

**INVITATION FOR PURCHASE OF PROPERTY**

**BY WAY OF**

**TENDER**

**招標承投購買物業**

.....  
Tenders are invited for the purchase of the following property at The QUEENS, 160 Queen's Road West, Hong Kong (the "Development") described below subject to the terms and conditions hereinafter mentioned :-

賣方現接受有意者根據下述條款及條文投標購買下述於香港皇后大道西 160 號, 尚瓏的物業 ("該發展項目"):

The QUEENS, 160 Queen's Road West, Hong Kong  
尚瓏, 香港皇后大道西 160 號  
Floor 5 樓 Flat B 單位

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**TENDER COMMENCES AT \_\_\_\_\_ ON \_\_\_\_\_ AND  
CLOSES AT \_\_\_\_\_ ON \_\_\_\_\_ (OR AT SUCH OTHER TIME  
ON SUCH OTHER DATE AS SPECIFIED IN THE INFORMATION ON SALES  
ARRANGEMENTS ISSUED BY THE VENDOR FROM TIME TO TIME)**

招標於 年 月 日上/下午 時 開始  
及於 年 月 日上/下午 時截止 (或於賣方  
不時發出的銷售安排資料中其他指定的時間及日期)

**(UNLESS PREVIOUSLY WITHDRAWN OR SOLD)**  
**(除非提前撤回或賣出)**

Tenders must be submitted in the specified **Form of Tender** from \_\_\_\_\_ on \_\_\_\_\_ to \_\_\_\_\_ on \_\_\_\_\_ (or at such other time on such other date as specified in the Information on Sales Arrangements issued by the Vendor from time to time) to 20th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong in a sealed plain envelope and clearly marked “**Tender for The QUEENS**”.

有意者需於\_\_\_\_\_年\_\_\_\_月\_\_\_\_日上/下午\_\_\_\_時\_\_\_\_至\_\_\_\_\_年\_\_\_\_月\_\_\_\_日上/下午\_\_\_\_時\_\_\_\_（或於賣方不時發出的銷售安排資料指定的其他時間及日期）用指定**投標表格**投標，並將投標表格放入清楚註明「**尚瓏投標**」的密封及淨色的信封內，然後遞交到香港銅鑼灣怡和街 68 號 20 樓。

Vendor: Rich Capital Investment Limited  
賣方： 聯發創富有限公司

Vendor's Solicitors: Messrs. Iu, Lai & Li, Solicitors & Notaries  
賣方律師： 姚黎李律師行

## **TENDER NOTICE**

### **招標公告**

1. Rich Capital Investment Limited (the “Vendor”) invites tenders for the purchase of the following property described in the Particulars of the Property below (the “Property”) as one transaction subject to the terms and conditions set out in this Tender Notice, the Form of Tender (annexed hereto as **Appendix A**) (the “Form of Tender”) and the Preliminary Agreement for Sale and Purchase (in the form annexed hereto as **Appendix B**) (the “Preliminary Agreement for Sale and Purchase”).

聯發創富有限公司 (“賣方”) 按照本招標公告、本招標公告夾附的附件 A 的投標表格 (“投標表格”) 和附件 B 的臨時買賣合約 (“臨時合約”) 所訂明的條款及條文作為一宗交易，招標承投購買以下「物業詳情」所述的物業 (“物業”)。

## **PARTICULARS OF THE PROPERTY**

### **物業詳情**

The QUEENS, 160 Queen's Road West, Hong Kong

尚瓏，香港皇后大道西 160 號

Floor 5 樓 Flat B 單位

2. Any tender must be :  
任何投標必須：
  - (a) made in the Form of Tender (**IN DUPLICATE**) and each duplicate with (i) the Preliminary Agreement for Sale and Purchase duly completed in accordance with the terms and conditions set out in this Tender Notice, (ii) this Tender Notice and (iii) the documents mentioned in paragraphs 2(b)(iv) to (ix) of this Tender Notice attached and the Form of Tender must be signed by the Tenderer;  
填寫及由投標者簽署投標表格 (一式兩份)；每份投標表格須夾附 (i) 根據本招標公告所列條款及條文填妥的臨時合約、(ii) 本招標公告及 (iii) 本招標公告第 2(b)(iv)至(ix)段所述文件；
  - (b) submitted together with the following documents :  
及連同以下文件一起提交：
    - (i) Hong Kong Dollar cashier’s order(s) issued by or cheque(s) drawn on a bank duly licensed under section 16 of the Banking Ordinance (Cap.155, Laws of Hong Kong) (the “Banking Ordinance”) and made payable to “**IU, LAI & LI SOLICITORS & NOTARIES – The QUEENS**”, the Vendor’s solicitors for the sum equivalent to 5% of the purchase price of the Property offered by the Tenderer as specified in the Form of Tender and the Preliminary Agreement for Sale and Purchase;  
由一間根據《銀行業條例》(香港法例第 155 章) (“銀行業條例”) 第 16 條領有牌照的銀行開出的港幣銀行本票或該銀行的支票，以「姚黎李律師行」為抬頭人，而其金額相等於指明在投標表格及臨時合約中投標者所開出的物業樓價的 5%；
    - (ii) if the Tenderer is an individual(s), a copy of the HKID Card / PRC Identity Card / Passport of each individual of the Tenderer;

如投標者是個人，每位投標者的香港身份證／中華人民共和國身份證／護照副本；

- (iii) if the Tenderer is a company(ies), a copy of the Business Registration Certificate and a copy of the Certificate of Incorporation (and Certificate of Change of Name, if any) of each company of the Tenderer;  
如投標者是公司，每間公司的商業登記證副本、公司註冊證明書（及公司更改名稱證明書（如有））副本；
- (iv) a “Warning to Purchasers” (in the form annexed hereto as **Appendix C**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「對買方的警告」（按本招標公告夾附的**附件 C**的格式）；
- (v) a “Declaration of Relationship with the Vendor” (in the form annexed hereto as **Appendix D**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「與賣方關係的聲明」（按本招標公告夾附的**附件 D**的格式）；
- (vi) a “Declaration regarding Intermediary” (in the form annexed hereto as **Appendix E**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「關於中介人的聲明」（按本招標公告夾附的**附件 E**的格式）；
- (vii) a “Personal Information Collection Statement” (in the form annexed hereto as **Appendix F**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「收集個人資料聲明」（按本招標公告夾附的**附件 F**的格式）；
- (viii) a “Purchaser's Acknowledgement (Open Kitchen Unit)” (in the form annexed hereto as **Appendix G**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「買方確認函(開放式廚房單位）」（按本招標公告夾附的**附件 G**的格式）；
- (ix) a “Notes on Estimated Material Date and Handing Over Date (Non-Consent Scheme)” (in the form annexed hereto as **Appendix H**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「預計關鍵日期及收樓通知(非同意方案）」（按本招標公告夾附的**附件 H**的格式）；
- (x) a “Acknowledgement Letter Regarding Operation of Gondola” (in the form annexed hereto as **Appendix I**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「關於吊船操作的確認函」（按本招標公告夾附的**附件 I**的格式）；
- (xi) a “Acknowledgement Letter regarding Common Areas within Flat Roof” (in the form annexed hereto as **Appendix J**) duly completed and signed by the Tenderer;  
投標者已填妥及簽署的「關於平台內的公用地方的確認函」（按本招標

公告夾附的**附件 J**的格式)；

- (xii) if the Tenderer is a company, (I) a copy of the Board Resolutions of the Tenderer authorizing the signing of the Form of Tender and other documents mentioned above in the manner as they are signed, and (II) a copy of the most recent Annual Return (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) or, in case of Tenderer being a non-Hong Kong company registered under Part 16 of the Companies Ordinance, a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1)
- 如果投標者是公司，(I) 授權簽署投標表格及以現有格式的上述其他文件的董事會決議副本及 (II) 最近期的周年申報表 (NAR1 表格) 或法團成立表格(股份有限公司) (NNC1 表格) 副本，或若投標者是根據《公司條例》第 16 部註冊的非香港公司，非香港公司周年申報表 (NN3 表格) 或註冊非香港公司的註冊申請書 (NN1 表格) 副本

enclosed in a sealed envelope addressed to the Vendor and clearly marked on the outside of the envelope “**Tender for The QUEENS**”; and  
並以信封密封遞交予賣方，信封面清楚註明「**尚瓏投標**」；及

- (c) placed in the Tender Box labeled “**Tender for The QUEENS**” located at 20th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong from \_\_\_\_\_ on \_\_\_\_\_ to \_\_\_\_\_ on \_\_\_\_\_ (or at such other time on such other date as specified in the Information on Sales Arrangements issued by the Vendor from time to time) (the “**Tender Closing Time**”).
- 在 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日上午 / 下午 \_\_\_\_\_ 時起至 \_\_\_\_\_ 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日上午 / 下午 \_\_\_\_\_ 時止 (「**招標截止時間**」) (或於賣方不時發出的銷售安排資料指定的其他時間及日期)，投入設於香港銅鑼灣怡和街 68 號 20 樓、標有「**尚瓏投標**」之招標箱內。

Notwithstanding anything herein provided, in case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 11:00 a.m. on the day on which the Tender Closing Time falls, the Tender Closing Time will be extended to 11:00 a.m. to 12:00 noon on the next day and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

儘管本招標公告有任何其他規定，倘招標截止時間當日上午 11 時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，招標截標時間將延至下一日的上午 11 時正至中午 12 時正 (而當天亦沒有黑色暴雨警告或八號或以上颱風信號發出)。

3. The relevant gifts, financial advantage or benefits which will be made available by the Vendor to the successful Tenderer are set out in the List of Gifts, Financial Advantage or Benefits annexed hereto as **Appendix K** (if any). Each tenderer is required to indicate his intention to apply for the relevant gifts, financial advantage or benefits in the Form of Tender. If the successful tenderer does not indicate his intention to apply for the relevant gifts, financial advantage or benefits in the Form of Tender, the Vendor is not obliged to provide the relevant gifts, financial advantage or benefits to the successful tenderer and the successful tenderer's entitlement to the relevant gifts, financial advantage or benefits will be lost.

可由賣方提供予中標者的有關贈品、財務優惠或利益，已於本招標公告夾附的附件 K (如有)的贈品、財務優惠或利益的列表中列出。每位投標者必須於投標表格內指出其會否申請有關之贈品、財務優惠或利益的意願。如中標者未有於投標表格指出其會否申請有關之贈品、財務優惠或利益的意願，賣方無須向中標者提供有關贈品、財務優惠或利益，而中標者將會喪失獲得有關贈品、財務優惠或利益的權利。

4. Each Tenderer is required to fill in the following information in the Preliminary Agreement for Sale and Purchase (in duplicate) signed and submitted by him and attached to the Form of Tender (in duplicate):

每名投標者已簽署的臨時合約（一式兩份）內須填寫下列資料，並須夾附在投標表格（一式兩份）：

- (a) the name(s), HKID Card No./ PRC Identity Card No./ Passport No./Business Registration No. (if applicable), correspondence address in Hong Kong/registered office and tel. no. of the Purchaser, who will be the same as the tenderer, and, if the tenderer is a company incorporated in Hong Kong, also the names and HKID Nos. of the tenderer's directors; if the tenderer is a foreign company, the tenderer must provide a correspondence address in Hong Kong and a contact person in Hong Kong with a Hong Kong telephone number;

買方（其與投標者須為同一人或公司）的名稱、香港身份證號碼／中華人民共和國身份證號碼／護照號碼／商業登記號碼（如適用）、香港通訊地址／註冊辦事處及聯絡號碼，及如投標者為香港成立的公司，則須提供公司每名董事的姓名及香港身份證號碼；如投標者為海外公司，則須提供香港通訊地址及持有香港電話號碼及位於香港的聯絡人；

- (b) the purchase price of the Property offered by the Tenderer; and  
投標者開出的物業樓價；

- (c) the payment terms of the purchase price, which shall be in conformity with Clause 3 of the Preliminary Agreement for Sale and Purchase.

需以符合臨時合約第 3 條的支付條款支付樓價。

5. The Vendor reserves the right to accept or reject any tender submitted which is not in conformity with the Form of Tender annexed hereto or the terms and conditions as set out in this Tender Notice as the Vendor shall in its absolute discretion think fit. Late tenders will not be accepted.

