載有下述物業招標條款之招標公告

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF THE PROPERTIES BELOW

香港九龍啟德沐泰街 9 號嘉峯匯的下列指明住宅物業（但物業已出售或若在招標截止時限之前物業已暫停出售則除外）:-

The following specified residential properties of K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong (unless the property is sold or the property is suspended for sale before the closing deadline of the tender):-

以下在**第 1A 座**之單位 The following unit in **Tower 1A**:
40 樓及 41 樓 A 單位 Flat A on 40/F & 41/F

下列**第 2A 座**之單位 The following unit in **Tower 2A**:
41A

發出人 : 世紀基業有限公司（「**賣方**」）

From : Century Basis Limited (the "**Vendor**")

致：投標人

To: Tenderers

(1) 有意認購人士可投標認購其中任何數目或全部上述物業。作出要約購買的一個或多於一個物業下文稱為（或如多於一個物業統稱為）「**該物業**」。

An interested person may submit a tender to purchase any or all of the above properties. The one or more properties a tenderer makes an offer to purchase will be referred to (collectively if more than one property) as the "**Property**".

(2) 如欲作出要約購買該物業，閣下須:-

To make an offer to purchase the Property, you shall:-

(a) 填妥及簽署本文件下文要約部份（「**要約部份**」）一式三份（不得修改本文件）；

complete and sign the Offer Section of this document below ("**Offer Section**") **in triplicate** (without any amendment to this document);

(b) 填妥及簽立一式三份的該物業之臨時買賣合約（「**臨時買賣合約**」）（其格式附夾於本文件，不得作出修改），並必須按其註之指示，寫明該物業的投標價（即其中定義的售價）及臨時訂金數目及以剔號選定的付款條款；

complete and execute **in triplicate** the preliminary agreement for sale and purchase of the Property ("**PASP**") (in the enclosed form, no amendment is allowed) **with the tendered purchase price (being the Purchase Price therein defined) and the amount of preliminary deposit inserted, and the terms of payment selected by ticking the appropriate box, all in accordance with the notes therein**;

(c) 填妥及簽署一式三份的下列文件（其格式附夾於本文件，不得修改）：
complete and sign in triplicate the enclosed form(s) of the following without any amendment:

(i) 對買方的警告
Warning to Purchasers

(ii) 賣方資料表格
Vendor's Information Form

(iii) 物業參觀確認函
Acknowledgement Letter for Viewing of Properties

如閣下於下述要約部份選擇以下贈品、財務優惠或利益，請亦填妥及簽署一式三份的相關附函（其格式附夾於本文件，不得修改）：

If you select the following Gift, Financial Advantage or Benefit in the below Offer Section, please also complete and sign **in triplicate** the relevant enclosed Side Letter(s) without any amendment:

(iv) 附函（有關「邀請購買停車位」優惠）
Side Letter (regarding the Benefit of "Car Parking Space Purchase Invitation")

(v) 附函（有關「備用第二按揭貸款」）（只適用於在簽立之臨時買賣合約中揀選付款條款選擇 C1 或選擇 H）
Side Letter (regarding "Standby Second Mortgage Loan")(only applicable to selection of Terms of Payment Option C1 or Option H under the executed PASP)

請勿於臨時買賣合約或於上述(c)(iv)及(c)(v)段(如適用)中所述的文件上填寫簽署日期或「臨時合約日期」。

Please do not date the PASP, or date or insert the "Date of PASP" in the documents stated in paragraphs (c)(iv) and (c)(v) (if applicable) above.

至於上述「對買方的警告」、「賣方資料表格」及「物業參觀確認函」請於簽署時填寫簽署日期。
For the said "Warning to Purchasers", "Vendor's Information Form" and "Acknowledgement Letter for Viewing of Properties", please insert the date on which you sign the same.

如投標人屬法團，該投標人必須為根據香港法律註冊成立的有限公司，而上述文件必須由投標人的至少一位董事簽署。於簽定該物業的正式買賣合約（「**正式合約**」）前，投標人的董事及/或股東不可作出轉變。
If a tenderer is a corporation, the tenderer should be a limited company incorporated under the laws of Hong Kong and the documents above MUST BE signed by at least 1 director of the tenderer. There shall not be any change in director(s) and/or shareholder(s) of the tenderer before the signing of the formal agreement for sale and purchase of the Property ("**ASP**").

(3) 閣下須於有關該物業的銷售安排資料所列之招標期及時間把下述各項連同本文件（要約部份須如上所述填妥及簽署），一併以註明**「嘉峯匯投標 – 銷售安排(第 14 號)」**的密封信封投入至相關銷售安排資料所列之出售地點（「**收標處**」）註明**「嘉峯匯銷售安排(第 14 號)」**的收標箱內。**請注意：賣方有全權透過修改上述的銷售安排資料不時更改招標截止日期、時間及/或收標處**。
You shall submit to the Vendor the following items, together with this document (with its Offer Section completed and signed by you as aforesaid), in a sealed envelope marked **"K.Summit Tender – Sales Arrangements (No.14)"** by inserting the same into the tender box marked "**K.Summit – Sales Arrangements (No.14)**" located at the place where the sale will take place as specified in the relevant Information on Sales Arrangements ("**Place of Tender Submission**") during the tender period and time of the tender as stated in the Information on Sales Arrangements relating to the Property. **Please note that the Vendor has the absolute right to change the tender closing date, time of the tender and/or the Place of Tender Submission from time to time by amending the Information on Sales Arrangements above**.

(a) 經閣下填妥及簽立之上述第（2）段所述的文件（請注意：所有文件需提交**一式三份**）；
your completed and executed documents referred to in (2) above (Note: All documents **in triplicate**);

(b) (A) 一張或多張由香港持牌銀行發出，總金額最少為港幣$1,000,000 的港幣銀行本票；及 (B) 一張或多張用以支付臨時訂金（臨時訂金金額等於閣下出價 5%）餘額的支票；(A)及(B)兩者金額之總和等於閣下出價 5%，而上述所有本票及/或支票（如適用）抬頭人須為"貝克•麥堅時律師事務所"（即賣方律師）；及
(A) one or more Hong Kong Dollar cashier's order(s) issued by a licensed bank in Hong Kong for total sum of not less than HK$1,000,000; and (B) one or more cheque(s)

for the payment of the balance of preliminary deposit (the amount of the preliminary deposit shall be 5% of the purchase price you offered); the total sum payable under (A) and (B) shall equal 5% of the purchase price you offered, and the above cashier's order(s) and/or cheque(s) (if applicable) shall all be made payable to "Baker & McKenzie", the Vendor's Solicitors; and

(c) 閣下身份證明文件副本*（註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照）；而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證）。*

copy(ies) of your identification document(s) *(note: If the tenderer concerned is a natural person, the HKID card and where not applicable, other valid identification document, such as, the passport. If the tenderer concerned is a company, the certificate of incorporation and the certificate of change of name (if any) and the business registration certificate).*

(4) 閣下提交上述各項即視作同意本文件條款及就購買該物業作出正式要約，且該要約於有關銷售安排資料中訂明的下一個出售日**（「指明日期」） 下午 1 時及之前**不能收回及可供賣方接受，而一經賣方接受，閣下與賣方之間即受有效的「臨時買賣合約」約束。

Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor **at and before 1:00 p.m. on the next date of sale as prescribed in the concerned Information on Sales Arrangements** (the "**Specified Date**") and, on acceptance by the Vendor, the PASP shall become binding between you and the Vendor.

(5) 如任何已提交的標書是帶有其他條件或前提或與本文件所載或附有的表格不符，賣方有權不予考慮。賣方不接受遲交之標書。

Any tender submitted which is qualified by other terms, conditional or is not in conformity with the forms herein contained or enclosed may not be considered by the Vendor. Late tenders will not be accepted.

(6) 賣方可透過郵寄、傳真或電郵至要約部份中所填寫之地址／傳真號碼／電郵地址或其他任何有效方法接受閣下的要約。賣方接受後，將盡快向閣下交回一份經賣方簽立且日期為不後於指明日期之臨時買賣合約。

The Vendor may accept your offer by post, fax or email to the address / fax number / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return to you one counterpart of the PASP executed by the Vendor with the date not later than the Specified Date as soon as practicable.

(7) 在賣方尚未決定接受閣下要約前，閣下所提交之本票及/或支票（如適用）將不作兌現。倘賣方接受閣下要約，本票及/或支票（如適用）將作兌現，而金額將視作「臨時買賣合約」項下的該物業的臨時訂金。倘賣方不接受閣下要約，閣下將獲通知，本票及/或支票（如適用）將不作兌現，且經預約閣下可領回本票及/或支票（如適用），惟賣方亦可將本票及/或支票（如適用）以普通或掛號郵遞郵寄至閣下於要約部份填上之地址（遺失風險由閣下承擔）。

The cashier's order(s) and/or cheque(s) (if applicable) submitted will be retained uncashed until the Vendor has decided to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier's order(s) and/or cheque(s) (if applicable) will be cashed and the amount will be treated as the preliminary deposit of the Property under the PASP(s). If your offer is not accepted by the Vendor, you will be notified and the cashier's order(s) and/or cheque(s) (if applicable) will be uncashed and made available for your collection by prior appointment provided that the Vendor shall be entitled to return the cashier's order(s) and/or cheque(s) (if applicable) to you at your risk by mailing the same by ordinary or registered post to your address specified in the Offer Section.

(8) 賣方並不承諾亦無責任閱覽、考慮或接受認購該物業最高出價之要約或任何要約。賣方有全權於接受購買該物業要約前於任何時間撤回出售該物業。賣方有全權透過修改與此相關的銷售安排資料不時更改上述之招標截止日期、時間及/或收標處。

The Vendor does not undertake and is under no obligation to, review, consider or accept the highest offer or any offer at all for the purchase of the Property. The Vendor has the absolute right to withdraw from the sale of the Property at any time before the acceptance of any offer to purchase the Property. The Vendor has the absolute right to change the tender closing date, time of the tender and/or the Place of Tender Submission from time to time by amending the Information on Sales Arrangements in relation hereto.

(9) 成功中標的投標人須於臨時買賣合約日期後的 5 個工作天內簽署正式合約。

The successful tenderer shall sign the ASP within 5 working days after the date of the PASP.

(10) 倘閣下經由地產代理（「**中介人**」）介紹予賣方以入標認購該物業之地產代理，請將中介人資料填上要約部份。閣下知悉和確認：

Where you make an offer to purchase the Property through the introduction of an estate agent ("**Intermediary**"), please also fill in the details of the Intermediary in the Offer Section. You acknowledge and confirm that:

(a) 中介人並無亦無權力代賣方許下任何口頭或書面的陳述、保證或承諾或代表賣方應允任何承擔或責任，而賣方亦無義務或責任代中介人履行任何承諾或責任；

the Intermediary has not made and is not authorised to make any oral or written representation, warranty or promise on behalf of the Vendor or agreed to any obligation

or responsibility on behalf of the Vendor, and the Vendor is not under any obligation or responsibility to perform any promise or responsibility on behalf of the Intermediary;

(b) 賣方並無直接或間接，亦無授權任何其公司職員向投標人或中介人收取樓價以外任何利益、費用或佣金。投標人如遇任何人士以賣方的僱員之名義向其索取任何利益時，投標人應速向廉政專員公署(ICAC)舉報；及
the Vendor has not and has not authorised any of its staff to collect directly or indirectly from the tenderer(s) or the Intermediary any benefits, fees or commission in addition to the purchase price of the Property. If any person(s) allege(s) to be the staff of the Vendor demanding any benefits from the tenderer(s), the tenderer(s) should report promptly to the Independent Commission Against Corruption (ICAC); and

(c) 投標人與中介人之任何轇輵，概與賣方無涉，投標人不得以該等轇輵為由拖延進行及完成上述物業之買賣。
the Vendor is not and will not be involved in any disputes between the tenderer(s) and the Intermediary, and the tenderer(s) shall not delay the carrying out and completion of the sale and purchase of the Property for the reason of any such disputes.

中介人是否為介紹閣下予賣方以入標認購該物業之地產代理，須由賣方核實方作準。
Whether the Intermediary is the estate agent introducing you to the Vendor for the purpose of your submission of the offer to purchase the Property is subject to the Vendor's confirmation.

(11) 閣下須注意賣方律師在本招標過程中並不會代表閣下。
You should note the Vendor's Solicitors do not act for you in the process of this tender.

(12) 賣方律師發出之買家須知及印花稅須知附夾於本文件以供閣下參考。
Notice to Purchasers and Note on Stamp Duty prepared by the Vendor's Solicitors are enclosed herewith for your reference.

(13) 特此建議閣下就本文件之條款及附夾於本文件之各表格之條款向閣下律師尋求獨立意見。
You are advised to instruct your own solicitors to advise you independently on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.

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

This document and the enclosed forms are all confidential Provided That you may at your reasonable discretion and on a need-to-know basis, disclose the same to your professional advisor(s) but only for purposes of obtaining professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided to you in consideration of your agreement to the foregoing.

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

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

(16) 儘管本文件的某條款看來是賦予任何非投標人的人士一項利益，非投標人的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本文件的任何條文或享有本文件的任何條文的利益。

Notwithstanding that a term of this document purports to confer a benefit on any person who is not a tenderer, a person who is not a tenderer shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this document.

(17) 本文件之中文譯本謹供參考之用，如有爭議，將以英文本為準。

The Chinese version of this document is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.

如有任何問題，請致電本發展項目的熱線（2880 8268）查詢。

Should you have any query, please call the hotline of this development: 2880 8268.

要約部份

OFFER SECTION

由投標者填妥及簽署：

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

A. 我/我們謹此向賣方提交招標公告第（2）段所述之文件如下（請標上 "√" ）：

I/We hereby submit the materials referred to in paragraph (2) of the Tender Notice to the Vendor, namely (please tick "√"):

(i) 已填妥及簽立之臨時買賣合約（一式三份） ☐
the completed and executed PASP (**IN TRIPLICATE**)

(ii) 已簽署的該物業之對買方的警告（一式三份） ☐
the signed Warning to Purchasers of the Property **(IN TRIPLICATE)**

(iii) 已簽署的該物業之賣方資料表格（一式三份） ☐
the signed Vendor's Information Form of the Property **(IN TRIPLICATE)**

(iv) 已簽署的該物業之物業參觀確認函（一式三份） ☐
the signed Acknowledgement Letter for View of Properties of the Property **(IN TRIPLICATE)**

(v) 我／我們**選擇**「邀請購買停車位」優惠，現附上已簽署的附函（有關「邀請購買停車位」優惠）（一式三份） ☐
I/We **select** the Benefit of "Car Parking Space Purchase Invitation", I/we hereby submit the signed Side Letter (regarding the Benefit of "Car Parking Space Purchase Invitation") **(IN TRIPLICATE)**

我／我們**不選擇**「邀請購買停車位」優惠 ☐
I/We **do not select** the Benefit of "Car Parking Space Purchase Invitation"

(vi) 已簽署的附函（有關「備用第二按揭貸款」）（一式三份）（只適用於在簽立之臨時買賣合約中揀選付款條款選擇 C1 或選擇 H） ☐

the signed Side Letter (regarding "Standby Second Mortgage Loan") **(IN TRIPLICATE)** (only applicable to selection of Terms of Payment Option C1 or Option H under the executed PASP)

(vii) (A) 一張或多張由香港持牌銀行發出，總金額最少為港幣$1,000,000 的港幣銀行本票；及 (B) 一張或多張用以支付臨時訂金（臨時訂金金額等於出價 5%）餘額的支票；(A)及(B)兩者金額之總和等於出價 5%；而上述所有本票及/或支票（如適用）抬頭人須為"貝克•麥堅時律師事務所"（即賣方律師）；及 ☐
(A) one or more Hong Kong Dollar cashier's order(s) issued by a licensed bank in Hong Kong for total sum of not less than HK$1,000,000; and (B) one or more cheque(s) for the payment of the balance of preliminary deposit (the amount of the preliminary deposit shall be 5% of the purchase price offered); the total sum payable under (A) and (B) shall equal 5% of the purchase price offered, and the above cashier's order(s) and/or cheque(s) (if applicable) shall all be made payable to "Baker & McKenzie", the Vendor's Solicitors; and

(viii) 所有投標人的身份證明文件之副本 ☐
copy(ies) of identification document(s) of all tenderers

B. 相關關係聲明 Declaration of Relationship

I.

