. 買方現在確認於簽署本臨時合約前，賣方已開放本物業供買方參觀，而買方已參觀本物業，買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且將以其現狀接受本物業及其內之裝置、裝修物料及設備。

The Purchaser hereby confirms that prior to entering into this Preliminary Agreement, the Vendor has made the Property available for viewing by the Purchaser and the Purchaser has viewed the Property. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.

18. 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。

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.

19. (a) 買賣雙方各自支付是項買賣各方所需之法律費用及雜費。

Each party shall bear its/his own legal costs and expenses of this sale and purchase.

- (b) 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。

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

- (c) 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。

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

- (d) 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。

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

- (e) 買方須根據《印花稅條例》(第117章)規定的時間內安排將該等文書按可予徵收的印花稅而加蓋印花，及須按賣方要求向賣方提供已加蓋印花或簽註的文書的核證副本。

The Purchaser shall, within the period prescribed by the Stamp Duty Ordinance (Cap 117), cause all the said instruments concerned to be stamped with all stamp duty payable thereon, and shall, upon request by the Vendor, also provide the Vendor with certified copies thereof so stamped or endorsed.

- (f) 有關本物業買賣的契約及文件核證本之費用、登記費用、正式合約及轉讓契的圖則費、分攤支付關於本物業的大廈公契及管理協議(「公契」)及附於公契之圖則費及其他有關文件等的擬備及完成等費用，概由買方負責繳付。

The certified copy charges for title deeds and documents, the registration fees, plan fees to be attached to the Agreement and the Assignment and the due contribution for costs for the preparation and completion of the Deed of Mutual Covenant and Management Agreement relating to the Property ("DMC") and the plans to be attached to the DMC and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.

- (g) 買方須在成交接收本物業之前，按照正式合約及公契向賣方或管理公司補還或繳付

管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金分攤費及其他按金/基金等。

The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, contribution to special fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC.

- (h) 如買方有任何違反本19條的規定(包括但不限於不履行或延遲支付所有或任何印花稅)，令賣方蒙受損失或損害及招致開支、費用及收費，買方須就此向賣方作出彌償。

The Purchaser shall indemnify and keep the Vendor indemnified against any loss or damages suffered and expenses fees and charges incurred by the Vendor resulting from any breach of this clause 19 (including without limitation failure of or delay in payment of all and any of the stamp duty) by the Purchaser.

- (i) 儘管本臨時合約內有任何相反規定，本19條的條文於買賣完成後仍然存續。

Notwithstanding anything provided herein to the contrary, the provisions of this clause 19 shall survive completion.

20. 買方已確認收到第 21 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。

The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 21 and fully understands its contents.

21. 就第20條而言，「對買方的警告」內容如下-

For the purposes of clause 20, the following is the “Warning to Purchasers”-

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

Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

- (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.

- (c) 現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.

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

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

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

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

22. 買方如有更改通訊地址或電話，須立即以書面通知賣方。
The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence address or telephone number.
23. 本物業乃屬《印花稅條例》(第117章)第29A(1)條所註釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap 117).
24. 在本臨時合約簽訂前，合約雙方並無以相同條款及條件訂立任何非書面買賣協議或出售協議。
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.
25. 買賣雙方同意於正式合約中列出《印花稅條例》(第117章)第29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the matters specified in Section 29B(5) of the Stamp Duty Ordinance (Cap 117).
26. 買方明白及同意向賣方買入的本物業是以(視情況而定)政府租契所訂明的所餘年期或受售地/批地/換地條件書所限的絕對年期所規限。
The Purchaser understands and agrees that he only purchases all the Vendor's interest in the Property for the residue of the term of years created by the government lease or absolutely subject to the conditions of sale/grant/exchange, as the case may be.
27. 如賣方要求，則買方須在簽立本物業轉讓契的同時訂立一份由賣方規訂的版本的公契；或在賣方選擇下，接受由賣方出具並受賣方與本發展項目的其他買家訂立或將訂立(由賣方規訂的版本)的公契所規限，並享有該公契的利益的轉讓契。
The Purchaser shall, if requested by the Vendor, enter into the DMC in the form prescribed by the Vendor upon execution of the assignment of the Property or at the Vendor's option accept an assignment of the Property from the Vendor subject to and with the benefit of the DMC (in the form prescribed by the Vendor) entered or to be entered into by the Vendor with another purchaser or purchasers in respect of the Development.
28. (a) 在不抵觸下文(b)及(c)分條的條文的情況下，賣方及買方無意讓本臨時合約的任何條款以《合約(第三者權利)條例》(第623章) (「條例」)為依據而獲強制執行，並同意本臨時合約不受條例規限。
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap 623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
- (b) 只在不違反《一手住宅物業銷售條例》(第621章)的情況下，第(a)分條方適用及本臨時合約的某條款方不受條例規限。
Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand Sales) Ordinance (Cap 621).
- (c) 如本臨時合約的任何條款因上述第(b)分條而受條例規限，及第三者(由條例所界定)以條例為依據強制執行上述該條款：
If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
- (i) 本臨時合約亦可在未獲該第三者同意下不時被更改或(凡存在撤銷權的情況下)被撤銷，而條例之第6條第(1)款不適用於本臨時合約；及

this Preliminary Agreement may still be varied from time to time or rescinded without the consent of such third party (where such right of rescission exists) and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and

- (ii) 根據條例第6條第(4)(b)款，賣方及買方謹此通知該第三者上文第(c)(i)分條之條文。

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.

29. 在《一手住宅物業銷售條例》(第621章)許可的情況下，本臨時合約(包括其附表)之中文譯本僅供參考之用，如有差異，仍以英文版本為準。

Insofar as the Residential Properties (First-hand Sales) Ordinance (Cap 621) allows, the Chinese version of this Preliminary Agreement (including the Schedules hereto) is for reference only and the English version thereof shall prevail in case of disparity.

30. 在簽署本臨時合約前，買方在所有關鍵時刻充分知悉(i)發展項目某些部分(包括本物業)在發展項目落成後進行獲《建築物條例》(第 123 章)豁免的工程，該等工程的詳情已於發展項目售樓說明書披露及有認可人士證明書作為支持，及(ii)發展項目的現有污水處理設備房及現有污水箱已被廢棄及不再使用因洋房(包括本物業)的現有污水排放系統已從其斷開並已連接到沿飛鵝山道新建的公共污水系統。

Before signing this Preliminary Agreement, the Purchaser was and is at all material times, fully aware that (i) some parts of the Development (including the Property) have been altered by way of exempted works under the Buildings Ordinance (Cap 123) after completion of the Development, details whereof having been fully disclosed in the sales brochure of the Development and the same supported by Authorized Person's certificates, and (ii) the existing sewage treatment plant room and the existing sewage tank of the Development have been abandoned and are no longer in use as the existing sewage discharge systems of the houses of the Development (including the Property) have been disconnected therefrom and connected to the public sewage system newly built along Fei Ngo Shan Road.

由中國海外地產代理有限公司

代表賣方

by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

買方簽署Purchaser's signature(s)

授權簽署人Authorized Signatory(ies)

附表二 – 面積表
Schedule 2 – Area Schedule

於本附表二，只有於本臨時合約第1頁列出的物業的量度尺寸方為適用。

In this Schedule 2, only the measurements of the Property listed in page 1 of this Preliminary Agreement are applicable.

二號洋房
House 2

本物業的量度尺寸如下-

The measurements of the Property are as follows-

- (a) 本物業的實用面積為[327.465]平方米/[3,525]平方呎[，其中-]
the saleable area of the Property is [327.465] square metres/[3,525] square feet [of which-]
[[6.000]平方米/[65]平方呎為露台的樓面面積];
[[6.000] square metres/[65] square feet is the floor area of the balcony];
[[不適用]平方米/[不適用]平方呎為工作平台的樓面面積];
[[N/A] square metres/[N/A] square feet is the floor area of the utility platform];
[[不適用]平方米/[不適用]平方呎為陽台的樓面面積];及
[[N/A] square metres/[N/A] square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為-
other measurements are-
[空調機房的面積為[不適用]平方米/[不適用]平方呎];
[the area of the air-conditioning plant room is [N/A] square metres/[N/A] square feet];
[窗台的面積為[不適用]平方米/[不適用]平方呎];
[the area of the bay window is [N/A] square metres/[N/A] square feet];
[閣樓的面積為[不適用]平方米/[不適用]平方呎];
[the area of the cockloft is [N/A] square metres/[N/A] square feet];
[平台的面積為[3.150]平方米/[34]平方呎];
[the area of the flat roof is [3.150] square metres/[34] square feet];
[花園的面積為[104.362]平方米/[1,123]平方呎];
[the area of the garden is [104.362] square metres/[1,123] square feet];
[停車位的面積為[64.532]平方米/[695]平方呎];
[the area of the parking space is [64.532] square metres/[695] square feet];
[天台的面積為[81.278]平方米/[875]平方呎];
[the area of the roof is [81.278] square metres/[875] square feet];
[梯屋的面積為[7.563]平方米/[81]平方呎];
[the area of the stairhood is [7.563] square metres/[81] square feet];
[前庭的面積為[不適用]平方米/[不適用]平方呎];
[the area of the terrace is [N/A] square metres/[N/A] square feet];
[庭院的面積為[不適用]平方米/[不適用]平方呎];
[the area of the yard is [N/A] square metres/[N/A] square feet].

附表二 – 面積表
Schedule 2 – Area Schedule

於本附表二，只有於本臨時合約第1頁列出的物業的量度尺寸方為適用。

In this Schedule 2, only the measurements of the Property listed in page 1 of this Preliminary Agreement are applicable.

五號洋房
House 5

本物業的量度尺寸如下-

The measurements of the Property are as follows-

- (a) 本物業的實用面積為[327.465]平方米/[3,525]平方呎[，其中-]
the saleable area of the Property is [327.465] square metres/[3,525] square feet [of which-]
[[6.000]平方米/[65]平方呎為露台的樓面面積];
[[6.000] square metres/[65] square feet is the floor area of the balcony];
[[不適用]平方米/[不適用]平方呎為工作平台的樓面面積];
[[N/A] square metres/[N/A] square feet is the floor area of the utility platform];
[[不適用]平方米/[不適用]平方呎為陽台的樓面面積];及
[[N/A] square metres/[N/A] square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為-
other measurements are-
[空調機房的面積為[不適用]平方米/[不適用]平方呎];
[the area of the air-conditioning plant room is [N/A] square metres/[N/A] square feet];
[窗台的面積為[不適用]平方米/[不適用]平方呎];
[the area of the bay window is [N/A] square metres/[N/A] square feet];
[閣樓的面積為[不適用]平方米/[不適用]平方呎];
[the area of the cockloft is [N/A] square metres/[N/A] square feet];
[平台的面積為[3.150]平方米/[34]平方呎];
[the area of the flat roof is [3.150] square metres/[34] square feet];
[花園的面積為[104.692]平方米/[1,127]平方呎];
[the area of the garden is [104.692] square metres/[1,127] square feet];
[停車位的面積為[64.532]平方米/[695]平方呎];
[the area of the parking space is [64.532] square metres/[695] square feet];
[天台的面積為[81.278]平方米/[875]平方呎];
[the area of the roof is [81.278] square metres/[875] square feet];
[梯屋的面積為[7.563]平方米/[81]平方呎];
[the area of the stairhood is [7.563] square metres/[81] square feet];
[前庭的面積為[不適用]平方米/[不適用]平方呎];
[the area of the terrace is [N/A] square metres/[N/A] square feet];
[庭院的面積為[不適用]平方米/[不適用]平方呎];
[the area of the yard is [N/A] square metres/[N/A] square feet].

附表二 – 面積表
Schedule 2 – Area Schedule

於本附表二，只有於本臨時合約第1頁列出的物業的量度尺寸方為適用。

In this Schedule 2, only the measurements of the Property listed in page 1 of this Preliminary Agreement are applicable.

六號洋房
House 6

本物業的量度尺寸如下-

The measurements of the Property are as follows-

- (a) 本物業的實用面積為[327.465]平方米/[3,525]平方呎[，其中-]
the saleable area of the Property is [327.465] square metres/[3,525] square feet [of which-]
[[6.000]平方米/[65]平方呎為露台的樓面面積];
[[6.000] square metres/[65] square feet is the floor area of the balcony];
[[不適用]平方米/[不適用]平方呎為工作平台的樓面面積];
[[N/A] square metres/[N/A] square feet is the floor area of the utility platform];
[[不適用]平方米/[不適用]平方呎為陽台的樓面面積];及
[[N/A] square metres/[N/A] square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為-
other measurements are-
[空調機房的面積為[不適用]平方米/[不適用]平方呎];
[the area of the air-conditioning plant room is [N/A] square metres/[N/A] square feet];
[窗台的面積為[不適用]平方米/[不適用]平方呎];
[the area of the bay window is [N/A] square metres/[N/A] square feet];
[閣樓的面積為[不適用]平方米/[不適用]平方呎];
[the area of the cockloft is [N/A] square metres/[N/A] square feet];
[平台的面積為[3.150]平方米/[34]平方呎];
[the area of the flat roof is [3.150] square metres/[34] square feet];
[花園的面積為[103.622]平方米/[1,115]平方呎];
[the area of the garden is [103.622] square metres/[1,115] square feet];
[停車位的面積為[75.308]平方米/[811]平方呎];
[the area of the parking space is [75.308] square metres/[811] square feet];
[天台的面積為[81.278]平方米/[875]平方呎];
[the area of the roof is [81.278] square metres/[875] square feet];
[梯屋的面積為[7.563]平方米/[81]平方呎];
[the area of the stairhood is [7.563] square metres/[81] square feet];
[前庭的面積為[不適用]平方米/[不適用]平方呎];
[the area of the terrace is [N/A] square metres/[N/A] square feet];
[庭院的面積為[不適用]平方米/[不適用]平方呎];
[the area of the yard is [N/A] square metres/[N/A] square feet].

附表三 – 裝置、裝修物料及設備
Schedule 3 – Fittings, Finishes and Appliances

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

1. Exterior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
a.	External Wall	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.
b.	Window	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Guest lavatory, bathroom (1), (2), (3), master bathroom, utility room and one of kitchen windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.
c.	Bay Window	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
d.	Planter	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.
e.	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.
f.	Drying Facilities for Clothing	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

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

2. Interior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Lobby	LG/F Lift Lobby Wall is plastered and finished with emulsion paint. Floor is finished with natural stone and natural stone skirting. Ceiling is finished with gypsum board false ceiling with emulsion paint.	Not Applicable	Not Applicable	Not Applicable	Not Applicable
b.	Internal Wall and Ceiling	Exposed Parts of Internal Wall Living & dining room and bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living & dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	Exposed Parts of Internal Wall Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	Exposed Parts of Internal Wall Living room and dining room are finished with paint, leather upholstery, mirror panel and stainless steel strip. Bedrooms (1) and (2) are finished with wallpaper, leather upholstery and stainless steel strip. Master bedroom is finished with leather upholstery and stainless steel strip. Bedroom (3) is finished with leather upholstery, stainless steel strip and mirror panel. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip.	Exposed Parts of Internal Wall Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	Exposed Parts of Internal Wall Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.
c.	Internal Floor	Living & dining room is finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone with recessed stainless steel skirting. Bedrooms (1), (2) and master bedroom are finished with engineered timber flooring with recessed stainless steel skirting and natural stone. Bedroom (3) is finished with engineered timber flooring with recessed stainless steel skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.
d.	Bathroom	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Guest Lavatory Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (in Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Lavatory (by Dining Room) Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	Bathrooms (1), (2) & (3) Wall is finished with natural stone up to false ceiling. Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint and stainless steel strip. Master Bathroom Wall is finished with natural stone and mirror panel up to false ceiling. Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip.	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Lavatory (by Dining Room) Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Lavatory (by Dining Room) Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.

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

2. Interior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
d.	Bathroom			Lavatory (by Dining Room) Wall is finished with natural stone, stainless steel strip, wood veneer, black mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with special paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is finished with aluminum false ceiling panel.		
e.	Kitchen	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone, bronze mirror and stainless steel panel where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip. Cooking bench is finished with solid surface material.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.

3. Interior Fittings

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3. Interior Fittings

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3. Interior Fittings

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

3. Interior Fittings

	House 1	Houses 2	House 3	Houses 5	House 6
b. Bathroom	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Guest Lavatory Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory in Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory by Dining Room Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop, vanity unit with laminated metal, mirror with metal finish. Fittings include vitreous china wash basin, quarryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, bronze plated wash basin mixer, bronze plated bath mixer with bronze plated hand shower head, bronze plated towel bar, chrome plated paper holder and wooden louvre blind. Master Bathroom Fitted with natural stone countertop with natural stone wash basin and metal shelves, fittings include quarryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, bronze plated wash basin mixer, bronze plated bath mixer with bronze plated hand shower head, glass shower cubicle with bronze plated shower mixer, bronze plated rain shower and bronze plated shower set, chrome plated towel bar, bronze plated paper holder and wooden louvre blind. Lavatory by Dining Room Fitting include mirror with metal, feature glass panel, vitreous china water closet, glass pigments and resin wash basin, satin copper plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mounted vitreous china wash basin, nickel plated basin mixer with nickel plated shower set and mirror. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory by Dining Room Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory by Dining Room Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"
c. Kitchen	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet finished with high gloss wood veneer and high gloss acrylic panel. Kitchen countertop is in solid surface material with stainless steel sink and chrome plated sink mixer. Wooden louvre blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"

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

3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
d.	Bedroom	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	Bedroom (1) and Master Bedroom Wooden veneer finished wooden wardrobe fitted with metal door frame and upholstery leather finish door panel. Bedroom (2) Wooden veneer finished wooden wardrobe fitted with metal door frame and mirror door panel. Bedroom (3) Leather finished wooden wardrobe fitted with mirror door panel with metal frame and obscured glass with metal frame. Installed with leather and metal finished wooden dressing table fitted with metal frame and mirror panel. All bedrooms are fitted with fabric curtain and sheer.	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.
e.	Telephone	Telephone outlet boxes are fitted in living & dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
f.	Aerials	Communal TV and FM outlets are fitted in living & dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
g.	Electrical Installations	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"
h.	Gas Supply	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"
i.	Washing Machine Connection Point	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
j.	Water Supply	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.