賣方可按其全權酌情決定接受或拒絕任何不符合本招標公告夾附的投標表格或本招標公告所列的條款及條文的投標。逾時提交的投標概不受理。

6. The Vendor reserves the right not to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance of a tender.

賣方保留不接受最高或最佳或任何投標書的權利，並且有絕對酌情權決定是否接受某一份投標書。

7. The Vendor reserves the right at any time before acceptance of a tender to withdraw the Property or any part thereof from sale or to sell or dispose of the Property or any part thereof to any person at any time. The Vendor reserves the right to, at any time before the Tender Closing Time, change the Tender Closing Time. Any change of the Tender Closing Time will be posted at 20th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong. The

Vendor is not obliged to separately notify the Tenderers of such change.

賣方在接受任何投標書前的任何時間有權撤回出售物業或其任何部分或將物業或其任何部分向任何人出售或處置。賣方保留權利於招標截止時間前的任何時間更改招標截止時間。任何招標截止時間更改將會張貼於香港銅鑼灣怡和街 68 號 20 樓。賣方無須就該更改另外告知投標者。

8. (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 8(b) below, each Tenderer shall be deemed to have undertaken that his tender shall be irrevocable and shall constitute a formal offer capable and remain open for acceptance on the terms and conditions contained in this Tender Notice, the Preliminary Agreement for Sale and Purchase and the Form of Tender until 5:00 p.m. of the 3<sup>rd</sup> working day after the day on which the Tender Closing Time falls (the “**Acceptance Date**”). After the Form of Tender has been submitted, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until 5:00 p.m. of the Acceptance Date. On acceptance by the Vendor, a contract shall be constituted between the Tenderer and the Vendor.
- 鑑於賣方招標承投及賣方於作出下文第 8(b)段所述所承諾的代價，每名投標者將均被視為承諾其投標為不可撤銷及將能夠構成正式的要約。其投標亦會將被視仍可予以接受本招標公告、臨時合約及投標表格所涵的條款及條文，直至招標截止時間之日後起計三個工作日（「**接受日**」）下午五時正為止。當投標表格被呈交後，投標者將不能撤回其投標表格，其投標表格亦將被視為仍可予以賣方接受，直至接受日的下午五時正為止。一旦賣方接受投標書，投標者及賣方之間將存在合約。
- (b) In consideration of the undertaking by the Tenderer as mentioned in paragraph 8(a) above and the Tenderer agreeing to the terms and conditions of this Tender Notice, the Vendor agrees to pay to the Tenderer HK\$10.00 upon receipt of written demand from such Tenderer.
- 鑑於投標者上文第 8(a)段所述之承諾及投標者同意接受本招標公告的條文及條款，賣方同意在接獲投標者的書面要求時向投標者支付港幣 10.00 元。
9. (a) If a tender is accepted by the Vendor, the successful Tenderer shall be the purchaser of the Property (the “**Purchaser**”) and the Vendor will sign the Preliminary Agreement for Sale and Purchase submitted by the successful Tenderer and send to the successful Tenderer by prepaid post or by hand at his correspondence address in Hong Kong or registered office stated in his Form of Tender or by fax at his facsimile number stated in his Form of Tender not later than the Acceptance Date a written notice of acceptance together with a counterpart of the duly signed Preliminary Agreement for Sale and Purchase, which will be dated with the date of signing by the Vendor.
- 如某一投標書獲賣方接受，中標者將成為物業的買方（「**買方**」），而賣方會於中標者早前遞交的臨時合約上簽署及填上賣方簽署日期，並將一份接受通知書連同一份簽妥的臨時合約在不遲於接受日透過預付郵資的方式郵遞或親身遞送至投標表格中所述的香港通訊地址或註冊辦事處予中標者或傳真至投標表格中所述的傳真號碼。
- (b) The successful Tenderer shall be the Purchaser under the Preliminary Agreement for Sale and Purchase which shall form a legally binding agreement between the Vendor and the successful Tenderer for the sale and purchase of the Property once

the Preliminary Agreement for Sale and Purchase is signed by the Vendor and delivered to the successful Tenderer as aforesaid.

一旦賣方簽署臨時合約及根據上述條文將有關臨時合約送達中標者，中標者作為買方的臨時合約將成為賣方及中標者雙方之間具有法律約束力的協議。

- (c) The successful Tenderer shall sign the Formal Agreement for Sale and Purchase covering all parts of the Property within 5 working days after the date of the Preliminary Agreement for Sale and Purchase and pay the further deposit in accordance with the terms and conditions of the Preliminary Agreement for Sale and Purchase.  
中標者須於臨時合約的日期後 5 個工作日內簽署包含物業的所有部分的正式買賣合約，並且根據臨時合約條款及條文支付再期訂金。
- (d) The Formal Agreement for Sale and Purchase shall be in the form prescribed by the Vendor and none of the terms thereof may be altered. The form of the Formal Agreement for Sale and Purchase will be available for inspection at 20/F., 68 Yee Wo Street, Causeway Bay, Hong Kong.  
賣方將訂明正式買賣合約的文本，而所有條款及條件不可作任何改變。正式買賣合約的文本將置於香港銅鑼灣怡和街 68 號 20 樓以供查閱。
- (e) If the successful Tenderer is a company, there shall not be any change in directors and/or shareholders of the successful Tenderer prior to the signing of the Formal Agreement for Sale and Purchase.  
如中標者為一間公司，於簽署正式買賣合約之前該公司的董事及股東均不能作出任何變更。
10. All cashier's orders or cheques submitted by the Tenderers will be remained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted by the Vendor, the cashier's order or cheques submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful Tenderer under the Form of Tender. If the offer made by the Tenderer is not accepted, the relevant cashier's order or cheques submitted will be returned to that unsuccessful Tenderer at the unsuccessful Tenderer's own risk and without interest by prepaid letter at his correspondence address in Hong Kong or registered office stated in his Form of Tender.  
投標者遞交的所有銀行本票或支票將予以保留但不會兌現，直至賣方對所有遞交的投標書作出決定為止。如果某一份投標書獲賣方接受，連同該投標書遞交的銀行本票或支票會視為及用以支付中標者在投標表格下應支付的臨時訂金。如果投標書不獲賣方接受，連同投標書遞交的有關銀行本票或支票將以預付郵資之信函無息發還到其投標表格所列的香港通訊地址或註冊辦事處予落標者，惟郵誤風險概由其承擔。
11. The person who signs a Form of Tender as Tenderer shall be deemed to be acting as principal.  
以投標者身分簽署投標表格的人士將被視作以主事人身分行事。
12. Time shall in all respects be of the essence.  
時間在所有方面而言均為關鍵元素。
13. Tenderers should note that the Vendor will not provide legal or other advice in respect of



- the subject tender. Tenderers should obtain independent legal and other professional advice on the terms of this Tender Notice and related documents.  
 投標者應注意，賣方不會提供有關該投標的法律或其他的意見。投標者應就本招標公告及有關文件的條款徵詢獨立法律或其他專業的意見。
14. Any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective Tenderer or Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Notice and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice, the Form of Tender or the Preliminary Agreement for Sale and Purchase.  
 賣方或其任何代理或僱員就準投標者或投票者任何查詢所作出的任何口頭或書面聲明或所採取的任何行動，僅作為指引及參考之用。任何聲明或行動將不會構成或當作闡釋、修訂、否定、寬免或以其他方式更改本招標公告、投標表格或臨時合約所載列的任何條款及條件。
15. For the purpose of this Tender Notice, “working day” means a day that is not (a) a general holiday or a Saturday; or (b) a black rainstorm warning day or gale warning day as defined by Section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1, Laws of Hong Kong).  
 就本招標公告而言，「工作日」指不是 (a) 公眾假期或星期六；或 (b) 《釋義及通則條例》(香港法例第 1 章) 第 71(2) 條所定義的黑色暴雨警告日或烈風警告日。
16. Notwithstanding anything herein provided, the Vendor has the absolute right to change the Tender Closing Time relating to all or any of the Property from time to time by amending and/or issuing the Information on Sales Arrangements.  
 儘管本招標公告有任何其他規定，賣方有絕對權利不時修改和／或發出銷售安排資料更改物業的所有或任何部份的招標截止時間。
17. In this Tender Notice unless the context requires otherwise words importing 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).  
 除因應內容的需要的情况下，於本招標公告內的內單數詞之含義將包括複數詞，反之亦然；而單一性別之詞語（包括不屬於男性或女性者）亦將包含所有其他性別（包括不屬於男性或女性者）。
18. A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.  
 並非本文件一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。
19. In the event of any discrepancy between the English version of this Tender Notice and the Chinese translation of this Tender Notice, the English version shall prevail.  
 如本招標公告的英文文本與中文譯本有任何不一致，則以英文文本為準。

Date 日期： \_\_\_\_\_

**Appendix A**

**附件 A**

**FORM OF TENDER**

**投標表格**

Tender for the purchase of :

The QUEENS, 160 Queen's Road West, Hong Kong

尚瓏, 香港皇后大道西 160 號

Floor 5 樓 Flat B 單位

as one transaction subject to the terms and conditions contained in the Tender Notice dated \_\_\_\_\_ (the “**Tender Notice**”) and the Preliminary Agreement for Sale and Purchase (the “**Preliminary Agreement for Sale and Purchase**”) as respectively attached hereto. 茲按照夾附於本投標表格的在\_\_\_\_\_年\_\_\_\_月\_\_\_\_日的招標公告(「**招標公告**」)及臨時買賣合約(「**臨時合約**」)所載列的條款及條文, 投標承購尚瓏, 香港皇后大道西 160 號 30 樓 A 單位作為一宗交易。

To : Rich Capital Investment Limited (the “**Vendor**”)  
11th Floor, 68 Yee Wo Street, Causeway Bay, Hong Kong.

致 : 聯發創富有限公司(「**賣方**」)  
香港銅鑼灣怡和街 68 號 11 樓

1. I/We, \_\_\_\_\_ (HKID Card No./ PRC Identity Card No./Passport No./Business Registration No. \_\_\_\_\_) of \_\_\_\_\_

(registered office for a company(ies)/correspondence address in Hong Kong for individual(s)), having read the Tender Notice (together with the Appendices attached thereto) and the Preliminary Agreement for Sale and Purchase, hereby offer to purchase the Property (as defined in the Tender Notice) from the Vendor at the purchase price of HONG KONG DOLLARS (HK\$ \_\_\_\_\_) (the “**Purchase Price**”) and on the terms and conditions as more particularly set out in the Preliminary Agreement for Sale and Purchase.

本人/吾等 \_\_\_\_\_ (香港身份證號碼/中華人民共和國身份證號碼/護照號碼/商業登記證號碼: \_\_\_\_\_) 地址 \_\_\_\_\_

(如屬公司, 請提供註冊辦事處/如屬個人, 則提供香港通訊地址), 已細閱招標公告(包括其附件)及臨時合約, 特此提出以進一步載於臨時合約的條款及條文及以下樓價向賣方購買物業: 港幣 \_\_\_\_\_ (HK\$ \_\_\_\_\_) (「**樓價**」)。

2. The Purchase Price shall be paid by me/us as set out in Clause 3 of the Preliminary Agreement for Sale and Purchase. Completion of the sale and purchase of the Property shall take place on such date as set out in Clause 4 of the Preliminary Agreement for Sale and Purchase.

樓價將由本人／吾等根據臨時合約第 3 條支付。物業買賣將於臨時合約第四條所指定的日期完成交易。

3. If this Tender is accepted, then until the Formal Agreement for Sale and Purchase under paragraph 9(c) of the Tender Notice is signed, this Tender together with the Preliminary Agreement for Sale and Purchase shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in the Tender Notice, this Form of Tender and the Preliminary Agreement for Sale and Purchase.