請於表格中適用的方格填上“✓” 或 “X” 以確認存在或不存在相關關係 Please put “✓” or “X” in the appropriate box to indicate the existence or absence of the relationship(s) concerned.		投標人編號 （見下文 D 段） Tenderer(s) No. (see para. D below)			
		1	2	3	4
A.	我/我們現確認我/我們是獨立第三者，與賣方並非有關連人士。 I/We hereby confirm that I/We am/are an independent third party, and am/are not a related party to the Vendor.	☐	☐	☐	☐
B.	我/我們現確認我/我們是賣方之關連人士。 I/We hereby confirm that I/We am/are a related party to the Vendor. 我/我們現進一步確認，我/我們是：I/We hereby further confirm that I/We am/are:	☐	☐	☐	☐
	賣方的董事 a director of the Vendor	☐	☐	☐	☐
	賣方董事的父母 a parent of a director of the Vendor	☐	☐	☐	☐
	賣方董事的配偶 a spouse of a director of the Vendor	☐	☐	☐	☐
	賣方董事的子女 a child of the director of the Vendor	☐	☐	☐	☐
	賣方的經理 a manager of the Vendor	☐	☐	☐	☐
	上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司 a private company of which such a director, parent, spouse, child or manager is a director or shareholder	☐	☐	☐	☐
	賣方的有聯繫法團或控權公司 an associate corporation or holding company of the Vendor	☐	☐	☐	☐
	上述有聯繫法團或控權公司的董事 a director of such an associate corporation or holding company	☐	☐	☐	☐
	上述有聯繫法團或控權公司的董事的父母 a parent of a director of such an associate corporation or holding company	☐	☐	☐	☐
	上述有聯繫法團或控權公司的董事的配偶 a spouse of a director of such an associate corporation or holding company	☐	☐	☐	☐
	上述有聯繫法團或控權公司的董事的子女 a child of a director of such an associate corporation or holding company	☐	☐	☐	☐
	上述有聯繫法團或控權公司的經理 a manager of such an associate corporation or holding company	☐	☐	☐	☐

II. 賣方的控權公司為：

i. 嘉華國際集團有限公司

ii. Sutimar Enterprises Limited

iii. 嘉華石業（集團）有限公司

iv. 嘉華房產投資有限公司

Holding Company(ies) of the Vendor are:

i. K. Wah International Holdings Limited

ii. Sutimar Enterprises Limited

iii. K. Wah Stone (Holdings) Limited

iv. K. Wah Properties Investment Limited

III. 我/我們同意當我/我們於上表所填之資料有所變化後立即通知賣方。
I/We agree to inform the Vendor immediately should there be any change in the information I/we set out in the table above.

C. 收集個人資料聲明 Personal Information Collection Statement

I. 賣方需要投標人的個人資料，例如姓名、身份證明文件號碼及其所載的資料(包括但不限於出生日期)、八達通編號、聯絡電話號碼、傳真號碼、物業、電郵及聯絡地址及相片等作不同用途，包括處理該物業招標、於中標後該物業的買賣、交樓及後續執修相關事宜、一般聯絡、為投標人提供該物業售後服務、為投標人於相關網站及/或手機程式及/或其他電子方式提供有關該物業之電子服務、透過物業管理公司為投標人提供物業管理及會所相關的服務、遵守法律的規定及為可能向投標人提供之任何服務及/或設施而進行的識別及核實等用途。如投標人未有提供上述的資料，賣方將不能夠處理該物業買賣相關事宜及/或提供上述之其他服務。除上文所述的資料外，投標人亦可自願地向賣方提供賣方所要求的其他資料。賣方在任何時候都會將投標人的個人資料保密，惟賣方可能將投標人的個人資料，就上述一項或多項用途向嘉華集團的任何成員公司（包括但不限於嘉華地產有限公司、嘉華國際集團有限公司、捷盛（物業管理）有限公司及其附屬公司）及/或其代理人、分代理人、承辦商及僱員，及/或任何適當的政府或監管機構作出披露和移轉。投標人有權確認賣方是否持有投標人的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。投標人亦可要求賣方通知投標人賣方所持有之個人資料類別。投標人可透過電郵或書面郵寄以及其他的方式按以下郵址或聯絡地址與賣方的個人資料專員聯絡（請在通訊中註明「保密」及「香港地產 - 個人資料專員」等字眼）要求查閱或改正投標人的個人資料或了解賣方的資料保護政策和實務詳情。郵址：mktg-optout@kwah.com 聯絡地址：香港北角渣華道 191 號嘉華國際中心 29 樓）。

The Vendor needs the personal data of the tenderer(s), such as, name, number of and the information (including but not limited to date of birth) contained in the identification document, Octopus card number, contact telephone number, fax number, Property, email and contact addresses and photograph, etc. for various purposes, including the purposes of dealing with matters relating to the tender of the Property and the matters relating to the sale and purchase , the handover and the subsequent defect rectification of the Property if the tender is accepted, general contact, providing after-sales services of the Property to the tenderer(s), providing to the tenderer(s) electronic services relating to the Property through relevant websites and/or mobile app and/or other electronic means, providing to the tenderer(s) property management and clubhouse related services through property management company, meeting requirements imposed by law and for the purposes of identification and verification of identity in connection

with any of the services and/or facilities that may be provided to the tenderer(s). If the abovementioned data are not provided, the Vendor will be unable to deal with matters relating to the sale and purchase of the Property and/or providing other abovementioned services to the tenderer(s). Apart from the abovementioned data, the tenderer(s) may provide the Vendor with additional personal data which the Vendor requires if the tenderer(s) wishes. The Vendor will keep the personal data of the tenderer(s) confidential at all times, but the Vendor may disclose and transfer such personal data to any member company within the K. Wah Group (including but not limited to K. Wah Real Estates Co., Ltd., K. Wah International Holdings Limited, Chissay (Property Management) Limited and their subsidiaries), and/or its agents, sub-agents, contractors and employees, and/or any appropriate government or regulatory authorities for one or more of the purposes specified above. The tenderer(s) has the right to ascertain whether the Vendor holds the personal data of the tenderer(s), to obtain a copy of the data, and to correct any data that is inaccurate. The tenderer(s) may also request the Vendor to inform the tenderer(s) of the type of personal data held by the Vendor. Requests for access or correction of personal data of the tenderer(s), or for information regarding the Vendor's privacy policies and practices, may be made by the tenderer(s) by, amongst others, email or in writing by post to the Vendor's Data Officer at the following email address or correspondence address. Email Address: mktg-optout@kwah.com Correspondence Address: 29/F, K. Wah Centre, 191 Java Road, North Point, Hong Kong (Please mark "Confidential" and "Hong Kong Properties - Personal Data Officer" in the correspondence).

II. 另賣方擬使用投標人上述的個人資料（只限姓名、聯絡電話號碼、物業、電郵及聯絡地址）並透過電話、郵寄及/或電郵方式向投標人進行直接促銷（僅限於提供關於地產物業或租務的資料和更新）。賣方亦可能與嘉華集團的任何一間成員公司共享投標人的個人資料作地產物業、租務或物業管理及會所相關的服務的直接促銷用途，但賣方在未得到投標人的同意之前不能如此使用或共享該等個人資料。投標人可隨時撤銷對賣方使用或共享該等個人資料進行任何上述直接促銷活動的同意。如投標人希望於將來任何時間撤銷對賣方使用或共享該等個人資料進行任何上述直接促銷活動的同意，請透過電郵或書面郵寄以及其他的方式按以上郵址或聯絡地址通知賣方，並無須支付任何手續費。請在本聲明最後部份簽署表示投標人同意賣方如此使用及共享該等個人資料。如投標人不同意，請在以下空格加上「✓」，然後簽署。

In addition, the Vendor intends to use the above personal data (but limited to name, contact telephone number, Property, email and contact addresses) of the tenderer(s) to conduct direct marketing (restricted to providing information and updates relating to real estate properties and leasing matters) to the tenderer(s) via phone calls, by post and/or email. The Vendor may also share such personal data with any member company in the K. Wah Group for direct marketing activities in relation to real estate properties, leasing matters or property management and clubhouse related services, but the Vendor shall not so use or share such personal data without the prior consent of the tenderer(s). The tenderer(s) may at any time elect to withdraw the

tenderer(s)'s consent to the Vendor's use or sharing of such personal data for any of the aforesaid direct marketing activities. Should the tenderer(s) wishes to revoke the consent for using or sharing such personal data for conducting the above direct marketing activities at any time in the future, please notify the Vendor by, amongst others, email or in writing by post at the email address or corresponding address above, and no administrative fees will be charged therefor. Please signify your consent to the Vendor's use and sharing of such personal data in the manner above by signing at the end of this Statement. If the tenderer(s) disagrees, please tick the box below before signing this Statement.

☐ 投標人不同意就上文所述使用及共享投標人的個人資料作直接促銷用途。
The tenderer(s) do/does not agree to the use or sharing of personal data for direct marketing purposes as stated above.

_____

投標人簽署 Signature(s) of Tenderer(s)

日期 Date: _____

D. 投標人及中介人資料 Information on tenderer(s) and Intermediary

投標人請於下方填上作出要約購買的物業
Tenderer(s) please insert below the property(ies) offered to be purchased

座數 Tower	樓層 Floor	單位 Flat

投標人 Tenderer(s):-

投標人的編號 Tenderer(s) No.	投標人的姓名 Name of tenderer(s)	身份證明文件類別及號碼 Type and No(s). of identification documents
1		
2		
3		
4		

（請注意：若投標人為自然人，請填上香港身份證號碼（如不適用則填上其他有效身份證明文件如護照（請列明））；若投標人為法團，請填上公司號碼（該法團必須為根據香港法律註冊成立的有限公司））

(note: If a tenderer is a natural person please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify). If a tenderer is a corporation, please state the company number (such corporation should be a limited company incorporated under the laws of Hong Kong))

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

地址 Address :

_____

_____

電話號碼 Telephone number ： _____

傳真號碼 Fax number ：_____

電郵地址 Email address : _____

中介人資料 Particulars of Intermediary

姓名 Name：_____

地產代理牌照號碼 EA Licence No.： _____

所屬地產代理公司 Estate Agency： _____

_____

投標人簽署 Signature(s) of Tenderer(s)

投標人於簽署本文件時確認已收悉一份不時由賣方檢視及修改的本發展項目售樓說明書。

By signing hereof, the Tenderer(s) hereby acknowledge(s) receipt of a copy of the Sales Brochure of this development examined and revised by the Vendor from time to time.

日期 Date: _____

臨時買賣合約
PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

賣方律師 Vendor's Solicitors:
貝克・麥堅時律師事務所
香港鰂魚涌英皇道 979 號太古坊一座 14 樓
BAKER & MCKENZIE
14th Floor, One Taikoo Place,
979 King's Road, Quarry Bay, Hong Kong
Tel: 2846 1888 Fax: 2845 0476

賣方 Vendor:
世紀基業有限公司
香港北角渣華道 191 號嘉華國際中心 29 樓
CENTURY BASIS LIMITED
29/F, K. Wah Centre
191 Java Road, North Point, Hong Kong
Tel: 2880 1838 Fax: 2880 9807

臨時買賣合約（"**臨時合約**"）
PRELIMINARY AGREEMENT FOR SALE AND PURCHASE ("**Preliminary Agreement**")

編號 No. : _____（由賣方填寫 to be completed by Vendor）
日期 Date : _____（由賣方填寫 to be completed by Vendor）

買方 The Purchaser(s) :	香港身份證號碼 HK I.D.No(s).: / 其他證件及號碼 Other ID Document(s) & No(s).:/ 商業登記證號碼 Business Registration No(s).:
地址 Address(es) :	電話號碼 Tel No(s).:
	電郵地址 Email Address(es):

發展項目名稱、地址及地段編號 ("**該發展項目**"): 香港九龍啟德沐泰街 9 號嘉峯匯(新九龍內地段第 6566 號)
Name, address and lot no. of the development ("**the Development**"): K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong (New Kowloon Inland Lot No.6566)

物業詳情 Details of Property
買方作出要約購買的一個或多於一個物業下文稱為（或如多於一個物業統稱為）「本物業」
The one or more properties offered to be purchased by the Purchaser(s) will be referred to (collectively if more than one property) as the "Property"

註 Notes:
買方請於下方填上作出要約購買的物業
Purchaser(s) please insert below the property(ies) offered to be purchased

座數 Tower	樓層 Floor	單位 Flat	其他 Others

註 Notes:
1. *買方請填上售價及臨時訂金的適用金額(售價的 5%)。*
   Purchaser(s) please fill(s) in the applicable amounts of the Purchase Price and the preliminary deposit (5% of the Purchase Price).
2. *買方請於(i)(b)條中適用的方格內填上「✓」號以揀選簽定正式合約後支付售價餘款之條款（買方只可揀選一項選擇以適用於其要約購買的物業）。*
   Purchaser(s) please tick the appropriate box under clause (i)(b) to select the terms of payment of remaining parts of the Purchase Price after signing of the Agreement. (Purchaser(s) may only choose one option to be applicable to the property(ies) offered to be purchased).
3. *賣方將填上適用於買方及賣方的簽立正式合約日期。*
   The Vendor will fill in the dates of signing of the Agreement as applicable to the Purchaser and the Vendor.

付款條款
Terms of Payment

(i). 本物業的售價為港幣_____元("**售價**")，並須由買方按以下方式付予賣方:- The purchase price of the Property is HK$_____ ("**Purchase Price**"), which shall be paid by the Purchaser(s) to the Vendor in the manner as follows: –

(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 equals to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement;

(b) 簽定正式合約後支付售價餘款之條款:
Terms of payment of the remaining parts of the Purchase Price after signing of the Agreement :

☐ 選擇 A (120 天付款) Option A (120-Day Payment)

1. 售價的 95%的售價餘款，須於本臨時合約日期後 120 日內清付。Balance of the Purchase Price equals to 95% of the Purchase Price shall be paid within 120 days after the date hereof.

☐ 選擇 C1 (180 天備用二按付款) Option C1 (180-Day Standby Second Mortgage Payment)

(註: 付款條款選擇 C1 提供備用第二按揭貸款，詳情請參閱相關招標文件。) (Note: Terms of Payment Option C1 provides Standby Second Mortgage Loan, please refer to relevant tender documents for details.)

1. 售價的 5%的加付訂金，須於本臨時合約日期後 60 日內支付。Further deposit equals to 5% of the Purchase Price shall be paid within 60 days after the date hereof ; (臨時訂金連同加付訂金(如有)構成售價之訂金。The preliminary deposit, together with the further deposit (if any) constitute the deposit of the Purchase Price);
2. 售價的 90%的售價餘款，須於本臨時合約日期後 180 日內清付。Balance of the Purchase Price equals to 90% of the Purchase Price shall be paid within 180 days after the date hereof .

□ 選擇 H (270 天備用二按付款) Option H (270-Day Standby Second Mortgage Payment)

(註: 付款條款選擇H 提供備用第二按揭貸款，詳情請參閱相關招標文件。) (Note: Terms of Payment Option H provides Standby Second Mortgage Loan, please refer to relevant tender documents for details.)

1. 售價的 5%的加付訂金，須於本臨時合約日期後 60 日內支付。Further deposit equals to 5% of the Purchase Price shall be paid within 60 days after the date hereof; (臨時訂金連同加付訂金(如有)構成售價之訂金。The preliminary deposit, together with the further deposit (if any) constitute the deposit of the Purchase Price);
2. 售價的 90%的售價餘款，須於本臨時合約日期後 270 日內清付。Balance of the Purchase Price equals to 90% of the Purchase Price shall be paid within 270 days after the date hereof .

買賣須於當天辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成交易。The sale and purchase shall be completed on the same date at the office of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day).

(ii). 按訂約雙方的意向，本臨時合約將會由一份正式買賣合約("正式合約") 取代，正式合約須:-
It is intended that this Preliminary Agreement is to be superseded by a formal agreement for sale and purchase ("Agreement") to be executed:-

(a) 由買方於_____(註: 由賣方填寫) (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(s) on or before_____(Note: to be completed by Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and

(b) 由賣方於_____(註: 由賣方填寫) (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_____ (Note: to be completed by Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).

買方聲明 The Purchaser(s)' Certificate

茲證明上述的購買乃由_____所促成。
The Purchaser(s) certify(ies) that the above purchase is introduced by_____.

本臨時合約受下文其他附帶條款及條件所約束
This Preliminary Agreement is subject to the Other Terms and Conditions below.

買方簽署 Signed by the Purchaser(s)

賣方簽署 Signed by the Vendor

_____ _____

此部由賣方填寫 This section shall be completed by the Vendor

上述所列臨時訂金 HK$_____經已收妥，此據交來本票及支票（如適用），以銀行過數作實

Received the preliminary deposit in the sum of HK$_____ (Cashier's Order(s) and Cheque(s) (if applicable), subject to bank clearance)

本票及支票（如適用）號碼

Cashier's Order(s) No(s). and Cheque(s) No(s). (if applicable):_____

經手收票人

Received By : _____

其他附帶條款及條件如下
Other Terms and Conditions as follows

A 部份 PART A

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 I 第(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 I is calculated in accordance with section 8(3) of that Ordinance; and
(d) 附表 I 第(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 I is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

2. 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 Solicitors as stakeholder.

3. 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*~~賣方／~~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 Vendor / the~~ Purchaser.

4. 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*~~賣方／~~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 Vendor / the~~ Purchaser.

5. 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.

6. 本物業的量度尺寸如下— 參閱附表 I。
The measurements of the Property are as follows — see Schedule I.

7. 本物業買賣所包括的裝置、裝修物料及設備如下 — 參閱附表 II。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows — see Schedule II.

8. 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.

9. 買方已確認收到第 10 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 10 and fully understands its contents.

10. 就第 9 條而言， "**對買方的警告**" 內容如下 — 參閱附表 III。
For the purposes of clause 9, the following is the "**Warning to Purchasers**" - see Schedule III.