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

4. Miscellaneous

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Lifts	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace
b.	Letter Box	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.
c.	Refuse Collection	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.
d.	Water Meter, Electricity Meter and Gas Meter	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.

5. Security Facilities

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Security System and Equipment	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.

6. Appliances

For brand names and model number of appliances, please refer to "Appliances Schedule".

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

1. 外部裝修物料

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 外牆	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。
b. 窗	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 客人洗手間、浴室(1)、(2)、(3)、主人浴室、工作間及其中一個廚房窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。
c. 窗台	不適用。	不適用。	不適用。	不適用。	不適用。
d. 花槽	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。
e. 露台或陽台	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。
f. 乾衣設施	不適用。	不適用。	不適用。	不適用。	不適用。

2. 室內裝修物料

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 大堂	地下低層電梯大堂 牆身批盪後髹上乳膠漆。 地板鋪砌天然石及天然石牆腳線。 安裝石膏板假天花及髹上乳膠漆。	不適用。	不適用。	不適用。	不適用。
b. 內牆及天花板	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆。 天花外牆部份 客廳及睡房裝設石膏板乳膠漆假天花。	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 天花外牆部份 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。	內牆外牆部份 客廳及飯廳牆身髹上油漆、皮質飾面、鏡板及不鏽鋼條。 睡房(1)及(2)牆身裝設牆紙、皮質飾面及不鏽鋼條。 主人睡房牆身裝設皮質飾面及不鏽鋼條。 睡房(3)牆身裝設皮質飾面、不鏽鋼條及鏡板。 天花外牆部份 客廳、飯廳及睡房天花裝設石膏板乳膠漆假天花及不鏽鋼條。	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 天花外牆部份 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 天花外牆部份 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。
c. 內部地板	客廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及凹的不鏽鋼牆腳線。 睡房(1)、(2)及主人睡房的地板鋪砌複合木地板、凹的不鏽鋼牆腳線及天然石材。睡房(3)的地板鋪砌複合木地板及凹的不鏽鋼牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。

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

2. 室內裝修物料

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
d. 浴室	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 客人洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 飯廳側洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)及(3) 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花及不鏽鋼條。 主人浴室 牆身鋪砌天然石及鏡板至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花及不鏽鋼條。 飯廳側洗手間 牆身鋪砌天然石、不鏽鋼飾條、木皮及黑鏡至假天花。 地板鋪砌天然石。 天花裝設石膏板假天花及牆上特色油漆。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地台鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 飯廳側洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 飯廳側洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。
e. 廚房	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石、銅鏡及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板油漆假天花及不鏽鋼條。 灶台面採用實體面材料。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。

3. 室內裝置

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 門	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房及低壓/電動車車庫房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車庫房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車庫房門(外門) 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車庫房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車庫房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。

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3. 室內裝置

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 門	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 客廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 走廊至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸、門擋及暗氣鼓。 客人洗手間門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 睡房(1)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸及暗氣鼓。 飯廳側洗手間門 空心木門配以皮質飾面，裝設金屬條、門手柄(單面)、門鉸、暗氣鼓、門擋及門鎖。 工作間至工作間側洗手間走廊的門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 油漆金屬摺門配磨砂玻璃，裝妥門鉸及門鎖。 廚房門 強化清玻璃趟門配以金屬框，裝設電動開關系統。 飯廳側洗手間門 空心木門配以皮質飾面，裝設金屬條、門手柄(單面)、門鉸、暗氣鼓、門擋及門鎖。 工作間至工作間側洗手間走廊的門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥門手柄、門鉸、門插銷、門鎖及門擋。 睡房(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鉸、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸及暗氣鼓。 飯廳側洗手間門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間至工作間側洗手間走廊的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸及暗氣鼓。 飯廳側洗手間門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間至工作間側洗手間走廊的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。

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

3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	門	睡房(2)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 一樓平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	睡房(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 睡房(1)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	睡房(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 睡房(1)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	睡房(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 睡房(1)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。
b.	浴室	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	浴室(1) 安裝天然石檯面、配有天然石和金屬板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、亞架力纖維浴缸(1700 毫米(長) x 750 毫米(寬) x 420 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手持式淋浴花灑頭、玻璃淋浴間配鍍鉻手持式淋浴花灑頭、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及木百葉簾。 浴室(2) 安裝天然石檯面、配有金屬壓板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、主力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手持式淋浴花灑頭、鍍鉻毛巾桿、鍍鉻廁紙架及木百葉簾。	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭連鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭連鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。

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

3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
b.	浴室	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 客人洗手間 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(在工作間內) 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻淋浴花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(飯廳側) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面，配有金屬壓板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、主力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻銅浴缸水龍頭配鍍鉻手持式淋浴花灑頭、鍍鉻銅毛巾桿、鍍鉻廁紙架及木百葉簾。 主人浴室 安裝天然石檯面配天然石洗手盆及金屬層架，配上主力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻銅浴缸水龍頭配手持花灑頭、玻璃淋浴間配鍍鉻銅淋浴水龍頭、鍍鉻銅雨淋花灑及鍍鉻銅淋浴花灑套裝、鍍鉻銅毛巾桿、鍍鉻廁紙架及木百葉簾。 洗手間(飯廳側) 安裝配有金屬的鏡、玻璃飾面的裝置、搪瓷坐廁、玻璃樹脂洗手盆、鍍磨砂紅古銅洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝及鏡。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(飯廳側) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁，掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(飯廳側) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁，掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。
c.	廚房	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以高光木皮及高光啞克力飾面。 廚房爐檯面採用實體面材物料，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有木百葉簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。
d.	睡房	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。	主人睡房及睡房(1) 木皮飾面木衣櫃配有金屬門框和皮質飾面門板。 睡房(2) 木皮飾面木衣櫃配有金屬門框和鏡面門板。 睡房(3) 皮質飾面木衣櫃配有鏡面門板配金屬框及磨砂玻璃配金屬框。 皮質和金屬飾面木梳妝檯配有金屬框及鏡面門板。 所有睡房均配有布窗簾和紗簾。	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。

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

3. 室內裝置

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
e. 電話	客飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。
f. 天線	客飯廳及睡房均裝有電視及電台天線座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。
g. 電力裝置	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。
h. 氣體供應	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。
i. 洗衣機接駁點	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。
j. 供水	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。

4. 雜項

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 升降機	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace
b. 信箱	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。
c. 垃圾收集	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。
d. 水錶、電錶及氣體錶	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。

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

5. 保安設施

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	保安系統及設備	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。

6. 設備

設備品牌名稱及產品型號，請參考「設備說明表」。

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

House 2 2號洋房

Item 項目	Location 位置	Appliance 設備		Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓	Lift 升降機		KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓/電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表				
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格 LPK125A
12	G/F 地下	Utility Room 工作間	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格 LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格 LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格 LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格 LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金 FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格 LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金 RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金 RUXYQ16BA

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

House 2 2號洋房

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表				
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema Biolite Net

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

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

House 5 5號洋房

Item 項目	Location 位置	Appliance 設備		Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓	Lift 升降機	KONE 通力	MonoSpace	
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓/電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號	
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室(3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台	VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統		Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台	VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統		Daikin 大金	RUXYQ16BA

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House 5 5號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net

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

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House 6 6號洋房

Item 項目	Location 位置	Appliance 設備		Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓	Lift 升降機	KONE 通力	MonoSpace	
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓/電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

House 6 6號洋房

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表				
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet Synthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema Biolite Net

臨時買賣合約(「臨時合約」)

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“PRELIMINARY AGREEMENT”)

賣方及買方同意根據以下條款及條件出售及購買以下所述物業：-

The Vendor agrees to sell and the Purchaser agrees to purchase the Property upon the following terms and conditions:-

日期 Date : _____

<u>賣方 Vendor :</u> 美逸有限公司 MAXJET COMPANY LIMITED 商業登記証號碼 B.R. No. : 20253215-000 <u>賣方代理人 Sales Agent For Vendor :</u> 中國海外地產代理有限公司 China Overseas Property Agency Limited	<u>賣方律師 Vendor's Solicitor :</u> 陳淑雄律師行 香港灣仔軒尼軒道 139 號 中國海外大廈 18 樓 C 至 E 室 S. H. Chan & Co., Units C-E, 18th Floor, China Overseas Building, 139 Hennessy Road, Wan Chai, Hong Kong 電話(Tel): (852) 2527-8111
<u>買方 Purchaser :</u> 身份証/商業登記証號碼 I.D./B.R. No. :	地址 Address : 電話 Tel No. :
<u>發展項目地點及名稱 :</u> <u>Name and Location of Development :</u>	新界西貢飛鵝山道 3 號 飛鵝山道三號 測量約份 2 號地段 1982 號(“本地段”) NO. 3 FEI NGO SHAN ROAD, No. 3 Fei Ngo Shan Road, Sai Kung, New Territories Lot No. 1982 in Survey District No. 2 (the “Lot”)
<u>物業 Property :</u> 新界西貢 飛鵝山道三號 _____ 號洋房 House _____ of No. 3 Fei Ngo Shan Road, Sai Kung, New Territories	
<u>售價 Purchase Price :</u> 本物業的售價為港幣 _____ 元，並須由買方按以下方式付予賣方 – 請參閱「付款條款」。 The purchase price of the Property is HK\$ _____, which shall be paid by the Purchaser to the Vendor in the manner as follows – please refer to “Terms of Payment”.	

付款條款 Terms of Payment :

- (a) 為數港幣_____元 (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付。
Preliminary deposit in the sum of HK\$_____, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement.
- (b)* 為數港幣_____元 (即售價的____%) 的加付訂金，須於本臨時合約的簽署日期之後的第____日或之前支付。
Further deposit in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid on or before the____day after the date on which this Preliminary Agreement is signed.
- (c)* 為數港幣_____元 (即售價的____%) 的部分售價，須於本臨時合約的簽署日期之後的第____日或之前支付。
Part payment in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid on or before the____day after the date on which this Preliminary Agreement is signed.
- (d)* 為數港幣_____元 (即售價的____%) 的部分售價，須於本臨時合約的簽署日期之後的第____日或之前支付。
Part payment in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid on or before the____day after the date on which this Preliminary Agreement is signed.
- (e) 為數港幣_____元 (即售價的____%) 的售價餘款，須於完成本物業的交易時在本臨時合約的簽署日期之後的第____日或之前支付。
Balance of the Purchase Price in the sum of HK\$_____, which is equal to ____% of the Purchase Price, shall be paid upon completion of the sale and purchase of the property on or before the____day after the date on which this Preliminary Agreement is signed).

***如不適用，請刪除及在旁加簽 Delete where inapplicable and initial against deletion**

本物業的買賣須在本臨時合約的簽署日期之後的第____日或之前（“成交日”）完成成交。
Completion of the sale and purchase of the Property shall take place on or before the ____ day after the date on which this Preliminary Agreement is signed (the "Completion Date").

備註 Remarks :

本臨時合約受附表一、附表二及附表三列出之其他條款及條件約束。

This Preliminary Agreement is subject to the Other Terms and Conditions set out in Schedules 1, 2 and 3 hereto attached.

茲收到

We acknowledge receipt of

付款方法 Payment Method		銀行 Bank	編號 Number	金額 Amount (港幣 HKD)
☐ 支票 Cheque	☐ 本票 Cashier Order	_____	_____	_____
☐ 支票 Cheque	☐ 本票 Cashier Order	_____	_____	_____
☐ 支票 Cheque	☐ 本票 Cashier Order	_____	_____	_____

作為是次買賣之臨時訂金。

Being the Preliminary Deposit for this Sale and Purchase.

由中國海外地產代理有限公司

代表賣方

by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

買方簽署 **Purchaser's signature(s)**

授權簽署人 **Authorized Signatory(ies)**

附表一
Schedule 1

其他條款及條件
Other Terms and Conditions

1. 在本臨時合約中-

In this Preliminary Agreement-

- (a) 「實用面積」具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義; “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
- (b) 「工作日」具有該條例第 2(1)條給予該詞的涵義; “working day” has the meaning given by section 2(1) of that Ordinance;
- (c) 附表二(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算;及 the floor area of an item under clause (a) of Schedule 2 is calculated in accordance with section 8(3) of that Ordinance; and
- (d) 附表二(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。 the area of an item under clause (b) of Schedule 2 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

2. 臨時訂金、加付訂金(如有)、部份售價(如有)及售價餘款須以香港特別行政區的持牌銀行發出的本票或核證可以兌現的支票支付，抬頭付予「陳淑雄律師行」(「賣方律師」)。

The preliminary deposit, further deposit (if any), part payment(s) (if any) and balance of the purchase price shall be paid by way of cashier order(s) issued / cheque(s) certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of “S. H. CHAN & CO.” (the “Vendor’s Solicitor”).

3. 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。

The preliminary deposit payable by the Purchaser shall be held by the Vendor’s Solicitor as stakeholder.

4. 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-

It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (the “Agreement”) to be executed-

- (a) 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 by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
- (b) 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。 by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).

5. 買方須於簽訂本臨時合約後的五個工作日內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署由賣方律師所訂有關本物業的正式合約(正式合約內容買方不得更改)及把該已簽立的正式合約交付予賣方律師行。只有簽署本臨時合約之買方才能夠簽署正式合約。

The Purchaser shall attend the office of the Vendor's Solicitor (or the office of his own solicitors if he shall have instructed his own solicitors) during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitor (which shall not be altered by the Purchaser) and tender the same to the Vendor's Solicitor within 5 working days after the date of this Preliminary Agreement. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.

6. 本物業的正式合約的版本以賣方律師規訂的為準，買方不得更改。
The Agreement in respect of the Property shall be in the form prescribed by the Vendor's Solicitor, and the Purchaser is not entitled to alter the same.
7. 本臨時合約內所列出之指定時間乃本臨時合約之立約要素。
Time shall in every respect be of the essence of this Preliminary Agreement.
8. 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-
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed-
 - (a) 本臨時合約即告終止;
this Preliminary Agreement is terminated;
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方;及
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
9. 買方將須在正式合約中向賣方作出承諾，同意當買方違責時，賣方有權終止正式合約及無息地保留買方已付的部份售價及部份加付售價及將其撥作支付因買方違反正式合約令賣方蒙受超過沒收訂金的金額以上的損害或損失。
The Purchaser will have to agree with the Vendor in the Agreement to the effect that in case of Purchaser's default, the Vendor is entitled to determine the Agreement and retain any part payment(s) of the purchase price paid by the Purchaser, without interest, and appropriate the same towards payment of any damages or loss as may be suffered by the Vendor as a result of the breach of the Agreement by the Purchaser over and above the amount of the deposit(s) forfeited.
10. 買賣雙方同意及聲明本臨時合約為買方以個人名義所持有，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓本臨時合約的利益。賣方不接受買方之受權人，信托人或透過任何方式委託之人士代買方簽署正式合約(除非得到賣方的書面批准)。買方若為公司者，本臨時合約及正式合約須由相同之董事簽署，並於簽署正式買賣合約之前不得變更或容許變更公司之董事或股東的組成。買方若為公司者，並須提供其會議記錄的經核證為真實的副本，以証通過批准購買本物業及授權有關董事代其簽署本臨時合約及正式合約。
It is hereby agreed and declared by the Purchaser and the Vendor that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party in any manner whatever. No attorney, trustee or nominee of any kind of the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement (except with the Vendor's written consent). Where the Purchaser is/are a company(ies), the Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directorship or shareholding of the Purchaser before execution of the Agreement. The Purchaser who is/are a company(ies), shall also produce a certified true copy of its/their board resolutions sanctioning the purchase of the Property and authorising the director(s) concerned to sign this Preliminary Agreement and the Agreement for and on its/their behalf.

11. 買方將須在正式合約中向賣方作出承諾，同意如買方不是承讓人親自簽立轉讓契，買方有責任披露賣方要求的所有關於期間各方、期間交易、代價及其他與該等期間交易有關的已支付的款額等的資料，作為賣方完成交易的條件。
The Purchaser will have to agree with the Vendor in the Agreement to the effect that if the Purchaser is not the assignee personally executing the Assignment, the Purchaser is under an obligation to disclose all such information as required by the Vendor on the intermediate parties, the intermediate transactions, the considerations and other paid amounts in connection with such intermediate transactions, etc. as a condition of completion by the Vendor.
12. 買方須在正式合約中向賣方契諾，倘若買方在本物業的買賣完成之前以任何方式轉售本物業或轉讓正式合約的權益，買方須要求每一轉購人、受贈人、代名人、受益人、受權人或其他受讓人：
The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever:-
- (a) 在任何其後的買賣轉售合約或其他協議中，披露已經以任何方式購買或出售本物業或其中任何權益的所有確認人、代名人及其他中介方的全部詳情 (包括身份證號碼和完整地址)，以及全部價款或其他代價，包括須就購買本物業支付予賣方的代價以外、任何一方知悉的已經支付或給予任何人士的任何佣金、保留金額或代理費用或任何其他金額以及任何《印花稅條例》(第 117 章) 要求的任何其它資料；且
to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement whatsoever full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agency fees or any other amount which any of the parties knows has been paid or given over to any person in addition to the consideration payable to the Vendor for the purchase of the Property or any other information required under the Stamp Duty Ordinance (Cap 117); and
- (b) 促使任何其後的轉購人或其他受讓人或新買家在其後的買賣轉售合約中作出具有以上第 12(a)項條件相同效力的契諾，或在任何其他協議中設定具有以上第 12(a)項條件相同效力的義務。
to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as clause 12(a) above.
13. 本物業的買賣須於成交日於辦公時間內 (由上午10時至下午4時30分) 在賣方律師行完成交易。
The sale and purchase in respect of the Property shall be completed at the offices of the Vendor's Solicitor during office hours (from 10 a.m. to 4:30 p.m.) on the Completion Date.
14. 買賣交易完成時，賣方須將物業交吉予買方。
The Vendor shall deliver vacant possession of the Property to the Purchaser on completion.
15. 本物業的量度尺寸如下-
請參閱附表二 – 面積表。此附表屬本臨時合約一部分。
The measurements of the Property are as follows-
Please refer to Schedule 2 – Area Schedule attached to this Preliminary Agreement. The said Schedule forms part of this Preliminary Agreement.