如本投標書被獲接納，在簽署招標公告第 9(c)段所指的正式買賣合約前，本投標表格連同臨時合約將根據招標公告、本投標表格及臨時合約的條款及條文構成賣方與本人／吾等之間具有約束力的臨時合約。

4. I/We enclose the following documents with this Tender:

本人／吾等於本投標書夾附下列文件：

- (a) cashier's order(s) (No. \_\_\_\_\_) issued by (Bank: \_\_\_\_\_) and/or cheque(s) (No. \_\_\_\_\_) issued by (Bank: \_\_\_\_\_) and made payable to "TU, LAI & LI SOLICITORS & NOTARIES – The QUEENS" for the sum equivalent to 5% of the Purchase Price, which shall be applied towards payment of the preliminary deposit if this Tender is accepted by the Vendor;  
由 \_\_\_\_\_ (持牌銀行名稱) 開出以「姚黎李律師行」為抬頭人的銀行本票 (號碼: \_\_\_\_\_) 和/或  
由 \_\_\_\_\_ (持牌銀行名稱) 開出以「姚黎李律師行」為抬頭人的銀行支票 (號碼: \_\_\_\_\_), 其金額相等於樓價的 5%, 當本投標書獲賣方接受是須用作支付臨時訂金;
- (b) a copy of my / our HKID Card / PRC Identity Card / Passport / Certificate of Incorporation and Business Registration Certificate;  
本人／吾等的香港身份證／中華人民共和國身份證／護照／公司註冊證明書及商業登記證副本;
- (c) a "Warning to Purchasers" (in the form annexed to the Tender Notice as **Appendix C**) duly completed and signed by me/us and dated the date on which I/we signed the same;

本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「對買方的警告」(按招標公告夾附的**附件 C**的格式)；

- (d) a “Declaration of Relationship with the Vendor” (in the form annexed to the Tender Notice as **Appendix D**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「與賣方關係的聲明」(按招標公告夾附的**附件 D**的格式)；
- (e) a “Declaration regarding Intermediary” (in the form annexed to the Tender Notice as **Appendix E**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「關於中介人的聲明」(按招標公告夾附的**附件 E**的格式)；
- (f) a “Personal Information Collection Statement” (in the form annexed to the Tender Notice as **Appendix F**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「收集個人資料聲明」(按招標公告夾附的**附件 F**的格式)；
- (g) a “Purchaser's Acknowledgement (Open Kitchen Unit)” (in the form annexed to the Tender Notice as **Appendix G**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「買方確認函(開放式廚房單位)」(按招標公告夾附的**附件 G**的格式)；
- (h) a “Notes or Estimated Material Date and Handing Over Date (Non-Consent Scheme)” (in the form annexed to the Tender Notice as **Appendix H**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「預計關鍵日期及收樓通知(非同意方案)」(按招標公告夾附的**附件 H**的格式)；
- (i) a “Acknowledgement Letter Regarding Operation of Gondola” (in the form annexed to the Tender Notice as **Appendix I**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「關於吊船操作的確認函」(按招標公告夾附的**附件 I**的格式)；

- (j) a “Acknowledgement Letter regarding Common Areas within Flat Roof” (in the form annexed to the Tender Notice as **Appendix J**) duly completed and signed by me/us and dated the date on which I/we signed the same;  
本人／吾等已填妥、簽署及填上本人／吾等簽署日期的「關於平台內的公用地方的確認函」(按招標公告夾附的**附件 J**的格式)；
- (k) (applicable only if the Tenderer is a corporation) (I) a copy of the Board Resolutions of our company authorizing the signing of this Form of Tender and the other documents mentioned above in the manner they are signed; and (II) a copy of the most recent Annual Return (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) or, in case the Tenderer being a non-Hong Kong Company registered under Part 16 of the Companies Ordinance, a copy of the most recent Annual Return of Registered Non-Hong Kong Company (Form NN3) or Application for Registration as Registered Non-Hong Kong Company (Form NN1).  
(只適用於公司投標者) (I) 本公司授權簽署投標表格及以現有格式的上述其他文件的董事會決議副本及 (II) 最近期的周年申報表 (NAR1 表格) 或法團成立表格(股份有限公司) (NNC1 表格) 副本, 或若投標者是根據《公司條例》第 16 部註冊的非香港公司, 非香港公司周年申報表 (NN3 表格) 或註冊非香港公司的註冊申請書 (NN1 表格) 副本。

5. I/We agree that in the event that this tender is accepted by the Vendor, this Form of Tender and the Preliminary Agreement for Sale and Purchase together with such acceptance by the Vendor shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property and I/we will be bound by the Tender Notice, the Form of Tender and the Preliminary Agreement for Sale and Purchase to :-

本人／吾等同意於賣方接納本投標書, 本投標表格及臨時合約連同賣方接受通知書將構成賣方與本人／吾等之間關於物業具有約束力買賣的協議, 而本人／吾等將受招標公告、投標表格及臨時合約約束作出以下行為：

- (a) pay the further deposit, the part payment of the Purchase Price (if any) and the balance of the Purchase Price at the times stipulated in Paragraph 2 above;  
根據上文第 2 段所列時間支付進一步訂金、部份樓價 (如有) 及樓價餘款；
- (b) sign the Formal Agreement for Sale and Purchase in accordance with Paragraph 9(c) of the Tender Notice; and  
根據招標公告第 9(c)段簽署正式買賣合約；及
- (c) complete the purchase of the Property in accordance with the Preliminary Agreement for Sale and Purchase Sale and the Formal Agreement for Sale and

Purchase as signed.

根據所簽署的臨時合約及正式合約完成購買物業。

6. I/We intend to apply for the following Gifts, Financial Advantage or Benefits :

本人／吾等有意申請以下贈品，財務優惠及利益：

“Standby First Mortgage Loan” as set out in Paragraph 7 of Appendix K of the Tender Notice (List of Gifts, Financial Advantage or Benefits). I accepted the terms and conditions for the grant of “Standby First Mortgage Loan” benefit.

招標公告附件 K 第 7 段(贈品、財務優惠或利益的列表)列出的「備用第一按揭貸款」。  
本人同意賣方給予「備用第一按揭貸款」的條款及條件。

7. In the event of any discrepancy between the English version of this Form of Tender and the Chinese translation of this Form of Tender, the English version shall prevail.

如本投標表格的英文文本與中文譯本有任何不一致，則以英文文本為準。

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

日期：2021 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日

Name of Tenderer :

投標者名稱

---

Signature(s) of Tenderer/

Name(s) and Signature(s) of

Authorized Signatory(ies) of

Tenderer :

投標者簽署／投標者的授權

簽署人姓名及簽署

---

HKID No./ PRC Identity

Card/ Passport No./

Business Registration No. of

Tenderer :

投標者的香港身份證號碼／

中華人民共和國身份證／護

照號碼／商業登記號碼

---

Correspondence Address in

Hong Kong of Tenderer :

投標者的香港通訊地址

---

Tel. No. of Tenderer :

投標者的電話號碼

---

Facsimile No. of Tenderer :

投標者的傳真號碼

---

Name(s) of contact person(s)

of Tenderer :

投標者的聯絡人姓名

---

Name of Estate Agent (if any)

appointed by Tenderer :

投標者委託的地產代理（如

有）的名稱

---

Licence No. of Estate Agent

(if any) appointed by

Tenderer :

投標者委託的地產代理（如  
有）的牌照號碼

---

Contact Details of Estate

Agent (if any) appointed by

Tenderer :

投標者委託的地產代理（如  
有）的聯絡資料

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\*\*\*\*\*



ACCEPTANCE OF TENDER

接受通知書

The above tender is accepted by the Vendor on the \_\_\_\_\_ day of \_\_\_\_\_ 2021 subject to the Tender Notice, the Form of Tender and the Preliminary Agreement for Sale and Purchase.

賣方現於 2021 年 \_\_\_\_\_ 月 \_\_\_\_\_ 日按照招標公告、投標表格及臨時買賣合約接受以上投標。

For and on behalf of the Vendor

代表賣方

.....

謹啟

**Appendix B**

**附件 B**

**PRELIMINARY AGREEMENT FOR SALE AND PURCHASE**

**臨時買賣合約**

**尚瓏 The Queens**  
香港皇后大道西 160 號  
**160 QUEEN'S ROAD WEST, HONG KONG**



臨時買賣合約  
**PRELIMINARY AGREEMENT FOR SALE AND PURCHASE**

賣方 Vendor	<b>RICH CAPITAL INVESTMENT LIMITED (聯發創富有限公司)</b>		日期 Date
買方 Purchaser	英文姓名 Name(s) in English	中文姓名 Name(s) in Chinese	身份証/護照/商業登記證號碼 I.D. Card / Passport / B.R. No.
	地址 Address		電話 Telephone
1. 物業名稱 Property	<b>尚瓏</b> ，香港皇后大道西 160 號 (“發展項目”) <b>The Queens</b> , 160 Queen's Road West, Hong Kong (“Development”) <b>Floor</b> <span style="border: 1px solid black; padding: 2px;">5</span> <b>樓</b> <b>Flat</b> <span style="border: 1px solid black; padding: 2px;">B</span> <b>單位</b>		
2. 樓價 Purchase Price	本物業的樓價為: The Purchase Price of the Property is	港幣 HK\$	元，並須由買方按以下方式付予賣方---- .00, which shall be paid by the Purchaser to the Vendor in the manner as follows----
3. 付款方式 Payment Terms	臨時訂金為數: Preliminary deposit in sum of	港幣 HK\$	元 (即樓價的 5%) 的臨時訂金，須於簽署本臨時合約時支付。 .00 which is equal to 5% of Purchase Price shall be paid upon signing of this Preliminary Agreement.
	再期訂金 Further deposit	港幣 HK\$	元 (即樓價的 % ) 於本臨時合約成立日期後的 日內支付。 .00 (equal to % of Purchase Price) shall be payable within days after the date on which this Preliminary Agreement is made.
	部份樓價 Part Payment of Purchase Price	港幣 HK\$	元 (即樓價的 % ) 於本臨時合約成立日期後的 日內支付。 .00 (equal to % of Purchase Price) shall be payable within days after the date on which this Preliminary Agreement is made.
	部份樓價 Part Payment of Purchase Price	港幣 HK\$	元 (即樓價的 % ) 於本臨時合約成立日期後的 日內支付。 .00 (equal to % of Purchase Price) shall be payable within days after the date on which this Preliminary Agreement is made.
	樓價餘額 Balance of Purchase Price	港幣 HK\$	元 於完成交易時，即賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期後的十四天內付清。 .00 payable upon completion (i.e. within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.).
4. 成交日 Completion Date	成交日：買賣雙方同意於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期後的十四天內於辦公時間內在賣方律師辦公地點完成交易本物業 Completion Date: The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitor during office hours within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.		

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

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

由買方於  
by the Purchaser  
on or before \_\_\_\_\_ (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  
(i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and

由賣方於  
by the Vendor  
on or before \_\_\_\_\_ (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。  
(i.e. the eighth working day after the date on which this Preliminary Agreement is signed)

6. 買方必須簽署由賣方代表律師擬備的正式合約。買方不得更改正式合約內容。

The Purchaser shall execute the Agreement in such standard form prepared by the Vendor’s Solicitors which shall not be altered by the Purchaser.

7. 其他條款及條件亦為本臨時合約之部份，刊載於附頁。

Other terms and conditions which form part of this Preliminary Agreement, are printed at the next page.