B 部份 PART B

11. 買方可隨時前往賣方律師的辦事處細閱有關正式合約的草稿，而買方將會被視為已知悉正式合約內的條文，亦不能要求更改正式合約內的任何條文。
A draft of the Agreement is available for the Purchaser's perusal at the office of the Vendor's Solicitors and the Purchaser is deemed to have full notice of the content thereof and shall not request any alteration thereof.

12. 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*~~賣方／~~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 Vendor / the~~ Purchaser.

13. 土地註冊處的登記費、正式合約及轉讓契之圖則費、樓契核證副本費用及有關草擬、登記及完成該發展項目大廈公契及管理合約之適當比例費用一概由買方負責。
The Land Registry registration fees, professional fees for the plans to be annexed to the Agreement and the Assignment, the costs for certified copies of title deeds and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development shall also be borne and paid by the Purchaser.

14. 除買賣雙方另作協定外，買賣雙方需各自承擔有關正式合約及轉讓契的律師費。如買方聘請其他律師而非由賣方代表律師負責處理正式合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和雜費。
Unless otherwise agreed by the parties hereto, each party shall pay its own legal costs of and incidental to the Agreement and the Assignment. Provided that if the Purchaser instructs a firm of Solicitors of his choice other than the Vendor's Solicitors to act for him in the Agreement and the Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' costs and disbursements of and incidental to the Agreement and the Assignment.

15. 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
The Property comprises residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.

16. 買方須在本物業的收樓之前，按照該發展項目大廈公契及管理合約規定向賣方或管理公司預繳管理費上期，及繳付管理費按金、泥頭清理費、設備基金及其他按金／基金等。買方並須償還賣方就本物業已支付的所有按金及特別基金 (不管該等按金及特別基金根據大廈公契及管理合約是否可以轉讓或退還)。
The Purchaser shall 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, capital equipment fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Deed of Mutual Covenant and Management Agreement of the Development. The Purchaser shall reimburse the Vendor for all deposits and special fund already paid by the Vendor in respect of the Property, whether or not such deposits and special fund are transferrable or refundable under the Deed of Mutual Covenant and Management Agreement.

17. 買賣雙方同意於正式合約中列出印花稅條例第 29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the information in respect of the matters specified in Section 29B(5) of the Stamp Duty Ordinance.

18. 無論正式合約簽署與否，賣方有權（但不是必須）遞交此臨時合約予印花稅署並代買方繳納此臨時合約應繳納之印花稅。就賣方為買方所代繳之印花稅，賣方有權從買方已繳付之臨時訂金、再付訂金或售價中扣除和追討由此而引起的售價欠款及有關利息，利息率以香港上海滙豐銀行有限公司指定之優惠利率加年利率 2 厘按日數計。買方必須彌償賣方有關本臨時合約已繳納或應繳納的所有印花稅。
Irrespective of whether the Agreement is signed by the parties, the Vendor has the right (but is not obliged) to submit this Preliminary Agreement to the Stamp Office and pay the stamp duty hereon for the Purchaser. The amount of stamp duty so paid for the Purchaser can be deducted by the Vendor from the preliminary deposit, further deposit or the purchase price already paid by the Purchaser and the Vendor shall be entitled to claim against the Purchaser for any deficiency in the payment of purchase price arising therefrom with interest at the rate of 2% per annum above prime rate specified by the Hongkong and Shanghai Banking Corporation Limited computed on a daily basis. The Purchaser shall indemnify and keep indemnified the Vendor for all stamp duty so paid or payable on this Preliminary Agreement.

19. 本臨時合約內所規定時間和限期必須嚴守。
Time shall in every respect be of the essence of this Preliminary Agreement.

20. 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 purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.

21. 本物業之風險從此臨時合約日起由買方承擔。
The risk of the Property will pass to the Purchaser from the date of this Preliminary Agreement.

22. 如本臨時合約在買方未簽署正式合約前已被登記於土地註冊處，賣方有權單方面簽署及登記一備忘錄將本臨時合約之登記從土地註冊處登記冊中刪除或取消。
Should this Preliminary Agreement be registered in the Land Registry before the Agreement is signed, the Vendor shall have the rights to unilaterally sign and register a memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.

23. 謹此聲明本臨時合約只屬於買方個人所有，只有買方才可簽立正式合約，買方無權要求賣方與任何其他人簽立正式合約。賣方不接受任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約，除非獲授權人是僅有指定權限，只能以買方名義及代表買方簽署正式合約（沒有任何更替之權力或權利）之指明獲授權人。
It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser and only the Purchaser is permitted to enter into the Agreement. The Purchaser shall have no right to request the Vendor to enter into the Agreement with any other persons. No attorney, trustee or nominee of any kind of the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.

24. 任何本臨時合約下的責任，若其履行日並非工作日，則履行該責任的日期將順延至原定日期之後的第一個工作日。
If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.

25. 本臨時合約取代雙方過往所有之談判、申述、理解及協議。
This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.

26. 買方如有更改通訊或註冊地址或電話，須立即以書面通知賣方。
The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence/registered address or telephone number.

27. 本物業必須由單一份正式合約及其後單一份轉讓契涵蓋。
The Property shall be covered by one single Agreement and one single subsequent Assignment.

28. 本臨時合約（除第(i)、(ii)條、A 部份及附表 I、II 及 III 外）之中文譯本謹供參考之用。如有爭議，將以英文本為準。
The Chinese version of this Preliminary Agreement (except Clauses (i) and (ii), Part A and Schedules I, II and III) is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.

29. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據«合約(第三者權利)條例»(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.

* 請將不適用者刪去。Delete as appropriate.

附表 I Schedule I

第 1A 座 40 樓及 41 樓 A 單位：
Flat A, 40th & 41st Floor, Tower 1A:
本物業的量度尺寸如下：
The measurements of the Property are as follows:

(a) 實用面積為 175.854 平方米／1893 平方呎，其中:

the saleable area is 175.854 square metres/ 1893 square feet of which:

~~___平方米／_平方呎為露台的樓面面積；~~

~~___square metres/ _square feet is the floor area of the balcony;~~

~~__平方米／__平方呎為工作平台的樓面面積；~~

~~___square metres/ ___square feet is the floor area of the utility platform;~~

~~_____平方米／_____平方呎為陽台的樓面面積；及~~

~~_____square metres/_____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_____平方米／_____平方呎；~~

~~the area of the air-conditioning plant room is_____square metres/_____square feet;~~

~~窗台的面積為_____平方米／_____平方呎；~~

~~the area of the bay window is_____square metres/_____square feet;~~

~~閣樓的面積為_____平方米／_____平方呎；~~

~~the area of the cockloft is_____square metres/_____square feet;~~

平台的面積為 56.425 平方米／ 607 平方呎；

the area of the flat roof is 56.425 square metres/ 607 square feet;

~~花園的面積為_____平方米／_____平方呎；~~

~~the area of the garden is_____square metres/_____square feet;~~

~~停車位的面積為_____平方米／_____平方呎；~~

~~the area of the parking space is_____square metres/_____square feet;~~

天台的面積為 70.767 平方米／ 762 平方呎；

the area of the roof is 70.767 square metres/ 762 square feet;

梯屋的面積為 2.155 平方米／ 23 平方呎；

the area of the stairhood is 2.155 square metres/ 23 square feet;

~~前庭的面積為_____平方米／_____平方呎；~~

~~the area of the terrace is_____square metres/_____square feet;~~

~~庭院的面積為_____平方米／_____平方呎。~~

~~the area of the yard is_____square metres/_____square feet.~~

附表 I Schedule I

第 2A 座 41 樓 A 單位：
Flat A, 41st Floor, Tower 2A:
本物業的量度尺寸如下：
The measurements of the Property are as follows:

(a) 實用面積為 112.013 平方米／1206 平方呎，其中:

the saleable area is 112.013 square metres/ 1206 square feet of which:

~~___平方米／_平方呎為露台的樓面面積；~~

~~___square metres/ _square feet is the floor area of the balcony;~~

~~__平方米／__平方呎為工作平台的樓面面積；~~

~~__square metres/ __square feet is the floor area of the utility platform;~~

~~_____平方米／_____平方呎為陽台的樓面面積；及~~

~~_____square metres/_____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_____平方米／_____平方呎；~~

~~the area of the air-conditioning plant room is_____square metres/_____square feet;~~

~~窗台的面積為_____平方米／_____平方呎；~~

~~the area of the bay window is_____square metres/_____square feet;~~

~~閣樓的面積為_____平方米／_____平方呎；~~

~~the area of the cockloft is_____square metres/_____square feet;~~

平台的面積為 68.154 平方米／ 734 平方呎；

the area of the flat roof is 68.154 square metres/ 734 square feet;

~~花園的面積為_____平方米／_____平方呎；~~

~~the area of the garden is_____square metres/_____square feet;~~

~~停車位的面積為_____平方米／_____平方呎；~~

~~the area of the parking space is_____square metres/_____square feet;~~

天台的面積為 82.868 平方米／ 892 平方呎；

the area of the roof is 82.868 square metres/ 892 square feet;

~~梯屋的面積為__平方米／___平方呎；~~

~~the area of the stairhood is___square metres/___square feet;~~

~~前庭的面積為_____平方米／_____平方呎；~~

~~the area of the terrace is_____square metres/_____square feet;~~

~~庭院的面積為_____平方米／_____平方呎。~~

~~the area of the yard is_____square metres/_____square feet.~~

附表 II　Schedule II

V6

本物業買賣所包括的裝置、裝修物料及設備如下：

The sale and purchase of the Property includes the fittings, finishes and appliances as follows:

1. 外部裝修物料

<table>
<tr><td>A</td><td>窗</td><td>框的用料</td><td>鋁質氟碳塗層窗框</td></tr>
<tr><td></td><td></td><td>玻璃的用料</td><td>全部單位的客飯廳、主人睡房、睡房及工作間提供雙層中空玻璃（透明熱硬化清玻璃加低輻射塗層及透明強化清玻璃），但
以下單位提供雙層中空玻璃（透明熱硬化清玻璃加低輻射塗層及透明強化清玻璃）及半透明雙層中空玻璃（透明熱硬化清玻璃加低輻射塗層及半透明強化玻璃）：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th><th>位置</th></tr>
<tr><td rowspan="2">第 1B 座</td><td rowspan="2">1 樓至 39 樓</td><td>B</td><td>主人睡房</td></tr>
<tr><td>E</td><td>客飯廳</td></tr>
</table>
廚房：
以下單位提供透明強化清玻璃：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 座</td><td>1 樓至 39 樓</td><td>C 及 E</td></tr>
<tr><td>第 1B 座</td><td>1 樓至 39 樓</td><td>C</td></tr>
<tr><td rowspan="2">第 2A 及 2B 座</td><td>2 樓至 3 樓</td><td>D 及 E</td></tr>
<tr><td>5 樓至 40 樓</td><td>B、D 及 E</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>B、C、F 及 G</td></tr>
</table>
以下單位提供雙層中空玻璃(透明熱硬化清玻璃加低輻射塗層及透明強化清玻璃)：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>所有住宅單位</td></tr>
<tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>所有住宅單位</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table>
全部主人浴室、浴室及洗手間：
以下單位提供半透明強化玻璃：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 座</td><td>1 樓至 39 樓</td><td>E</td></tr>
<tr><td>第 1B 座</td><td>1 樓至 39 樓</td><td>B 及 C</td></tr>
<tr><td>第 2A 及 2B 座</td><td>5 樓至 40 樓</td><td>B</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>B、C、F 及 G</td></tr>
</table>
以下單位提供雙層中空玻璃(透明熱硬化清玻璃加低輻射塗層及透明強化清玻璃)：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>所有住宅單位</td></tr>
<tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>所有住宅單位</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table></td></tr>
</table>

<table>
<tr><td>B</td><td>露台</td><td>裝修物料的類型</td><td>外牆：以下單位提供鋁質蓋板、瓷磚及高溫瓷磚：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>1 樓至 41 樓</td><td>所有住宅單位</td></tr>
<tr><td>第 2A 及 2B 座</td><td>2 樓至 41 樓</td><td>所有住宅單位</td></tr>
</table>
外牆：以下單位提供鋁質蓋板及天然石材：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td><td>天花板：批盪面掃上外牆漆
以下單位提供鋁質天花板：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>A、D、E 及 H</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td><td>地台：高溫瓷質磚</td></tr>
<tr><td></td><td></td><td></td><td>圍欄：金屬及透明清玻璃圍欄，台邊鋪砌鋁質蓋板
以下單位提供金屬及燒結玻璃圍欄，台邊鋪砌鋁質蓋板：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 2A 及 2B 座</td><td>2 樓、3 樓及 5 樓</td><td>C、D 及 E</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table></td></tr>
<tr><td></td><td></td><td>是否有蓋</td><td>所有露台有蓋</td></tr>
</table>

2. 室內裝修物料

			牆壁	天花板
A	內牆及天花板	客飯廳裝修物料的類型	乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆
		睡房裝修物料的類型	乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆
			地板	牆腳線
B	內部地板	客飯廳裝修物料的類型	複合木地板 沿通往露台門戶之內部地台圍邊部分鋪人造石材及不銹鋼條 沿通往開放式廚房之廚櫃內部地台圍邊部分鋪人造石材及不銹鋼條	複合木牆腳線

<table>
<tr><td></td><td></td><td>睡房裝修物料的類型</td><td>複合木地板
沿通往工作平台或平台門戶之內部地台圍邊部分鋪人造石材及不銹鋼條</td><td>複合木牆腳線</td></tr>
<tr><td colspan="3"></td><td colspan="2">牆壁、地板及天花板</td></tr>
<tr><td>C</td><td>浴室(適用於主人浴室、主人浴室 1、浴室、浴室 1、浴室 2、浴室 3 及洗手間)</td><td>裝修物料的類型</td><td colspan="2">浴室(適用於全部主人浴室及浴室)
牆壁：裝飾玻璃、不銹鋼、鏡及高溫瓷質磚
地板：高溫瓷質磚
天花板：石膏板假天花髹乳膠漆及不銹鋼假天花</td></tr>
<tr><td></td><td></td><td></td><td colspan="2">以下單位浴室(適用於主人浴室1、浴室1、浴室2及浴室3)：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr>
<tr><td>第 2A 及 2B 座</td><td>40 樓</td><td>A 及 B</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table>
牆壁：裝飾玻璃、玻璃板、不銹鋼、鏡及天然石材
地板：天然石材
天花板：石膏板假天花髹乳膠漆及不銹鋼假天花</td></tr>
<tr><td></td><td></td><td></td><td colspan="2">洗手間：
牆壁：瓷磚
地板：均質磚地板
天花板：鋁質天花</td></tr>
<tr><td></td><td></td><td>牆壁的裝修物料是否鋪至天花板</td><td colspan="2">鋪至假天花水平</td></tr>
<tr><td colspan="3"></td><td colspan="2">牆壁、地板、天花板及灶台</td></tr>
<tr><td>D</td><td>廚房</td><td>裝修物料的類型</td><td colspan="2">開放式廚房
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>1 樓至 39 樓</td><td>所有住宅單位
開放式廚房</td></tr>
<tr><td>第 2A 及 2B 座</td><td>2 樓至 40 樓</td><td>所有住宅單位
開放式廚房</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位
開放式廚房</td></tr>
</table>
牆壁：裝飾玻璃及不銹鋼條及高光亮漆高壓美耐板
地板：複合木地板、人造石材及不銹鋼條
天花板：天花板髹乳膠漆及石膏板假天花髹乳膠漆
灶台：人造石材</td></tr>
<tr><td></td><td></td><td></td><td colspan="2">廚房
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>1 樓至 39 樓</td><td>所有住宅單位
圍封式廚房</td></tr>
</table></td></tr>
</table>

			第 2A 及 2B 座 | 2 樓至 40 樓 | 所有住宅單位 圍封式廚房 都會城邸 1 及 2 | 1 樓至 6 樓 | 所有住宅單位 圍封式廚房 牆壁：裝飾玻璃及高溫瓷質磚 地板：高溫瓷質磚 天花板：石膏板假天花髹乳膠漆及不銹鋼假天花 灶台：人造石材
			廚房 座數 | 樓層 | 單位 第 1A 及 1B 座 | 40 樓及 41 樓 | A 及 B 第 2A 及 2B 座 | 40 樓 | A 及 B 獨立屋 花園洋房 1、2、3 及 5 牆壁：裝飾玻璃及天然石材 地板：天然石材 天花板：石膏板假天花髹乳膠漆、不銹鋼條及木面 灶台：人造石材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平

3. 室內裝置

			用料	裝修物料	配件
A	門	單位之主大門(第1及2座，都會城邸1及2)	實心防火木門	木面及不銹鋼條	智能門鎖、暗藏氣鼓、門鉸、門擋、防煙條及防盜眼
		主大門(花園洋房1、2、3及5)	實心防火木門	木面及不銹鋼條	智能門鎖、暗藏氣鼓、門鉸、防煙條、門擋及防盜眼
			鋁框玻璃門	清玻璃	門鎖、門鉸及門擋
		位於客飯廳及主人睡房中間之趟門(第1A座1至39樓A及F單位；第1B座1至39樓A、E及F單位)	木板門	木面及鋁框	趟門軌道及門把手
		睡房(主人睡房、睡房1、睡房2及睡房3)	空心木門	膠板及木面	門鎖、門鉸及門擋
		廚房門	實心防火木門	膠板、木面、不銹鋼條及防火玻璃小窗	門把手、門鉸、門擋及暗藏氣鼓
		浴室門(適用於主人浴室、主人浴室1、浴室	空心木門設有木百葉	膠板、木面及不銹鋼條	門鎖、門鉸及門擋