16. 本物業買賣所包括的裝置、裝修物料及設備如下-
請參閱本臨時合約附表三，附表三屬本臨時合約一部份。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows-
Please refer to Schedule 3 attached to this Preliminary Agreement. The Schedule 3 forms part of this Preliminary Agreement.
17. 買方現在確認於簽署本臨時合約前，賣方已開放本物業供買方參觀，而買方已參觀本物業，買方購買本物業時完全知悉本物業及其內之裝置、裝修物料及設備之狀況，且將以其現狀接受本物業及其內之裝置、裝修物料及設備。
The Purchaser hereby confirms that prior to entering into this Preliminary Agreement, the Vendor has made the Property available for viewing by the Purchaser and the Purchaser has viewed the Property. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
18. 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。
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.
19. (a) 買賣雙方各自支付是項買賣各方所需之法律費用及雜費。
Each party shall bear its/his own legal costs and expenses of this sale and purchase.
- (b) 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。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (c) 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。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (d) 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (e) 買方須根據《印花稅條例》(第117章)規定的時間內安排將該等文書按可予徵收的印花稅而加蓋印花，及須按賣方要求向賣方提供已加蓋印花或簽註的文書的核證副本。
The Purchaser shall, within the period prescribed by the Stamp Duty Ordinance (Cap 117), cause all the said instruments concerned to be stamped with all stamp duty payable thereon, and shall, upon request by the Vendor, also provide the Vendor with certified copies thereof so stamped or endorsed.
- (f) 有關本物業買賣的契約及文件核證本之費用、登記費用、正式合約及轉讓契的圖則費、分攤支付關於本物業的大廈公契及管理協議(「公契」)及附於公契之圖則費及其他有關文件等的擬備及完成等費用，概由買方負責繳付。
The certified copy charges for title deeds and documents, the registration fees, plan fees to be attached to the Agreement and the Assignment and the due contribution for costs for the preparation and completion of the Deed of Mutual Covenant and Management Agreement relating to the Property ("DMC") and the plans to be attached to the DMC and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
- (g) 買方須在成交接收本物業之前，按照正式合約及公契向賣方或管理公司補還或繳付管理費上期預繳金額、管理費按金、裝修泥頭清理費、特別基金分攤費及其他按金/基金等。

The Purchaser shall also, before being entitled to possession of the Property on completion, reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, contribution to special fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC.

- (h) 如買方有任何違反本19條的規定(包括但不限於不履行或延遲支付所有或任何印花稅), 令賣方蒙受損失或損害及招致開支、費用及收費, 買方須就此向賣方作出彌償。

The Purchaser shall indemnify and keep the Vendor indemnified against any loss or damages suffered and expenses fees and charges incurred by the Vendor resulting from any breach of this clause 19 (including without limitation failure of or delay in payment of all and any of the stamp duty) by the Purchaser.

- (i) 儘管本臨時合約內有任何相反規定, 本19條的條文於買賣完成後仍然存續。

Notwithstanding anything provided herein to the contrary, the provisions of this clause 19 shall survive completion.

20. 買方已確認收到第 21 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。

The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 21 and fully understands its contents.

21. 就第20條而言, 「對買方的警告」內容如下-

For the purposes of clause 20, the following is the “Warning to Purchasers”-

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

Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

- (b) 你可聘用你自己的獨立律師, 以代表你進行購買本物業, 你亦可聘用賣方的律師以同時代表你和賣方行事。

You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.

- (c) 現**建議你聘用你自己的律師**, 你自己聘用的律師能在你購買本物業的每個階段, 向你提供獨立意見。

YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.

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

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

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

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

22. 買方如有更改通訊地址或電話, 須立即以書面通知賣方。

The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence address or telephone number.

23. 本物業乃屬《印花稅條例》(第117章)第29A(1)條所註釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap 117).
24. 在本臨時合約簽訂前，合約雙方並無以相同條款及條件訂立任何非書面買賣協議或出售協議。
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.
25. 買賣雙方同意於正式合約中列出《印花稅條例》(第117章)第29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the matters specified in Section 29B(5) of the Stamp Duty Ordinance (Cap 117).
26. 買方明白及同意向賣方買入的本物業是以(視情況而定)政府租契所訂明的所餘年期或受售地/批地/換地條件書所限的絕對年期所規限。
The Purchaser understands and agrees that he only purchases all the Vendor's interest in the Property for the residue of the term of years created by the government lease or absolutely subject to the conditions of sale/grant/exchange, as the case may be.
27. 如賣方要求，則買方須在簽立本物業轉讓契的同時訂立一份由賣方規訂的版本的公契；或在賣方選擇下，接受由賣方出具並受賣方與本發展項目的其他買家訂立或將訂立(由賣方規訂的版本)的公契所規限，並享有該公契的利益的轉讓契。
The Purchaser shall, if requested by the Vendor, enter into the DMC in the form prescribed by the Vendor upon execution of the assignment of the Property or at the Vendor's option accept an assignment of the Property from the Vendor subject to and with the benefit of the DMC (in the form prescribed by the Vendor) entered or to be entered into by the Vendor with another purchaser or purchasers in respect of the Development.
28. (a) 在不抵觸下文(b)及(c)分條的條文的情況下，賣方及買方無意讓本臨時合約的任何條款以《合約(第三者權利)條例》(第623章) (「條例」)為依據而獲強制執行，並同意本臨時合約不受條例規限。
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap 623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
- (b) 只在不違反《一手住宅物業銷售條例》(第621章)的情況下，第(a)分條方適用及本臨時合約的某條款方不受條例規限。
Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand Sales) Ordinance (Cap 621).
- (c) 如本臨時合約的任何條款因上述第(b)分條而受條例規限，及第三者(由條例所界定)以條例為依據強制執行上述該條款：
If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
- (i) 本臨時合約亦可在未獲該第三者同意下不時被更改或(凡存在撤銷權的情況下)被撤銷，而條例之第6條第(1)款不適用於本臨時合約；及
this Preliminary Agreement may still be varied from time to time or rescinded without the consent of such third party (where such right of rescission exists) and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
- (ii) 根據條例第6條第(4)(b)款，賣方及買方謹此通知該第三者上文第(c)(i)分條之條文。
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.

29. 在《一手住宅物業銷售條例》(第621章)許可的情況下，本臨時合約(包括其附表)之中文譯本僅供參考之用，如有差異，仍以英文版本為準。

Insofar as the Residential Properties (First-hand Sales) Ordinance (Cap 621) allows, the Chinese version of this Preliminary Agreement (including the Schedules hereto) is for reference only and the English version thereof shall prevail in case of disparity.

30. 在簽署本臨時合約前，買方在所有關鍵時刻充分知悉(i)發展項目某些部分(包括本物業)在發展項目落成後進行獲《建築物條例》(第 123 章)豁免的工程。該等工程的詳情已於發展項目售樓說明書披露及有認可人士證明書作為支持，及(ii)發展項目的現有污水處理設備房及現有污水箱已被廢棄及不再使用因洋房(包括本物業)的現有污水排放系統已從其斷開並已連接到沿飛鵝山道新建的公共污水系統。

Before signing this Preliminary Agreement, the Purchaser was and is at all material times, fully aware that (i) some parts of the Development (including the Property) have been altered by way of exempted works under the Buildings Ordinance (Cap 123) after completion of the Development, details whereof having been fully disclosed in the sales brochure of the Development and the same supported by Authorized Person's certificates, and (ii) the existing sewage treatment plant room and the existing sewage tank of the Development have been abandoned and are no longer in use as the existing sewage discharge systems of the houses of the Development (including the Property) have been disconnected therefrom and connected to the public sewage system newly built along Fei Ngo Shan Road.

由中國海外地產代理有限公司

代表賣方

by **China Overseas Property Agency Limited**
for and on behalf of the Vendor

買方簽署Purchaser's signature(s)

授權簽署人Authorized Signatory(ies)

附表二 – 面積表
Schedule 2 – Area Schedule

於本附表二，只有於本臨時合約第1頁列出的物業的量度尺寸方為適用。

In this Schedule 2, only the measurements of the Property listed in page 1 of this Preliminary Agreement are applicable.

二號洋房
House 2

本物業的量度尺寸如下-

The measurements of the Property are as follows-

- (a) 本物業的實用面積為[327.465]平方米/[3,525]平方呎[，其中-]
the saleable area of the Property is [327.465] square metres/[3,525] square feet [of which-]
[[6.000]平方米/[65]平方呎為露台的樓面面積];
[[6.000] square metres/[65] square feet is the floor area of the balcony];
[[不適用]平方米/[不適用]平方呎為工作平台的樓面面積];
[[N/A] square metres/[N/A] square feet is the floor area of the utility platform];
[[不適用]平方米/[不適用]平方呎為陽台的樓面面積];及
[[N/A] square metres/[N/A] square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為-
other measurements are-
[空調機房的面積為[不適用]平方米/[不適用]平方呎];
[the area of the air-conditioning plant room is [N/A] square metres/[N/A] square feet];
[窗台的面積為[不適用]平方米/[不適用]平方呎];
[the area of the bay window is [N/A] square metres/[N/A] square feet];
[閣樓的面積為[不適用]平方米/[不適用]平方呎];
[the area of the cockloft is [N/A] square metres/[N/A] square feet];
[平台的面積為[3.150]平方米/[34]平方呎];
[the area of the flat roof is [3.150] square metres/[34] square feet];
[花園的面積為[104.362]平方米/[1,123]平方呎];
[the area of the garden is [104.362] square metres/[1,123] square feet];
[停車位的面積為[64.532]平方米/[695]平方呎];
[the area of the parking space is [64.532] square metres/[695] square feet];
[天台的面積為[81.278]平方米/[875]平方呎];
[the area of the roof is [81.278] square metres/[875] square feet];
[梯屋的面積為[7.563]平方米/[81]平方呎];
[the area of the stairhood is [7.563] square metres/[81] square feet];
[前庭的面積為[不適用]平方米/[不適用]平方呎];
[the area of the terrace is [N/A] square metres/[N/A] square feet];
[庭院的面積為[不適用]平方米/[不適用]平方呎];
[the area of the yard is [N/A] square metres/[N/A] square feet].

附表二 – 面積表
Schedule 2 – Area Schedule

於本附表二，只有於本臨時合約第1頁列出的物業的量度尺寸方為適用。

In this Schedule 2, only the measurements of the Property listed in page 1 of this Preliminary Agreement are applicable.

五號洋房
House 5

本物業的量度尺寸如下-

The measurements of the Property are as follows-

- (a) 本物業的實用面積為[327.465]平方米/[3,525]平方呎[，其中-]
the saleable area of the Property is [327.465] square metres/[3,525] square feet [of which-]
[[6.000]平方米/[65]平方呎為露台的樓面面積];
[[6.000] square metres/[65] square feet is the floor area of the balcony];
[[不適用]平方米/[不適用]平方呎為工作平台的樓面面積];
[[N/A] square metres/[N/A] square feet is the floor area of the utility platform];
[[不適用]平方米/[不適用]平方呎為陽台的樓面面積];及
[[N/A] square metres/[N/A] square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為-
other measurements are-
[空調機房的面積為[不適用]平方米/[不適用]平方呎];
[the area of the air-conditioning plant room is [N/A] square metres/[N/A] square feet];
[窗台的面積為[不適用]平方米/[不適用]平方呎];
[the area of the bay window is [N/A] square metres/[N/A] square feet];
[閣樓的面積為[不適用]平方米/[不適用]平方呎];
[the area of the cockloft is [N/A] square metres/[N/A] square feet];
[平台的面積為[3.150]平方米/[34]平方呎];
[the area of the flat roof is [3.150] square metres/[34] square feet];
[花園的面積為[104.692]平方米/[1,127]平方呎];
[the area of the garden is [104.692] square metres/[1,127] square feet];
[停車位的面積為[64.532]平方米/[695]平方呎];
[the area of the parking space is [64.532] square metres/[695] square feet];
[天台的面積為[81.278]平方米/[875]平方呎];
[the area of the roof is [81.278] square metres/[875] square feet];
[梯屋的面積為[7.563]平方米/[81]平方呎];
[the area of the stairhood is [7.563] square metres/[81] square feet];
[前庭的面積為[不適用]平方米/[不適用]平方呎];
[the area of the terrace is [N/A] square metres/[N/A] square feet];
[庭院的面積為[不適用]平方米/[不適用]平方呎];
[the area of the yard is [N/A] square metres/[N/A] square feet].

附表二 – 面積表
Schedule 2 – Area Schedule

於本附表二，只有於本臨時合約第1頁列出的物業的量度尺寸方為適用。

In this Schedule 2, only the measurements of the Property listed in page 1 of this Preliminary Agreement are applicable.

六號洋房
House 6

本物業的量度尺寸如下-

The measurements of the Property are as follows-

- (a) 本物業的實用面積為[327.465]平方米/[3,525]平方呎[，其中-]
the saleable area of the Property is [327.465] square metres/[3,525] square feet [of which-]
[[6.000]平方米/[65]平方呎為露台的樓面面積];
[[6.000] square metres/[65] square feet is the floor area of the balcony];
[[不適用]平方米/[不適用]平方呎為工作平台的樓面面積];
[[N/A] square metres/[N/A] square feet is the floor area of the utility platform];
[[不適用]平方米/[不適用]平方呎為陽台的樓面面積];及
[[N/A] square metres/[N/A] square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為-
other measurements are-
[空調機房的面積為[不適用]平方米/[不適用]平方呎];
[the area of the air-conditioning plant room is [N/A] square metres/[N/A] square feet];
[窗台的面積為[不適用]平方米/[不適用]平方呎];
[the area of the bay window is [N/A] square metres/[N/A] square feet];
[閣樓的面積為[不適用]平方米/[不適用]平方呎];
[the area of the cockloft is [N/A] square metres/[N/A] square feet];
[平台的面積為[3.150]平方米/[34]平方呎];
[the area of the flat roof is [3.150] square metres/[34] square feet];
[花園的面積為[103.622]平方米/[1,115]平方呎];
[the area of the garden is [103.622] square metres/[1,115] square feet];
[停車位的面積為[75.308]平方米/[811]平方呎];
[the area of the parking space is [75.308] square metres/[811] square feet];
[天台的面積為[81.278]平方米/[875]平方呎];
[the area of the roof is [81.278] square metres/[875] square feet];
[梯屋的面積為[7.563]平方米/[81]平方呎];
[the area of the stairhood is [7.563] square metres/[81] square feet];
[前庭的面積為[不適用]平方米/[不適用]平方呎];
[the area of the terrace is [N/A] square metres/[N/A] square feet];
[庭院的面積為[不適用]平方米/[不適用]平方呎];
[the area of the yard is [N/A] square metres/[N/A] square feet].

附表三 – 裝置、裝修物料及設備
Schedule 3 – Fittings, Finishes and Appliances

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

1. Exterior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
a.	External Wall	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.	External wall of the house is finished with curtain wall, natural stone cladding, aluminium cladding, aluminium louvre and aluminium grille. Garden fence wall is finished with natural stone panel.
b.	Window	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Guest lavatory, bathroom (1), (2), (3), master bathroom, utility room and one of kitchen windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.	All aluminium window frames and curtain wall frames are finished with fluorocarbon coating. All aluminium window frames and openable windows on curtain wall are fitted with clear tempered Insulated-Glass-Unit (IGU) glass panel, except the following locations are fitted with obscured tempered Insulated-Glass-Unit (IGU) glass panel: Bathroom (1), (2), (3), master bathroom, utility room and one of living room windows.
c.	Bay Window	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.
d.	Planter	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.	Planter wall is finished with natural stone cladding.
e.	Verandah or Balcony	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.	Balcony is fitted with clear tempered glass balustrade with aluminium capping. Floor of balcony is finished with composite wood deck and natural stone finish surrounded the bottom of glass balustrade. Ceiling of balcony is finished with aluminium cladding in fluorocarbon coating, and fitted with laminated tempered glass. Balcony is covered. There is no verandah.
f.	Drying Facilities for Clothing	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

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2. Interior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Lobby	LG/F Lift Lobby Wall is plastered and finished with emulsion paint. Floor is finished with natural stone and natural stone skirting. Ceiling is finished with gypsum board false ceiling with emulsion paint.	Not Applicable	Not Applicable	Not Applicable	Not Applicable
b.	Internal Wall and Ceiling	Exposed Parts of Internal Wall Living & dining room and bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living & dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	Exposed Parts of Internal Wall Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	Exposed Parts of Internal Wall Living room and dining room are finished with paint, leather upholstery, mirror panel and stainless steel strip. Bedrooms (1) and (2) are finished with wallpaper, leather upholstery and stainless steel strip. Master bedroom is finished with leather upholstery and stainless steel strip. Bedroom (3) is finished with leather upholstery, stainless steel strip and mirror panel. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip.	Exposed Parts of Internal Wall Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.	Exposed Parts of Internal Wall Living room and dining room are plastered and finished with emulsion paint, mirror panel, wooden panel and stainless steel strip. Bedrooms are plastered and finished with emulsion paint. Exposed Parts of Ceiling Living room, dining room and bedrooms are fitted with suspended gypsum board false ceiling with emulsion paint.
c.	Internal Floor	Living & dining room is finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone with recessed stainless steel skirting. Bedrooms (1), (2) and master bedroom are finished with engineered timber flooring with recessed stainless steel skirting and natural stone. Bedroom (3) is finished with engineered timber flooring with recessed stainless steel skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.	Living room and dining room are finished with natural stone and natural stone skirting. Bedrooms are finished with engineered timber flooring, natural stone and timber skirting.
d.	Bathroom	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Guest Lavatory Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (in Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Lavatory (by Dining Room) Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	Bathrooms (1), (2) & (3) Wall is finished with natural stone up to false ceiling. Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint and stainless steel strip. Master Bathroom Wall is finished with natural stone and mirror panel up to false ceiling. Floor are finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip.	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Lavatory (by Dining Room) Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.	Bathrooms (1), (2), (3) & Master Bathroom Wall is finished with natural stone up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling and finished with emulsion paint. Lavatory (by Dining Room) Wall is finished with natural stone, mirror panel and stainless steel strip up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is fitted with aluminium false ceiling.