茲收到上述臨時訂金 Received the above Preliminary Deposit: -

銀行 Bank	_____	本票號碼 Cashier Order No	_____	港幣 HK\$	_____	元 .00
銀行 Bank	_____	支票號碼 Cheque No.	_____	港幣 HK\$	_____	元 .00

買方簽署  
Signed by the Purchaser(s)

如買方為公司，簽署人姓名：  
If the Purchaser is a company,  
name of the signatory: \_\_\_\_\_

富豪物業代理有限公司代表賣方簽署  
For and on behalf of the Vendor by Regal Estate Agents Limited

獲授權代表簽署 Authorized Signature

賣方代表律師  
Vendor’s solicitors

**姚黎李律師行**  
**Iu, Lai & Li Solicitors & Notaries**

地址及電話  
Address and telephone

香港金鐘夏愨道十八號海富中心一座二十二樓 2201 室，2201A 室及 2202 室  
Rooms 2201, 2201A & 2202, 22<sup>nd</sup> Floor, Tower 1, Admiralty Centre, No. 18 Harcourt Road, Hong Kong  
電話 Tel: 2810 8082 圖文傳真 Fax: 2845 2752

銷售代表  
Sales Agent

**富豪物業代理有限公司**  
**Regal Estate Agents Limited**

地址及電話  
Address and telephone

香港銅鑼灣怡和街 68 號 11 樓  
11/F, 68 Yee Wo Street, Causeway Bay, Hong Kong  
電話 Tel: 2882 0220 圖文傳真 Fax: 2882 7787

## 其他條款及條件 Other Terms and Conditions:

8. 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 1 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 1 is calculated in accordance with section 8(3) of that Ordinance;  
and
- (d) 附表 1 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 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
9. 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.
10. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。  
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
11. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅及/或買家印花稅(如有的話)，由買方承擔。  
The special stamp duty and/or buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
12. 買方須於本臨時合約的簽署日期之後的五個工作日內攜帶本臨時合約到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及 (iii)同時交付上述第 10 及 11 條所載買方應付之所有印花稅。  
The Purchaser shall attend the offices of the Vendor's Solicitors together with this Preliminary Agreement within 5 working days after the date hereof (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's Solicitors; (ii) to pay the sum above-mentioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable by the Purchaser as set out in Clause 10 and 11 above.
13. 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.
14. 本物業的量度尺寸如下---  
The measurements of the Property are as follows-  
請見附表 1 Please read attachment Schedule 1
15. 本物業買賣所包括的裝置、裝修物料及設備如附表 2 所列。  
The sale and purchase of the Property includes the fittings, finishes and appliances as set out in Schedule 2 hereto.
16. 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.
17. 買方已確認收到第 18 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 18 and fully understands its contents.
18. 就第 17 條而言，“對買方的警告”內容如下---  
For the purposes of clause 17, the following is the “Warning to Purchasers” ---
- (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。  
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase

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

19. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。  
Time shall in every respect be of the essence of this Preliminary Agreement.
20. 上述所有再期訂金、部份樓價及樓價餘款須以抬頭人寫上賣方律師(指定戶口名稱)之銀行本票支付。銀行本票均需兌現。無論任何原因任何銀行本票未能兌現，賣方有權行使在法律上的權利及補償。  
All further deposit, part payment of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of cashier orders drawn in favour of the Vendor's Solicitors' designated account name. If any cashier's order is dishonoured for whatever reason upon presentation, the Vendor shall be entitled to exercise its rights and remedies at law..
21. 雙方同意並聲明本臨時合約只適用於買方個人。只有簽署本臨時合約的人士方可簽署正式合約。買方無權要求賣方與其他人士簽署正式合約，亦無權將本臨時合約的權益轉讓給第三者。  
It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Only the person who has signed this Preliminary Agreement is permitted to sign the Agreement. The Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
22. 賣方保留於其認為所需時修改本發展項目(包括本物業)建築圖則之權利。  
The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) whenever the Vendor considers necessary.
23. 雙方同意並聲明本臨時合約只適用於買方個人。除第 24 條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。  
It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 24, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.
24. 賣方並不接受買方任何獲授權人，受托人或獲提名人代買方簽署正式合約。除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。  
No attorney, trustee or nominee of any kind by the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
25. 買方須與賣方在正式買賣合約中訂明，若買方轉售本物業或將買賣合約權益轉讓予第三者，則每個轉購人、受贈人、代辦人或其他承讓人 (i) 在以後的轉售合約中列明所有確認人、委任人及其他買、賣本物業或任何相關利益人士的詳細資料 (包括身份証號碼及地址)，及全數金額或其他代價，包括任何佣金、訂購或代理費用、或任何在期間交易所需繳付予任何人仕的款項，及 (ii) 在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人履行 25(i) 項中的責任。  
The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement, full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agents fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same affect as 25(i) above.

26. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所註釋之\*住宅用途/非住宅用途物業。  
The Property is \* residential property / ~~non-residential property~~ within the meanings of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).
27. 在本臨時合約簽訂前，買賣雙方並無其他口頭或類似本合約之協議。  
This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof
28. 買方必須書面通知賣方一切其聯絡地址及電話號碼的變更。  
The Purchaser shall inform the Vendor in writing of any changes in correspondence details and telephone number.
29. 買方代表律師辦理本物業之正式合約及轉讓契之律師費(包括有關擬備、審批、簽立及完成正式合約及轉讓契及加蓋印花及註冊之代支費用及附帶之其他雜費)，均由買方承擔及支付。若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買本物業，賣方將承擔該律師在處理正式買賣合約及其後之轉讓契之律師費用。除此之外，買方須承擔及支付：  
The Purchaser shall bear the Purchaser's solicitors legal fees (including the disbursements of and incidental to the preparation, approval, execution, completion, stamping and registration) of the Agreement and the Assignment of the Property. If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal costs in respect of the Agreement and the subsequent Assignment. The Purchaser shall also bear and pay:
- (a) 所有有關本物業的按揭及(如適用)第二按揭的律師費及雜費，  
all legal costs and disbursements for the preparation of the Mortgage and (if any) the Second Mortgage of the Property;
  - (b) 所有有關本物業買賣的雜費，包括(但不限於)查冊費、登記費及所有附於正式合約及轉讓契的圖則的費用(賣方有權要求買方於簽署正式合約時支付全部或部份費用)；  
all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fee, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and the Assignment (the Vendor has right to require the Purchaser to pay these costs in full or in part on signing of the Agreement);
  - (c) 本物業樓契及業權文件的認證副本費用(賣方有權要求買方於簽署正式合約時支付全部或部份費用)；  
the costs of preparing certified true copies of title deeds and documents relating to the Property (the Vendor has right to require the Purchaser to pay these costs in full or in part on signing of the Agreement);
  - (d) (i)擬定、簽署及登記大廈公共契約包括大廈管理合約的律師費用之攤分部份及(ii)所有附於公共契約內有關大廈公共部份的圖則之圖則費之攤分部份；  
the respective proportions of (i) the legal costs of the preparation, execution and registration of the Deed of Mutual Covenant incorporating a Management Agreement of the Development ("DMC") and (ii) the costs of preparation of plans showing the common parts of the Development annexed to the DMC;
  - (e) (i) 所有賣方就本物業所支付的公用設施按金(如有)；  
all public utility deposits paid by the Vendor in respect of the Property (if any);  
(ii) 按比例分攤之公共部份的水、電及煤氣按金；  
a proportionate part of the water, electricity and gas deposits in respect of the common parts of the Development;
  - (iii) 兩個月上期管理費；  
2 months' advance payment of the management fee;
  - (iv) 相等於兩個月管理費的管理費按金；  
a sum equivalent to 2 months' management fee as management fee deposit;
  - (v) 相等於兩個月管理費的特別基金分攤(見公共契約定義)；及  
a sum equivalent to 2 months' management fee as initial contribution to the Special Funds (as defined in the DMC);  
and
  - (vi) 相等於一個月管理費的泥頭費。  
a sum equivalent to 1 month's management fee as debris removal fee.
- 買方須在交易完成時向發展項目的管理人繳交上述費用，或如任何上述費用已由賣方繳付予發展項目的管理人，不管有關費用是否可按大廈公共契約轉名或退款，買方均須在交易完成時償還予賣方。  
The Purchaser shall on completion of the sale and purchase pay to the Manager of the Development the above payments or reimburse the Vendor for any of the above payments already paid by the Vendor to the Manager of the Development, whether or not any of such payments are transferable or refundable under the DMC.
30. 倘若買方在簽署正式合約後將本物業轉售或以代名人承受本物業，則該項轉售、代名任命以及轉讓契之一切律師費與開銷及根據印花稅條例徵收的印花稅，額外印花稅及附加印花稅均須由買方負擔。  
If after signing the Agreement, the Purchaser shall sub-sell the Property or nominate another person to take up the Property, all legal fees and disbursements and all stamp duty, special stamp duty and additional stamp duty which are chargeable under the Stamp Duty Ordinance in connection with the sub-sale, the nomination and the Assignment shall be borne by the Purchaser.
31. 如買方或任何代表買方之人士在未簽正式合約前將本臨時合約登記於土地註冊處之登記冊內，賣方或其銷售代表可單方面簽署及登記備忘錄於土地註冊處以刪除或取消本臨時合約之註冊，買方於此同意並授權賣方或其銷售代表簽署及登記該備忘錄在土地註冊處，以刪除或取消本臨時合約原有之註冊。  
Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor or its Sales Agent may unilaterally sign and register a Memorandum to vacate or cancel this

Preliminary Agreement from the register or record in the Land Registry and the Purchaser hereby consents and authorizes the Vendor and/or its Sales Agent to sign and register such Memorandum in the Land Registry or vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.

32. (a) 賣方和買方無意賦予任何第三者權利以《合約(第三者權利)》(第 623 章)(『該條例』)為依據強制執行本臨時合約下任何條款，並且同意摒除該條例適用於本臨時合約，惟受以下第(b)款及第(c)款的規定限制。  
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
- (b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。  
Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance Cap.621).
- (c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制去執行任何該等款時：  
If any term of this Preliminary Agreement is not excluded from the application of the CRPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO.
- (i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該條例第 6(1)條將不適用於本臨時合約; 及  
this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
- (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。  
notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
33. 本臨時合約之中文版本乃英文版本的譯本，謹供參考之用。如解釋有任何差異、出入及爭議，概以英文版本為準。  
The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.



**Warning to Purchasers**  
**對買方的警告**

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏, 香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證 / 護照號碼 / 商業登記 証號碼	
Date 日期	

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

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

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏，香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Date 日期	

- The Purchaser hereby confirms that the Purchaser is /is NOT\* a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.  
就《一手住宅物業銷售條例》而言，買方謹此確認買方並不是賣方的「有關連人士」。
- For the purpose of this Declaration, a person is a related party to the Vendor if that person is :  
就本聲明而言，如有以下情況，某人即屬賣方的「有關連人士」。
  - a director of the Vendor, or a parent, spouse or child of such a director;  
該人是賣方的董事，或該董事的父母、配偶或子女；
  - a manager of the Vendor;  
該人是賣方的經理；
  - a private company of which such a director, parent, spouse, child or manager is a director or shareholder;  
該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
  - an associate corporation or holding company of the Vendor;  
該人是賣方的有聯繫法團或控權公司；
  - a director of such an associate corporation or holding company, or a parent, spouse or child of such a director;  
or  
該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
  - a manager of such an associate corporation or holding company.  
該人是上述有聯繫法團或控權公司的經理。
- The Purchaser hereby declares and confirms that the above information provided is true and accurate. If any information as provided by the Purchaser needs to be revised or has been changed, the Purchaser agrees and undertakes to notify the Vendor as soon as possible.  
買方謹此聲明及確認上述提供之資料為真實及準確。如任何買方提供之資料須要修正或已更改，買方同意及承諾儘快通知賣方。
- In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.  
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

\* Delete as appropriate 將不適用者刪去

1. **“Manager”** has the meaning given by the Companies Ordinance (Cap.622) which, in relation to a company, means a person who performs managerial function in relation to the company under the directors’ immediate authority.  
**“經理”** 具有《公司條例》(第 622 章)給予該詞的涵義，即就一間公司而言，指在董事的直接權限下就該公司執行管理職能的人。
2. **“Private company”** has the meaning given by the Companies Ordinance (Cap.622) which means a company which by its articles (a) restricts a member’s right to transfer shares; and (b) limits the number of members to 50, not including persons who are in the employment of the company and persons who was a member while being an employee of the company and who continues to be a member after ceasing to be such an employee; and (c) prohibits any invitation to the public to subscribe for any shares or debentures of the company.  
**“私人公司”** 具有《公司條例》(第 622 章)給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司；(a) 限制成員轉讓股份的權利；及 (b) 將成員最高人數限於 50 人，但不包括本身是有關公司僱員的成員，亦不包括曾同時是成員及有關公司僱員，但於不再是該公司僱員後仍繼續是成員的人；及(c) 禁止邀請公眾人士認購該公司的任何股份或債權證。
3. **“Associate corporation”** means (a) a subsidiary of the vendor or (b) a subsidiary of a holding company of the Vendor. “Subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap.622). Under the Companies Ordinance, a company shall generally be deemed to be a subsidiary of another company, if :-  
(a) that other company -  
(i) controls the composition of the board of directors of the first-mentioned company; or  
(ii) controls more than half of the voting power of the first-mentioned company; or  
(iii) holds more than half of the issued share capital of the first-mentioned company (excluding any part of it which carries no right to participate beyond a specified amount in a distribution of either profits or capital); or  
(b) the first-mentioned company is a subsidiary of any company which is that other company’s subsidiary.  
**“有聯繫法團”** 指 (a) 賣方的附屬公司或 (b) 賣方的控權公司的附屬公司。附屬公司指《公司條例》(第 622 章)所指的附屬公司。根據《公司條例》，一間公司一般來說須當作為另一間公司的附屬公司，如 :-  
(a) 該另一間公司 -  
(i) 控制首述的公司董事局的組成；或  
(ii) 控制首述的公司過半數的表決權；或  
(iii) 持有首述的公司的過半數已發行股本(所持股本中，如部分在分派利潤或資本時無權分享超過某一指明數額之數，則該部分不計算在該股本內)；或  
(b) 首述的公司是一間公司的附屬公司，而該間公司是上述另一間公司的附屬公司。
4. **“Holding company”** means, for the purpose of the Vendor, a company of which the vendor is a subsidiary.  
**“控權公司”** 指(就賣方而言)一家公司而賣方為該公司的附屬公司。