<table>
<tr><td></td><td></td><td>1、浴室2及浴室3)</td><td></td><td></td><td></td></tr>
<tr><td></td><td></td><td>化粧間門</td><td>以下單位提供空心木門設有木百葉：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 座</td><td>40 樓及 41 樓</td><td>B</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr></table></td><td>膠板及木面</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td></td><td>以下單位提供空心木趟門設有木百葉：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 座</td><td>40 樓及 41 樓</td><td>A</td></tr><tr><td>第 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr></table></td><td></td><td>趟門軌道、門鎖及門擋</td></tr>
<tr><td></td><td></td><td>洗手間門</td><td>鋁框折疊門</td><td>磨砂玻璃</td><td>趟及折疊門軌道、門鎖及門鉸</td></tr>
<tr><td></td><td></td><td>工作間門</td><td>以下單位提供空心木門設有木百葉：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 座</td><td>40 樓及 41 樓</td><td>B</td></tr><tr><td>第 1B 座</td><td>1 樓至 39 樓</td><td>C</td></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>B</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr></table></td><td>膠板及木面</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td></td><td>以下單位提供空心木趟門設有木百葉：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td rowspan="2">第 1A 座</td><td>1 樓至 39 樓</td><td>E</td></tr><tr><td>40 樓及 41 樓</td><td>A</td></tr><tr><td>第 1B 座</td><td>40 樓及 41 樓</td><td>B</td></tr><tr><td rowspan="2">第 2A 及 2B 座</td><td>5 樓至 40 樓</td><td>B</td></tr><tr><td>41 樓</td><td>A</td></tr><tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>F 及 G</td></tr></table></td><td></td><td>趟門軌道、門鎖及門擋</td></tr>
<tr><td></td><td></td><td></td><td>以下單位提供空心木趟及折疊門設有木百葉：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1B 座</td><td>40 樓及 41 樓</td><td>A</td></tr></table></td><td></td><td>趟及折疊門軌道、門鎖及門擋</td></tr>
<tr><td></td><td></td><td>儲物室門</td><td>空心木門設有木百葉</td><td>膠板及木面</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td>平台門</td><td>鋁框趟及折疊門於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A</td></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A</td></tr></table></td><td>清玻璃</td><td>趟及折疊門軌道及門鎖</td></tr>
</table>

<table>
<tr><td></td><td></td><td></td><td>鋁框門於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr></table></td><td>清玻璃</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td></td><td>鋁框趟門於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>B</td></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A</td></tr></table></td><td>清玻璃</td><td>趟門軌道及門鎖</td></tr>
<tr><td></td><td></td><td>天台門</td><td>不銹鋼閘於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr></table></td><td>不銹鋼</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td></td><td>鋁框玻璃門於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>B</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr></table></td><td>清玻璃</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td>花園閘
(花園洋房1、2、3及5)</td><td>金屬閘</td><td>鋁</td><td>門鎖、門鉸及門擋</td></tr>
<tr><td></td><td></td><td>花園門(往花園)
(花園洋房1、2、3及5)</td><td>鋁框趟及折疊門</td><td>清玻璃</td><td>趟及折疊趟門軌道及門鎖</td></tr>
<tr><td></td><td></td><td>工作平台門</td><td>鋁框玻璃趟門於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 1A 座</td><td>1 樓至 39 樓</td><td>E</td></tr><tr><td>第 1B 座</td><td>1 樓至 39 樓</td><td>C</td></tr></table></td><td>清玻璃</td><td>趟門軌道、門鎖連門把手</td></tr>
<tr><td></td><td></td><td></td><td>鋁框玻璃門於以下單位提供：<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第 2A 及 2B 座</td><td>5 樓至 40 樓</td><td>B</td></tr></table></td><td>清玻璃</td><td>門鎖及門鉸</td></tr>
<tr><td></td><td></td><td>露台門</td><td>鋁框玻璃趟門</td><td>清玻璃</td><td>趟門軌道、門鎖連門把手</td></tr>
<tr><td></td><td></td><td>位於地庫的大門
(花園洋房1、2、3及5)</td><td>實心防火木門</td><td>膠板及防火玻璃視窗</td><td>門鎖、暗藏氣鼓、門鉸、門擋及防煙條</td></tr>
<tr><td></td><td></td><td>位於地庫的電梯大堂門(花園洋房1、2、3及5)</td><td>鋁框防火玻璃門</td><td>清玻璃</td><td>暗藏氣鼓、門鉸、門擋及防煙條</td></tr>
<tr><td></td><td></td><td>位於地庫的樓梯門</td><td>實心防火木門</td><td>膠板</td><td>暗藏氣鼓、門鉸、門擋及</td></tr>
</table>

		(花園洋房3及5)			防煙條

3. 室內裝置

<table>
<tr><th colspan="3"></th><th>(i) 裝置及設備的類型</th><th>裝置及設備的用料</th></tr>
<tr><td>B</td><td>浴室</td><td>櫃</td><td>櫃台面</td><td>人造石材於以下單位提供：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>1 樓至 39 樓</td><td>所有住宅單位</td></tr>
<tr><td>第 2A 及 2B 座</td><td>2 樓至 40 樓</td><td>所有住宅單位</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位</td></tr>
</table>
天然石材於以下單位提供：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>40 樓至 41 樓</td><td>A 及 B</td></tr>
<tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A 及 B</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td><td>櫃</td><td>膠板飾面及不銹鋼之木製面盆櫃；及
玻璃製之鏡櫃於以下單位浴室提供：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>1 樓至 39 樓</td><td>所有住宅單位</td></tr>
<tr><td>第 2A 及 2B 座</td><td>2 樓至 40 樓</td><td>所有住宅單位</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位</td></tr>
</table>
木面、石材、鋁及不銹鋼之木製面盆櫃；及
玻璃及不銹鋼製之鏡櫃於以下單位主人浴室提供：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>1 樓至 39 樓</td><td>所有住宅單位</td></tr>
<tr><td>第 2A 及 2B 座</td><td>2 樓至 40 樓</td><td>所有住宅單位</td></tr>
<tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位</td></tr>
</table>
木面及不銹鋼之木製面盆櫃
木面、鏡及不銹鋼之木製鏡櫃於以下單位浴室 1、浴室 2 及浴室 3 提供：
<table>
<tr><th>座數</th><th>樓層</th><th>單位</th></tr>
<tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr>
<tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A 及 B</td></tr>
<tr><td colspan="3">獨立屋</td></tr>
<tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td></td><td></td><td></td><td>木面、人造皮及不銹鋼之木製面盆櫃
天然石材、裝飾玻璃、鏡及不銹鋼之木製鏡櫃於以下單位
主人浴室 1 提供：<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A 及 B</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr></table></td></tr>
<tr><td></td><td></td><td>浴室的裝置及設備</td><td>洗手盆水龍頭</td><td>金屬</td></tr>
<tr><td></td><td></td><td></td><td>洗手盆及坐廁</td><td>陶瓷</td></tr>
<tr><td></td><td></td><td></td><td>廁紙架</td><td>金屬</td></tr>
<tr><td></td><td></td><td></td><td>浴簾桿</td><td>金屬</td></tr>
<tr><td></td><td></td><td></td><td>毛巾桿</td><td>金屬於以下單位主人浴室提供：<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第 1A 及 1B 座</td><td>1 樓至 39 樓</td><td>所有住宅單位</td></tr><tr><td>第 2A 及 2B 座</td><td>2 樓至 40 樓</td><td>所有住宅單位</td></tr><tr><td>都會城邸 1 及 2</td><td>1 樓至 6 樓</td><td>所有住宅單位</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td>毛巾鉤</td><td>金屬</td></tr>
<tr><td></td><td></td><td></td><td>毛巾發熱架</td><td>金屬於以下單位主人浴室 1 提供：<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>A 及 B</td></tr><tr><td>第 2A 及 2B 座</td><td>41 樓</td><td>A 及 B</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房 1、2、3 及 5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="2">請參閱「設備說明表」</td></tr>
<tr><td></td><td></td><td>(ii) 供水系統的類型及用料</td><td>冷水喉</td><td>銅喉</td></tr>
<tr><td></td><td></td><td></td><td>熱水喉</td><td>配有隔熱絕緣保護之銅喉</td></tr>
<tr><td></td><td></td><td>(iii) 沐浴設施的類型及用料(包括花灑或浴缸(如適用的話))</td><td>花灑</td><td>金屬</td></tr>
<tr><td></td><td></td><td></td><td>淋浴間</td><td>強化玻璃</td></tr>
<tr><td></td><td></td><td></td><td>浴缸</td><td>搪瓷鋼</td></tr>
<tr><td></td><td></td><td>(iv) 浴缸大小(如適用的話)</td><td colspan="2">主人浴室：1500毫米（長） x 700毫米（闊） x 390毫米（深）
主人浴室 1：1500 毫米（長） x 1500 毫米（闊） x 670 毫米（深）（按摩噴嘴）<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第 1A 及 1B 座</td><td>40 樓及 41 樓</td><td>B</td></tr></table>主人浴室1：1600毫米（長） x 700毫米（闊） x 430毫米（深）（按摩噴嘴）<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第 1B 座</td><td>40 樓及 41 樓</td><td>A</td></tr></table>主人浴室1：1700毫米（長） x 750毫米（闊） x 430毫米（深）（按摩噴嘴）<table><tr><td>座數</td><td>樓層</td><td>單位</td></tr><tr><td>第 1A 座</td><td>40 樓及 41 樓</td><td>A</td></tr></table></td></tr>
</table>

			主人浴室1：1500毫米（長） x 700毫米（闊） x 420毫米（深） 座數 | 樓層 | 單位 第 2A 及 2B 座 | 41 樓 | A 及 B 主人浴室1：1900毫米（長） x 1000毫米（闊） x 740毫米（深）（按摩噴嘴） 獨立屋 花園洋房 1、2、3 及 5

3. 室內裝置

			用料		
C	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水供水採用銅喉及熱水供水/熱水回水採用配有隔熱絕緣保護之銅喉		
			用料及裝修物料		
		(iii) 廚櫃	適用於以下單位： 座數 | 樓層 第 1A 及 1B 座 | 1 樓至 39 樓 第 2A 及 2B 座 | 2 樓至 40 樓 都會城邸 1 及 2 | 1 樓至 6 樓 1. 木製膠板廚櫃組合，配高亮漆廚櫃高壓美耐門板，僅於開放式廚房提供 2. 木製膠板廚櫃組合，配木壓紋飾面高壓美耐板及高亮漆廚櫃門板，僅於圍封式廚房提供		
			適用於以下單位： 座數 | 樓層 | 單位 第1A及1B座 | 40樓及41樓 | A 及 B 第2A及2B座 | 41樓 | A 及 B 獨立屋 花園洋房1、2、3及 5 木製膠板廚櫃組合，配金屬感焗漆及實木飾面中密度纖維板廚櫃門板		
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	金屬水龍頭	
			設備的類型	暗藏式花灑頭安裝在廚櫃上方的假天花及煙霧感應器安裝在客飯廳（僅適用於開放式廚房單位） 另請參閱「設備說明表」	
			裝置	類型	用料
D	睡房	裝置（包括嵌入式衣櫃）的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
E	電話	接駁點的位置及數目	裝設有電話接駁點		
F	天線	接駁點的位置及數目	裝設電視天線插座		
			裝置		
G	電力裝置	(i) 供電附件(包括安	供電附件	提供電掣及電插座之面板	

<table>
<tr><td></td><td></td><td>全裝置)</td><td>安全裝置</td><td>a. 單相電力並裝置微型斷路器設於以下單位：
<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td>第1A座</td><td>1樓至39樓</td><td>C及E</td></tr><tr><td>第1B座</td><td>1樓至39樓</td><td>C</td></tr><tr><td rowspan="2">第2A及2B座</td><td>2樓至3樓</td><td>D及E</td></tr><tr><td>5樓至40樓</td><td>B、D及E</td></tr><tr><td>都會城邸1及2</td><td>1樓至6樓</td><td>B、C、F及G</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td></td><td>b. 三相電力並裝置微型斷路器設於以下單位：
<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td rowspan="2">第1A座</td><td>1樓至39樓</td><td>A、B、D、F及G</td></tr><tr><td>40樓及41樓</td><td>所有住宅單位</td></tr><tr><td rowspan="2">第1B座</td><td>1樓至39樓</td><td>A、B、D、E、F及G</td></tr><tr><td>40樓及41樓</td><td>所有住宅單位</td></tr><tr><td rowspan="2">第2A座</td><td>2樓至40樓</td><td>A、C、F及G</td></tr><tr><td>41樓</td><td>所有住宅單位</td></tr><tr><td rowspan="2">第2B座</td><td>2樓至40樓</td><td>A、C及F</td></tr><tr><td>41樓</td><td>所有住宅單位</td></tr><tr><td>都會城邸1及2</td><td>1樓至6樓</td><td>A、D、E及H</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房1、2、3及5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td>(ii) 導管是隱藏或外露</td><td>導管是部分隱藏及部分外露[1]</td></tr>
<tr><td>H</td><td>氣體供應</td><td>類型</td><td colspan="2">煤氣</td></tr>
<tr><td></td><td></td><td>系統</td><td colspan="2">獨立煤氣錶及煤氣喉供接駁煤氣煮食爐及煤氣熱水爐於以下單位提供：
<table><tr><th>座數</th><th>樓層</th><th>單位</th></tr><tr><td rowspan="2">第1A座</td><td>1樓至39樓</td><td>C及E</td></tr><tr><td>40樓及41樓</td><td>所有住宅單位</td></tr><tr><td rowspan="2">第1B座</td><td>1樓至39樓</td><td>C</td></tr><tr><td>40樓及41樓</td><td>所有住宅單位</td></tr><tr><td rowspan="3">第2A座及2B座</td><td>2樓至3樓</td><td>D及E</td></tr><tr><td>5樓至40樓</td><td>B、D及E</td></tr><tr><td>41樓</td><td>所有住宅單位</td></tr><tr><td>都會城邸1及2</td><td>1樓至6樓</td><td>B、C、F及G</td></tr><tr><td colspan="3">獨立屋</td></tr><tr><td colspan="3">花園洋房1、2、3及5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="2">其他單位沒有氣體提供</td></tr>
<tr><td>I</td><td>洗衣機接駁點</td><td>設計</td><td colspan="2">設有洗衣機去水直徑為 40 毫米及來水直徑為 15 毫米接駁喉位</td></tr>
</table>

J	供水	(i) 水管的用料	冷水供水採用銅喉及熱水供水/熱水回水喉採用配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[2]
		(iii) 有否熱水供應	廚房、浴室、化粧間及洗手間供應熱水

4. 雜項

A	升降機 (花園洋房 1、2、3 及 5)		(i) 品牌名稱及產品型號	品牌名稱	日立
				產品型號	LCA-800-CO60
			(ii) 到達的樓層	到達的樓層	地庫、地下、1 樓及 2 樓
B	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公用水錶房或水錶箱	每層之公用電錶房或電錶箱	於廚櫃內(如有氣體供應)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

5. 保安設施

花園洋房升降機閉路電視系統連接其單位之工作間

6. 設備

請參閱「設備說明表」

註：

1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面，非混凝土間牆，指定之槽位或其他物料遮蓋。
2. 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面，非混凝土間牆，指定之槽位或其他物料遮蓋。
3. 第1A、1B、2A及2B座不設4樓、13樓、14樓、24樓及34樓。都會城邸1及2不設4樓。不設花園洋房4。

1. Exterior Finishes

<table>
<tr><td>A</td><td>Window</td><td>Material of frame</td><td>Aluminium window frames with fluorocarbon coating</td></tr>
<tr><td></td><td></td><td>Material of glass</td><td>Insulated glass unit (clear heat strengthened glass with low-emissivity coating and clear tempered glass) is provided in all living and dining rooms, master bedrooms, bedrooms and utility rooms, but
Insulated glass unit (clear heat strengthened glass with low-emissivity coating and clear tempered glass) and obscured insulated glass unit (clear heat strengthened glass with low-emissivity coating and obscured tempered glass) are provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th><th>Location</th></tr>
<tr><td rowspan="2">Tower 1B</td><td rowspan="2">1/F – 39/F</td><td>B</td><td>Master Bedroom</td></tr>
<tr><td>E</td><td>Living and Dining Room</td></tr>
</table>
Kitchen:
Clear tempered glass is provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Tower 1A</td><td>1/F - 39/F</td><td>C & E</td></tr>
<tr><td>Tower 1B</td><td>1/F - 39/F</td><td>C</td></tr>
<tr><td rowspan="2">Towers 2A & 2B</td><td>2/F - 3/F</td><td>D & E</td></tr>
<tr><td>5/F - 40/F</td><td>B, D & E</td></tr>
<tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>B, C, F & G</td></tr>
</table>
Insulated glass unit (clear heat strengthened glass with low-emissivity coating and clear tempered glass) is provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>All residential flats</td></tr>
<tr><td>Towers 2A & 2B</td><td>41/F</td><td>All residential flats</td></tr>
<tr><td colspan="3">House</td></tr>
<tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr>
</table>
All master bathrooms, bathrooms & lavatories:
Obscured tempered glass is provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Tower 1A</td><td>1/F – 39/F</td><td>E</td></tr>
<tr><td>Tower 1B</td><td>1/F – 39/F</td><td>B & C</td></tr>
<tr><td>Towers 2A & 2B</td><td>5/F – 40/F</td><td>B</td></tr>
<tr><td>Urban Villas 1 & 2</td><td>1/F – 6/F</td><td>B, C, F & G</td></tr>
</table>
Insulated glass unit (clear heat strengthened glass with low-emissivity coating and clear tempered glass) is provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>All residential flats</td></tr>
<tr><td>Towers 2A & 2B</td><td>41/F</td><td>All residential flats</td></tr>
<tr><td colspan="3">House</td></tr>
<tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr>
</table></td></tr>
</table>