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2. Interior Finishes

		House 1	Houses 2	House 3	Houses 5	House 6
d.	Bathroom			Lavatory (by Dining Room) Wall is finished with natural stone, stainless steel strip, wood veneer, black mirror up to false ceiling. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with special paint. Lavatory (by Utility Room) Wall is finished with ceramic tile up to false ceiling. Floor is finished with homogeneous tile. Ceiling is finished with aluminum false ceiling panel.		
e.	Kitchen	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone, bronze mirror and stainless steel panel where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint and stainless steel strip. Cooking bench is finished with solid surface material.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.	Wall is finished with natural stone and stainless steel panel where exposed. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.

3. Interior Fittings

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3. Interior Fittings

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3. Interior Fittings

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

3. Interior Fittings

	House 1	Houses 2	House 3	Houses 5	House 6
b. Bathroom	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Guest Lavatory Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory in Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory by Dining Room Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop, vanity unit with laminated metal, mirror with metal finish. Fittings include vitreous china wash basin, quarryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, bronze plated wash basin mixer, bronze plated bath mixer with bronze plated hand shower head, bronze plated towel bar, chrome plated paper holder and wooden louvre blind. Master Bathroom Fitted with natural stone countertop with natural stone wash basin and metal shelves, fittings include quarryl bathtub (1700mm (L) x 750mm (W) x 500mm (H)), vitreous china water closet, bronze plated wash basin mixer, bronze plated bath mixer with bronze plated hand shower head, glass shower cubicle with bronze plated shower mixer, bronze plated rain shower and bronze plated shower set, chrome plated towel bar, bronze plated paper holder and wooden louvre blind. Lavatory by Dining Room Fitting include mirror with metal, feature glass panel, vitreous china water closet, glass pigments and resin wash basin, satin copper plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mounted vitreous china wash basin, nickel plated basin mixer with nickel plated shower set and mirror. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory by Dining Room Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Bathroom (3) Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Master Bathroom Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, steel enamel bathtub (1700mm (L) x 750mm (W) x 410mm (H)), vitreous china water closet, chrome plated wash basin mixer, chrome plated bath mixer with chromed plate shower set, glass shower cubicle with chrome plated shower mixer, chrome plated rain shower and chrome plated shower set, chrome plated towel bar, chrome plated paper holder and roller blind. Lavatory by Dining Room Fitted with natural stone countertop and wooden vanity unit with mirror, fittings include vitreous china wash basin, vitreous china water closet, chrome plated wash basin mixer and chrome plated paper holder. Lavatory by Utility Room Fitted with vitreous china water closet, wall mount vitreous china wash basin, chrome plated basin mixer with chrome plated shower set, mirror and chrome plated hook. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"
c. Kitchen	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet finished with high gloss wood veneer and high gloss acrylic panel. Kitchen countertop is in solid surface material with stainless steel sink and chrome plated sink mixer. Wooden louvre blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"	Fitted with kitchen cabinet with medium density fiber door panel and finished with decorative laminated and matte lacquer. Kitchen countertop is finished with reconstituted stone with stainless steel sink and chrome plated sink mixer. Roller blind is fitted. *For details of type and material of water supply system, please refer to item (j) Water Supply. *For the brand names and model numbers of appliances, please refer to the "Appliances Schedules"

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3. Interior Fittings

		House 1	Houses 2	House 3	Houses 5	House 6
d.	Bedroom	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	Bedroom (1) and Master Bedroom Wooden veneer finished wooden wardrobe fitted with metal door frame and upholstery leather finish door panel. Bedroom (2) Wooden veneer finished wooden wardrobe fitted with metal door frame and mirror door panel. Bedroom (3) Leather finished wooden wardrobe fitted with mirror door panel with metal frame and obscured glass with metal frame. Installed with leather and metal finished wooden dressing table fitted with metal frame and mirror panel. All bedrooms are fitted with fabric curtain and sheer.	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.	Master Bedroom, Bedrooms (1), (2) & (3) All bedrooms are fitted with metal strip and wooden veneer finish wooden wardrobe. All bedrooms are fitted with fabric curtain and sheer.
e.	Telephone	Telephone outlet boxes are fitted in living & dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Telephone outlet boxes are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
f.	Aerials	Communal TV and FM outlets are fitted in living & dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Communal TV and FM outlets are fitted in living room, dining room and bedroom. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
g.	Electrical Installations	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Concealed conduit wiring with lighting and power points are fitted (Three phase electricity supply with miniature circuit breakers distribution boards are provided). For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"
h.	Gas Supply	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"	Gas pipes are provided and connected to gas burner and water heater. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"
i.	Washing Machine Connection Point	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".	Water inlet and outlet are provided for washing machine. Water point of a design of 20mm in diameter and drain point of a design of 40mm in diameter are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
j.	Water Supply	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.	PVC coated copper pipes are provided. Water pipes are partly concealed and partly exposed. There is hot water supply in kitchen, bathrooms and lavatories.

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4. Miscellaneous

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Lifts	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace	One lift serving from LG/F, G/F, 1/F and 2/F. Brand: Kone Model: MonoSpace
b.	Letter Box	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.	Fitted with bronze stainless steel letter box.
c.	Refuse Collection	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.	Refuse collection area provided in the common area on LG/F for collection of refuse by cleaners.
d.	Water Meter, Electricity Meter and Gas Meter	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.	Individual water meter is installed in master water meter room on LG/F. Individual electricity meter is installed in electric meter room on LG/F. Individual gas meter is installed in gas meter cabinet on LG/F.

5. Security Facilities

		House 1	Houses 2	House 3	Houses 5	House 6
a.	Security System and Equipment	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.	CCTV system is provided along the boundary of the Development. Electric gate and CCTV system are provided at LG/F for the vehicle entrance gate of the Development. Electric door lock system is provided at LG/F for the pedestrian entrance gate of the Development. Smart card access system is provided at G/F for garden gate entrance of the house. Finger print access system is provided at LG/F for lift door and roof door of the house. Video doorphone, panic alarm and CCTV system are provided for the house.

6. Appliances

For brand names and model number of appliances, please refer to "Appliances Schedule".

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

1. 外部裝修物料

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 外牆	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。	洋房外牆安裝幕牆、天然石材飾板，鋁質金屬板、鋁質百葉及鋁質格柵。 花園分隔牆鋪砌天然石材飾板。
b. 窗	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 客人洗手間、浴室(1)、(2)、(3)、主人浴室、工作間及其中一個廚房窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。	所有鋁質窗框及幕牆框噴上氟化碳塗料。所有鋁質窗框及在幕牆上可開啓的窗，裝有清透鋼化中空玻璃，除了以下地方裝有磨砂鋼化中空玻璃： 浴室(1)、(2)、(3)、主人浴室、工作間及其中一個客廳窗。
c. 窗台	不適用。	不適用。	不適用。	不適用。	不適用。
d. 花槽	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。	花槽牆鋪砌天然石材飾板。
e. 露台或陽台	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。	露台裝有清透鋼化玻璃欄杆及鋁質金屬蓋頂。 露台地面鋪砌戶外木板及玻璃欄杆底鋪砌天然石材圍邊。 露台的天花裝設氟化碳塗料的鋁質金屬板及夾膠鋼化玻璃。 露台是有蓋的。 不設陽台。
f. 乾衣設施	不適用。	不適用。	不適用。	不適用。	不適用。

2. 室內裝修物料

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 大堂	地下低層電梯大堂 牆身批盪後髹上乳膠漆。 地板鋪砌天然石及天然石牆腳線。 安裝石膏板假天花及髹上乳膠漆。	不適用。	不適用。	不適用。	不適用。
b. 內牆及天花板	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆。 天花外牆部份 客廳及睡房裝設石膏板乳膠漆假天花。	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 天花外牆部份 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。	內牆外牆部份 客廳及飯廳牆身髹上油漆、皮質飾面、鏡板及不鏽鋼條。 睡房(1)及(2)牆身裝設牆紙、皮質飾面及不鏽鋼條。 主人睡房牆身裝設皮質飾面及不鏽鋼條。 睡房(3)牆身裝設皮質飾面、不鏽鋼條及鏡板。 天花外牆部份 客廳、飯廳及睡房天花裝設石膏板乳膠漆假天花及不鏽鋼條。	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 天花外牆部份 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。	內牆外牆部份 客廳及飯廳均經批盪後髹上乳膠漆、鏡板、木板及不鏽鋼條。 睡房均經批盪後髹上乳膠漆。 天花外牆部份 客廳、飯廳及睡房裝設石膏板乳膠漆假天花。
c. 內部地板	客廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及凹的不鏽鋼牆腳線。 睡房(1)、(2)及主人睡房的地板鋪砌複合木地板、凹的不鏽鋼牆腳線及天然石材。睡房(3)的地板鋪砌複合木地板及凹的不鏽鋼牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。	客廳及飯廳地板鋪砌天然石材及天然石材牆腳線。 睡房地板鋪砌複合木地板及天然石材及木牆腳線。

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

2. 室內裝修物料

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
d. 浴室	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 客人洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 飯廳側洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)及(3) 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花及不鏽鋼條。 主人浴室 牆身鋪砌天然石及鏡板至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花及不鏽鋼條。 飯廳側洗手間 牆身鋪砌天然石、不鏽鋼飾條、木皮及黑鏡至假天花。 地板鋪砌天然石。 天花裝設石膏板假天花及牆上特色油漆。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地台鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 飯廳側洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。	浴室(1)、(2)、(3)及主人浴室 牆身鋪砌天然石至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 飯廳側洗手間 牆身鋪砌天然石、鏡板及不鏽鋼條至假天花。 地板鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 工作間內洗手間 牆身鋪砌瓷磚至假天花。 地板鋪砌同質透底瓷磚。 天花裝設鋁質假天花。
e. 廚房	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石、銅鏡及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板油漆假天花及不鏽鋼條。 灶台面採用實體面材料。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。	牆身外露部份鋪砌天然石及不鏽鋼板至假天花。 地板外露部份鋪砌天然石。 天花裝設石膏板乳膠漆假天花。 灶台面採用人造石英石。

3. 室內裝置

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 門	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房及低壓/電動車車房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車房門(外門) 防火實心木門加有防煙封口線及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。	地下低層： 樓梯門 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 消防泵房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 消防泵房門(內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 低壓/電動車車房門(外門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。

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

3. 室內裝置

	1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a. 門	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 客廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 走廊至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸、門擋及暗氣鼓。 客人洗手間門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 睡房(1)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸及暗氣鼓。 飯廳側洗手間門 空心木門配以皮質飾面，裝設金屬條、門手柄(單面)、門鉸、暗氣鼓、門擋及門鎖。 工作間至工作間側洗手間走廊的門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 油漆金屬摺門配磨砂玻璃，裝妥門鉸及門鎖。 廚房門 強化清玻璃趟門配以金屬框，裝設電動開關系統。 飯廳側洗手間門 空心木門配以皮質飾面，裝設金屬條、門手柄(單面)、門鉸、暗氣鼓、門擋及門鎖。 工作間至工作間側洗手間走廊的門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥門手柄、門鉸、門插銷、門鎖及門擋。 睡房(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鉸、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸及暗氣鼓。 飯廳側洗手間門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間至工作間側洗手間走廊的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。	低壓/電動車車房門 (內門) 防火實心木門加有防煙封口線及木門框配以膠板飾面，裝妥門手柄、門鎖、門鉸、門擋及氣鼓。 地下： 飯廳至草坪(公用地方)的門 幕牆中空透明強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 客廳至花園的門 幕牆中空透明強化玻璃鋁趟門配以噴上氟化碳塗料的門框，裝妥門鎖及手柄。 工作間至樓梯(公用地方)的門 鋁平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。 工作間至廚房的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間側洗手間門 鋁摺門配以門框噴上氟化碳塗料，裝妥鋁百葉、門鉸及門鎖。 廚房門 實心木門及木門框配以木皮飾面，裝妥清玻璃視窗、有金屬條的布質飾面板，門手柄、門鉸及暗氣鼓。 飯廳側洗手間門 空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鎖、門鉸、門擋及暗氣鼓。 工作間至工作間側洗手間走廊的門 空心木門裝有木百葉及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸、門擋及暗氣鼓。 花園閘 鋁平開門配以門框噴上氟化碳塗料，裝妥電門鎖、門鉸及暗氣鼓。 一樓及二樓： 主人睡房門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條的布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。

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3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	門	睡房(2)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 一樓平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	睡房(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 睡房(1)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開鋁門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	睡房(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 睡房(1)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。	睡房(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門鎖及門擋。 睡房(1)門 子母空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鉸、門插銷、門鎖及門擋。 主人浴室、浴室(1)、(2)及(3)門 空心木門及木門框配以木皮飾面，裝妥有金屬條布質飾面板、門手柄、門鎖、門鉸及門擋。 主人睡房露台門 幕牆中空清透強化玻璃趟門配以噴上氟化碳塗料的門框，裝妥門手柄及門鎖。 睡房(2)平台門 幕牆中空清透強化玻璃平開門配以噴上氟化碳塗料的門框，裝妥門手柄、門鎖、門擋及門鉸。 天台： 天台門 鋁平開門配以門框噴上氟化碳塗料，裝妥中空清透強化玻璃、門手柄、門鎖及門鉸。 煤氣熱水爐櫃門 鋁百葉平開門配以門框噴上氟化碳塗料，裝妥門手柄、門鎖及門鉸。
b.	浴室	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	浴室(1) 安裝天然石檯面、配有天然石和金屬板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、亞架力纖維浴缸(1700 毫米(長) x 750 毫米(寬) x 420 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手持式淋浴花灑頭、玻璃淋浴間配鍍鉻手持式淋浴花灑頭、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及木百葉簾。 浴室(2) 安裝天然石檯面、配有金屬壓板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、圭力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻手持式淋浴花灑頭、鍍鉻毛巾桿、鍍鉻廁紙架及木百葉簾。	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭連鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。	浴室(1) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 浴室(2) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧瑯銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭連鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。

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

3. 室內裝置

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
b.	浴室	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 客人洗手間 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(在工作間內) 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻淋浴花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(飯廳側) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面，配有金屬壓板的櫃及配有金屬裝飾的鏡，配上搪瓷洗手盆、主力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻銅浴缸水龍頭配鍍鉻手持式淋浴花灑頭、鍍鉻銅毛巾桿、鍍鉻廁紙架及木百葉簾。 主人浴室 安裝天然石檯面配天然石洗手盆及金屬層架，配上主力浴缸(1700 毫米(長) x 750 毫米(寬) x 500 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻銅浴缸水龍頭配手持花灑頭、玻璃淋浴間配鍍鉻銅淋浴水龍頭、鍍鉻銅雨淋花灑及鍍鉻銅淋浴花灑套裝、鍍鉻銅毛巾桿、鍍鉻廁紙架及木百葉簾。 洗手間(飯廳側) 安裝配有金屬的鏡、玻璃飾面的裝置、搪瓷坐廁、玻璃樹脂洗手盆、鍍鉻砂紅古銅洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁、掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝及鏡。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(飯廳側) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁，掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	浴室(3) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 主人浴室 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、珧牌銅浴缸(1700 毫米(長) x 750 毫米(寬) x 410 毫米(高))、搪瓷坐廁、鍍鉻洗手盆水龍頭、鍍鉻浴缸水龍頭配鍍鉻淋浴花灑套裝、玻璃淋浴間配鍍鉻淋浴水龍頭、鍍鉻雨淋花灑及鍍鉻淋浴花灑套裝、鍍鉻毛巾桿、鍍鉻廁紙架及捲簾。 洗手間(飯廳側) 安裝天然石檯面及木鏡櫃，配上搪瓷洗手盆、搪瓷坐廁、鍍鉻洗手盆水龍頭及鍍鉻廁紙架。 洗手間(工作間側) 安裝搪瓷坐廁，掛牆搪瓷洗手盆、鍍鉻洗手盆水龍頭配鍍鉻花灑套裝、鏡及鍍鉻掛鉤。 *供水系統的類型及用料見參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。
c.	廚房	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以高光木皮及高光啞克力飾面。 廚房爐檯面採用實體面材物料，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有木百葉簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。	裝設廚櫃配以中密度纖維門板並以美耐板及啞光烤漆為飾面。 廚房爐檯面採用人造石英石，配有不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 廚房配有捲簾。 *供水系統的類型及用料參考①「供水」一欄。 *有關設備的品牌名稱及產品型號，請參閱「設備說明表」。
d.	睡房	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。	主人睡房及睡房(1) 木皮飾面木衣櫃配有金屬門框和皮質飾面門板。 睡房(2) 木皮飾面木衣櫃配有金屬門框和鏡面門板。 睡房(3) 皮質飾面木衣櫃配有鏡面門板配金屬框及磨砂玻璃配金屬框。 皮質和金屬飾面木梳妝檯配有金屬框及鏡面門板。 所有睡房均配有布窗簾和紗簾。	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。	主人睡房、睡房(1)、(2)及(3) 所有睡房裝有金屬條和木皮飾面木衣櫃。所有睡房均配有布窗簾和紗簾。