**Declaration Regarding Intermediary**  
**關於中介人的聲明**

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏，香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Intermediary 中介人	(公司名稱) (地產代理姓名)
Estate Agent Licence No. 地產代理牌照號碼	
Date 日期	

The Purchaser and the Intermediary hereby confirm and declare as follows :-  
買方及中介人謹此確認及聲明如下：

- The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.  
買方是經由中介人介紹到賣方的售樓處簽署購買本物業的臨時買賣合約。
- The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.  
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、承諾或陳述，無論在任何情況下賣方均無須就中介人所作出的任何協議、承諾或陳述向買方、中介人或任何其他人士負責。
- The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.  
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
- The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.  
買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易嚴格依據臨時買賣合約及正式合約進行。
- In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.  
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Signature of the Intermediary 中介人簽署

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

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏，香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Date 日期	

**Please read the following notes carefully as they contain important information about how the Vendor would like to use your personal information**

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

- The Vendor wishes to collect your name, identity card number, correspondence address, telephone number, details of the unit(s) and parking space(s) (if any) you bought in The Queens, email address and fax number (collectively “**Personal Data**”) for the purposes of :-  
賣方擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、閣下所購入在尚瓏中的單位及車位(如有)詳情、電郵地址及傳真號碼(統稱「**個人資料**」)作下列用途:-
  - The Vendor’s dealing with all legal and other necessary administrative matters relating to your purchase of your unit(s) and parking space(s) (if any) in The Queens and protecting the parties’ interests in the transaction (“**the Obligatory Purposes**”); and  
賣方處理與閣下購買尚瓏的單位及車位(如有)有關的所有法律及其他必需的行政事宜，並保障買賣雙方在交易中的權益(「**強制性用途**」); 及
  - The Vendor’s use of your Personal Data in direct marketing and providing your Personal Data to Regal Estate Agents Limited. Your Personal Data will be used for marketing the following services / products / activities :-  
賣方使用閣下的個人資料作直接促銷及提供閣下的個人資料給富豪物業代理有限公司供他們作直接促銷使用。閣下的個人資料會被用作促銷以下服務 / 產品 / 活動 :-
    - The information in relation to the leasing/sale of The Queens on the understanding that the arrangement in respect of such sale or leasing shall be subject to the sole discretion of the Vendor;  
尚瓏之租售資料。而租售之安排將由賣方全權決定;
    - Promotional activities for The Queens; and  
尚瓏之推廣活動; 及
    - All promotional materials / information of other developments of which Regal Estate Agents Limited is the marketing agent.  
富豪物業代理有限公司作為市務代理的其他旗下樓盤之宣傳資料。
 (“**the Voluntary Purposes**”).  
(「**自願性用途**」)
- The Obligatory Purposes are purposes for which the Vendor needs your Personal Data. If you do not provide your Personal Data to the Vendor for these purposes, the Vendor will not be able to carry out the Obligatory Purposes which may mean that your purchase of your unit(s) and parking space(s) (if any) in The Queens and/or administrative matters relating to the same may be adversely affected.  
強制性用途乃賣方需要閣下的個人資料所作的用途。如果閣下不提供閣下的個人資料予賣方作此等用

途，賣方將不能夠作出強制性用途，這可能意味着閣下購買在尚瓏中的單位及車位(如有)及/或與此有關的行政事宜可能受到不利影響。

3. The Voluntary Purposes are only voluntary purposes and you are not obliged to permit your Personal Data to be used for these purposes if you do not want the Vendor and/or Regal Estate Agents Limited to conduct direct marketing to you of investment opportunities in The Queens or other developments of which Regal Estate Agents Limited is the marketing agent, or to use your Personal Data for marketing the services / products / activities mentioned in paragraph (1)(b).

自願性用途僅屬自願性用途，而如果閣下不希望賣方及/或富豪物業代理有限公司向閣下進行在尚瓏中或富豪物業代理有限公司作為市務代理的旗下樓盤的投資機會的直接促銷，或者用作促銷第(1)(b)段所述的服務 / 產品 / 活動，閣下並無責任准許閣下的個人資料被用作此等用途。

4. The Vendor will take all practicable steps to keep your Personal Data confidential but (i) **will** transfer your Personal Data to the Vendor's solicitors and Regal Estate Agents Limited for the Obligatory Purposes, and (ii) **if you agree**, will transfer your Personal Data to Regal Estate Agents Limited who may then use your Personal Data for the Voluntary Purposes. The Vendor will not transfer your Personal Data to any other person without your consent.

賣方將會採取所有切實可行的步驟，以保密閣下的個人資料，但(i) **將會**把閣下的個人資料轉移予賣方的代表律師及富豪物業代理有限公司作強制性用途，及(ii) **如果閣下同意的話**，將會把閣下的個人資料轉移予富豪物業代理有限公司，而繼而使其可使用閣下的個人資料作自願性用途。在沒有閣下同意下，賣方不會把閣下的個人資料轉移予任何其他人士。

5. You may require the Vendor and/or Regal Estate Agents Limited at any time to cease using your Personal Data for the aforesaid direct marketing purposes and the Vendor and/or Regal Estate Agents Limited must so cease, without charge.

閣下可隨時要求賣方及/或富豪物業代理有限公司停止使用閣下的個人資料作前述直接促銷用途，而賣方及/或富豪物業代理有限公司必須在不收費的情況下停止如此使用該等資料。

6. The Vendor will keep your Personal Data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. The Vendor will not retain your Personal Data if you terminate your consent or request us to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, termination or cessation or occurrence of other circumstances where your Personal Data is no longer required, the Vendor will destroy your Personal Data as soon as practicable after the Vendor is no longer obliged to retain such data by law.

賣方將只在為落實強制性用途及(如果閣下同意的話)自願性用途所需的期間內，方會保存閣下的個人資料。如果閣下終止閣下的同意或要求賣方停止如此使用閣下的個人資料，賣方將不會保留該等資料。在落實強制性用途及(如果閣下同意的話)自願性用途之後、出現終止或停止、或者發生不再需要閣下的個人資料之其他情況時，賣方將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

7. You may at any time request access to and/or to correct Personal Data relating to you in the Vendor's records. To exercise these rights, you may contact the Vendor at the address or email below, marking your communication "Confidential".

If you would like to (1) request for (i) access to data or correction of data and/or (ii) general information regarding the Vendor's policies and practices with respect to personal data and (2) raise general enquiries and complaints about the Vendor's handling of personal data, such requests, enquiries and complaints should be addressed to :

Regal Estate Agents Limited,  
11/F., 68 Yee Wo Street,  
Causeway Bay, Hong Kong.  
(Marked "Confidential")

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

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

富豪物業代理有限公司  
香港銅鑼灣  
怡和街 68 號 11 樓  
(註明「保密」字樣)

**Acknowledgement and Consent by the Purchaser**

**買方確認及同意書**

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- By checking this box, I instruct the Vendor **NOT** to use my Personal Data for the Voluntary Purposes described above, including transfer of my Personal Data to Regal Estate Agents Limited. (*If I do not check this box, I understand that the Vendor **will** use my Personal Data for its direct marketing purposes described above and transfer my Personal Data to Regal Estate Agents Limited for the direct marketing purposes described above.*)
- 本人在此空格加上剔(「√」)號，即表示本人指示賣方不得使用本人的個人資料作上述自願性用途，包括把本人的個人資料轉移予富豪物業代理有限公司。(如果本人並不在此空格加上剔(「√」)號，即表示本人明白，賣方將會使用本人的個人資料作其上述自願性用途並把本人的個人資料轉移予富豪物業代理有限公司作上述自願性用途。)

Signed by the Purchaser(s) 買方簽署

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

英文版本與中文版本如有任何抵觸應以英文版本為準。

**Purchaser's Acknowledgement (Open Kitchen Unit)**  
**買方確認函(開放式廚房單位)**

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏, 香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Date 日期	

I/We hereby acknowledge that I/we am/are aware of and understand that under Clause 79 of Section VIII of the latest draft Deed of Mutual Covenant and Management Agreement (the “DMC”) in respect of The Queens (the “Development”), the Owner of each Open Kitchen Unit (as defined in the DMC) shall, among other things, observe and comply with, and shall procure and cause his tenants, licensees and/or occupants to observe and comply with, the Fire Safety Management Plan (as defined in the DMC) and any supplement, guideline or direction that may be issued or given by the Manager from time to time relating to the Fire Safety Management Plan or its implementation.

Before entering into the preliminary agreement for sale and purchase of the Property, I/we have been informed that the the Property is an Open Kitchen Unit, and I/we have been advised to (i) peruse (a) the latest draft of the DMC and (b) the whole set of the Fire Safety Management Plan (which we understand is subject to any variation or amendment as may from time to time be made or approved by the relevant Government department(s)) (both of (a) and (b) are available for inspection at the sales office) and (ii) to seek professional advice for details of both documents (a) and (b) and Open Kitchen Unit.

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same.

In the event of any conflict or inconsistency between the Chinese and English version of this document, the English version shall prevail.

我 / 吾等確認我 / 吾等明白按照尚瓏 (「發展項目」) 之公契及管理合約 (「公契」) 的最新擬稿的第八 VIII 章第 79 條規定, 每個開放式廚房單位 (按公契定義) 之業主除了須遵守其他規定外, 亦須遵守和遵從, 並促使及安排其租客、被許可人及/或佔用人遵守和遵從《消防安全管理計劃》(按公契定義) 及管理人不時就《消防安全管理計劃》或其實施而發出或給予的任何補充、指引或指導。

我 / 吾等確認於簽訂上述物業臨時買賣合約前, 已獲告知上述物業屬於開放式廚房單位, 並獲建議 (i) 細閱(a)最新的公契擬稿及(b)整套《消防安全管理計劃》(我/吾等明白其受制於相關政府部門不時作出或批准的更改或修訂) (a)及(b)兩者均於售樓處提供以供閱覽) 及 (ii) 尋求專業意見以獲取(a)及(b)文件及開放式廚房單位之詳情。

我 / 吾等確認及聲明我 / 吾等同意購入上述物業時已完全知悉上述之契諾、責任、規定和限制, 並將完全遵守及履行該等契諾、責任、規定和限制。



如上述之英文及中文文本有所衝突或有抵觸之處，一概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Notes on Estimated Material Date and Handing Over Date (Non-consent Scheme)**  
**預計關鍵日期及收樓日期須知（非同意方案）**

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏，香港皇后大道西 160 號
Property 本物業	Floor <span style="border: 1px solid black; padding: 2px;">5</span> 樓 Flat <span style="border: 1px solid black; padding: 2px;">B</span> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Date 日期	

**Estimated material date**

**預計關鍵日期**

- The estimated material date for the Development is **NOT** the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.  
有關發展項目的預計關鍵日期**並不同**買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- “Material date” means the date on which the Development is completed in all respects in compliance with the approved building plans.  
「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。

**Handing over date**

**收樓日期**

- The Vendor will complete the Development in all respects in compliance with the building plans (if any) on or before the estimated material date, subject to such extensions of time as may be granted by the Authorized Person (AP) in accordance with the Agreement for Sale and Purchase (ASP).  
賣方將於預計關鍵日期或之前，在各方面符合建築圖則（如有的話）完成發展項目。但如認可人士按照買賣合約批予延期，則屬例外。
- The Vendor will apply in writing for an Occupation Document in respect of the Development within 14 days after its having completed the Development.  
賣方將於完成發展項目後的 14 日內，以書面為發展項目申請佔用文件。
- The Vendor will notify the purchaser in writing that the Vendor is in a position validly to assign the property within six months after the issue of the Occupation Document.  
賣方將在佔用文件發出後的六個月內，就賣方有能力有效地轉讓物業一事，以書面通知買方。
- The sale and purchase shall be completed within 14 days after the date of the notification aforesaid. Upon completion, the Vendor will arrange handover of the property to the purchaser.  
買賣須於賣方發出上述通知的日期後的 14 日內完成。物業的買賣完成後，賣方將安排買家收樓事宜。