<table>
<tr><td>B</td><td>Balcony</td><td>Type of finishes</td><td>External Wall: Aluminium cladding, ceramic tiles and porcelain tiles are provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Towers 1A & 1B</td><td>1/F - 41/F</td><td>All residential flats</td></tr>
<tr><td>Towers 2A & 2B</td><td>2/F - 41/F</td><td>All residential flats</td></tr>
</table>
External Wall: Aluminium cladding and natural stone are provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats</td></tr>
<tr><td colspan="3">House</td></tr>
<tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr>
</table>
Ceiling: External paint on plaster
Aluminium ceiling panel is provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>A, D, E & H</td></tr>
<tr><td colspan="3">House</td></tr>
<tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr>
</table>
Floor: Porcelain tiles
Balustrade: Metal and clear glass balustrade with aluminium cladded curb
Metal and fritted glass balustrade with aluminium cladded curb is provided in the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Towers 2A & 2B</td><td>2/F, 3/F & 5/F</td><td>C, D & E</td></tr>
<tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats</td></tr>
<tr><td colspan="3">House</td></tr>
<tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr>
</table></td></tr>
<tr><td></td><td></td><td>Whether it is covered</td><td>All balconies are covered</td></tr>
</table>

2. Interior Finishes

<table>
<tr><td colspan="3"></td><td>Wall</td><td>Ceiling</td></tr>
<tr><td>A</td><td>Internal wall and ceiling</td><td>Type of living and dining room finishes</td><td>Emulsion paint</td><td>Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint</td></tr>
<tr><td></td><td></td><td>Type of bedroom finishes</td><td>Emulsion paint</td><td>Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint</td></tr>
<tr><td colspan="3"></td><td>Floor</td><td>Skirting</td></tr>
<tr><td>B</td><td>Internal floor</td><td>Type of living and dining room finishes</td><td>Engineered timber flooring
Reconstituted stone with stainless steel strip along edge of floor adjoining door to balcony</td><td>Laminated timber skirting</td></tr>
</table>

<table>
<tr><td></td><td></td><td></td><td>Reconstituted stone with stainless steel strip along edge of kitchen cabinet of open kitchen</td><td></td></tr>
<tr><td></td><td></td><td>Type of bedroom finishes</td><td>Engineered timber flooring
Reconstituted stone
with stainless steel strip along edge of floor adjoining door to utility platform or flat roof</td><td>Laminated timber skirting</td></tr>
<tr><td colspan="3"></td><td colspan="2">Wall, Floor & Ceiling</td></tr>
<tr><td>C</td><td>Bathroom (for Master Bathroom, Master Bathroom 1, Bathroom, Bathroom 1, Bathroom 2, Bathroom 3 and Lavatory)</td><td>Type of finishes</td><td colspan="2">Bathroom (for all Master Bathroom and Bathroom)
Wall: Decorative glass, stainless steel, mirror and porcelain tiles
Floor: Porcelain tiles
Ceiling: Gypsum board false ceiling finished with emulsion paint and stainless steel false ceiling</td></tr>
<tr><td></td><td></td><td></td><td colspan="2">Bathroom (for Master Bathroom 1, Bathroom 1, Bathroom 2 and Bathroom 3) of the following flats:
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr>
<tr><td>Towers 2A & 2B</td><td>40/F</td><td>A & B</td></tr>
<tr><td colspan="3">House</td></tr>
<tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr>
</table>
Wall: Decorative glass, glass panel, stainless steel, mirror and natural stone
Floor: Natural stone
Ceiling: Gypsum board false ceiling finished with emulsion paint and stainless steel false ceiling</td></tr>
<tr><td></td><td></td><td></td><td colspan="2">Lavatory:
Wall: Ceramic tiles
Floor: Homogeneous tile
Ceiling: Aluminium ceiling</td></tr>
<tr><td></td><td></td><td>Whether the wall finishes run up to ceiling</td><td colspan="2">Run up to false ceiling level</td></tr>
<tr><td colspan="3"></td><td colspan="2">Wall, Floor, Ceiling and Cooking Bench</td></tr>
<tr><td>D</td><td>Kitchen</td><td>Type of finishes</td><td colspan="2">Open kitchen
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th></tr>
<tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td><td>All residential flats with open kitchen</td></tr>
<tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td><td>All residential flats with open kitchen</td></tr>
<tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats with open kitchen</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td></td><td></td><td>Wall: Decorative glass and stainless steel strip and melamine faced chipboard with high gloss lacquer finish
Floor: Engineered timber flooring, reconstituted stone and stainless steel strip
Ceiling: Ceiling finished with emulsion paint and gypsum board false ceiling finished with emulsion paint
Cooking Bench: Reconstituted stone</td></tr>
<tr><td></td><td></td><td></td><td>Kitchen<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td><td>All residential flats with enclosed kitchen</td></tr><tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td><td>All residential flats with enclosed kitchen</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats with enclosed kitchen</td></tr></table>Wall: Decorative glass and porcelain tiles
Floor: Porcelain tiles
Ceiling: Gypsum board false ceiling finished with emulsion paint and stainless steel false ceiling
Cooking Bench: Reconstituted stone</td></tr>
<tr><td></td><td></td><td></td><td>Kitchen<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>40/F</td><td>A & B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table>Wall: Decorative glass and natural stone
Floor: Natural stone
Ceiling: Gypsum board false ceiling finished with emulsion paint, stainless steel strip and timber veneer
Cooking Bench: Reconstituted stone</td></tr>
<tr><td></td><td></td><td>Whether the wall finishes run up to ceiling</td><td>Run up to false ceiling level</td></tr>
</table>

3. Interior Fittings

			Material	Finishes	Accessories
A	Doors	Flat main entrance door (Towers 1 & 2, Urban Villas 1& 2)	Solid core fire rated timber door	Timber veneer and stainless steel strip	Smart door lock, concealed door closer, door hinges, door stopper, smoke seal and eye viewer
		Main entrance door (Garden Mansions 1, 2, 3	Solid core fire rated timber door	Timber veneer and stainless	Smart door lock, concealed door closer, door hinges,

<table>
<tr><td></td><td></td><td>& 5)</td><td></td><td>steel strip</td><td>smoke seals, door stopper and eye viewer</td></tr>
<tr><td></td><td></td><td></td><td>Aluminum frame with glass door</td><td>Clear glass</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td>Sliding door between living and dining room and Master Bedroom (Flats A & F, 1/F - 39/F, Tower 1A; Flats A, E & F, 1/F - 39/F, Tower 1B)</td><td>Plywood timber door</td><td>Timber veneer and aluminum frame</td><td>Sliding door track set and door handle</td></tr>
<tr><td></td><td></td><td>Bedroom door (Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3)</td><td>Hollow core timber door</td><td>Plastic laminate and timber veneer</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td>Kitchen door</td><td>Solid core fire rated timber door</td><td>Plastic laminate, timber veneer, stainless steel strip and fire rated glass vision panel</td><td>Door handle, door hinges, door stopper and concealed door closer</td></tr>
<tr><td></td><td></td><td>Bathroom door (for Master Bathroom, Master Bathroom 1, Bathroom 1, Bathroom 2 and Bathroom 3)</td><td>Hollow core timber door with timber louvre</td><td>Plastic laminate, timber veneer and stainless steel strip</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td rowspan="2">Powder room door</td><td>Hollow core timber door with timber louvre provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1A</td><td>40/F & 41/F</td><td>B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td><td rowspan="2">Plastic laminate and timber veneer</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td>Hollow core timber sliding door with timber louvre provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1A</td><td>40/F & 41/F</td><td>A</td></tr><tr><td>Tower 1B</td><td>40/F & 41/F</td><td>A & B</td></tr></table></td><td>Sliding door track set, lockset and door stopper</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Lavatory door</td><td>Aluminum frame folding door</td><td>Frosted glass</td><td>Sliding and folding door track set, lockset and hinges</td></tr>
<tr><td></td><td></td><td>Utility door</td><td>Hollow core timber door with timber louvre provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1A</td><td>40/F & 41/F</td><td>B</td></tr><tr><td>Tower 1B</td><td>1/F - 39/F</td><td>C</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td><td>Plastic laminate and timber veneer</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td></td><td>Hollow core timber sliding door with timber louvre provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td rowspan="2">Tower 1A</td><td>1/F - 39/F</td><td>E</td></tr><tr><td>40/F & 41/F</td><td>A</td></tr><tr><td>Tower 1B</td><td>40/F & 41/F</td><td>B</td></tr><tr><td rowspan="2">Towers 2A & 2B</td><td>5/F - 40/F</td><td>B</td></tr><tr><td>41/F</td><td>A</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>F & G</td></tr></table></td><td></td><td>Sliding door track set, lockset and door stopper</td></tr>
<tr><td></td><td></td><td></td><td>Hollow core timber sliding and folding door with timber lourve provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1B</td><td>40/F & 41/F</td><td>A</td></tr></table></td><td></td><td>Sliding and folding door track set, lockset and door stopper</td></tr>
<tr><td></td><td></td><td>Store door</td><td>Hollow core timber door with timber louvre</td><td>Plastic laminate and timber veneer</td><td>Lockset, door hinges and door stopper</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Flat roof door</td><td>Aluminium frame sliding and folding door is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A</td></tr></table></td><td>Clear glass</td><td>Sliding and folding door track set and lockset</td></tr>
<tr><td></td><td></td><td></td><td>Aluminium frame door is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td><td>Clear glass</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td></td><td>Aluminium frame sliding door is provided at the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A</td></tr></table></td><td>Clear glass</td><td>Sliding door track set and lockset</td></tr>
<tr><td></td><td></td><td>Roof door</td><td>Stainless steel gate is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr></table></td><td>Stainless steel</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td></td><td>Aluminum frame with glass door is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td><td>Clear glass</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td>Garden gate (Garden Mansions 1, 2, 3 & 5)</td><td>Metal gate</td><td>Aluminium</td><td>Lockset, door hinges and door stopper</td></tr>
<tr><td></td><td></td><td>Garden door (To</td><td>Aluminium frame sliding and folding door</td><td>Clear glass</td><td>Sliding and folding door</td></tr>
</table>

<table>
<tr><td></td><td></td><td>Garden)(Garden Mansions 1, 2, 3 & 5)</td><td></td><td></td><td>track set and lockset</td></tr>
<tr><td></td><td></td><td>Utility platform door</td><td>Aluminium frame with glass sliding door is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1A</td><td>1/F - 39/F</td><td>E</td></tr><tr><td>Tower 1B</td><td>1/F - 39/F</td><td>C</td></tr></table></td><td>Clear glass</td><td>Sliding door track set and lockset with handle</td></tr>
<tr><td></td><td></td><td></td><td>Aluminium frame with glass door is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 2A & 2B</td><td>5/F - 40/F</td><td>B</td></tr></table></td><td>Clear glass</td><td>Lockset and door hinges</td></tr>
<tr><td></td><td></td><td>Balcony door</td><td>Aluminium frame with glass sliding door</td><td>Clear glass</td><td>Sliding door track set and lockset with handle</td></tr>
<tr><td></td><td></td><td>Entrance door at B/F (Garden Mansions 1, 2, 3 & 5)</td><td>Solid core fire rated timber door</td><td>Plastic laminate and fire rated glass vision panel</td><td>Door lock, concealed door closer, door hinges, door stopper and smoke seal</td></tr>
<tr><td></td><td></td><td>Lift lobby door at B/F (Garden Mansions 1, 2, 3 & 5)</td><td>Aluminium frame fire rated glass door</td><td>Clear glass</td><td>Concealed door closer, door hinges, door stopper and smoke seal</td></tr>
<tr><td></td><td></td><td>Staircase door at B/F (Garden Mansions 3 & 5)</td><td>Solid core fire rated timber door</td><td>Plastic laminate</td><td>Concealed door closer, door hinges, door stopper and smoke seal</td></tr>
</table>

3. Interior Fittings

<table>
<tr><th colspan="3"></th><th>(i) Type of fittings and equipment</th><th>Material of fittings and equipment</th></tr>
<tr><td>B</td><td>Bathroom</td><td>Cabinet</td><td>Counter-top</td><td>Reconstituted stone is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td><td>All residential flats</td></tr><tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td><td>All residential flats</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats</td></tr></table>Natural stone is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A & B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td>Cabinet</td><td>Timber basin cabinet with plastic laminate and stainless steel; and
Mirror cabinet made of glass for Bathroom is provided in the</td></tr>
</table>

<table>
<tr><td></td><td></td><td></td><td></td><td>following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td><td>All residential flats</td></tr><tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td><td>All residential flats</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td></td><td>Timber basin cabinet with wood veneer, stone, aluminium and stainless steel; and
Mirror cabinet made of glass and stainless steel for Master Bathroom is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td><td>All residential flats</td></tr><tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td><td>All residential flats</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td></td><td>Timber basin cabinet with wood veneer and stainless steel
Timber mirror cabinet with wood veneer, mirror and stainless steel for Bathroom 1, Bathroom 2 and Bathroom 3 is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A & B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td></td><td>Timber basin cabinet with wood veneer, vinyl and stainless steel
Timber mirror cabinet with natural stone, decorative glass, mirror and stainless steel for Master Bathroom 1 is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A & B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
<tr><td></td><td></td><td>Bathroom fittings and equipment</td><td>Wash basin mixer</td><td>Metal</td></tr>
<tr><td></td><td></td><td></td><td>Wash basin and water closet</td><td>Vitreous china</td></tr>
<tr><td></td><td></td><td></td><td>Toilet paper holder</td><td>Metal</td></tr>
<tr><td></td><td></td><td></td><td>Curtain rail</td><td>Metal</td></tr>
<tr><td></td><td></td><td></td><td>Towel rail</td><td>Metal for Master Bathroom is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td><td>All residential flats</td></tr><tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td><td>All residential flats</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>All residential flats</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td>Towel hook</td><td>Metal</td></tr>
</table>

<table>
<tr><td></td><td></td><td></td><td>Towel heater rack</td><td colspan="2">Metal for Master Bathroom 1 is provided in the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A & B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="3">Please refer to the “Appliances Schedule”</td></tr>
<tr><td></td><td></td><td>(ii) Type and material of water supply system</td><td>Cold water pipe</td><td colspan="2">Copper water pipes</td></tr>
<tr><td></td><td></td><td></td><td>Hot water pipe</td><td colspan="2">Copper water pipes with thermal insulation</td></tr>
<tr><td></td><td></td><td>(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)</td><td>Shower</td><td colspan="2">Metal</td></tr>
<tr><td></td><td></td><td></td><td>Shower compartment</td><td colspan="2">Tempered glass</td></tr>
<tr><td></td><td></td><td></td><td>Bath tub</td><td colspan="2">Enamelled steel</td></tr>
<tr><td></td><td></td><td>(iv) Size of bath tub, if applicable</td><td colspan="3">Master Bathroom: 1500mm(L) x 700mm(W) x 390mm(D)
Master Bathroom 1: 1500mm(L) x 1500mm(W) x 670mm(D) (Water Jet)<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>B</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="3">Master Bathroom 1: 1600mm(L) x 700mm(W) x 430mm(D) (Water Jet)<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1B</td><td>40/F &41/F</td><td>A</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="3">Master Bathroom 1: 1700mm(L) x 750mm(W) x 430mm(D) (Water Jet)<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1A</td><td>40/F & 41/F</td><td>A</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="3">Master Bathroom 1: 1500mm(L) x 700mm(W) x 420mm(D)<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A & B</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="3">Master Bathroom 1: 1900mm(L) x 1000mm(W) x 740mm(D) (Water Jet)<table><tr><th>House</th></tr><tr><td>Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
</table>

3. Interior Fittings

			Material
C	Kitchen	(i) Sink unit	Stainless steel
		(ii) Water supply system	Copper water pipes for cold water supply & copper water pipes with thermal insulation for hot water supply / hot water return
			Material and finishes