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

3. 室內裝置

	1號洋房	2號洋房	3號洋房	5號洋房	6號洋房
e. 電話	客飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電話插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。
f. 天線	客飯廳及睡房均裝有電視及電台天線座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。	客廳、飯廳及睡房均裝有電視及電台天線插座。 有關接駁點的位置及數目，請參考「機電裝置數目表」。
g. 電力裝置	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。	裝置入牆暗線燈位及插座(提供三相電力供電並備有配電箱及斷路器)。 有關電插座及空調機接駁點的位置及數目，請參考「機電裝置數目表」。
h. 氣體供應	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。	裝妥煤氣喉接駁煮食爐及熱水爐。 有關接駁點的位置，請參考「機電裝置數目表」。
i. 洗衣機接駁點	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。	洗衣機均設有來去水接駁點。洗衣機位置均設有直徑20毫米來水位及直徑40毫米去水位。 有關接駁點的位置，請參考「機電裝置數目表」。
j. 供水	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。	裝妥有膠層保護之銅喉水喉管。 水喉管部份隱藏及部份外露。 廚房、浴室及洗手間均有熱水供應。

4. 雜項

	1號洋房	2號洋房	3號洋房	5號洋房	6號洋房
a. 升降機	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace	設一部升降機，到達地下低層、地下、一樓及二樓。 品牌：通力 型號：MonoSpace
b. 信箱	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。	每戶設有銅色不銹鋼信箱。
c. 垃圾收集	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。	廢物收集處設置於地下低層的公用地方，由清潔工人收集。
d. 水錶、電錶及氣體錶	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。	獨立水錶設於地下低層總水錶房內。 獨立電錶設於地下低層電錶房內。 獨立氣體錶設於地下低層煤氣櫃箱內。

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

5. 保安設施

		1 號洋房	2 號洋房	3 號洋房	5 號洋房	6 號洋房
a.	保安系統及設備	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。	發展項目外圍邊界裝設有閉路電視系統。 發展項目地下低層車閘入口裝設有電動大閘及閉路電視。 發展項目地下低層行人閘入口裝設有電子門鎖系統。 洋房地下花園閘門裝設有智能咭出入系統。 洋房地下低層升降機門及天台門側裝設有指紋出入系統。 洋房裝設有視像對講系統、警報器及閉路電視系統。

6. 設備

設備品牌名稱及產品型號，請參考「設備說明表」。

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

House 2 2號洋房

Item 項目	Location 位置	Appliance 設備		Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN/JW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓	Lift 升降機		KONE 通力	MonoSpace
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓/電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室(3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

House 2 2號洋房

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表				
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet Synthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema Biolite Net

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

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

House 5 5號洋房

Item 項目	Location 位置	Appliance 設備		Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓	Lift 升降機	KONE 通力	MonoSpace	
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓/電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號	
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室 (3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台	VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統		Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台	VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統		Daikin 大金	RUXYQ16BA

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House 5 5號洋房

Item 項目	Location 位置		Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表					
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet	Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet	Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema	Biolite Net

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

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

House 6 6號洋房

Item 項目	Location 位置	Appliance 設備		Brand 品牌	Model 型號
Gas Water Heater Appliance Schedule 煤氣熱水爐設備表					
1	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
2	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
3	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
4	Roof 天台	Gas Heater Cabinet 煤氣熱水爐櫃	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL
Lift Equipment Appliance Schedule 升降機設備表					
1	LG/F to 2/F 地下低層至二樓	Lift 升降機	KONE 通力	MonoSpace	
Kitchen Appliances Schedule 廚房設備表					
1	G/F 地下	Kitchen 廚房	Wok Burner Gas Hob 炒鑊氣體煮食爐	Miele	CS 1018
2	G/F 地下	Kitchen 廚房	2-Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 1013-1
3	G/F 地下	Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 429-6 C
4	G/F 地下	Kitchen 廚房	Steam Microwave 蒸爐連微波爐	Miele	DGM 6401
5	G/F 地下	Kitchen 廚房	Oven 焗爐	Miele	H6461B
6	G/F 地下	Kitchen 廚房	Wine Conditioning Unit 酒櫃	Miele	KWT 6322 UG
7	G/F 地下	Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1
8	G/F 地下	Kitchen 廚房	Fridge & Freezer 雪櫃連冰箱	Miele	KS 37472 iD
9	G/F 地下	Kitchen 廚房	Dishwasher 洗碗碟機	Miele	G 6660 SCVi
10	G/F 地下	Utility Room 工作間	Washing Machine 洗衣機	Miele	WKF121
11	G/F 地下	Utility Room 工作間	Tumble Dryer 乾衣機	Miele	TKB340 WP
Air-conditioning Appliance Schedule 空調設備表					
1	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Nicotra 尼科達	DDM7/7 E6G3304
2	LG/F 地下低層	F.S. Pump Room 消防泵房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RKB500X250A1
3	LG/F 地下低層	LV/EV ELE. Room 低壓/電動車掣房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
4	G/F 地下	Kitchen 廚房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
5	G/F 地下	Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK200A
6	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號	
Air-conditioning Appliance Schedule 空調設備表					
7	G/F 地下	Dining Room 飯廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
8	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
9	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
10	G/F 地下	Living Room 客廳	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
11	G/F 地下	Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
12	G/F 地下	Utility Room 工作間	Wall-mounted Air-conditioning Unit 掛牆式空調機	Daikin 大金	FXAQ25PVE
13	G/F 地下	Utility Room Lavatory 工作間洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
14	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
15	1/F 一樓	Bedroom(1) 睡房(1)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
16	1/F 一樓	Bathroom(1) 浴室(1)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
17	1/F 一樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
18	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
19	1/F 一樓	Bedroom(2) 睡房(2)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
20	1/F 一樓	Bathroom(2) 浴室(2)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
21	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
22	2/F 二樓	Bedroom(3) 睡房(3)	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
23	2/F 二樓	Bathroom(3) 浴室(3)	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
24	2/F 二樓	Corridor 走廊	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
25	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
26	2/F 二樓	Master Bedroom 主人睡房	Duct Type Air-conditioning Unit 管道式空調機	Daikin 大金	FXDP63QPVC
27	2/F 二樓	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A
28	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA
29	Upper Roof 上層天台		VRV(Variable Refrigerant Volume) Outdoor Unit 智能式中央冷氣系統	Daikin 大金	RUXYQ16BA

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

House 6 6號洋房

Item 項目	Location 位置	Appliance 設備	Brand 品牌	Model 型號
Security Appliance Schedule 保安設備表				
1	LG/F 地下低層	Carport 車庫	Door Phone Visitor Panel 視像對講機	Urmet Sinthesi
2	LG/F 地下低層	Carport 車庫	Fingerprint Reader 指紋閱讀器	Suprema Biolite Net
3	G/F 地下	Kitchen 廚房	Video Doorphone Unit 視像對講機	Urmet Max
4	Roof 天台		Fingerprint Reader 指紋閱讀器	Suprema Biolite Net

House 2 at NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

Vendor's Information Form

The following information is provided by Maxjet Company Limited 美逸有限公司, the Vendor pursuant to section 68 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621)

- (a) **the amount of the management fee that is payable for the specified residential property:**
HK\$ _____ per month
- (b) **the amount of the Government rent (if any) that is payable for the specified residential property:**
HK\$ _____ per month
- (c) **the name of the owners' incorporation (if any):**
Nil
- (d) **the name of the manager of the Development:**
China Overseas Property Services Limited 中國海外物業服務有限公司
- (e) **any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development:**
Nil
- (f) **any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the Development:**
Nil
- (g) **any pending claim affecting the specified residential property that is known to the vendor:**
Nil

Acknowledged by:

Tenderer(s)

Date

This document is printed on _____.

House 5 at NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

Vendor's Information Form

The following information is provided by Maxjet Company Limited 美逸有限公司, the Vendor pursuant to section 68 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621)

- (a) **the amount of the management fee that is payable for the specified residential property:**
HK\$_____ per month
- (b) **the amount of the Government rent (if any) that is payable for the specified residential property:**
HK\$_____ per month
- (c) **the name of the owners' incorporation (if any):**
Nil
- (d) **the name of the manager of the Development:**
China Overseas Property Services Limited 中國海外物業服務有限公司
- (e) **any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development:**
Nil
- (f) **any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the Development:**
Nil
- (g) **any pending claim affecting the specified residential property that is known to the vendor:**
Nil

Acknowledged by:

Tenderer(s)

Date

This document is printed on _____.

House 6 at NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

Vendor's Information Form

The following information is provided by Maxjet Company Limited 美逸有限公司, the Vendor pursuant to section 68 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621)

- (a) **the amount of the management fee that is payable for the specified residential property:**
HK\$ _____ per month
- (b) **the amount of the Government rent (if any) that is payable for the specified residential property:**
HK\$ _____ per month
- (c) **the name of the owners' incorporation (if any):**
Nil
- (d) **the name of the manager of the Development:**
China Overseas Property Services Limited 中國海外物業服務有限公司
- (e) **any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development:**
Nil
- (f) **any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the Development:**
Nil
- (g) **any pending claim affecting the specified residential property that is known to the vendor:**
Nil

Acknowledged by:

Tenderer(s)

Date

This document is printed on _____.

NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

ACKNOWLEDGEMENT LETTER
REGARDING SPECIAL STAMP DUTY, BUYER'S STAMP DUTY
AND AD VALOREM STAMP DUTY

To : **1) Maxjet Company Limited 美逸有限公司 (“the Vendor”) 「賣方」**

2) S. H. Chan & Co. 陳淑雄律師行

Property : **House _____ at NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號), No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong**

Tenderer(s)

:

I.D./Passport/B.R. No(s).

:

I/We, the undersigned, hereby acknowledge and confirm that I/we am/are aware of the following contents and have been specifically requested by the Vendor and have had opportunity to seek independent legal advice on stamp duty implications and I/we am/are fully aware of the legal consequences thereof prior to my/our signing and submission of the Form of Tender and the Preliminary Agreement for Sale and Purchase of the Property:-

A. Special Stamp Duty

1. On 25 October 2023, the Chief Executive announced in his 2023 Policy Address the proposed shortening of the resale period during which Special Stamp Duty (SSD) can be charged from three years to two years, i.e. shortening the period where the 10% SSD is applicable with effect from 25 October 2023. Specifically, the Government will introduce the Stamp Duty (Amendment) (Residential Properties) Bill 2023 (the Bill) to take forward the initiative. Subject to the enactment of the Bill by the Legislative Council (LegCo), unless otherwise provided, the new resale period will be applicable to any instrument executed on or after 25 October 2023 for the sale and purchase or transfer of residential property that is subject to SSD.
2. The Government also made the Public Revenue Protection (Stamp Duty) (No. 2) Order 2023 (the Order) under the Public Revenue Protection Ordinance (Cap. 120) to give full force and

effect of law to the Bill before its enactment. The Order will be in force for a maximum of four months starting from 25 October 2023. With the Order to give effect to the Bill, the new resale period will be applicable to any instrument for residential property transaction executed on or after 25 October 2023 that is subject to SSD immediately pending the scrutiny of the Bill by the LegCo. The Government aims to have the Bill passed by the LegCo before the Order ceases to have effect.

3. Unless the transaction is exempted from SSD, the liability to SSD will arise if all of the following 3 conditions are met:
 - (i) the transaction involves the sale and purchase or transfer of a residential property;
 - (ii) the property is acquired by the seller or transferor on or after 20 November 2010; and
 - (iii) the property is disposed of (which includes a resale or transfer) by the seller or transferor within 24 months (if the property was acquired between 20 November 2010 and 26 October 2012, or was acquired on or after 26 October 2021 and was disposed of on or after 25 October 2023) or 36 months (if the property was acquired on or after 27 October 2012 and was disposed of before 25 October 2023) from the date of acquisition.
4. SSD is calculated as follows:
the stated consideration or the market value of the property (whichever is the higher) x the applicable rate

The applicable rates of SSD based on the holding period of the property by the seller or transferor before disposal -

If the property was acquired on or after 26 October 2021 and was disposed of on or after 25 October 2023, -

- (i) 20% if the property has been held for six months or less;
- (ii) 15% if the property has been held for more than six months but for 12 months or less; and
- (iii) 10% if the property has been held for more than 12 months but for 24 months or less.

B. Buyer's Stamp Duty

1. On 25 October 2023, the Chief Executive announced in his 2023 Policy Address the proposed reduction of the rate of Buyer Stamp Duty (BSD) from 15% to 7.5% with effect from 25 October 2023. Specifically, the Government will introduce the Stamp Duty (Amendment) (Residential Properties) Bill 2023 (the Bill) to take forward the initiative. Subject to the enactment of the Bill by the Legislative Council (LegCo), unless otherwise provided, the new rate will be applicable to any instrument executed on or after 25 October 2023 for the sale and purchase or transfer of residential property that is subject to BSD.
2. The Government also made the Public Revenue Protection (Stamp Duty) (No. 2) Order 2023 (the Order) under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. The Order will be in force for a maximum of four months starting from 25 October 2023. With the Order to give effect to the Bill, the new rate of BSD (7.5%) will be applicable to any instrument for residential property transaction executed on 25 October 2023 and thereafter that is subject to BSD immediately pending the scrutiny of the Bill by the LegCo. The Government aims to have the Bill passed by the LegCo before the Order ceases to have effect.
3. Unless specifically exempted, BSD is payable on an agreement for sale or a conveyance on sale for the acquisition of any residential property executed on or after 27 October 2012, except where the purchaser or the transferee is a Hong Kong permanent resident (HKPR) acquiring the property on his/her own behalf (i.e. the person is both the legal and beneficial owner).
4. A limited company, regardless of the residency status of its shareholders and directors, will

be liable to BSD if it acquires a residential property on or after 27 October 2012.

5. BSD is charged at a flat rate on the stated consideration or the market value of the property (whichever is the higher). For a non-HKPR who entered into a PASP for purchase of a residential property on or after 27 October 2012 but before 25 October 2023, the rate is 15%. If the PASP is entered into on or after 25 October 2023, the applicable rate will be 7.5%.
6. I/We understand that if I/we am/are HKPR and am/are not subject to the BSD, I/we will need to make a statutory declaration that I/we am/are HKPR and acquiring the Property on my/our own behalf.

C. Ad Valorem Stamp Duty

1. On 25 October 2023, the Chief Executive announced in his 2023 Policy Address the proposed reduction of the rate of AVD at Part 1 of Scale 1 from 15% to 7.5% with effect from 25 October 2023. Specifically, the Government will introduce the Stamp Duty (Amendment) (Residential Properties) Bill 2023 (the Bill) to take forward the initiative. Subject to the enactment of the Bill by the Legislative Council (LegCo), unless otherwise provided, the new rate will be applicable to any instrument executed on or after 25 October 2023 for the sale and purchase or transfer of residential property that is subject to AVD at Part 1 of Scale 1 rate.
2. The Government also made the Public Revenue Protection (Stamp Duty) (No. 2) Order 2023 (the Order) under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. The Order will be in force for a maximum of four months starting from 25 October 2023. With the Order to give effect to the Bill, the new flat rate (7.5%) will be applicable to any instrument for residential property transaction executed on 25 October 2023 and thereafter that is subject to AVD at Part 1 of Scale 1 rate immediately pending the scrutiny of the Bill by the LegCo. The Government aims to have the Bill passed by the LegCo before the Order ceases to have effect.
3. **Part 1 of Scale 1:**
 - i. Applicable to instruments of residential property executed between 5 November 2016 and 24 October 2023: A flat rate of 15%;
 - ii. Applicable to instruments of residential property executed on or after 25 October 2023: A flat rate of 7.5%.

AVD is computed at the applicable rate on the consideration or value of the property (whichever is the higher).

The rates at Scale 2 (Applicable to instruments executed at 11 am on 22 February 2023 or thereafter):

Consideration or value of the property (whichever is the higher)	Rates at Scale 2
Up to \$3,000,000	\$100
\$3,000,001 to \$3,528,240	\$100+10% of the excess over \$3,000,000
\$3,528,241 to \$4,500,000	1.50%
\$4,500,001 to \$4,935,480	\$67,500+10% of the excess over \$4,500,000
\$4,935,481 to \$6,000,000	2.25%
\$6,000,001 to \$6,642,860	\$135,000+10% of the excess over \$6,000,000
\$6,642,861 to \$9,000,000	3.00%
\$9,000,001 to \$10,080,000	\$270,000+10% of the excess over \$9,000,000

\$10,080,001 to \$20,000,000	3.75%
\$20,000,001 to \$21,739,120	\$750,000+10% of the excess over \$20,000,000
\$21,739,121 and above	4.25%

4. I/We understand that I/we shall be solely responsible for ascertaining whether I/we am/are entitled to claim an exemption from the AVD rates concerned. I/We understand that if I/we claim that the AVD rates concerned do not apply to my/our acquisition of the Property, I/we will need to make a statutory declaration to declare that (i) I/we am/are HKPR, (ii) I/we acquire the Property on my/our own behalf and (iii) I am not/each of us is not the beneficial owner of any other residential property in Hong Kong and to declare any further matters which the Stamp Office may in future require for the same subject matter.

D. Other Matters

1. I/We acknowledge and confirm that I/we shall indemnify and keep the Vendor fully indemnified against all penalty liabilities loss damages claims demands actions proceedings costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.
2. I/We acknowledge and agree that I/we shall pay all legal costs and disbursements of and incidental to (if applicable) the preparation approval completion and registration of all necessary statutory declaration(s) to be made by me/us or any third party (if applicable) if I/we claim an exemption from BSD and/or the relevant AVD rates, as the case may be.
3. The Chinese translation of this letter is for reference purpose only. In case of any dispute, the English version shall prevail.