**Extensions of Time**

**延期**

- AP may grant extension(s) of time for completion of the Development beyond the estimated material date, having regard to delays caused exclusively by any one or more of the following reasons:  
認可人士在顧及純粹由以下一個或多於一個原因所導致的延遲後，可批予其認為合理的延期，以

在預計關鍵日期之後完成發展項目：

- strike or lock-out of workmen;  
工人罷工或封閉工地；
  - riots or civil commotion;  
暴動或內亂；
  - force majeure or Act of God;  
不可抗力或天災；
  - fire or other accident beyond the Vendor's control;  
火警或其他賣方所不能控制的意外；
  - war; or  
戰爭；或
  - inclement weather.  
惡劣天氣。
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.  
發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- The Vendor will, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.  
賣方將於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。

**A purchaser is advised to ask the Vendor if there are any questions on handing over date.**

**買方如對收樓日期有任何疑問，請向賣方查詢。**

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding Operation of Gondola**  
**關於吊船操作的確認函**

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏，香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Date 日期	

1. I /We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-  
 本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：
- (a) Under the Deed of Mutual Covenant and Management Agreement (the “DMC”) in respect of the Development :-  
 按照發展項目的公契及管理協議(「公契」)的規定：
- (i) The Owner of any roof and/or flat roof shall at all reasonable times subject to prior written notice (except in an emergency) given by the Manager provide free and uninterrupted access to the Manager or its agents (i) for the affixing of the gondola to the said brackets, sockets or parts and operation and running of the Gondola System and associated equipment and (ii) to affix, install, operate, manoeuvre, use, repair, maintain, clean the said brackets, sockets or parts of the Gondola System and associated equipment over and/or along the roof and/or flat roof or any part thereof for the purposes of inspecting, upgrading, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating the exterior walls or any parts of the Development Provided that the right of the Owner of the roof and/or flat roof to hold, use, occupy and enjoy his Unit and its flat roof shall not be interfered with.  
 任何天台及／或平台的業主應在任何合理的時間在經管理人給予事先書面通知的情況下(緊急情況除外)，向管理人或其代理免費提供不間斷的通道以(i)將吊船固定在上述支架、插座或零件上以及運作和運行吊船系統及相關設備；及(ii)固定、安裝、操作、操縱、使用、維修、保養、清潔天台及／或平台或其任何部分之上及／或之中的吊船系統及相關設備的上述支架、插座或零件，以檢查、升級、重建、修理、更新、保養、清潔、上漆或裝飾發展項目的外牆或其任何部分，惟天台及／或平台的業主持有、使用、佔用和享用其單位及其平台的權利不應受到干擾。
- (ii) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, matter or place any items in the roof, flat roof or the parapet walls of the roof, flat roof pertaining to its Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the Gondola System at any time in the course of the management and/or maintenance of the Development.  
 業主不得作出或容許其租戶、佔用人、被許可人在屬於其住宅單位的天台、平台或平台或天台的護牆上作出任何行為、事情、或放置任何物品以干擾、影響或可能干擾或影響管理人於管理及／或維修發展項目期間任何時候操作吊船。
- (b) My/our enjoyment of the roof(s), flat roof(s), balcony(ies) and/or utility platform(s) (if any) and/or the parapet walls of the roof(s), flat roof(s), balcony(ies) and/or utility platform(s) (if any) pertaining to the Property may be adversely affected during the operation of the gondola in the course of the management and/or the maintenance of the Development by the Manager.  
 管理人在管理及／或維修發展項目期間操作吊船時，可能對本人/吾等享用屬於本物業的天台、

平台、露台及/或工作平台(如有)及/或天台、平台、露台及/或工作平台的護牆(如有)造成不利影響。

2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.  
本人/吾等確認及聲明本人/吾等同意購入物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
3. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.  
如本函之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter regarding Common Areas within Flat Roof****關於平台內的公用地方的確認函**

Vendor 賣方	Rich Capital Investment Limited 聯發創富有限公司
Development 發展項目	The Queens, 160 Queen's Road West, Hong Kong 尚瓏，香港皇后大道西 160 號
Property 本物業	Floor <input type="text" value="5"/> 樓 Flat <input type="text" value="B"/> 單位
Purchaser(s) 買方	
I.D. / Passport / B.R. Number 身份證/護照號碼/商業登記 証號碼	
Date 日期	

1. I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-  
本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：
  - (a) The uncoloured area within flat roof of the Property as shown in the floor plan of the sales brochure of the Development (the “Area”) forms part of the common areas of the Development. The Area does not form part of the Property and the Purchaser will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area;  
發展項目的售樓說明書的住宅平面圖中顯示該物業的平台內沒有填上顏色的範圍（“該範圍”）屬發展項目的公用部分。該範圍並不屬於物業一部份，而買方將無任何獨有權利持有、使用、佔用或享用該範圍；
  - (b) the use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement in respect of the Development (the “DMC”). Without limitation to the generality of the foregoing, the manager of the Development (the “Manager”) shall have the full right and authority to manage the Area, and shall have the full right and privilege at all reasonable times on reasonable notice (except in the case of emergency) with or without agents, surveyors, workmen and others and with or without equipment and apparatus to enter into and upon the Property for the purposes of carrying out necessary repairs to or maintenance of the Development or any part or parts thereof or any of the Common Areas and Facilities therein or any other apparatus and equipment used or installed for the benefit of the Development or any part or parts thereof as part of the amenities thereof or to abate any hazard or nuisance which does or may affect the Common Areas or Facilities or other Owners.  
該範圍之使用及運作將受發展項目之公契及管理協議（“公契”）規管，特別是（無損前文概括性）發展項目之管理人（“管理人”）將有全部權利及授權管理該範圍，亦將有全部權利發出合理通知於所有合理時間（如遇緊急情況則無須通知）攜同或不攜同代理人、檢測人員、工作人員或其他人士及帶同或不帶同設備或器具進入該物業以進行發展項目或其任何部分或公用地方及設施任何部份或為發展項目或其任何部分而使用或安裝的任何其他器具和設備而作為其設施的一部分所需之維修或減除任何影響公用地方及設施或其他擁有人（定義見該公契）的危害或滋擾。
2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.  
本人/吾等確認及聲明本人/吾等同意購入物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
3. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.  
如本函之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**List of Gifts, Financial Advantage or Benefits**  
**贈品、財務優惠或利益的列表**

1. Depending on the payment terms of the purchase price made by the Purchaser and the intention indicated by the Purchaser in his Form of Tender, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property. 視乎買方支付樓價的條款及買方於其投標表格中表示之意欲，賣方將就購買物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
2. The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason. 如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。
3. All the gifts, or financial advantage or benefits to be made available to the Purchaser are personal to the Purchaser and the Purchaser shall have no right to assign or otherwise transfer the same to any other person. 所有提供予買方的贈品、財務優惠或利益予僅對買方有效，且買方無權向任何其他人仕出讓或以任何方式轉讓任何該等贈品、財務優惠或利益。
4. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
5. The bank will, in the course of approving any mortgage, take into account the terms and conditions of the second mortgage in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks. 銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。
6. All capitalized terms in this List of gifts, financial advantage or benefits, unless otherwise defined, shall have the meaning ascribed to them in the Conditions of Sale annexed to the Tender Notice. 除非本列表另有定義，招標公告夾附的出售條款中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
7. All the gifts, or financial advantage or benefits to be made available to the Purchaser are listed as follow:- 所有提供予買方的贈品、財務優惠或利益現表列如下:-

“Standby First Mortgage Loan” 「備用第一按揭貸款」

The Purchaser shall make a written application to the designated financing company ("designated financing company") for a Standby First Mortgage Loan (the "First Mortgage Loan") with a maximum amount equivalent to 70% of the Purchase Price. Terms and conditions are as follows:

買方可向賣方指定財務機構(「指定財務機構」)以書面申請最高金額為樓價 70%的備用第一按揭貸款(「第一按揭貸款」)，惟須受以下條款及條件規限：

(1) The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 45 days before the date of settlement of the balance of the Purchase Price. 買方須於完成住宅物業的買賣的最少 45 日前以書面向指定財務機構申請第一按揭貸款。

(2) The amount of the First Mortgage Loan applied to such financial institution(s) shall not exceed 70% of the Purchase Price. 向該財務機構申請的第一按揭貸款款額不得超過樓價 70%。

(3) The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

第一按揭貸款須以該住宅物業之第一法定按揭作抵押。

(4) The tenor of the First Mortgage Loan shall be 20 years.  
第一按揭貸款年期為 20 年。

(5) The Purchaser shall pay the relevant interest in respect of the First Mortgage Loan drawn each month after the drawdown of the First Mortgage Loan. The Purchaser shall pay interest of the First Mortgage Loan only on a monthly basis for the first 36 months. The interest rate of the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a.; the Purchaser shall repay the instalment which included the principal with interest starting from the 37th month, the interest rate of the 37<sup>th</sup> to 60<sup>th</sup> months shall be Hong Kong Dollar Best Lending Rate. Thereafter shall be Hong Kong Dollar Best Lending Rate plus 2% p.a. The final interest rate will be subject to final approval by the designated financing company. 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.

買方必須於提取第一按揭貸款日期起計，首 36 個月每個月只需就所提取的第一按揭貸款額支付利息，首 36 個月的年利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率（「港元最優惠利率」）減 2% 計算；由第 37 個月開始，買方須就其提取第一按揭貸款本息歸還，第 37 至 60 個月之年利率以港元最優惠利率計算。其後之年利率為港元最優惠利率加 2% 計算。最終年利率以指定財務機構之審批結果而定，賣方並無就其作出，或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。

(6) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。

(7) All legal documents of the First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

所有第一按揭貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。

(8) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

(9) The terms and conditions and approval conditions of the First Mortgage Loan are for reference only, the designated financing company reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

第一按揭貸款條款及批核條件僅供參考，指定財務機構保留不時更改第一按揭貸款之借貸條款及批核條件的權利。

(10) The terms and conditions and the approval of applications for the First Mortgage Loan are subject to the final decision of the designated financing company, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the First Mortgage Loan.

有關第一按揭貸款之批核與否及借款條款以指定財務機構之最終決定為準，與賣方無關，且於任何情況下賣方均無須為此負責；賣方並無或不得被視為就第一按揭貸款之借款條款及批核作出任何不論明示或隱含之陳述、承諾或保證。



## 附表 1 Schedule 1

於本附表 1，只有構成「本物業」的物業的量度尺寸方適用於本臨時合約。

In this Schedule 1, only the measurements of the property(ies) which the Property comprises are applicable to this Preliminary Agreement.