<table>
<tr><td></td><td></td><td>(iii) Kitchen cabinet</td><td colspan="3">Applicable to the following flats:<table><tr><th>Tower</th><th>Floor</th></tr><tr><td>Towers 1A & 1B</td><td>1/F - 39/F</td></tr><tr><td>Towers 2A & 2B</td><td>2/F - 40/F</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td></tr></table>1. Wooden kitchen cabinet with plastic laminate and door panel of melamine faced chipboard with high gloss lacquer finish is provided for open kitchens only
2. Wooden kitchen cabinet with plastic laminate and door panels of melamine faced chipboard in embossed wood grain finish and high gloss lacquer finish, is provided for enclosed kitchens only</td></tr>
<tr><td></td><td></td><td></td><td colspan="3">Applicable to the following flats:<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Towers 1A & 1B</td><td>40/F & 41/F</td><td>A & B</td></tr><tr><td>Towers 2A & 2B</td><td>41/F</td><td>A & B</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table>Wooden kitchen cabinet with plastic laminate and door panel of metal lacquer finish and solid wood finish</td></tr>
<tr><td></td><td></td><td>(iv) Type of all other fittings and equipment</td><td>Other fittings</td><td colspan="2">Metal sink mixer</td></tr>
<tr><td></td><td></td><td></td><td>Other equipment</td><td colspan="2">Concealed type sprinkler head installed at false ceiling above kitchen cabinet and smoke detector installed at Living and Dining Room (for flats with open kitchen only)
Please also see “Appliances Schedule”</td></tr>
<tr><td colspan="3"></td><td>Fittings</td><td>Type</td><td>Material</td></tr>
<tr><td>D</td><td>Bedroom</td><td>Fittings (including built-in wardrobe)</td><td>Built-in wardrobe</td><td>Not applicable</td><td>Not applicable</td></tr>
<tr><td></td><td></td><td></td><td>Other fittings</td><td>Not applicable</td><td>Not applicable</td></tr>
<tr><td>E</td><td>Telephone</td><td>Location and number of connection points</td><td colspan="3">Telephone connection point(s) is/are provided</td></tr>
<tr><td>F</td><td>Aerials</td><td>Location and number of connection points</td><td colspan="3">TV aerial outlet(s) is/are provided</td></tr>
<tr><td colspan="3"></td><td>Fittings</td><td colspan="2"></td></tr>
<tr><td>G</td><td>Electrical</td><td>(i) Electrical</td><td>Electrical fittings</td><td colspan="2">Faceplate for all switches and power sockets</td></tr>
</table>

<table>
<tr><td></td><td>installations</td><td>fittings (including safety devices)</td><td>Safety devices</td><td>a. Single phase electricity supply with miniature circuit breaker distribution board for the following flats:
<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td>Tower 1A</td><td>1/F - 39/F</td><td>C & E</td></tr><tr><td>Tower 1B</td><td>1/F - 39/F</td><td>C</td></tr><tr><td rowspan="2">Towers 2A & 2B</td><td>2/F - 3/F</td><td>D & E</td></tr><tr><td>5/F - 40/F</td><td>B, D & E</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>B, C, F & G</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td></td><td>b. Three phase electricity supply with miniature circuit breaker distribution board for the following flats:
<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td rowspan="2">Tower 1A</td><td>1/F - 39/F</td><td>A, B, D, F & G</td></tr><tr><td>40/F & 41/F</td><td>All residential flats</td></tr><tr><td rowspan="2">Tower 1B</td><td>1/F - 39/F</td><td>A, B, D, E, F & G</td></tr><tr><td>40/F & 41/F</td><td>All residential flats</td></tr><tr><td rowspan="2">Tower 2A</td><td>2/F - 40/F</td><td>A, C, F & G</td></tr><tr><td>41/F</td><td>All residential flats</td></tr><tr><td rowspan="2">Tower 2B</td><td>2/F - 40/F</td><td>A, C & F</td></tr><tr><td>41/F</td><td>All residential flats</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>A、D、E & H</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td>ii) Whether conduits are concealed or exposed</td><td>Conduits are partly concealed and partly exposed[1]</td></tr>
<tr><td>H</td><td>Gas supply</td><td>Type</td><td colspan="2">Towngas</td></tr>
<tr><td></td><td></td><td>System</td><td colspan="2">Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for the following flats:
<table><tr><th>Tower</th><th>Floor</th><th>Flat</th></tr><tr><td rowspan="2">Tower 1A</td><td>1/F - 39/F</td><td>C & E</td></tr><tr><td>40/F & 41/F</td><td>All residential flats</td></tr><tr><td rowspan="2">Tower 1B</td><td>1/F - 39/F</td><td>C</td></tr><tr><td>40/F & 41/F</td><td>All residential flats</td></tr><tr><td rowspan="3">Towers 2A & 2B</td><td>2/F - 3/F</td><td>D & E</td></tr><tr><td>5/F - 40/F</td><td>B, D & E</td></tr><tr><td>41/F</td><td>All residential flats</td></tr><tr><td>Urban Villas 1 & 2</td><td>1/F - 6/F</td><td>B, C, F & G</td></tr><tr><td colspan="3">House</td></tr><tr><td colspan="3">Garden Mansions 1, 2, 3 & 5</td></tr></table></td></tr>
<tr><td></td><td></td><td></td><td colspan="2">No gas supply for other flats</td></tr>
<tr><td>I</td><td>Washing machine connection</td><td>Design</td><td colspan="2">Drain point of a diameter of 40mm and water point of a diameter of 15mm are provided for washing machine</td></tr>
</table>

	point		
J	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply/hot water return
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]
		(iii) Whether hot water is available	Hot water supply to kitchen, bathroom, powder room and lavatory

4. Miscellaneous

A	Lifts (Garden Mansions 1, 2, 3 & 5)		(i) Brand name and model number	Brand name	Hitachi
				Model number	LCA-800-CO60
			(ii) Floors served	Floors served	B/F, G/F, 1/F and 2/F
B	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Common water meter room or water meter cabinet on each floor	Common electric meter room or electric meter cabinet on each floor	Inside cabinet of kitchen (if there is gas supply)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

CCTV system in lifts at Garden Mansions connecting to the Utility of its flats

6. Appliances

Please refer to the “Appliances Schedule”

Notes：

1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A & 2B. 4/F is omitted in Urban Villa 1 & 2. Garden Mansion 4 is omitted.

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 1A 第 1A 座									Tower 1B 第 1B 座								
				1/F – 39/F 1 樓至 39 樓							40/F & 41/F 40 樓及 41 樓		1/F – 39/F 1 樓至 39 樓							40/F & 41/F 40 樓及 41 樓	
				A	B	C	D	E	F	G	A	B	A	B	C	D	E	F	G	A	B
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 客飯廳、主人睡房、睡房 1、睡房 2 及睡房 3	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Toshiba 東芝	RAS-13N3KV-HK		✓	✓	✓	✓		✓				✓	✓	✓			✓		
			RAS-B10N3KV2-E					✓							✓						
			RAS-B13N3KV2-E	✓	✓	✓	✓		✓	✓			✓	✓		✓	✓	✓	✓		
			RAS-B16N3KV2-E					✓							✓						
			RAS-B22N3KV2-E	✓	✓	✓	✓		✓	✓			✓	✓		✓	✓	✓	✓		
	VRV Indoor Unit 多聯式分體式冷氣機（室內機）		MMK-AP0077HP-E								✓	✓								✓	✓
			MMK-AP0097HP-E								✓	✓								✓	✓
			MMD-AP0096BHP1-E								✓	✓								✓	✓
			MMK-AP0157HP-E								✓	✓									✓
			MMK-AP0187HP-E								✓									✓	
			MMK-AP0247HP-E								✓	✓								✓	✓
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）		RAS-13N3AV-HK		✓	✓	✓	✓		✓				✓	✓	✓			✓		
			RAS-2M18S3AV-E					✓							✓						
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		
	VRV Outdoor Unit 多聯式分體式冷氣機（室外機）		MMY-MAP0806HT8P								✓	✓								✓	✓
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐（單頭）	TGC	TRJB11MT-C			✓															
		Miele	CS 1018 G					✓			✓	✓			✓					✓	✓
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐（兩頭）	TGC	TRJB12S-C			✓															
		Miele	CS 1013-1					✓			✓	✓			✓					✓	✓
	Built-in Domino FlexInduction Hob 嵌入式電磁爐	Siemens 西門子	EX375FXB1E	✓	✓		✓		✓	✓			✓	✓		✓	✓	✓	✓		
	Built-in Domino 2-Zone Induction Hob 嵌入式 2 頭電磁爐	Miele	CS 1212-1i								✓	✓								✓	✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI97SA530B			✓															
			LI67SA530B	✓	✓		✓		✓	✓			✓	✓		✓	✓	✓	✓		
		Miele	DA3496HP					✓							✓						
	Cooker Hood 抽油煙機	Miele	DA4228W								✓	✓								✓	✓
	Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS2		✓	✓	✓			✓				✓		✓			✓		
		Miele	DGC7440					✓							✓						
	Built-in Oven 嵌入式焗爐	Miele	H7860BP								✓	✓								✓	✓
	Built-in Steam Oven with Microwave 嵌入式蒸爐連微波爐	Miele	DGM 7840								✓	✓								✓	✓
	Built-in Warming Drawer 嵌入式暖碟機	Miele	ESW 7010								✓	✓								✓	✓
	2 in 1 Washer Dryer 二合一洗衣乾衣機	Siemens 西門子	WD14D366HK	✓		✓		✓	✓				✓		✓		✓	✓			
	Two Doors Refrigerator 雙門雪櫃	Siemens 西門子	KD25NVL3AK	✓					✓				✓				✓	✓			
		Samsung 三星	RB33R8899SR/SH		✓	✓	✓	✓		✓				✓	✓	✓			✓		

		Sub-Zero#	ICBBI-48S#								✓	✓							✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL			✓		✓							✓					
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓		✓		✓	✓			✓	✓		✓	✓	✓	✓		
	Exhaust Fan 抽氣扇	Panasonic	FV-20WH307			✓		✓							✓						
		Ostberg	RFE200AKU								✓	✓								✓	✓
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Panasonic	FV-20WH307					✓							✓						
Master Bathroom 1 主人浴室 1	Exhaust Fan 抽氣扇	Ostberg	RFE200AKU								✓	✓								✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2								✓	✓								✓	✓
	Towel Heater Rack 毛巾發熱架	Vola	T39EL/5								✓	✓								✓	✓
Bathroom 浴室	Top Load Washing Machine 上置式洗衣機	Siemens 西門子	WP10R155HK		✓		✓			✓				✓		✓			✓		
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	✓	✓		✓		✓	✓			✓	✓		✓	✓	✓	✓		
	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓		
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU								✓	✓								✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2								✓	✓								✓	✓
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU								✓									✓	
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2								✓									✓	
Utility 工作間	Washer 洗衣機	Miele	WWV 980 WPS								✓	✓								✓	✓
	Dryer 乾衣機	Miele	TWV 680 WP								✓	✓								✓	✓
	Electric Water Heater 電熱水爐	Jenfort 真富	JHC 3.5					✓							✓						
Lavatory inside Utility 工作間內之洗手間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU					✓			✓	✓			✓					✓	✓
Powder Room 化粧間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU								✓	✓								✓	✓
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL								✓	✓								✓	✓

Notes:

1. 4/F, 13/F, 14/F, 24/F & 34/F are omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.
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註：

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2. "✓" 表示此設備於該住宅單位內提供或安裝。
3.標有 "#" 之雪櫃設有製冰器。此等雪櫃須接駁供水方能使用製冰器。實際單位並無/將無設置供水接駁點予此等雪櫃使用。賣方也不陳述或保証買方能於實際單位中設置予此等雪櫃使用的供水接駁點。

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2A 第 2A 座														
				2/F – 3/F 2 樓至 3 樓						5/F – 40/F 5 樓至 40 樓							41/F 41 樓	
				A	C	D	E	F	G	A	B	C	D	E	F	G	A	B
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 客飯廳、主人睡房、睡房 1、睡房 2 及睡房 3	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Toshiba 東芝	RAS-13N3KV-HK	✓	✓	✓	✓			✓	✓	✓	✓	✓				
			RAS-B10N3KV2-E								✓							
			RAS-B13N3KV2-E	✓	✓	✓	✓			✓		✓	✓	✓				
			RAS-B16N3KV2-E					✓	✓		✓				✓	✓		
			RAS-B22N3KV2-E	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		
	VRV Indoor Unit 多聯式分體式冷氣機（室內機）		MMK-AP0077HP-E														✓	✓
			MMK-AP0097HP-E														✓	✓
			MMD-AP0096BHP1-E														✓	✓
			MMK-AP0247HP-E														✓	✓
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）		RAS-13N3AV-HK	✓	✓	✓	✓			✓	✓	✓	✓	✓				
			RAS-2M18S3AV-E								✓							
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	VRV Outdoor Unit 多聯式分體式冷氣機（室外機）		MMY-MAP0806HT8P														✓	✓
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐（單頭）	TGC	TRJB11MT-C			✓	✓						✓	✓				
		Miele	CS 1018 G								✓						✓	✓
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐（兩頭）	TGC	TRJB12S-C			✓	✓						✓	✓				
		Miele	CS 1013-1								✓						✓	✓
	Built-in Domino FlexInduction Hob 嵌入式電磁爐	Siemens 西門子	EX375FXB1E	✓	✓			✓	✓	✓		✓			✓	✓		
	Built-in Domino 2-Zone Induction Hob 嵌入式 2 頭電磁爐	Miele	CS 1212-1i														✓	✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI97SA530B			✓	✓						✓	✓				
			LI67SA530B	✓	✓			✓	✓	✓		✓			✓	✓		
		Miele	DA3496HP								✓							
	Cooker Hood 抽油煙機	Miele	DA4228W														✓	✓
	Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS2	✓	✓	✓	✓			✓		✓	✓	✓				
		Miele	DGC7440								✓							
	Built-in Oven 嵌入式焗爐	Miele	H7860BP														✓	✓
	Built-in Steam Oven with Microwave 嵌入式蒸爐連微波爐	Miele	DGM 7840														✓	✓
	Built-in Warming Drawer 嵌入式暖碟機	Miele	ESW 7010														✓	✓
	2 in 1 Washer Dryer 二合一洗衣乾衣機	Siemens 西門子	WD14D366HK			✓	✓				✓		✓	✓				
	Two Doors Refrigerator 雙門雪櫃	Siemens 西門子	KD25NVL3AK					✓	✓						✓	✓		
		Samsung 三星	RB33R8899SR/SH	✓	✓	✓	✓			✓	✓	✓	✓	✓				
		Sub-Zero#	ICBBI-48S#														✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL			✓	✓				✓		✓	✓				
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓			✓	✓	✓		✓			✓	✓		

	Exhaust Fan 抽氣扇	Panasonic	FV-20WH307			✓	✓				✓		✓	✓				
		Ostberg	RFE200AKU														✓	✓
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU								✓							
Master Bathroom 1 主人浴室 1	Exhaust Fan 抽氣扇	Ostberg	RFE200AKU														✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2														✓	✓
	Towel Heater Rack 毛巾發熱架	Vola	T39EL/5														✓	✓
Bathroom 浴室	Top Load Washing Machine 上置式洗衣機	Siemens 西門子	WP10R155HK	✓	✓			✓	✓	✓		✓			✓	✓		
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	✓	✓			✓	✓	✓		✓			✓	✓		
	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU														✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2														✓	✓
Utility 工作間	Washer 洗衣機	Miele	WWV 980 WPS														✓	✓
	Dryer 乾衣機	Miele	TWV 680 WP														✓	✓
	Electric Water Heater 電熱水爐	Jenfort 真富	JHC 3.5								✓							
Lavatory inside Utility 工作間內之洗手間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU														✓	✓
		Panasonic	FV15WH307								✓							
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL														✓	✓

Notes:

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Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Tower 2B 第 2B 座												
				2/F – 3/F 2 樓至 3 樓					5/F – 40/F 5 樓至 40 樓						41/F 41 樓	
				A	C	D	E	F	A	B	C	D	E	F	A	B
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 客飯廳、主人睡房、睡房 1、睡房 2 及睡房 3	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Toshiba 東芝	RAS-13N3KV-HK	✓	✓	✓	✓		✓	✓	✓	✓	✓			
			RAS-B10N3KV2-E							✓						
			RAS-B13N3KV2-E	✓	✓	✓	✓		✓		✓	✓	✓			
			RAS-B16N3KV2-E					✓		✓				✓		
			RAS-B22N3KV2-E	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		
	VRV Indoor Unit 多聯式分體式冷氣機（室內機）		MMK-AP0077HP-E												✓	✓
			MMK-AP0097HP-E												✓	✓
			MMD-AP0096BHP1-E												✓	✓
			MMK-AP0247HP-E												✓	✓
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）		RAS-13N3AV-HK	✓	✓	✓	✓		✓	✓	✓	✓	✓			
			RAS-2M18S3AV-E							✓						
			RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	VRV Outdoor Unit 多聯式分體式冷氣機（室外機）		MMY-MAP0806HT8P												✓	✓
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐（單頭）	TGC	TRJB11MT-C			✓	✓					✓	✓			
		Miele	CS 1018 G							✓					✓	✓
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐（兩頭）	TGC	TRJB12S-C			✓	✓					✓	✓			
		Miele	CS 1013-1							✓					✓	✓
	Built-in Domino FlexInduction Hob 嵌入式電磁爐	Siemens 西門子	EX375FXB1E	✓	✓			✓	✓		✓			✓		
	Built-in Domino 2-Zone Induction Hob 嵌入式 2 頭電磁爐	Miele	CS 1212-1i												✓	✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI97SA530B			✓	✓					✓	✓			
			LI67SA530B	✓	✓			✓	✓		✓			✓		
		Miele	DA3496HP							✓						
	Cooker Hood 抽油煙機	Miele	DA4228W												✓	✓
	Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS2	✓	✓	✓	✓		✓		✓	✓	✓			
		Miele	DGC7440							✓						
	Built-in Oven 嵌入式焗爐	Miele	H7860BP												✓	✓
	Built-in Steam Oven with Microwave 嵌入式蒸爐連微波爐	Miele	DGM 7840												✓	✓
	Built-in Warming Drawer 嵌入式暖碟機	Miele	ESW 7010												✓	✓
	2 in 1 Washer Dryer 二合一洗衣乾衣機	Siemens 西門子	WD14D366HK			✓	✓			✓		✓	✓			
	Two Doors Refrigerator 雙門雪櫃	Siemens 西門子	KD25NVL3AK					✓						✓		
		Samsung 三星	RB33R8899SR/SH	✓	✓	✓	✓		✓	✓	✓	✓	✓			
		Sub-Zero#	ICBBI-48S#												✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL			✓	✓			✓		✓	✓			