Signature(s) of the Tenderer(s):

Date:

NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

Confirmation on Relationship with the Vendor

House _____ **(the “Property”), NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),**
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong **(the “Development”)**

I/We, the tenderer(s) of the Property, hereby confirm that I/we am/are not a related party to Maxjet Company Limited 美逸有限公司 (the “**Vendor**”) for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

I/We confirm our understanding that a person is a related party to the Vendor if, where the Vendor is a corporation, that person is:

- (i) a director of the Vendor, or a parent, spouse or child of such a director;
- (ii) a manager¹ of the Vendor;
- (iii) a private company² of which such a director, parent, spouse, child or manager is a director or shareholder;
- (iv) an associate corporation³ or holding company⁴ of the Vendor;
- (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- (vi) a manager of such an associate corporation or holding company.

I/We confirm that the I/we have been specifically requested by the Vendor to seek independent legal advice on the foregoing matters and I/we are fully aware of the legal consequences thereof.

In the event of any conflict or discrepancy arising from the Chinese and English versions of this letter, the English version shall prevail.

Signature(s) of the Tenderer(s):

Date:

NOTES :

1. “**Manager**” has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) which, in relation to a company, means a person who performs managerial function in relation to the company under the directors’ immediate authority.
2. “**Private company**” has the meaning given by section 11 of the Companies Ordinance (Cap. 622) which means a company which by its articles (a) restrict a member’s right to transfer shares; and (b) limit the number of members to 50; and (c) prohibit any invitation to the public to subscribe for any shares or debentures of the company.
3. “**Associate corporation**” means (a) a *subsidiary* of the Vendor or (b) a *subsidiary* of a holding company of the Vendor. “**Subsidiary**” means a subsidiary within the meaning of the Companies Ordinance (Cap. 622). Under the Companies Ordinance (Cap. 622), a company shall generally be deemed to be a subsidiary of another company, if:-
 - (a) that other company-
 - (i) controls the composition of the board of directors of the first-mentioned company; or
 - (ii) controls more than half of the voting rights in the first-mentioned company; or
 - (iii) holds more than half of the issued share capital of the first-mentioned company; or
 - (b) the first-mentioned company is a subsidiary of any company which is that other company’s subsidiary.
4. “**Holding company**” means, for the purpose of the Vendor, a company of which the vendor is a subsidiary, namely, China Overseas Land & Investment Limited and China Overseas Property Limited.

WARNING TO PURCHASERS - PLEASE READ CAREFULLY

對買方的警告 – 買方請小心閱讀

Vendor : Maxjet Company Limited 美逸有限公司

Property : House _____ at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**,
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong
香港新界西貢飛鵝山道 3 號 **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)** 的 _____ 號洋房

Name(s) of the Purchaser(s) / 買方姓名 : _____

Hong Kong Identity Card(s) / Passport No(s) / B.R. Certificate No. 香港身份證號碼 / 護照號碼 / 商業登記證號碼 : _____

- 1) 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。
- 2) 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。
- 3) **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。
- 4) 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。

- 5) 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.
本人/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
 年 月 日

Signature(s) of Tenderer
投標者簽署

CHINA OVERSEAS PROPERTY AGENCY LIMITED

中國海外地產代理有限公司

Personal Information Collection Statement

Vendor Maxjet Company Limited 美逸有限公司

Property House _____ at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**, No. 3
Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

Tenderer

I.D / B.R. No.

To the Tenderer:

1. Privacy

- 1.1 The Vendor and/or the Vendor's Agent ("we", "our" or "us") respect legal rights or privacy when collecting, storing, using and transmitting personal data and this PICS explains our privacy practices. It is our policy to comply with the requirements of the Personal Data (Privacy) Ordinance (Cap.486) of the Laws of the Hong Kong Special Administrative Region and all applicable related codes of practice and guidance notes issued by the Privacy Commissioner. In doing so, we will ensure compliance by our staff with the strictest standards of security and confidentiality.
- 1.2 Please read the following carefully to understand our policy and practices regarding how personal data will be treated. This policy may from time to time be revised or otherwise changed where we deem necessary.
- 1.3 In this PICS, "personal data" means any personally identifying information or sensitive data (such as names, occupations, addresses, contact details, ID Card or Passport numbers, credit card information, your age, your marital status and family members, the employer of you and your family members, your income) from which it is practicable for the identity of an individual to be ascertained.
- 1.4 If there is any inconsistency between the English and Chinese versions of this PICS, the English version shall prevail.

2. Purposes for which we will use the personal data collected

2.1 We collect the personal data of you and (if necessary) your family members when you purchase the Property. The collection of personal data may occur when you first contact us to enquire about the Property (or any unit in the above development) or when you sign an agreement to purchase the Property.

2.2 The purposes for which we may use your personal data are divided into obligatory purposes and voluntary purposes. If personal data is to be used for an obligatory purpose, you **MUST** provide the personal data of you and (if necessary) your family members to us. If personal data is only to be used for a voluntary purpose, it is entirely voluntary for you to decide whether you want to provide such information to us or not.

A. Purposes for which it is obligatory for you to provide the personal data of you and (if necessary) your family members are:

- (a) all the steps involved in negotiating and completing the purchase of the Property, including but not limited to signing and registering contracts and other legal documentation;
- (b) processing billing and payment, determining amounts outstanding, and, if necessary, collection of outstanding payments from you and persons providing security for or guarantees of your obligations;
- (c) handling and following up service calls, enquiries and complaints; handling your applications or requests for services, products, memberships or benefits;
- (d) verification of your identity;
- (e) Where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same; and
- (f) Facilitating property management and security;
- (g) Preventing or detecting illegal or suspicious activities; and
- (h) purposes relating to any of the above purposes.

B. Purposes for which you are not willing to provide your personal data are (please choose by ticking the following box(es)):

- ☐ All promotional materials/information of the properties which the Vendor's Agent acts as the marketing agent.
- ☐ The leasing/sales information and the promotional activities of the above development and/or other properties on the understanding that the leasing or sales arrangement shall be subject to the sole discretion of the Vendor. Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise.

3. Disclosure

3.1 We will take all practicable steps to keep the personal data collected confidential but we may transfer/assign such data to the following parties;

- (a) Any agent, contractor or third party service provider who provides legal, property, agency,

administrative, telecommunications, computer and other services to us with respect to the fulfilment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale of the Property or parties assisting us with the marketing, management or administration of properties;

- (b) Any person to whom we are under an obligation to make disclosure under the requirements of any law, court order, guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) in or outside Hong Kong;
- (c) to entities to whom you have expressly agreed that we may disclose the personal data of you and your family members.

4. Security

Except as mentioned in paragraph 3 above, personal data, however stored, will be accessed only by our employees, agents or contractors who are authorized to do so. Where personal data is stored electronically, it will be kept on a separate server and will be password-protected (or under some equivalent form of protection) and accessible only by our authorized personnel or agents or contractors. Employees, agents and contractors designated to handle personal data will be instructed to do so only in accordance with this PICS.

5. Use of Personal Data in Legal Proceedings

If we have to take legal or other action against you for any reason whatsoever including but not limited to recovering from you any money you owe to us, you expressly agree that any personal data provided by you can be relied upon in identifying and taking such action against you.

6. Your Right to Access and Correction

You may at any time request access to and to correct personal data relating to you in any of our records. You may also ask us to delete you or your personal data from any active mailing or distribution list. No handling fees will be charged. To exercise any of your rights, contact us at the address below, marking your communication "Confidential". Any such request should clearly state the details of the personal data in respect of which the request is being made. In response, we may ask you to provide certain details about yourself so that we can be sure you are the person to whom the data refers.

7. Personal Data Privacy Officer

The person to whom (1) requests (i) for access to data or correction of data, (ii) for general information regarding our policies and practices with respect to personal data and (iii) about the kinds of personal data that we hold and (2) general questions and complaints should be addressed is as follows:

China Overseas Property Agency Limited
Personal Data Privacy Officer
(Marked Confidential)
Address: 10th Floor, Three Pacific Place, 1 Queen's Road East, Hong Kong

8. Retention of Data

We will keep your personal data only for as long as necessary to fulfill the purpose for which the

data was collected. We may also retain archived personal data for statistical purposes. Personal data which is no longer required will be destroyed.

9. Acknowledgement

Please sign below to indicate your understanding of and agreement to the above provisions.

Signature(s) of the Tenderer(s):: _____

Date: _____

NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

Agent Appointment letter

House _____(the “Property”), NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號),
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong (the “Development”)

- ☐ I/We, the tenderer(s) of the Property, hereby confirm that I/we do not appoint any estate agent/salesperson for the purpose of submission of this tender of the Property.
- ☐ I/We, the tenderer(s) of the Property, hereby confirm that I/we have appointed the estate agent/salesperson below for the purpose of submission of this tender of the Property.

Name of Estate Agent/Salesperson : _____

Estate Agency/Salesperson Licence No. : _____
(a copy of licence is attached hereto)

Contact No. : _____

Estate Agent’s/Salesperson’s Name Card

Signature(s) of the Tenderer(s):

Date:

NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)

No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong

TENDER SUBMISSION CHECKLIST

<u>Tick Box</u>	<u>Item</u>	<u>Document</u>	<u>Remarks</u>
☐	1)	Tender Form (Appendix A) duly completed and signed by the tenderer(s) and <u>attached</u> with :- (a) Tender Notice (b) Preliminary Agreement (Appendix B) (in DUPLICATE) duly completed and signed by the tenderer(s)	Submit one signed version (Tender Form and Tender Notice) Submit signed version in DUPLICATE (Preliminary Agreement)
☐	2)	Cashier Order(s) and/or Cheque(s) (for 5% of purchase price tendered in the Form of Tender) payable to S. H. Chan & Co.	
☐	3)	Vendor's Information Form (Appendix C) duly signed by the tenderer(s)	Submit one signed version
☐	4)	Acknowledgement Letter regarding Special Stamp Duty, Buyer's Stamp Duty and Ad Valorem Stamp Duty (Appendix D) duly signed by the tenderer(s)	Submit one signed version
☐	5)	Confirmation on Relationship with the Vendor (Appendix E) duly completed and signed by the tenderer(s)	Submit one signed version
☐	6)	Warning to Purchasers (Appendix F) duly signed and acknowledged by the tenderer(s)	Submit one signed version
☐	7)	Personal Information Collection Statement (Appendix G) duly signed by the tenderer(s)	Submit one signed version
☐	8)	Agent Appointment Letter (with copy of estate agent/salesperson's name card attached) (Appendix H) duly signed by the tenderer(s) together with a copy of the estate agent's/salesperson's licence and name card of the estate agent/salesperson (if any) appointed by the tenderer(s)	Submit one signed version
☐	9)	*Copy of Hong Kong Identity Card(s) / Passport(s) of the tenderer(s)	

- ☐ 10) *If the tenderer is a company, a copy each of its Certificate of Incorporation, Business Registration Certificate, latest register of directors and annual return and board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other related documents mentioned in the above certified as true and correct by its director
- ☐ 11) *In case of the tenderer being a corporation incorporated outside Hong Kong or if an overseas address is given, the relevant company documents duly certified by a director of the tenderer and certificates of good standing and incumbency proving the tenderer is duly incorporated and subsisting in its place of incorporation and proving details of its directors

****Please also include these documents, if applicable***

公開招標承投購買物業

有關

香港新界西貢飛鵝山道3號

NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) 的
二號洋房、五號洋房及六號洋房

公開招標承投購買物業

現招標承投購買以下之其中一個物業，即：

香港新界西貢飛鵝山道3號 **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)** 的
二號洋房、五號洋房及六號洋房

招標開始日期及時間為_____年____月____日中午12時而

招標截止日期及時間為_____年____月____日下午6時正

(但若在招標截止日期及時間之前物業已售出或招標已被撤回則除外)

從_____年____月____日中午12時正起至_____年____月____日下午6時正止的時間內，投標書須以指定的投標表格填寫並放入普通信封內封密，信封面上清楚註明「**香港新界西貢飛鵝山道3號NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**」，提交至賣方位於香港九龍灣宏照道33號國際交易中心26樓的售樓處。

賣方
美逸有限公司
Maxjet Company Limited
香港皇后大道東1號
太古廣場三期10樓

賣方律師
陳淑雄律師行
S. H. Chan & Co.
香港灣仔軒尼軒道139號
中國海外大廈18樓C至E室

聯繫人
杜詠怡律師/
鄭偉豪先生
電話號碼：2527-8111
傳真號碼：2527-1920

賣方律師代理人
中國海外地產代理有限公司
China Overseas Property Agency Limited
香港皇后大道東1號
太古廣場三期10樓

聯繫人
何家宜小姐
電話號碼：2928 2928
傳真號碼：2527 0116

招標公告

1. 美逸有限公司 Maxjet Company Limited (以下簡稱「賣方」)現按照本招標公告及本招標公告夾附的附件 A 的投標表格(以下簡稱「投標表格」)和附件 B 的臨時買賣合約(以下簡稱「臨時合約」)所訂明的條款及條件招標承投購買以下「物業詳情」所述的任何一個物業(即投標者要約購買的「物業」)。投標者要在投標表格及臨時合約述明物業。任何一份承投購買以下「物業詳情」所述的超過一個物業的投標書不會獲得接納。

物業詳情

位於香港新界西貢飛鵝山道3號 NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) 的
二號洋房、五號洋房及六號洋房

2. 賣方根據《一手住宅物業銷售條例》(第621章) (以下簡稱「該條例」) 第68條提供的資料列於**附件C**的賣方資料表格。
3.
 - (a) 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
 - (b) 賣方保留在接受任何投標書之前的任何時候撤回物業不予出售及/或於任何時間以任何形式出售或處置該物業予任何人士的絕對權利。
 - (c) 賣方有絕對權利及酌情決定權透過修改有關物業的銷售安排資料不時更改招標截止日期及/或時間。
4. 投標者須注意以下事項：
 - (a) 中標者可委託其自己的獨立律師代表其就以下事宜行事：(i) 在賣方接納其投標書後將會訂立的正式買賣合約，及 (ii) 物業的其後轉讓契；或其可委託賣方的律師既代表賣方又代表其本人行事。請參見本招標公告第15段「對買方的警告」的中英文雙語文本。
 - (b) 賣方律師(即陳淑雄律師行)在本投標過程中不代表任何投標者。
5. 投標書必須：
 - (a) 採用未經修改及經投標者妥為填妥及簽署的**投標表格**(該投標表格須夾附本投標公告)及**臨時合約**(一式兩份)；

- (b) 放入普通信封內封密，信封面上書明賣方收啟，並清楚註明「**香港新界西貢飛鵝山道3號NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**」；以及
- (c) 從下述招標開始日期及時間起至招標截止日期及時間止，放入擺放於香港九龍灣宏照道 33 號國際交易中心 26 樓的、並標示為：「**飛鵝山道三號招標箱**」的投標箱內： -

招標開始日期及時間：

_____年____月____日中午12時正

招標截止日期及時間：

_____年____月____日下午6時正或任何其他由賣方藉其絕對權利及酌情決定權透過修改有關物業的銷售安排資料所不時更改的招標截止日期及/或時間；按此，投標者須參閱當其時生效的有關銷售安排資料，以確定有關物業的實際招標截止日期及時間

即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，招標物業的招標會繼續按有關的銷售安排資料進行。

6. 賣方可不考慮任何經改動或不符合夾附本招標公告的投標表格的投標書或不依循本招標公告的條款及條件的投標書。賣方不會接受任何逾期的投標書。
7. 投標者遞交投標書時，必須同時附上下列文件：
- (a) 金額為投標售價的5%作為投標書的臨時訂金抬頭寫「陳淑雄律師行」須由根據《銀行業條例》(第155章)第16條獲妥為發牌的銀行所簽發的一張或超過一張的銀行本票及/或支票，惟本票支付的總額最少為港幣500萬元。
- (b) 經投標者妥當簽署的「賣方資料表格」(按照**附件C**所列的格式)。
- (c) 經投標者妥當簽署的「關於額外印花稅、買家印花稅及從價印花稅」的確認書(按照**附件D**所列的格式)。
- (d) 經投標者填妥及簽署的「有關與賣方之關係」的確認書(按照**附件E**所列的格式)。
- (e) 經投標者妥當簽署及確認的「對買方的警告」(按照**附件F**所列的格式)。
- (f) 經投標者妥當簽署的「個人資料收集聲明」(按照**附件G**所列的格式)。
- (g) 經投標者妥為填妥及簽署的「委任代理書」(按照**附件H**所列的格式)連同投標者委任(如有)之地產代理/營業員的牌照影印副本及名片。
- (h) 以個人名義投標者，每一位投標人的香港身分證/護照影印副本；以法團名義投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及證明投標表格、臨時合約及上述文件上簽署之授權之會議記錄由投標者之董事核證為真實正確之影印副本各一份。
- (i) 若投標者為在香港以外成立的法團或如提供海外地址，由投標者的董事核證的有關公司文件及證明投標者於其成立地已妥為成立、仍然存續及其董事詳情的良好信譽證明書及現任董事在職證明書。