尚璫，香港皇后大道西 160 號

The Queens, 160 Queen's Road West, Hong Kong

5 樓 B 單位

Unit B, 5/F

- (a) 本物業的實用面積為[ 21.126 ]平方米/[ 227 ] 平方呎\*[，其中--]  
the saleable area of the Property is [ 21.126 ]square metres / [ 227 ] 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 11.371 平方米 / 122 平方呎];  
\*[the area of the flat roof is 11.371 square metres / 122 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 -- square metres / -- square feet];  
\*[天台的面積為 -- 平方米/ -- 平方呎];  
\*[the area of the roof is -- square metres / -- 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 2

於本附表 2，只有構成「本物業」的物業的裝置、裝修物料及設備方適用於本臨時合約。

### 裝置,裝修物料及設備

1. 外部裝修物料	
細項	描述
(a) 外牆	大樓外牆鋪砌磚、玻璃幕牆及鋁質建築裝飾。基座外牆鋪砌磚、玻璃牆、鋁質掛牆裝飾。
(b) 窗	所有窗戶均採用氟碳噴塗鋁質窗框。 客廳、飯廳及睡房的窗戶安裝低反射鏡膜強化中空玻璃。 5 樓至 20 樓 A 及 F 單位 (不設 13 樓及 14 樓)、21 樓至 29 樓 A 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A 及 C 單位的廚房的窗戶安裝單層強化玻璃。 5 樓至 20 樓 A 及 F 單位 (不設 13 樓及 14 樓)、21 樓至 29 樓 A 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A 及 C 單位的浴室的窗戶安裝單層絲印強化玻璃。
(c) 窗台	不適用。
(d) 花槽	鋪砌磚及天然石。
(e) 陽台或露台	露台裝設金屬及玻璃欄杆。 地台鋪砌磚及合成塑木平台。 牆身鋪砌磚。 天花板採上防潮乳膠漆。 所有露台均是有蓋的。 沒有陽台。
(f) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	地面入口大堂： 牆身鋪砌天然石、玻璃裝飾面板、不銹鋼裝飾面板及鋁質裝飾面板。 地台鋪砌磚。 天花板裝設石膏板假天花。 住宅樓層公用升降機大堂： 牆身鋪砌木皮裝飾面板、裝飾鏡及不銹鋼裝飾面板。 地台鋪砌磚。 天花板裝設石膏板假天花。
(b) 內牆及天花板	內牆 客廳及飯廳均採上乳膠漆、鋪砌鏡、不銹鋼條及木皮裝飾面板 (除 18 樓 A 單位外)。 18 樓 A 單位客廳及飯廳內牆採上乳膠漆、鋪砌鏡、不銹鋼條、天然石及木裝飾板。 5 樓至 20 樓 B、C 及 E 單位 (不設 13 樓及 14 樓) 及 21 樓至 29 樓 B 及 D 單位 (不設 24 樓) 的睡房、21 樓至 29 樓 C 單位 (不設 24 樓) 及 30 樓至 31 樓 B 單位的主人睡房的內牆採上乳膠漆及木皮裝飾面板。 18 樓 A 單位睡房內牆採上乳膠漆、鋪砌鏡、不銹鋼條、玻璃裝飾面板及布板。 其他單位的睡房內牆採上乳膠漆。 天花板 天花板採上乳膠漆 (除 18 樓 A 單位外)。 18 樓 A 單位客廳及飯廳天花板採上乳膠漆及假天花採上乳膠漆、睡房天花板採上乳膠漆。
(c) 內部地板	客廳、飯廳及睡房鋪砌磚、天然石圍邊 (連接露台、工作平台及平台門) 及磚牆腳線 (除 18 樓 A 單位外)。 18 樓 A 單位客廳、飯廳及睡房鋪砌磚及不銹鋼板, 部份牆身裝設不銹鋼牆腳線。
(d) 浴室	牆身外露部份鋪砌磚及玻璃裝飾面板至假天花。 地台外露部份鋪砌磚。 天花板裝設鋁質假天花。 假天花以上、鏡櫃背及面盆櫃背牆身均不設裝修物料。
(e) 廚房	廚房牆身外露部份鋪砌磚、玻璃裝飾面板及不銹鋼面板至假天花。地台外露部份鋪砌磚。 開放式廚房牆身外露部份鋪砌玻璃裝飾面板及不銹鋼面板至假天花。地台外露部份鋪砌磚。 廚房天花板裝設鋁質假天花。 開放式廚房天花板裝設防潮石膏板假天花。 所有灶台選用人造石檯面。 假天花以上及廚櫃背牆身均不設裝修物料。

3. 室內裝置	
細項	描述
(a) 門	入口大門 選用木皮飾面連不銹鋼條實心木門配置電子門鎖、防盜眼、嵌入式氣鼓、門擋及防盜鍊。 睡房門 21 樓至 29 樓 C 單位 (不設 24 樓) 及 30 樓至 31 樓 B 單位的睡房 2 選用木皮飾面空心木門配門鎖。18 樓 A 單位睡房門選用木裝飾板飾面空心木門配門鎖及門擋。 其他睡房門選用木皮飾面空心木門配門鎖及門擋。 浴室門 5 樓至 20 樓 A 及 F 單位 (除 18 樓 A 單位外) (不設 13 樓及 14 樓)、21 樓至 29 樓 A 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A 及 C 單位選用木皮飾面連不銹鋼條空心木門配門鎖及門擋。18 樓 A 單位選用木裝飾板飾面及木皮飾面連不銹鋼條空心木門配門鎖及門擋。 5 樓至 20 樓 B、C、D 及 E 單位 (不設 13 樓及 14 樓) 及 21 樓至 29 樓 B 及 D 單位 (不設 24 樓) 的浴室, 21 樓至 29 樓 C 單位 (不設 24 樓) 及 30 樓至 31 樓 B 單位的主人浴室選用木皮飾面連不銹鋼條及不銹鋼板空心木門連木百葉, 並配門鎖。 21 樓至 29 樓 C 單位 (不設 24 樓) 及 30 樓至 31 樓 B 單位的浴室選用木皮飾面連不銹鋼條及不銹鋼板空心木門連木百葉, 並配門鎖及門擋。 廚房門 選用木皮飾面連不銹鋼條及不銹鋼板實心木門連外望玻璃板, 並配以門鎖、嵌入式氣鼓及門擋 (除 18 樓 A 單位)。18 樓 A 單位選用木裝飾板飾面及木皮飾面連不銹鋼條及不銹鋼板實心木門連外望玻璃板, 並配以門鎖、嵌入式氣鼓及門擋。 露台及工作平台門 選用氟碳噴塗鋁框玻璃門配門鎖。 平台門 選用氟碳噴塗鋁框玻璃門配門鎖。 天台門 不銹鋼門連外望玻璃板, 並配以門鎖及氣鼓。
(b) 浴室	5 樓至 31 樓 (不設 13 樓、14 樓及 24 樓) 浴室裝設木鏡櫃配鏡、不銹鋼面板及玻璃裝飾面板, 木面盆櫃配玻璃裝飾面板及不銹鋼面板, 配天然石檯面及潔具, 包括陶瓷坐廁及陶瓷面盆。 鍍鉻淋浴間水龍頭、鍍鉻手提花灑、鍍鉻面盆水龍頭、鍍鉻毛巾架、鍍鉻掛衣勾及鍍鉻廁紙架, 適用於 6 樓至 20 樓 A、B、C、D、E 及 F 單位 (不設 13 樓及 14 樓) 及 21 樓至 29 樓 A、B、D 及 E 單位 (不設 24 樓)。 砂鏢淋浴間水龍頭、砂鏢手提花灑、砂鏢面盆水龍頭、砂鏢毛巾架、砂鏢掛衣勾及砂鏢廁紙架, 適用於 5 樓 A、B、C、D、E 及 F 單位, 21 樓至 29 樓 C 單位 (不設 24 樓) 及 30 樓至 31 樓 A、B 及 C 單位。 供水系統的類型及用料, 請參考 (j) 「供水」一欄。
(c) 廚房	6 樓至 20 樓 A、B、C、D、E 及 F 單位 (不設 13 樓及 14 樓) 及 21 樓至 29 樓 A、B、D 及 E 單位 (不設 24 樓) 裝設亞克力玻璃飾面木廚櫃連金屬條, 配以人造石檯面及不銹鋼洗滌盆連鍍鉻冷熱水龍頭。5 樓 A、B、C、D、E 及 F 單位, 21 樓至 29 樓 C 單位 (不設 24 樓) 及 30 樓至 31 樓 A、B 及 C 單位裝設亞克力玻璃及木皮裝飾面板木廚櫃連金屬條, 配以人造石檯面及不銹鋼洗滌盆連砂鏢冷熱水龍頭。 供水系統的類型及用料, 請參考 (j) 「供水」一欄。 有關安裝在開放式廚房內或附近的消防裝置及設備, 包括煙霧探測器及消防花灑頭, 請參閱「住宅單位機電裝置數量說明表」。
(d) 睡房	18 樓 A 單位主人睡房裝設不銹鋼掛衣通、金屬色噴漆木書櫃連鏡飾面櫃檯, 睡房裝設不銹鋼掛衣通、清玻璃不銹鋼邊書櫃、金屬色噴漆及鏡飾面櫃檯。 其他單位並無提供室內裝置。
(e) 電話	設有電話插座, 接駁點的位置及數目, 請參考「住宅單位機電裝置數量說明表」。
(f) 天線	設有公共電視 / 電台接收插座, 接駁點的位置及數目, 請參考「住宅單位機電裝置數量說明表」。

## 附表 2

於本附表 2，只有構成「本物業」的物業的裝置、裝修物料及設備方適用於本臨時合約。

### 裝置,裝修物料及設備

3. 室內裝置	
細項	描述
(g) 電力裝置	5 樓至 20 樓 A 及 F 單位 (不設 13 樓及 14 樓), 21 樓至 29 樓 A 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A 及 C 單位均附有單相電力並裝妥微型斷路器。 5 樓至 20 樓 B、C、D 及 E 單位 (不設 13 樓及 14 樓), 21 樓至 29 樓 B、C 及 D 單位 (不設 24 樓) 及 30 樓至 31 樓 B 單位均附有三相電力並裝妥微型斷路器。 導管部份隱藏, 部份外露*。 電插座及空調機接駁點的位置及數目, 請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	5 樓至 20 樓 A 及 F 單位 (不設 13 樓及 14 樓), 21 樓至 29 樓 A 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A 及 C 單位的廚房內安裝煤氣喉位並接駁煤氣煮食爐及煤氣熱水爐; 21 樓至 29 樓 C 單位及 30 樓至 31 樓 B 單位的廚房內安裝煤氣喉位並接駁煤氣煮食爐。有煤氣供應的單位均裝有獨立煤氣錶。 5 樓至 20 樓 B、C、D 及 E 單位 (不設 13 樓及 14 樓) 及 21 樓至 29 樓的 B 及 D 單位 (不設 24 樓) 沒有煤氣供應。
(i) 洗衣機接駁點	設洗衣機來水接駁點 (直徑 22 毫米) 及去水接駁點 (直徑 40 毫米) 於廚房及開放式廚房內。
(j) 供水	冷熱水喉管全部採用有膠層保護之銅喉。水管部份隱藏, 部份外露#。 有熱水供應。 5 樓至 20 樓 A 及 F 單位 (不設 13 樓及 14 樓), 21 樓至 29 樓 A 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A 及 C 單位的廚房裝有煤氣熱水爐供應熱水予廚房及浴室之用。 5 樓至 20 樓 B、C、D 及 E 單位 (不設 13 樓及 14 樓), 21 樓至 29 樓 B、C 及 D 單位 (不設 24 樓) 及 30 樓至 31 樓 B 單位的廚房及浴室裝有即熱式電熱水爐供應熱水予廚房及浴室之用。

4. 雜項	
細項	描述
(a) 升降機	裝置兩部 "富士達" 客用升降機 (型號: ZEXIA), 每部客用升降機均來往地面及 2 樓至 31 樓 (不設 13 樓、14 樓及 24 樓), 其中一部客用升降機可到達 1 樓。
(b) 信箱	配有金屬信箱。
(c) 垃圾收集	5 樓至 31 樓 (不設 13 樓、14 樓及 24 樓) 設有垃圾及物料回收室, 家居垃圾會由清潔工人收集至地面之垃圾及物料回收房作中央處理。
(d) 水錶、電錶及氣體錶	5 樓至 31 樓 (不設 13 樓、14 樓及 24 樓) 每層之水錶櫃及電錶房均裝有每個住宅物業專用之獨立水錶及電錶。5 樓至 20 樓 A 及 F 單位 (不設 13 樓及 14 樓), 21 樓至 29 樓 A、C 及 E 單位 (不設 24 樓) 及 30 樓至 31 樓 A、B 及 C 單位廚房內裝置獨立煤氣錶, 其餘單位不設煤氣錶。

5. 保安設施
主要出入口、入口大堂、會所及升降機均設有閉路電視系統並連接到大堂管理處。 八達通進出管制系統設於主要出入口及會所。 每個住宅單位備有視像對講機連警報按鈕。

6. 設備
有關設備品牌名稱及產品型號, 請參考「設備說明表」。

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

附註:

\* 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。

# 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。

## Schedule 2

In this Schedule 2, only the fittings, finishes and appliances of the property(ies) which the Property comprises are applicable to this Preliminary Agreement.