	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓			✓	✓		✓			✓		
	Exhaust Fan 抽氣扇	Panasonic	FV20WH307			✓	✓			✓		✓	✓			
		Ostberg	RFE200AKU												✓	✓
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU							✓						
Master Bathroom 1 主人浴室 1	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2												✓	✓
	Towel Heater Rack 毛巾發熱架	Vola	T39EL/5												✓	✓
Bathroom 浴室	Top Load Washing Machine 上置式洗衣機	Siemens 西門子	WP10R155HK	✓	✓			✓	✓		✓			✓		
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	✓	✓			✓	✓		✓			✓		
	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU												✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2												✓	✓
Utility 工作間	Washer 洗衣機	Miele	WWV 980 WPS												✓	✓
	Dryer 乾衣機	Miele	TWV 680 WP												✓	✓
	Electric Water Heater 電熱水爐	Jenfort 真富	JHC 3.5							✓						
Lavatory inside Utility 工作間內之洗手間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU												✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-15WH307							✓						
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL												✓	✓

Notes:

1. 4/F, 13/F, 14/F, 24/F & 34/F are omitted.
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註

1.不設 4 樓、13 樓、14 樓、24 樓及 34 樓。
2.“✓”表示此設備於該住宅單位內提供或安裝。
3.標有“#”之雪櫃設有製冰器。此等雪櫃須接駁供水方能使用製冰器。實際單位並無/將無設置供水接駁點予此等雪櫃使用。賣方也不陳述或保証買方能於實際單位中設置予此等雪櫃使用的供水接駁點。

Appliances Schedule 設備說明表

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Urban Villa 1 都會城邸 1 1/F - 6/F 1 樓至 6 樓								Urban Villa 2 都會城邸 2 1/F - 6/F 1 樓至 6 樓							
				A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 客飯廳、主人睡房、睡房 1、睡房 2 及睡房 3	Split Type Air-conditioner Indoor Unit 分體式冷氣機（室內機）	Toshiba 東芝	RAS-10N3KV-HK1	✓							✓	✓							✓
			RAS-18N3KV-HK	✓							✓	✓							✓
	VRV Indoor Unit 多聯式分體式冷氣機（室內機）		MMK-AP0097HP-E		✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	
			MMK-AP0157HP-E		✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	
			MMK-AP0187HP-E		✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓	
	Split Type Air-conditioner Outdoor Unit 分體式冷氣機（室外機）		RAS-10N3AV-HK1	✓							✓	✓							✓
			RAS-18N3AV-HK	✓							✓	✓							✓
	VRV Outdoor Unit 多聯式分體式冷氣機（室外機）		MCY-MAP0507HT		✓	✓	✓	✓					✓	✓	✓	✓			
			MCY-MAP0607HT8						✓	✓							✓	✓	
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐（單頭）	TGC	TRJB11MT-C		✓	✓							✓	✓					
		Miele	CS 1018 G						✓	✓							✓	✓	
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐（兩頭）	TGC	TRJB12S-C		✓	✓							✓	✓					
		Miele	CS 1013-1						✓	✓							✓	✓	
	Built-in Domino FlexInduction Hob 嵌入式電磁爐	Siemens 西門子	EX375FXB1E	✓			✓	✓			✓	✓			✓	✓			✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI97SA530B		✓	✓							✓	✓					
			LI67SA530B	✓			✓	✓			✓	✓			✓	✓			✓
		Miele	DA3496HP						✓	✓							✓	✓	
	Built-in Combination Steam Oven 嵌入式蒸焗爐	Siemens 西門子	CS656GBS2		✓	✓	✓	✓					✓	✓	✓	✓			
		Miele	DGC7440						✓	✓							✓	✓	
	2 in 1 Washer Dryer 二合一洗衣乾衣機	Siemens 西門子	WD14D366HK		✓	✓			✓	✓			✓	✓			✓	✓	
	Two Doors Refrigerator 雙門雪櫃	Siemens 西門子	KD25NVL3AK	✓							✓	✓							✓
		Samsung 三星	RB33R8899SR/SH		✓	✓	✓	✓					✓	✓	✓	✓			
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL		✓	✓			✓	✓			✓	✓			✓	✓	
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓			✓	✓			✓	✓			✓	✓			✓
	Exhaust Fan 抽氣扇	Panasonic	FV-20WH307		✓	✓			✓	✓			✓	✓			✓	✓	
Living and Dining Room 客飯廳	Side-by-side Refrigerator 對門式雪櫃	Samsung 三星	RS62K6007S8/SH						✓	✓							✓	✓	
Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Panasonic	FV-20WH307						✓	✓							✓	✓	
Bathroom 浴室	Top Load Washing Machine 上置式洗衣機	Siemens 西門子	WP10R155HK	✓			✓	✓			✓	✓			✓	✓			✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi	✓			✓	✓			✓	✓			✓	✓			✓
	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Utility 工作間	Electric Water Heater 電熱水爐	Jenfort 真富	JHC 3.5						✓	✓							✓	✓	
Lavatory inside Utility 工作間內之洗手間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU						✓	✓							✓	✓	

Notes:
1. 4/F is omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.

註:
1. 不設 4 樓
2. "✓" 表示此設備於該住宅單位內提供或安裝。

Location 位置	Description 描述	Brand Name 品牌名稱	Model Number 產品型號	Garden Mansion 1 花園洋房 1	Garden Mansion 2 花園洋房 2	Garden Mansion 3 花園洋房 3	Garden Mansion 5 花園洋房 5
Living and Dining Room, Master Bedroom, Bedroom 1, Bedroom 2 and Bedroom 3 客飯廳、主人睡房、睡房 1、睡房 2 及睡房 3	VRV Indoor Unit 多聯式分體式冷氣機（室內機）	Toshiba 東芝	MMK-AP0097HP-E	✓	✓	✓	✓
			MMD-AP0096BHP1-E	✓	✓	✓	✓
			MMD-AP0156BHP1-E	✓	✓	✓	✓
			MMD-AP0186BHP1-E	✓	✓	✓	✓
			MMD-AP0246BHP1-E	✓	✓	✓	✓
	VRV Outdoor Unit 多聯式分體式冷氣機（室外機）		MMY-MAP1406HT8P	✓	✓	✓	✓
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐（單頭）	Miele	CS 1018 G	✓	✓	✓	✓
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐（兩頭）	Miele	CS 1013-1	✓	✓	✓	✓
	Built-in Domino 2-Zone Induction Hob 嵌入式 2 頭電磁爐	Miele	CS 1212-1i	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DA4228W	✓	✓	✓	✓
	Built-in Oven 嵌入式焗爐	Miele	H7860BP	✓	✓	✓	✓
	Built-in Steam Oven with Microwave 嵌入式蒸爐連微波爐	Miele	DGM 7840	✓	✓	✓	✓
	Built-in Warming Drawer 嵌入式暖碟機	Miele	ESW 7010	✓	✓	✓	✓
	Two Doors Refrigerator 雙門雪櫃	Sub-Zero#	ICBBI-48S#	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg	RFE200AKU	✓	✓	✓	✓
Master Bathroom 1 主人浴室 1	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓
	Towel Heater Rack 毛巾發熱架	Vola	T39EL/5	✓	✓	✓	✓
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓
Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	✓	✓	✓	✓
Lavatory inside Utility 工作間內之洗手間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓
Powder Room 化粧間	Exhaust Fan 抽氣扇	Ostberg	RFE140AKU	✓	✓	✓	✓
Flat Roof 平台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓
Roof 天台	Washer 洗衣機	Miele	WWV 980 WPS	✓	✓	✓	✓
	Dryer 乾衣機	Miele	TWV 680 WP	✓	✓	✓	✓

Notes:
1. Garden Mansion 4 is omitted.
2. "✓" means such appliance(s) is/are provided or installed in the residential unit.
3. Refrigerator marked with "#" contains an ice maker. To use the ice maker a water supply point has to be connected to such refrigerator. No water supply point is/will be provided for connecting such refrigerator in the actual unit. The Vendor does not represent or warrant that the purchasers can install water supply point in the actual unit for connecting such refrigerator.

註：
1. 不設花園洋房 4。
2. "✓" 表示此設備於該住宅單位內提供或安裝。
3. 標有 "#" 之雪櫃設有製冰器。此等雪櫃須接駁供水方能使用製冰器。實際單位並無/將無設置供水接駁點予此等雪櫃使用。賣方也不陳述或保証買方能於實際單位中設置予此等雪櫃使用的供水接駁點。

附表 III Schedule III

就第 9 條而言， "**對買方的警告**" 內容如下：
For the purposes of clause 9, the following is the "**Warning to Purchasers**":

1. 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.

2. 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.

3. **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.

4. 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.

5. 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.

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

該物業 Property: 香港九龍啟德沐泰街 9 號嘉峯匯第_____座_____樓_____單位
Flat _____ on _____ Floor, Tower _____, K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong

(請填上作出要約購買的住宅物業，須與臨時買賣合約下的住宅物業相同 Please insert the residential property(ies)offered to be purchased, which shall be the same as the residential property(ies) under the preliminary agreement for sale and purchase)

買方 _____HKID/Other ID/BR No.:_____
Purchaser(s) _____HKID/Other ID/BR No.:_____
_____HKID/Other ID/BR No.:_____
_____HKID/Other ID/BR No.:_____

1. 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.

2. 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.

3. **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.

4. 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.

5. 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.

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

買方簽署 Signed by the Purchaser(s)： _____

日期 Date: _____

VENDOR'S INFORMATION FORM 賣方資料表格

This Vendor's Information Form is provided by the Vendor.
本賣方資料表格由賣方提供。

Name and Location of The Development 發展項目的名稱與地點	K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong 香港九龍啟德沐泰街 9 號嘉峯匯		
The Property 物業	Tower 座數	Floor(s) 樓層	Flat 單位
	Tower 1A 第 1A 座	40 & 41	A
The Vendor 賣方	Century Basis Limited 世紀基業有限公司		

(a)	The amount of the management fee that is payable for the Property 須就物業支付的管理費用的款額	:	HK$/每月港幣 $10,123 per month
(b)	The amount of the Government rent (if any) that is payable for the Property 須就物業繳付的地稅（如有的話）的款額	:	3% of the rateable value of the residential property per annum (amount to be assessed by Rating and Valuation Department) 住宅物業的每年應課差餉租值的百分之三（款額有待差餉物業估價署評估）
(c)	The name of the owners' incorporation (if any) 業主立案法團（如有的話）的名稱	:	None 無
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	:	Chissay (Property Management) Limited 捷盛（物業管理）有限公司
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	:	None 無
(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	:	None 無
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響物業的任何待決的申索	:	None 無

Date of printing /印製日期: 1 December 2021

I/We, the undersigned, hereby acknowledge and confirm that I/we have received this form and am/are fully aware of the above prior to my/our signing of the preliminary agreement for sale and purchase of the Property.
我/我們，即下述簽署人，謹此確認在簽署上述物業之臨時買賣合約之前，我/我們已收到此表格並完全獲悉以上事項。

Signed by Purchaser(s) 買方簽署:

_____

Name of Purchaser(s) 買方姓名:
Date 日期:

VENDOR'S INFORMATION FORM 賣方資料表格

This Vendor's Information Form is provided by the Vendor.
本賣方資料表格由賣方提供。

Name and Location of The Development 發展項目的名稱與地點	K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong 香港九龍啟德沐泰街 9 號嘉峯匯		
The Property 物業	Tower 座數	Floor(s) 樓層	Flat 單位
	Tower 2A 第 2A 座	41	A
The Vendor 賣方	Century Basis Limited 世紀基業有限公司		

(a)	The amount of the management fee that is payable for the Property 須就物業支付的管理費用的款額	:	HK$/每月港幣 $6,731 per month
(b)	The amount of the Government rent (if any) that is payable for the Property 須就物業繳付的地稅（如有的話）的款額	:	3% of the rateable value of the residential property per annum (amount to be assessed by Rating and Valuation Department) 住宅物業的每年應課差餉租值的百分之三（款額有待差餉物業估價署評估）
(c)	The name of the owners' incorporation (if any) 業主立案法團（如有的話）的名稱	:	None 無
(d)	The name of the manager of the Development 發展項目的管理人的姓名或名稱	:	Chissay (Property Management) Limited 捷盛（物業管理）有限公司
(e)	Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	:	None 無
(f)	Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	:	None 無
(g)	Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響物業的任何待決的申索	:	None 無

Date of printing /印製日期: 1 December 2021

I/We, the undersigned, hereby acknowledge and confirm that I/we have received this form and am/are fully aware of the above prior to my/our signing of the preliminary agreement for sale and purchase of the Property.
我/我們，即下述簽署人，謹此確認在簽署上述物業之臨時買賣合約之前，我/我們已收到此表格並完全獲悉以上事項。

Signed by Purchaser(s) 買方簽署:

_____

Name of Purchaser(s) 買方姓名:
Date 日期:

物業參觀確認函 Acknowledgement Letter for Viewing of Properties

致To： 世紀基業有限公司 (「**賣方**」)
Century Basis Limited (the "**Vendor**")

該物業 The Property:	香港九龍啟德沐泰街 9 號嘉峯匯第_____座_____樓_____單位 Flat _____ on _____ Floor, Tower _____, K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong *(請填上作出要約購買的住宅物業，須與臨時買賣合約下的住宅物業相同 Please insert the residential property(ies)offered to be purchased, which shall be the same as the residential property(ies) under the preliminary agreement for sale and purchase)*

買方名稱 Name(s) of Purchaser(s)	香港身份證/其他證件/商業登記號碼 HKID/Other ID/BR No(s).

我/我們，即下述簽署人，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：
I/We, the undersigned, hereby confirm the matters below prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

請在以下合適的空格加上「✓」
Please check the appropriate boxes below by 「✓」：

☐ 我/我們謹此確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供我/我們參觀。
I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

及 AND

☐ 我/我們已於下述日期，簽署該物業之臨時買賣合約之前參觀過該物業。
I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

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

或 OR

☐ 我/我們謹此確認我/我們同意在不參觀該物業的情況下，簽署該物業之臨時買賣合約。
I/We hereby confirm that I/we agree to sign the preliminary agreement for sale and purchase of the Property without visiting the Property.

_____ _____

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

附函 SIDE LETTER

「邀請購買停車位」 Benefit of "Car Parking Space Purchase Invitation"

該物業 Property： 香港九龍啟德沐泰街 9 號嘉峯匯第_____ 座_____樓_____單位
Flat ____ on _____ Floor, Tower _____, K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong

(請填上作出要約購買的住宅物業，須與臨時買賣合約下的住宅物業相同 Please insert the residential property(ies) offered to be purchased, which shall be the same as the residential property(ies) under the preliminary agreement for sale and purchase)

賣方 Vendor： 世紀基業有限公司 Century Basis Limited

買方 Purchaser(s)： _____HKID/Other ID/BR No.:_____

_____HKID/Other ID/BR No.:_____

_____HKID/Other ID/BR No.:_____

_____HKID/Other ID/BR No.:_____

臨時合約日期 Date of PASP（由賣方填寫 to be completed by Vendor）：_____

****

於本文件中：
In this document:

(a)「**發展項目**」指香港九龍啟德沐泰街 9 號嘉峯匯；
"**Development**" means K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong;

(b)「**買賣合約**」指按臨時合約簽立之該物業的正式買賣合約；及
"**ASP**" means the formal agreement for sale and purchase of the Property entered into pursuant to the PASP; and

(c) 「**臨時合約**」指賣方與買方簽立關於該物業的臨時買賣合約。
"**PASP**" means the preliminary agreement for sale and purchase in respect of the Property entered into by the Vendor and the Purchaser(s).