8. 在賣方對收到的投標書作出決定前，所有銀行本票及/或支票均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及/或支票將視作臨時訂金，以支付投標售價的部份款項。所有其他銀行本票及/或支票將於下文第10(a)段訂明的承約日期起計30個工作日內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者，並不包括利息、費用或補償，郵誤風險概由投標者自行承擔。
9. (a) 以投標者身份簽署投標表格的人士，將被視作主事人，除非他在投標表格內聲明僅作為代理人行事；若屬如此，便須同時在投標表格內註明其主事人的姓名及地址以及其主事人的聯絡人的姓名。
- (b) 當投標者以代理人或受權人的身份或代主事人簽署投標表格時，該簽署投標表格的人透過送達投標表格須被視為向賣方保證其已獲主事人授權完成、簽署及遞交投標表格及將可(如賣方要求)提供其已獲該授權的證明以達致賣方滿意的程度。若投標者未能遵從本段9(b)條規定，則投標者須被視為主事人。
- (c) 投標者如為法人團體，須於投標表格清楚註明其註冊辦事處、聯絡人姓名、電話及傳真號碼。
- (d) 投標者如為在香港以外成立的法團或如有海外地址，則其投標表格必須填寫其在香港的代理人的全名及地址，讓下文第11(a)段提及的通知書可向其代理人傳送或送交及該代理人將代表投標者接受任何通知、文件或法律程序的送達。該投標者同意如任何通知、令狀、傳訊、命令、判決或其他文件或法律程序註明該投標者或其香港代理人為收件人及把它們留在或通過郵遞方式寄到該投標者的地址或在投標表格裏提及的代理人的地址，則該等通知、令狀、傳訊、命令、判決或其他文件或法律程序須被視為已妥當及充分地送達予投標者。
10. (a) 鑒於賣方作出招標和下文第10(b)段所述的承諾，作為代價，投標書均不可撤銷，而且構成正式要約，可由賣方在上文5(c)段指明的招標截止日期及時間後第30個工作日或之前(以下簡稱「承約日期」)按照本招標公告及投標表格和臨時合約所載的條款及條件，隨時接納投標。投標表格一經遞交，投標者即不可撤回投標書，直至承約日期終結之前，投標書都可由賣方隨時接納。
- (b) 鑒於上文第10(a)段所述的投標與承諾，作為代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣10元。
11. (a) 投標如獲賣方接納，賣方會於中標者遞交的臨時合約(一式兩份)上簽署並填上日期，並於承約日期或之前以郵遞方式或專人送達方式發函予中標者至其載於投標表格上的香港通訊地址或法團註冊地址或以傳真方式傳送以通知中標者其投標書已獲接納並連同夾附一份簽妥及填上賣方簽署及寫上該臨時合約的日期的臨時合約對應本乙份。
- (b) 中標者即成為臨時合約物業的買方(「買方」)，臨時合約一經賣方簽署及送達中標者即對買方及賣方均具法律約束力。
- (c) 中標者須於臨時合約的簽署日期之後的五個工作日內簽署正式買賣合約並同時根據臨時合約的條款和條件支付加付訂金及部份投標售價款項(如有)。

- (d) 正式買賣合約須由賣方擬定及不得修改。正式買賣合約的文本格式由上文5(c)段指明的招標開始日期及時間開始直至上文5(c)段指明的招標截止日期及時間的期間可於香港九龍灣宏照道 33 號國際交易中心 26 樓以供閱覽。
- (e) 如買方為法人團體，則買方在簽署正式買賣合約之前不能轉換任何董事及/或股東。
- (f) 倘中標者的投標書為代主事人所投，則正式買賣合約須由主事人本身簽署。
12. 投標者宜注意，中標者如未能按照上文第11(c)段加付訂金，或未能按照投標表格及臨時合約及/或已簽署的正式買賣合約繳付售價任何部份款項或售價餘額或完成購買，賣方保留按照投標表格、臨時合約及/或已簽署的正式買賣合約向中標者提出申索和獲得補償的權利。
13. 投標者宜注意，賣方只會回答關於物業的一般問題，而不會就本招標公告、投標表格、臨時合約或關於物業的法例條文提供法律或其他意見。投標者應就本招標公告、投標表格、臨時合約及有關文件的條款及所有關於物業的事項取得獨立法律及其它專業意見。如有任何查詢，應聯絡賣方的代理人，即中國海外地產代理有限公司，地址為香港皇后大道東1號太古廣場三期10樓。
(收件人：何家宜小姐，電話號碼：2928 2928；傳真號碼：2527 0116)。
14. 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，均只供指引及參考之用。任何陳述不得作為或視作構成本招標公告投標表格或臨時合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標公告、投標表格或臨時合約所列出的任何條款或條件。
15. 臨時合約附表一第 20 條提及的「對買方的警告」的中英文雙語文本請參見附件F。
16. 建議投標者參閱售樓說明書以取得物業構成其中一部分的發展項目(以下簡稱「發展項目」)的資料或物業的詳情。
17. 建議投標者注意，及在簽署臨時合約前買方在所有關鍵時刻充分知悉(i)發展項目某些部分(包括本物業)在發展項目落成後進行獲《建築物條例》(第123章)豁免的工程，該等工程的詳情已於發展項目售樓說明書披露及有認可人士證明書作為支持，該發展項目之售樓說明書由上文5(c)段指明的招標開始日期及時間開始直至上文5(c)段指明的招標截止日期及時間的期間於香港九龍灣宏照道 33 號國際交易中心 26 樓可供閱覽，及(ii)發展項目的現有污水處理設備房及現有污水箱已被廢棄及不再使用因洋房(包括本物業)的現有污水排放系統已從其斷開並已連接到沿飛鵝山道新建的公共污水系統。
18. 如投標者多於一人，所有投標者須負有共同及個別的責任。
19. 倘投標者經由地產代理/營業員(以下簡稱「介紹人」)介紹予賣方以入標認購物業，投標者知悉和確認：
- (a) 介紹人或任何其他地產代理/營業員均無亦沒有獲賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理/營業員所作出任何協議、允諾、承諾、保證或陳述或所應允之任何承擔或責任，無論在任何情況下，賣方均不須向投標者或任何其他人負責，亦不須代介紹人或任何其他地產代理/營業員履行，而且賣方也不受其約束；及
- (b) 投標者與介紹人或任何其他地產代理/營業員之任何輾轉，一概與賣方無關。如投

標者購買物業的投標及要約獲接受，物業之買賣將按照本招標公告、投標表格、臨時合約及正式買賣合約之條款及條件進行；及

介紹人是否為介紹投標者予賣方以入標認購物業之地產代理/營業員，須由賣方核實方為準。

20. 投標者敬請檢視發展項目的最新近的成交紀錄冊，以知悉招標物業在某一出售日期是否仍然可供出售。惟請注意發展項目的成交紀錄冊未必於賣方接納投標後立即獲更新。再者，雖然招標物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序的接納投標期內接納某投標，招標物業可能於該出售日期內的期間變為不再可供出售。
21. 在本招標公告，「工作日」具有《一手住宅物業銷售條例》(第621章) 第2(1)條給予該詞的涵義。
22. 時間在各方面均為要素。
23. 在該條例許可的情況下，本招標公告、投標表格及臨時合約(包括附表在內)的中文譯本僅供參考之用，如有差異，仍以英文版本為準。

投標表格

在遵守本投標表格及附於本投標表格的招標公告 (以下簡稱「招標公告」) 和臨時買賣合約 (以下簡稱「臨時合約」) 所載的條款及條件的前提下，茲投標承購以下描述的位於香港新界西貢飛鵝山道3號 **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)** 的一套洋房。

致： 美逸有限公司 MAXJET COMPANY LIMITED (以下簡稱「賣方」)
香港皇后大道東1號太古廣場三期10樓

1. 本人/我們_____已閱讀招標公告和臨時合約，特此不可撤銷地提出要約，在受到本投標表格及附於本表格的招標公告和臨時合約所列的條款及條件約束的前提下，以港幣_____元(HK\$_____) (以下簡稱「售價」) 購買香港新界西貢飛鵝山道3號 **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)** 的_____號洋房(以下簡稱「物業」)。

2. 如賣方接納本投標書，買方將按照下列方式支付售價：

- (a) 港幣_____元 於簽署臨時合約時支付作為臨時訂金；
(即售價的 5%)
- (b)* 港幣_____元 於臨時合約的簽署日期之後第____日或之前支付
(即售價的 ____%) 作為加付訂金；及
- (c)* 港幣_____元 於臨時合約的簽署日期之後第____日或之前支付
(即售價的 ____%) 作為部分售價；及
- (d)* 港幣_____元 於臨時合約的簽署日期之後第____日或之前支付
(即售價的 ____%) 作為部分售價；及
- (e) 港幣_____元 於臨時合約的簽署日期之後第____日或之前完成
(即售價的 ____%) 本物業買賣的交易時支付作為售價餘款。

**如不適用，請刪除及在旁加簽*

3. 本人/我們特此向賣方確認和認可在簽署和提交本投標書之前，賣方已提供物業供本人/我們參觀，並且本人/我們已於下列日期和時間參觀物業：

參觀日期：_____

參觀時間：_____

4. 下列文件連同本投標書一併附上：

- (a) 一張或多張(總共)金額為港幣_____元且抬頭為“陳淑雄律師行”的銀行本票(本票號碼：_____) (銀行：_____) 及/或支票 (支票號碼：_____) (銀行：_____)，若本人/我們的投標書獲得接納，該訂金將按招標公告第 8 段規定用以支付物業售價的部份款項。
- (b) 經本人/我們妥當簽署的「賣方資料表格」(按照招標公告**附件C** 所列的格式)。
- (c) 經本人/我們妥當簽署的「關於額外印花稅、買家印花稅及從價印花稅」的確認書(按照招標公告**附件 D** 所列的格式)。
- (d) 經本人/我們填妥及簽署的「有關與賣方之關係」的確認書(按照招標公告**附件E** 所列的格式)。
- (e) 經本人/我們妥當簽署及確認的「對買方的警告」(按照招標公告**附件F** 所列的格式)。
- (f) 經本人/我們妥當簽署的「個人資料收集聲明」(按照招標公告**附件G** 所列的格式)。
- (g) 經本人/我們妥為填妥及簽署的「委任代理書」(按照**附件H** 所列的格式)連同本人/我們委任(如有)之地產代理/營業員的牌照影印副本及名片。
- ***(h)** 本人/我們的香港身份證/護照影印副本。
- ***(i)** 我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及證明投標表格、臨時合約及上述文件上簽署之授權之會議記錄由我們董事核證為真實正確之影印副本各一份。
- ***(j)** 若我們為在香港以外成立的法團或如提供海外地址，由我們的董事核證的有關公司文件及證明我們於我們的成立地已妥為成立、仍然存續及我們董事詳情的良好信譽證明書及現任董事在職證明書。

***如不適用，請刪除及在旁加簽**

5. 本人/我們同意如果賣方接納本投標書，臨時合約將構成賣方與本人/我們之間有關買賣物業的有約束力的合約，且本人/我們將受招標公告，本投標表格和臨時合約所約束且應：
- (a) 於上述第 2(b)段、第 2(c)段和第 2(d)段規定的時間支付加付訂金(如有)、售價的一部份(如有)和售價餘款；
- (b) 按照招標公告的第 11(c)段簽署正式買賣合約；及
- (c) 按照招標公告、本投標表格、臨時合約和已簽署的正式買賣合約進行並完成購買物業。
6. 本人/我們同意並接受如果本人/我們沒有或未能於招標公告、本投標表格以及臨時合約

訂明作簽署的日期或之前簽署正式買賣合約，則賣方將終止由臨時合約構成的買賣合約，本人/我們已支付的臨時訂金將被賣方沒收。

7. 賣方不牽涉並將不會牽涉本人/我們與本人/我們地產代理/營業員或中介人(如有)之間的任何爭議。物業的買賣須嚴格按照招標公告、本投標表格及臨時合約及已簽署的正式買賣合約所列的條款及條件進行。

日期為2023年 月 日。

投標者的名稱	:	
投標者的簽名/獲授權的 投標者的職員的名稱及簽 名	:	
*香港身份證號碼/護照號 碼/商業登記證號碼 (連同其副本) *如不適用，請刪除及在旁 加簽	:	
投標者的香港通訊地址/ 註冊辦事處	:	
電話號碼	:	
傳真號碼	:	
投標者的聯絡人的名稱	:	
主事人名稱(如適用)	:	
主事人地址(如適用)	:	
主事人的聯絡人的名稱 (如適用)	:	

#投標者委聘的代理人的 名稱(如適用)	:	
#投標者委聘的代理人的 地址(如適用)	:	
擁有權種類	:	*作為唯一擁有人 / 聯權共有人 / 分權共有人 (相同份數) *如不適用，請刪除及在旁加簽
投標者所委任的地產代理/ 營業員(如有)	:	
地產代理/營業員牌照號碼 (連同牌照及名片副本)	:	
投標者所委任的地產代理/ 營業員的聯絡詳情	:	
見證人簽名	:	
見證人姓名	:	
見證人香港身份證號碼/護 照號碼	:	
見證人地址	:	
投標者委托的律師行(如有) 的名稱	:	
投標者委托的律師行(如 有)的通訊地址	:	
投標者委托的律師行(如 有)的聯絡資料	:	

#只適用於投標者如為香港以外成立的法團或如提供海外的地址

臨時合約
(一式兩份)

香港新界西貢飛鵝山道3號
NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) 的 2 號洋房

賣方資料表格

以下資料由賣方美逸有限公司Maxjet Company Limited按《一手住宅物業銷售條例》(第621章)第68條提供。

- (a) 須就指明住宅物業支付的管理費用的款額：
每月港幣\$_____
- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額：
每月港幣\$_____
- (c) 業主立案法團(如有的話)的名稱：
沒有
- (d) 發展項目的管理人的姓名或名稱：
中國海外物業服務有限公司 CHINA OVERSEAS PROPERTY SERVICES LIMITED
- (e) 賣方自政府或管理處接獲的關乎該項目中的住宅物業的擁有人須分擔的款項的任何通知：
沒有
- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知：
沒有
- (g) 賣方所知的影響指明住宅物業的任何待決的申索。
沒有

簽署確認：

投標者簽署

日期

本文件在_____年____月____日印製

香港新界西貢飛鵝山道3號
NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) 的 5 號洋房

賣方資料表格

以下資料由賣方美逸有限公司Maxjet Company Limited按《一手住宅物業銷售條例》(第621章)第68條提供。

- (a) 須就指明住宅物業支付的管理費用的款額：
每月港幣\$ _____
- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額：
每月港幣\$ _____
- (c) 業主立案法團(如有的話)的名稱：
沒有
- (d) 發展項目的管理人的姓名或名稱：
中國海外物業服務有限公司 CHINA OVERSEAS PROPERTY SERVICES LIMITED
- (e) 賣方自政府或管理處接獲的關乎該項目中的住宅物業的擁有人須分擔的款項的任何通知：
沒有
- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知：
沒有
- (g) 賣方所知的影響指明住宅物業的任何待決的申索。
沒有

簽署確認：

投標者簽署

日期

本文件在_____年____月____日印製

香港新界西貢飛鵝山道3號
NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) 的 6 號洋房

賣方資料表格

以下資料由賣方美逸有限公司Maxjet Company Limited按《一手住宅物業銷售條例》(第621章)第68條提供。

- (a) 須就指明住宅物業支付的管理費用的款額：
每月港幣\$ _____
- (b) 須就指明住宅物業繳付的地稅(如有的話)的款額：
每月港幣\$ _____
- (c) 業主立案法團(如有的話)的名稱：
沒有
- (d) 發展項目的管理人的姓名或名稱：
中國海外物業服務有限公司 CHINA OVERSEAS PROPERTY SERVICES LIMITED
- (e) 賣方自政府或管理處接獲的關乎該項目中的住宅物業的擁有人須分擔的款項的任何通知：
沒有
- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知：
沒有
- (g) 賣方所知的影響指明住宅物業的任何待決的申索。
沒有

簽署確認：

投標者簽署

日期

本文件在_____年____月____日印製

香港新界西貢飛鵝山道3號
NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)

確認書
(關於額外印花稅、買家印花稅及從價印花稅)

致 : (1) 美逸有限公司 Maxjet Company Limited (「賣方」)

(2) 陳淑雄律師行 S.H. Chan & Co.