1. 鑒於閣下購買該物業，賣方將於首次推出發售發展項目之住客停車位（各稱「住客停車位」）時優先邀請閣下申請認購由賣方全權酌情指定位置和定價的住客停車位，數目如下文所述。所有優惠受下列之條件所限：
In consideration of your purchase of the Property, the Vendor will, upon the first launch of the sale of those residential parking spaces (each of which a "Residential Parking Space") in the Development by the Vendor, first invite the Purchaser(s) to apply for the purchase of such number of Residential Parking Space(s) (as provided below) at such location(s) and at such price(s) determined by the Vendor at its discretion. All benefits are subject to the conditions herein:-

2. 本附函的前提是買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立買賣合約。
It is a condition of this Side Letter that the Purchaser(s) shall execute the ASP within 5 working days after signing the PASP in accordance with the terms and conditions contained in the PASP.

3. 在買方完全遵守及履行於本附函、臨時合約及買賣合約所協定的條款及條件的前提下，賣方將優先邀請買方申請認購賣方全權酌情指定位置和定價的住客停車位，適用數目為 1 個：
Subject to the condition of full observance and compliance with the terms and conditions as set out in this Side Letter by the Purchaser(s), the PASP and the ASP on the part of the Purchaser(s), the Vendor will first invite the Purchaser(s) to apply for the purchase of one (1) Residential Parking Space at such location and at such price determined by the Vendor at its discretion.

4. 將住客停車位推出發售及要約出售與否以及何時推出發售及要約出售，以及要約條款，概由賣方全權決定。為免存疑，如賣方決定不推出發售或不作出任何出售住客停車位的要約，買方無

權享有任何濟助或賠償，及買方仍須根據臨時合約及買賣合約的條文完成該物業之購買。
The decision as to whether and when to launch the sale of and make offer to sell, any Residential Parking Space(s) and the terms of such offer are subject to the sole discretion of the Vendor. For the avoidance of doubt, the Vendor's decision on not to launch the sale or not to make any offer to sell, of any Residential Parking Space(s) shall not entitle the Purchaser(s) to any remedy or damage whatsoever, and the Purchaser(s) shall still be obliged to complete the purchase of the Property in accordance with the provisions of the PASP and the ASP.

5. 如賣方接納買方已按邀請函中特定的時限內作出的申請，出售該指定住客停車位的前提是買方須於邀請函中特定的時限內簽署指定住客停車位的買賣合約（按照賣方所定版本）。
If the Vendor accepts an application made by the Purchaser(s) within the time prescribed by the invitation, the sale of such designated Residential Parking Space(s) is conditional and subject to the signing of the agreement for sale and purchase of the designated Residential Parking Space(s) (in the Vendor's prescribed form) by the Purchaser(s) within the time prescribed in the invitation.

6. 倘若買方未有於該特定的時限內作出申請及/或簽署指定住客停車位的買賣合約，視為買方放棄本優惠論。
Failing in making an application and/or signing of the agreement for sale and purchase of the designated Residential Parking Space(s), by the Purchaser(s) within such prescribed time will be deemed as the waiver of the benefits hereunder by the Purchaser(s).

7. 若買方未能遵守或履行臨時合約、本附函、買賣合約或指定住客停車位的買賣合約內任何條款或條件，賣方有權即時撤銷本附函中權利，且並不損害賣方於臨時合約、買賣合約、指定住客停車位的買賣合約或其他適用法律下之其他權利及濟助。
In the event that the Purchaser(s) fails to observe or comply with any of the terms and conditions contained in the PASP, this Side Letter, the ASP or the agreement for sale and purchase of the designated Residential Parking Space(s), the Vendor shall be entitled to cancel the rights hereunder without prejudice to the Vendor's other rights and remedies under the PASP, the ASP, the agreement for sale and purchase of the designated Residential Parking Space(s) or other applicable laws.

8. 所有根據本附函條款及條件賦予買方之權利及優惠均不能轉讓，轉移，兌現為現金或任何其他優惠，及只能由買方本人行使及享用。
All the rights and benefits conferred on the Purchaser(s) upon the terms and conditions of this Side Letter are non-assignable, non-transferable, not redeemable for cash or any other benefit and can only be exercised and enjoyed by the Purchaser(s) personally.

9. 本附函為一獨立於買方購買該物業、臨時合約及買賣合約之協議，本附函任何內容均不得視作取替或更改臨時合約或買賣合約內的任何條款及/或條件。賣方於臨時合約及買賣合約下之所有權利及濟助均不受本附函影響。本附函任何內容或本附函任何一方未能遵守或履行其於本附函下之任何責任均不會以任何方式損害、變更或影響臨時合約或買賣合約的運作、有效性或可強制執行性或臨時合約或買賣合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本附函內之責任（不論基於任何原因），買方仍須遵守及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約的條款完成購買該物業，買方無權享有任何濟助或賠償亦不得以此為理由終止或撤銷買賣合約或要求降低該物業的售價。
This Side Letter constitutes an agreement independent from the purchase of the Property by the Purchaser(s), the PASP and the ASP and nothing in the contents of this Side Letter shall be deemed to supersede or vary any terms and/or conditions of the PASP or the ASP. All the rights and remedies of the Vendor under the PASP and the ASP shall not be affected by this Side Letter. Nothing herein contained or any failure by any party hereto to observe or comply with any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the PASP or the ASP, or the rights, duties or obligations of the parties to the PASP or the ASP. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder (due to any reason whatsoever), the Purchaser(s) shall remain liable to be bound to observe and comply with all the terms and conditions in the PASP and the ASP and to complete the purchase of the Property in accordance with the provisions of the PASP and the ASP and the Purchaser(s) shall not be entitled to any remedy or damage whatsoever or to terminate or rescind the ASP or request for a reduction of the purchase price for the Property.

10. 儘管本附函的某條款看來是賦予任何非本附函一方的人士一項利益，非本附函一方的人士無權

根據《合約(第三者權利)條例》(第 623 章)強制執行本附函的任何條文或享有本附函的任何條文的利益。
Notwithstanding that a term of this Side Letter purports to confer a benefit on any person who is not a party to this Side Letter, a person who is not a party to this Side Letter shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Side Letter.

11. 本附函之中文譯本僅供參考之用，如有爭議，將以英文本為準。
The Chinese version of this Side Letter is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.

賣方簽署
Signed by the Vendor

_____

經全面及謹慎地考慮本附函之內容後，我/我們同意接受本附函及受本附函所有條款及條件規限。
After due and careful consideration of the content of this Side Letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署
Signed by the Purchaser(s)

_____

日期 Date :_____（由賣方填寫 to be completed by Vendor）

附函 SIDE LETTER

「備用第二按揭貸款」 "Standby Second Mortgage Loan"

該物業 Property： 香港九龍啟德沐泰街 9 號嘉峯匯第_____ 座_____樓_____單位
Flat _____ on _____ Floor, Tower _____, K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong

(請填上作出要約購買的住宅物業，須與臨時買賣合約下的住宅物業相同 Please insert the residential property(ies) offered to be purchased, which shall be the same as the residential property(ies) under the preliminary agreement for sale and purchase)

賣方 Vendor： 世紀基業有限公司 Century Basis Limited

買方 ： _____HKID/Other ID/BR No.:_____

Purchaser(s) _____HKID/Other ID/BR No.:_____

_____HKID/Other ID/BR No.:_____

_____HKID/Other ID/BR No.:_____

臨時合約日期 Date of PASP（由賣方填寫 to be completed by Vendor）：_____

****

於本文件中：
In this document:

(a)「**發展項目**」指香港九龍啟德沐泰街 9 號嘉峯匯；
"**Development**" means K.Summit, No.9 Muk Tai Street, Kai Tak, Kowloon, Hong Kong;

(b)「**買賣合約**」指按臨時合約簽立之該物業的正式買賣合約；及
"**ASP**" means the formal agreement for sale and purchase of the Property entered into pursuant to the PASP; and

(c) 「**臨時合約**」指賣方與買方簽立關於該物業的臨時買賣合約。
"**PASP**" means the preliminary agreement for sale and purchase in respect of the Property entered into by the Vendor and the Purchaser(s).

1. 於簽署本附函同時，賣方與買方簽立物業之臨時合約。買方享有「備用第二按揭貸款」優惠，惟受本附函之條款及條件規限。

   Upon the signing of this Side Letter, the Vendor and the Purchaser(s) entered into the PASP in respect of the Property simultaneously. The Purchaser(s) is entitled to the benefit of "Standby Second Mortgage Loan", subject to the terms and conditions herein.

2. 本附函的前提是買方須於臨時合約中揀選付款條款選擇 C1 或選擇 H，買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立物業的買賣合約。
   It is a condition of this Side Letter that the Purchaser(s) having selected Terms of Payment Option C1 or Option H in the PASP and having executed the ASP in respect of the Property within 5 working days after signing the PASP in accordance with the terms and conditions of the PASP.

3. 個人買方可向寶力有限公司或賣方指定之其他放債人（「指定放債人」）申請第二按揭貸款，基本條件和條款如下：
   Purchaser(s) who is/are individual(s) may apply for a second mortgage loan from Polynice Limited or such other lender designated by the Vendor ("Designated Lender") subject to the following basic terms and conditions:

   - 買方必須於付清成交金額餘款之日前不少於 60 天以指定的申請書向指定放債人申請第二按揭貸款。
     The Purchaser(s) shall by prescribed form apply to the Designated Lender for second mortgage loan not less than 60 days before the due date of payment of the balance of the purchase price of the Property under the ASP ("Transaction Price").

- 第二按揭貸款最高金額為成交金額的25%，惟第一按揭貸款及第二按揭貸款總金額不可超過該物業買賣合約下之樓價(「成交金額」)或該物業的估價(以較低者為準)的80%。
  The maximum second mortgage loan amount shall be 25% of the Transaction Price, but the total amount of the first mortgage loan and the second mortgage loan shall not exceed 80% of the Transaction Price or the valuation of the Property, whichever is lower.
- 第二按揭貸款首24個月的年利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率("P")減2.5% p.a. (P-2.5% p.a.)。第二按揭貸款所餘貸款期的年利率則以P加0.5% p.a. (P+0.5% p.a.)計算。P為浮動利率。最終按揭利率以指定放債人審批結果而定，賣方並無就其作出、亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
  The interest rate of the first 24 months of the second mortgage loan shall be Hong Kong Dollar Best Lending Rate ("P") quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.5% p.a. (P-2.5% p.a.). The interest rate for the rest of the term of the second mortgage loan shall be P plus 0.5% p.a. (P+0.5% p.a.). P is subject to fluctuation. The final mortgage interest rate will be subject to final approval by the Designated Lender. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
- 第二按揭貸款年期最長為 25 年或與第一按揭貸款同等年期，以較短者為準。
  The maximum tenor of second mortgage loan shall be 25 years or the same tenor of first mortgage loan, whichever is shorter.
- 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款總額（註: 第一按揭貸款分期加第二按揭貸款分期加其他借貸分期的還款總額）對收入比率，比率以香港金融管理局按時規定的供款與入息比率要求為限。
  The Purchaser(s) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove the total monthly repayment amount (i.e. installment amounts of the first mortgage loan plus the second mortgage loan plus any other installment loan(s)) to income ratio, such ratio must comply with the maximum debt servicing ratio requirement as issued by The Hong Kong Monetary Authority from time to time.
- 第一按揭貸款銀行須為指定放債人所指定之銀行，買方並須首先得到該銀行書面同意辦理第二按揭貸款。
  The first mortgagee bank shall be one which is nominated by the Designated Lender. The Purchaser(s) shall obtain the prior written consent from the first mortgagee bank for the application of second mortgage loan.
- 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。
  The applications for first mortgage loan and the second mortgage loan will be processed by the relevant mortgagees independently.
- 所有第二按揭貸款及其相關擔保之法律文件必須由指定放債人指定律師行辦理，買方及其擔保人(如有) 須支付所有第二按揭貸款及其擔保相關之律師費及雜費。
  All legal documents of the second mortgage loan and its related guarantee shall be handled by the solicitors designated by the Designated Lender and all legal costs and disbursement relating thereto shall be borne by the Purchaser(s) and his/her/their guarantor(s) (if any).
- 就第二按揭貸款批出與否及其條款，指定放債人有最終決定權，其決定與賣方無關，賣方亦無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。
  The approval or disapproval of the second mortgage loan and terms thereof are subject to the final decision of the Designated Lender. The decision is not related to the Vendor and the Vendor shall not be responsible therefor. Regardless the loan is granted or not, the Purchaser(s) shall complete the sale and purchase in accordance with the ASP and pay the balance of the Transaction Price.
- 第二按揭貸款受其他條款及條件約束。
  The second mortgage loan is subject to other terms and conditions.
- 買方需於申請時就申請第二按揭貸款向指定放債人繳交港幣$7,500 不可退還的手續費。
  Upon application, a non-refundable handling fee of HK$7,500 shall be payable by the Purchaser(s) to the Designated Lender for the application of the second mortgage loan.

4. 若買方沒有向指定放債人申請第二按揭貸款，並按買賣合約付清成交金額餘款，買方可獲賣方送出付清成交金額現金回贈。付清成交金額現金回贈的金額相等於成交金額的 1%。買方須按買賣合約付清相關住宅物業成交金額餘款之日前不少於 60 天以書面向賣方申請付清成交金額現金回贈，賣方會於收到申請並證實有關資料無誤後將付清成交金額現金回贈直接用於支付部份成交金額餘款或以賣方指定其他方式支付買方。無論賣方是否支付現金回贈予買方，買方必須履行和遵守臨時合約或買賣合約

內任何條款或條件，並依照其條款或條件完成相關住宅物業之買賣。
If the purchaser(s) has not applied to the Designated Lender for second mortgage loan, and settles the balance of the Transaction Price in accordance with the ASP, the purchaser(s) shall be entitled to a full settlement cash rebate offered by the vendor. The amount of the full settlement cash rebate shall be equal to 1% of the Transaction Price. The purchaser(s) shall apply to the vendor in writing for the full settlement cash rebate not less than 60 days before the due date of payment of the balance of the Transaction Price of the relevant residential property under the ASP. After the vendor has received the application and duly verified the information to be correct, the vendor will apply the full settlement cash rebate for part payment of the balance of the Transaction Price directly or pay the full settlement cash rebate to the purchaser in any other manner as the vendor may prescribe. Whether or not the vendor pays the cash rebate to the purchaser(s), the purchaser(s) shall still be obliged to perform and comply with all the terms and conditions of the PASP and the ASP and to complete the purchase of the relevant residential property in accordance with the terms and condition contain therein.

5. 若買方未能遵守、履行或符合本附函、臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷本優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser(s) fails to observe, perform or comply with any of the terms and conditions contained in this Side Letter, the PASP or the ASP, the Vendor shall be entitled to cancel this benefit without prejudice to the Vendor's other rights and remedies under the ASP, the PASP or other applicable laws.

6. 本附函為一獨立於買方購買該物業、臨時合約及買賣合約之協議，本附函任何內容均不得視作取替或更改臨時合約或買賣合約內的任何條款及/或條件。賣方於臨時合約及買賣合約下之所有權利及濟助均不受本附函影響。本附函任何內容或本附函任何一方未能遵守或履行其於本附函下之任何責任均不會以任何方式損害、變更或影響臨時合約或買賣合約的運作、有效性或可強制執行性或臨時合約或買賣合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本附函內之責任（不論基於任何原因），買方仍須遵守及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約的條款完成購買該物業，買方無權享有任何濟助或賠償，亦不得以此為理由終止或撤銷買賣合約或要求降低該物業的售價。
This Side Letter constitutes an agreement independent from the purchase of the Property by the Purchaser(s), the PASP and the ASP and nothing in the contents of this Side Letter shall be deemed to supersede or vary any terms and/or conditions of the PASP or the ASP. All the rights and remedies of the Vendor under the PASP and the ASP shall not be affected by this Side Letter. Nothing herein contained or any failure by any party hereto to observe or comply with any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the PASP or the ASP, or the rights, duties or obligations of the parties to the PASP or the ASP. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder (due to any reason whatsoever), the Purchaser(s) shall remain liable to be bound to observe and comply with all the terms and conditions in the PASP and the ASP and to complete the purchase of the Property in accordance with the provisions of the PASP and the ASP and the Purchaser(s) shall not be entitled to any remedy or damage whatsoever or to terminate or rescind the ASP or request for a reduction of the purchase price for the Property.

7. 所有根據本附函條款及條件賦予買方之權利及優惠均不能轉讓、轉移、兌現為現金或任何其他優惠，及只能由買方本人行使及享用。
All the rights and benefits conferred on the Purchaser(s) upon the terms and conditions of this Side Letter are non-assignable, non-transferable, not redeemable for cash or any other benefit and can only be exercised and enjoyed by the Purchaser(s) personally.

8. 儘管本附函的某條款看來是賦予任何非本附函一方的人士一項利益，非本附函一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本附函的任何條文或享有本附函的任何條文的利益。
Notwithstanding that a term of this Side Letter purports to confer a benefit on any person who is not a party to this Side Letter, a person who is not a party to this Side Letter shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Side Letter.

9. 本附函之中文譯本僅供參考之用，如有爭議，將以英文本為準。
The Chinese version of this Side Letter is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.

賣方簽署
Signed by the Vendor

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經全面及謹慎地考慮本附函之內容後，我/我們同意接受本附函及受本附函所有條款及條件規限。
After due and careful consideration of the content of this Side Letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署
Signed by the Purchaser(s)

_____

日期 Date ：_____（由賣方填寫 to be completed by Vendor）