物業 : 香港新界西貢飛鵝山道3號NO. 3 FEI NGO SHAN ROAD
(飛鵝山道三號)的_____號洋房

投標者 :

身份證/護照/商業登記證號 :
碼

本人/我們即下述簽署人，僅此確認在簽署及提交上述物業之投標書及臨時買賣合約之前，本人/我們已獲悉以下內容，並且賣方已特別要求本人/我們及本人/我們已有機會就印花稅含意及影響諮詢獨立的法律意見，本人/我們充分明白其法律後果：—

A. 額外印花稅

1. 2023年10月25日，行政長官在2023年施政報告中宣布，建議由2023年10月25日起，將額外印花稅適用的轉售期由三年縮短至兩年，即縮短須徵收10%額外印花稅的適用年期。具體而言，政府將提交《2023年印花稅（修訂）（住宅物業）條例草案》（下稱《條例草案》），以推進相關措施。待立法會制定有關《條例草案》成為法例後，除另有規定外，新的轉售期將適用於在2023年10月25日或之後所簽立以買賣或轉讓住宅物業而須繳納額外印花稅的文書。
2. 政府亦根據《公共收入保障條例》（第120章）作出《2023年公共收入保障（印花稅）（第2號）令》（下稱《命令》），使《條例草案》在制定成法律前具有十足的法律效力。《命令》有效期最長為自2023年10月25日起計的四個月。隨著《命令》使《條例草案》具法律效力，即使《條例草案》有待立法會審議，新的轉售期將適用於在2023年10月25日或之後所簽立的而須繳納額外印花稅的住宅物業交易文書。政府的目標是在《命令》失效前，在立法會通過《條例草案》。
3. 如符合下列三項條件，而又並非獲豁免的交易，便須繳納「額外印花稅」 -
 - (i) 該交易涉及買賣或轉讓住宅物業；
 - (ii) 賣方或轉讓方於2010年11月20日或之後才取得有關物業；及
 - (iii) 賣方或轉讓方取得有關物業後，於24個月或以內（如物業是在2010年11月20日至2012年10月26日期間取得，或物業是在2021年10月26日或之後取得並在2023年10月25日或之後處置該物業）或36個月或以內（如物業是在

2012 年 10 月 27 日或之後取得並在 2023 年 10 月 25 日之前處置該物業）處置（包括轉售或轉讓）該物業。

4. 「額外印花稅」的計算方法如下：－

物業交易的代價款額或物業市值(以較高者為準)x 適用稅率;
適用稅率按賣方或轉讓方轉售或轉讓前持有物業的不同持有期而定：

如物業是在 2021 年 10 月 26 日或之後取得並在 2023 年 10 月 25 日或之後處置該物業

- (i) 如物業持有期為 6 個月或以內，稅率為 20%；
- (ii) 如物業持有期超過 6 個月但在 12 個月或以內，稅率為 15%；
- (iii) 如物業持有期超過 12 個月但在 24 個月或以內，稅率為 10%。

B. 買家印花稅

1. 2023 年 10 月 25 日，行政長官在 2023 年施政報告中宣布，建議由 2023 年 10 月 25 日起，將買家印花稅的稅率由 15%下調至 7.5%。具體而言，政府將提交《2023 年印花稅（修訂）（住宅物業）條例草案》（下稱《條例草案》），以推進相關措施。待立法會制定有關《條例草案》成為法例後，除另有規定外，新稅率將適用於在 2023 年 10 月 25 日或之後所簽立以買賣或轉讓住宅物業而須繳納買家印花稅的文書。
2. 政府亦根據《公共收入保障條例》（第 120 章）作出《2023 年公共收入保障（印花稅）（第 2 號）令》（下稱《命令》），使《條例草案》在制定成法律前具有十足的法律效力。《命令》有效期最長為自 2023 年 10 月 25 日起計的四個月。隨著《命令》使《條例草案》具法律效力，即使《條例草案》有待立法會審議，新的買家印花稅稅率（7.5%）將適用於在 2023 年 10 月 25 日或之後所簽立的而須繳納買家印花稅的住宅物業交易文書。政府的目標是在《命令》失效前，在立法會通過《條例草案》。
3. 除非獲豁免，「買家印花稅」適用於 2012 年 10 月 27 日或以後就住宅物業所簽立的「買賣協議」或「售賣轉易契」，買方或承讓人為代表自己行事的香港永久性居民（即該人為物業的名義及實益擁有人）則除外。
4. 所有有限公司，不論其股東和董事的居民身分，在 2012 年 10 月 27 日或以後取得住宅物業，均須繳納「買家印花稅」。
5. 「買家印花稅」是按物業交易的代價款額或物業市值（以較高者為準），以定額的稅率計算。若一名非香港永久性居民在 2012 年 10 月 27 日或之後但在 2023 年 10 月 25 日之前訂立臨時買賣合約購入住宅物業，相關稅率為 15%。若該臨時買賣合約是在 2023 年 10 月 25 日或之後訂立的，適用的稅率為 7.5%。
6. 本人／我們明白，如本人／我們是香港永久性居民及不需要繳付「買家印花稅」，則本人／我們將需要簽署法定聲明，以確認本人／我們為香港永久性居民，及代表自己／我們自己購買該物業。

C. 從價印花稅

1. 2023 年 10 月 25 日，行政長官在 2023 年施政報告中宣布，建議由 2023 年 10 月 25 日起，將從價印花稅第 1 標準第 1 部的稅率由 15%下調至 7.5%。具體而言，政府將提交《2023 年印花稅（修訂）（住宅物業）條例草案》（下稱《條例草案》），以推進相

關措施。待立法會制定有關《條例草案》成為法例後，除另有規定外，新稅率將適用於在 2023 年 10 月 25 日或之後所簽立以買賣或轉讓住宅物業而須按第 1 標準第 1 部繳納從價印花稅的文書。

2. 政府亦根據《公共收入保障條例》（第 120 章）作出《2023 年公共收入保障（印花稅）（第 2 號）令》（下稱《命令》），使《條例草案》在制定成法律前具有十足的法律效力。《命令》有效期最長為自 2023 年 10 月 25 日起計的四個月。隨著《命令》使《條例草案》具法律效力，即使《條例草案》有待立法會審議，新稅率（7.5%）將適用於在 2023 年 10 月 25 日或之後所簽立的而須按第 1 標準第 1 部繳納從價印花稅的住宅物業交易文書。政府的目標是在《命令》失效前，在立法會通過《條例草案》。

3. **第 1 標準第 1 部稅率:**

- i. 適用於在 2016 年 11 月 5 日至 2023 年 10 月 24 日期間就取得住宅物業所簽立的文書：稅率劃一為 15%；
- ii. 適用於在 2023 年 10 月 25 日或之後就有關住宅物業所簽立的文書：稅率劃一為 7.5%。

「從價印花稅」以物業售價或價值（以較高者為準）按適用稅率計算。

第 2 標準稅率(適用於在 2023 年 2 月 22 日上午 11 時或之後簽立的文書):

物業售價或價值〔以較高者為準〕	第 2 標準稅率
3,000,000 元或以內	100 元
3,000,001 元至 3,528,240 元	100 元+超出 3,000,000 元的款額的 10%
3,528,241 元至 4,500,000 元	1.50%
4,500,001 元至 4,935,480 元	67,500 元+超出 4,500,000 元的款額的 10%
4,935,481 元至 6,000,000 元	2.25%
6,000,001 元至 6,642,860 元	135,000 元+超出 6,000,000 元的款額的 10%
6,642,861 元至 9,000,000 元	3.00%
9,000,001 元至 10,080,000 元	270,000 元+超出 9,000,000 元的款額的 10%
10,080,001 元至 20,000,000 元	3.75%
20,000,001 元至 21,739,120 元	750,000 元+超出 20,000,000 元的款額的 10%
21,739,121 元或以上	4.25%

4. 本人／我們明白，本人／我們須自行負責確定本人／我們是否有權申請豁免有關從價印花稅稅率計算之從價印花稅。本人／我們明白，如本人／我們聲稱有關從價印花稅稅率不適用於該物業之購買，本人／我們須作出法定聲明，聲明 (i) 本人／我們為香港永久性居民，(ii) 本人／我們是代表自己／我們自己行事購入該物業及(iii) 本人／我們各人在香港沒有擁有任何其他住宅物業，及應將來香港印花稅署之要求就此事而須要作出進一步的其他事宜的聲明。

D. 其他事項

1. 本人／我們知悉及確認，若本人／我們不能全數或準時繳交任何印花稅，以致賣方蒙受或招致罰款、法律責任、損失、損害賠償、申索、索求、訴訟、法律程序、訟費及支出，本人／我們須就此向賣方作出十足的彌償。

2. 本人／我們知悉及同意，若本人／我們有意申請豁免「買家印花稅」及／或豁免有關從價印花稅稅率計算之「從價印花稅」(視屬何情況而定)，本人／我們須支付所有就該申請而必需由本人／我們或第三方 (如適用) 作出的法定聲明涉及的 (如適用) 有關草擬、審批、簽署及註冊登記的法律費用及開銷。
3. 本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

投標者簽署：

日期：

香港新界西貢飛鵝山道3號
NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)的____號洋房

有關與賣方之關係確認書

香港新界西貢飛鵝山道3號 NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)的____號洋房(「該物業」)

就《一手住宅物業銷售條例》(第621章)而言，本人/我們作為該物業的投標者謹此確認本人/我們並不是美逸有限公司 Maxjet Company Limited (「賣方」)的有關連人士。

本人/我們確認，當賣方為法團，如有以下情況，某人即屬賣方的有關連人士：

- (i) 該人是賣方的董事，或該董事的父母、配偶或子女；
- (ii) 該人是賣方的經理¹；
- (iii) 該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司²；
- (iv) 該人是賣方的有聯繫法團³或控權公司⁴；
- (v) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (vi) 該人是上述有聯繫法團或控權公司的經理。

本人/我們確認，賣方已特別要求本人/我們就以上事宜諮詢獨立的法律意見，本人/我們充份明白以上的法律後果。

如上述之英文及中文譯本有任何出入，一切以英文本為準。

投標者簽署：

日期：

備註

1. 「經理」具有《公司條例》(第622章)第2(1)條給予該詞的涵義，即就一間公司而言，指在董事的直接權限下就該公司執行管理職能的人。
2. 「私人公司」具有《公司條例》(第622章)第11條給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司：(a) 限制成員轉讓股份的權利；及 (b) 將成員最高人數限於50人；及 (c) 禁止邀請公眾人士認購該公司的任何股份或債權證。
3. 「有聯繫法團」指 (a) 賣方的附屬公司或 (b) 賣方的控權公司的附屬公司。附屬公司指《公司條例》(第622章)所指的附屬公司。根據《公司條例》(第622章)，一間公司一般來說須當作為另一間公司的附屬公司，如：—
 - (a) 該另一間公司—
 - (i) 控制首述的公司董事局的組成；或
 - (ii) 控制首述的公司過半數的表決權；或
 - (iii) 持有首述的公司的過半數已發行股本；或
 - (b) 首述的公司是一間公司的附屬公司，而該間公司是上述另一間公司的附屬公司。
4. 「控權公司」指(就賣方而言)一家公司而賣方為該公司的附屬公司，即中國海外發展有限公司及中國海外地產有限公司。

WARNING TO PURCHASERS - PLEASE READ CAREFULLY

對買方的警告－買方請小心閱讀

Vendor : Maxjet Company Limited 美逸有限公司

Property : House _____ at **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)**,
No. 3 Fei Ngo Shan Road, Sai Kung, New Territories, Hong Kong
香港新界西貢飛鵝山道 3 號 **NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)** 的 _____ 號洋房

Name(s) of the :
Purchaser(s) / 買方姓
名 _____

Hong Kong Identity :
Card(s). / Passport No(s)
/ B.R. Certificate No. 香
港身份證號碼 / 護照號
碼 / 商業登記證號碼 : _____

- 1) 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。
- 2) 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。
- 3) **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。
- 4) 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。

- 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。

本人/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
 年 月 日

投標者簽署

中國海外地產代理有限公司

個人資料收集聲明

賣方 美逸有限公司 Maxjet Company Limited

物業 香港新界西貢飛鵝山道3號 NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) 的_____號洋房

投標者 _____

身份證/商業登記證號碼 _____

致投標者:

1. 私隱

- 1.1 賣方及/或賣方代理人(「我們」或「我們的」)在收集、儲存、使用及傳送個人資料時，尊重法定私隱權利，而本聲明則說明我們的私隱實務。我們的政策是須遵守香港特別行政區法例的《個人資料(私隱)條例》(第486章)及由私隱專員所發出的所有適用的相關實務守則及指引的規定。藉此，我們將確保屬下的職員會符合保安及保密方面最嚴格的標準。
- 1.2 請細閱下文，以便理解我們在如何處理個人資料方面的政策及實務。在我們認為有需要時，可不時修訂或以其他方式更改本政策。
- 1.3 在本聲明內，「個人資料」指任何個人識別資料或敏感資料(例如姓名、職業、地址、聯絡資料、身份證、或護照號碼、信用卡資料、閣下的年齡、閣下的婚姻狀況及家庭成員、閣下及家庭成員的僱主、閣下的收入)，而可切實可行地從該資料確定個別人士的身份。
- 1.4 如果本聲明的英文版本與中文版本有任何不符，應以英文版本為準。

2. 我們將會使用收集到的個人資料作何等用途

- 2.1 當閣下與我們接洽，以購買該物業時，我們會收集 閣下及(如有需要)閣下的家庭成員的個人資料。當閣下首次聯絡我們查詢有關該物業(或上述發展項目之任何單位)的事宜時或當閣下為購買該物業而簽署協議時，個人資料可能會被收集。
- 2.2 我們可能將個人資料用途分為強制性用途及自願性用途。如果個人資料是用作強制性用途，閣下必須向我們提供閣下及(如有需要)閣下的家庭成員的私人資料。如果個人資料只是用作自願性用途，閣下可完全自願決定是否希望向我們提供資料。

A. 閣下必須提供閣下及(如有需要)閣下的家庭成員的個人資料所作的用途為：

- (a) 磋商及完成購買該物業所涉及的所有步驟，包括但不限於簽署及登記合約及其他法律文件；
- (b) 處理發出賬號及付款、釐定尚欠項，以及(如有需要)向閣下及就閣下的債務提供抵押或擔保的人士收取尚欠付款；
- (c) 處理及跟進服務電話通話、查詢及投訴；處理 閣下就服務、產品、會籍或利益事宜的申請或要求；
- (d) 核實閣下的身份；

- (e) 如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (f) 促進物業管理及保安；
- (g) 預防或偵測非法或可疑活動；及
- (h) 與任何上述用途有關的用途。

B. 如閣下不願意提供個人資料作以下用途，請於適當處加✓號：

- ☐ 賣方代理人代理的樓盤之宣傳資料/資訊。
- ☐ 上述發展項目及/或其他樓盤之租售資料及推廣活動，惟租售之安排將由賣方全權酌情決定。向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益，不論屬財務性質或以贈品或其他形式提供。

3. 披露

1.1 我們將採取所有切實可行的步驟，以保密收集到的個人資料，但我們可向下列人士轉移／轉讓該等資料：

- (a) 向我們提供上文第 2 段內所列用途的法律、物業代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三者服務提供者 - 該等服務提供者可包括(但不限於)在出售該物業方面代表我們的律師，或者協助我們或促銷物業、管理物業或處理與物業有關的行政事務的其他方；
- (b) 對我們具有約束力的任何法律、法院命令、由監管機構或其他機構(包括行業及自律監管團體)所發出賣方的任何指引、規例、守則或其他措施規定，不論是否自香港境內或境外，我們有責任向其作出披露的任何人士；
- (c) 向閣下已明示同意我們可向其披露閣下及(如有需要)閣下的家庭成員的個人資料的其他方。

2. 保安

除在上文第 3 段內所述外，個人資料(不論被如何儲存)，只會由我們獲准許查閱有關資料的僱員、代理人或承辦商查閱。若個人資料是以電子方式儲存，該等資料將被保存在獨立的伺服器內，並將有密碼保護(或受某種同等形式的保護)且只可由已獲准許的人員或代理人或承辦商查閱。被指定處理個人資料的僱員、代理人及承辦商將接獲指示只可按照本聲明如此行事。

3. 在法律程序中使用個人資料

如果基於任何原因，包括但不限於向閣下追討閣下欠下我們的任何款項，我們須對閣下採取法律或其他行動，閣下明示同意，在識別閣下並對閣下採取該等行動時，可依據閣下所提供的任何個人資料。

4. 閣下的查閱及改正權利

閣下可隨時要求查閱並更正在我們的任何紀錄中與閣下有關的個人資料。閣下亦可要求我們從任何現行的郵遞或分發名單中刪除閣下的個人資料。無須繳付任何手續費。如要行使閣下的任何權利，閣下可按以下地址與我們聯絡，並在閣下的通訊註明「保密」字樣。任何此等要求均須清楚說明相關要求針對的個人資料。在回應閣下時，我們可要求閣下提供有關閣下的某些資料，以確定閣下是有關個人資料所指的人士。

5. 個人資料私隱主任

如欲(1)要求(i)查閱資料或改正資料，(ii)索取有關我們在個人資料方面的政策及實務的一般資料，及(iii)查詢有關我們持有的個人資料種類，及(2)提出一般問題及投訴，應致以下人士：

中國海外地產代理有限公司
個人資料私隱主任
(註明「保密」字樣)
地址：香港皇后大道東 1 號太古廣場三座 10 樓

6. 資料的保留

我們只會在貫徹收集閣下個人資料的用途所需的時間內保存該等資料。我們亦可保留存檔個人資料作統計用途。無需再保留的個人資料將被銷毀。

7. 確認

請在下方簽署以示閣下理解及同意以上條文。

投標者簽署：_____

日期：_____

香港新界西貢飛鵝山道3號
NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)

委任代理書

香港新界西貢飛鵝山道3號 NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號) (「發展項目」)
的_____號洋房 (「物業」)

- ☐ 本人/我們為上述物業投標者，謹確認本人/我們沒有就此次上述物業投標書的遞交委任任何地產代理/營業員。
- ☐ 本人/我們為上述物業投標者，謹確認本人/我們已就此次上述物業投標書的遞交委任下述地產代理/營業員。

地產代理/營業員姓名 ： _____

地產代理/營業員牌照號碼 ： _____
(夾附牌照副本乙份)

聯絡號碼 ： _____

地產代理/營業員的名片

投標者簽署:

日期:

NO. 3 FEI NGO SHAN ROAD (飛鵝山道三號)
香港新界西貢飛鵝山道3號

投標提交文件清單

<u>在方格內 加上✓號</u>	<u>項目</u>	<u>文件</u>	<u>備註</u>
☐	1)	經投標者妥當填寫並簽署的投標表格(附件A) <u>連同</u> 下列文件： (a) 招標公告 (b) 由投標者妥為填妥及簽署的臨時合約(一式兩份)(附件B)	提交一份經簽署的版本 (招標表格及招標公告) 提交一式 <u>兩份</u> 經簽署的版本 (臨時合約)
☐	2)	抬頭寫「陳淑雄律師行」的銀行本票及/或支票(以支付投標表格中的售價的5%)	
☐	3)	經投標者妥當簽署的「賣方資料表格」(附件C)。	提交一份經簽署的版本
☐	4)	經投標者妥當簽署的「關於額外印花稅、買家印花稅及從價印花稅」的確認書(附件D)	提交一份經簽署的版本
☐	5)	經投標者填妥及簽署的「有關與賣方之關係」的確認書(附件E)	提交一份經簽署的版本
☐	6)	經投標者妥當簽署及確認的對「買方的警告」(附件F)	提交一份經簽署的版本
☐	7)	經投標者妥當簽署的「個人資料收集聲明」(附件G)	提交一份經簽署的版本
☐	8)	經投標者妥當簽署的「委任代理書」(按照附件H所列的格式)連同投標者委任(如有)之地產代理/營業員的牌照影印副本及名片	提交一份經簽署的版本
☐	9)	*投標者的香港身份證/護照副本	
☐	10)	*以法團名義投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及證明投標表格、臨時合約及上述文件上簽署之授權之會議記錄由投標者之董事核證為真實正確之影印副本各一份	
☐	11)	*若投標者為在香港以外成立的法團或如提供海外地址，由投標者的董事核證的有關公司文件及證明投標者於其成立地已妥為成立、仍然存續及其董事詳情的良好信譽證明書及現任董事在職證明書	

***如適用，請一併提交該等文件**