### Fittings, Finishes & Appliances

1. Exterior Finishes	
Item	Description
(a) External Wall	External Wall of tower is finished with tiles, curtain wall and aluminium architectural features. External Wall of podium is finished with tiles, glass wall and aluminium cladding features.
(b) Window	All windows are fitted with aluminium window frame in fluorocarbon coating. Windows in living room, dining room and bedroom are fitted with low-e coating tempered insulated glass unit. Windows in Kitchen at Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F are fitted with single glazed tempered glass. Windows in Bathroom at Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F are fitted with single glazed fritted tempered glass.
(c) Bay Window	Not applicable.
(d) Planter	Finished with tiles and natural stone.
(e) Verandah or balcony	Balcony is fitted with metal and glass balustrade. Floor is finished with floor tiles and fibre plastic timber decking. Wall is finished with tiles. Ceiling is finished with moisture resistant emulsion paint. All balconies are covered. No verandah.
(f) Drying facilities for clothing	Not applicable.
2. Interior Finishes	
Item	Description
(a) Lobby	<b>Ground Floor Entrance Lobby:</b> Wall is finished with natural stone, featured glass panel, featured stainless steel panel and featured aluminium panel. Floor is finished with tiles. Ceiling is fitted with suspended gypsum board false ceilings. <b>Residential Floor Common Lift Lobbies:</b> Wall is finished with timber veneered panel, decorative mirror and featured stainless steel panel. Floor is finished with tiles. Ceiling is fitted with suspended gypsum board false ceilings.
(b) Internal wall and ceiling	<b>Internal wall</b> Living room and dining room are finished with emulsion paint, mirror, stainless steel strip and timber veneered panel (except Flat A at 18/F). Living room and dining room for Flat A at 18/F are finished with emulsion paint, mirror, stainless steel strip, nature stone and wooden decorative panel. For bedroom in Flat B, C and E at 5/F to 20/F (13/F and 14/F omitted), Flat B and D at 21/F to 29/F (24/F omitted), master bedroom in Flat C at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F, walls are finished with emulsion paint and timber veneered panel. For bedroom in Flat A at 18/F, walls of are finished with emulsion paint, mirror, stainless steel strip, featured glass panel and fabric padding. For bedroom in other flats, walls are finished with emulsion paint. <b>Ceiling</b> Ceilings are finished with emulsion paint (except Flat A at 18/F) For Flat A at 18/F, ceiling of living room and dining room are finished with emulsion paint and false ceiling with emulsion paint; ceiling of bedroom are finished with emulsion paint.
(c) Internal floor	Living room, dining room and bedroom are finished with tiles, natural stone border (adjoining door of balcony, utility platform and flat roof) and tiles skirting (except Flat A at 18/F). For Flat A at 18/F, living room, dining room and bedrooms are finished with tiles and stainless steel panel, part of the walls are installed with stainless steel skirting.
(d) Bathroom	Wall is finished with tiles and featured glass panel where exposed up to false ceiling. Floor is finished with tiles where exposed. Ceiling is fitted with suspended aluminium false ceiling. No finishes for areas above false ceiling and area covered by mirror cabinet and vanity counter.
(e) Kitchen	Wall of Kitchen is finished with tiles, featured glass panel and stainless steel panel where exposed up to false ceiling. Floor is finished with tiles where exposed. Wall of Open Kitchen is finished with featured glass panel and stainless steel panel where exposed up to false ceiling. Floor is finished with tiles where exposed. Ceiling of Kitchen is fitted with suspended aluminium false ceiling. Ceiling of Open Kitchen is fitted with suspended false ceiling with moisture resistant gypsum board. All cooking benches are finished with reconstituted stone countertop. No finishes for areas above false ceiling and areas covered by kitchen cabinets.

3. Interior Fittings	
Item	Description
(a) Doors	<b>Entrance Door</b> Finished with timber veneered with stainless steel strip solid core timber door and fitted with digital lockset, eye viewer, concealed door closer, door stopper and security door chain. <b>Bedroom Door</b> Bedroom 2 of Flat C at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F finished with timber veneered hollow core timber door and fitted with lockset. Bedroom doors of Flat A at 18/F finished with wooden decorative panel hollow core timber door and fitted with lockset and door stopper. Other bedroom doors finished with timber veneered hollow core timber door and fitted with lockset and door stopper. <b>Bathroom Door</b> For Flat A and F at 5/F to 20/F (except Flat A at 18/F) (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F, finished with timber veneered with stainless steel strip hollow core timber door and fitted with lockset and door stopper. For Flat A at 18/F, finished with wooden decorative panel and timber veneered with stainless steel strip hollow core timber door and fitted with lockset and door stopper. For Bathroom in Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted), Flat B and D at 21/F to 29/F (24/F omitted), and Master Bathroom in Flat C at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F, finished with timber veneered with stainless steel strip and stainless steel panel hollow core timber door with timber louvre and fitted with lockset. For Bathroom in Flat C at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F, finished with timber veneer with stainless steel strip and stainless steel panel hollow core timber door with timber louvre and fitted with lockset and door stopper. <b>Kitchen Door</b> Finished with timber veneered with stainless steel strip and stainless steel panel solid core timber door with glass vision panel, fitted with lockset, concealed door closer and door stopper (except Flat A at 18/F). For Flat A at 18/F, finished with wooden decorative panel and timber veneered with stainless steel strip and stainless steel panel solid core timber door with glass vision panel, fitted with lockset, concealed door closer and door stopper. <b>Balcony and Utility Platform Door</b> Fluorocarbon coated aluminium framed glass door with lockset. <b>Flat Roof Door</b> Fluorocarbon coated aluminium framed glass door with lockset. <b>Roof Door</b> Stainless steel door with glass vision panel, fitted with lockset and door closer.
(b) Bathroom	Fitted with wooden mirror cabinet finished with mirror, stainless steel panel and featured glass panel, wooden vanity counter finished with featured glass panel and stainless steel panel, natural stone countertop and sanitary wares and fittings include vitreous china water closet and vitreous china wash basin for Bathroom at 5/F to 31/F (13/F, 14/F and 24/F omitted) . Fitted with chrome plated shower mixer, chrome plated hand shower, chrome plated basin mixer, chrome plated towel bar, chrome plated cloth hook and chrome plated paper roll holder for Flat A, B, C, D, E and F at 6/F to 20/F (13/F and 14/F omitted) and Flat A, B, D and E at 21/F to 29/F (24/F omitted). Fitted with brushed nickel shower mixer, brushed nickel hand shower, brushed nickel basin mixer, brushed nickel towel bar, brushed nickel cloth hook and brushed nickel paper roll holder for Flat A, B, C, D, E and F at 5/F, Flat C at 21/F to 29/F (24/F omitted) and Flat A, B and C at 30/F to 31/F. For details of type and material of water supply system, please refer to item (j) Water Supply.
(c) Kitchen	Fitted with wooden cabinet for Flat A, B, C, D, E and F at 6/F to 20/F (13/F and 14/F omitted) and Flat A, B, D and E at 21/F to 29/F (24/F omitted) with acrylic glass finish and metal strip, reconstituted stone on countertop and stainless steel sink with chrome plated sink mixer. Fitted with wooden cabinet for Flat A, B, C, D, E and F at 5/F, Flat C at 21/F to 29/F (24/F omitted) and Flat A, B and C at 30/F to 31/F with acrylic glass and timber veneer panel finish and metal strip, reconstituted stone on countertop and stainless steel sink with brushed nickel sink mixer. For details of type and material of water supply system, please refer to item (j) Water Supply. For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Flats".
(d) Bedroom	For Flat A at 18/F, master bedroom fitted with stainless steel clothes hanging rod, metallic paint wooden table and mirror finish wooden drawer; bedroom fitted with stainless steel clothes hanging rod, clear glass table with stainless steel frame, wooden drawer with metallic paint and mirror finish. For all other flats, no provision of interior fittings.
(e) Telephone	Telephone connections points are provided. For location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Flats".
(f) Aerials	Communal TV/FM points are provided. For location and number of connection points, please refer to "Schedule of Mechanical & Electrical Provisions of Residential Flats".

## Schedule 2

In this Schedule 2, only the fittings, finishes and appliances of the property(ies) which the Property comprises are applicable to this Preliminary Agreement.

### Fittings, Finishes & Appliances

3. Interior Fittings	
Item	Description
(g) Electrical Installations	<p>Single-phase electricity supply with miniature circuit breaker distribution board is provided for Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E of 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F.</p> <p>Three-phase electricity supply with miniature circuit breaker distribution board is provided for Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted), Flat B, C and D of 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F.</p> <p>Conduits are partly concealed and partly exposed*.</p> <p>For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Flats".</p>
(h) Gas Supply	<p>Town Gas Point is provided in kitchen and connected to gas hobs and gas water heater for Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F. Town Gas point is provided in kitchen and connected to gas hobs for Flat C at 21/F to 29/F and Flat B at 30/F to 31/F. Separate gas meter is provided for those units with town gas supply.</p> <p>No Town Gas supply is provided for Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted) and Flat B and D at 21/F to 29/F (24/F omitted).</p>
(i) Washing Machine Connection Point	Water point (22mm in diameter) and drain point (40mm in diameter) are provided at kitchens and open kitchens for washing machine connection.
(j) Water Supply	<p>PVC-coated copper pipes are provided for both hot and cold water. Water pipes are partly concealed and partly exposed*.</p> <p>Hot water supply is available.</p> <p>Hot water supply to kitchen and bathroom is provided by gas water heater installed in kitchen for Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A and E at 21/F to 29/F (24/F omitted) and Flat A and C at 30/F to 31/F. Instantaneous electric water heater installed in kitchen and bathroom for Flat B, C, D and E at 5/F to 20/F (13/F and 14/F omitted), Flat B, C and D at 21/F to 29/F (24/F omitted) and Flat B at 30/F to 31/F.</p>

4. Miscellaneous	
Item	Description
(a) Lifts	Two "Fujitec" passenger lifts (Model no. ZEXIA) serving all floors from G/F and 2/F to 31/F (13/F, 14/F and 24/F omitted), one of the passenger lifts also serves 1/F.
(b) Letter Box	Metal letter box is provided.
(c) Refuse Collection	<p>Refuse Storage Material Recovery Room is provided on 5/F to 31/F (13/F, 14/F and 24/F omitted).</p> <p>Domestic refuse will be collected by cleaners and centrally handled at Refuse Storage &amp; Material Recovery Chamber on G/F.</p>
(d) Water Meter, Electricity Meter and Gas Meter	Separate water and electricity meters for residential properties are provided in water meter cabinet and electrical meter rooms at 5/F to 31/F (13/F, 14/F and 24/F omitted). Separate meters for Town Gas are provided in the kitchen of Flat A and F at 5/F to 20/F (13/F and 14/F omitted), Flat A, C and E at 21/F to 29/F (24/F omitted) and Flat A, B and C at 30/F to 31/F). No meter for Town Gas provided for other unit.

5. Security Facilities
<p>CCTV system connected to caretaker are installed at main entrances, entrance lobby, clubhouse and lifts.</p> <p>Octopus card access control system to be provided at main entrance and clubhouse.</p> <p>Video doorphone system with panic alarm button is provided for each residential flat.</p>

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

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

Notes:

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

附表 2 Schedule 2

設備說明表 Appliances Schedule

項目 Item	設備 Appliances	品牌 Brand	型號 Model	A單位					B單位					C單位				
				Flat A					Flat B					Flat C				
				5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓
5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F				
廚房設備 Kitchen Appliances																		
1	雙頭氣體煮食爐 2 - Burner Gas Hob	Miele	CS1013-1	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
2	三頭氣體煮食爐 3 - Burner Gas Hob	Miele	KM 3014	-	-	-	-	-	-	-	1	1	-	-	1	-	-	
3	雙頭電磁爐 2 - Zone Induction Hob	Miele	CS1212-1i	-	-	-	-	-	1	1	1	-	-	1	1	-	-	
4	抽油煙機 Cooker Hood	飛歌 PHILCO	GH1206S	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
5	微波焗爐 Microwave combination oven	Miele	H 7240 BM	1	1	1	1	1	-	-	-	1	1	-	-	1	1	
6	微波爐 Microwave Oven	Miele	M 2234 SC	-	-	-	-	-	1	1	1	-	-	1	1	-	-	
7	嵌入式二合一洗衣及乾衣機 Build-in 2-in-1 Washer & Dryer	飛歌 PHILCO	PBS1285BI	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
8	嵌入式單門雪櫃 Build-in Single Door Refrigerator	飛歌 PHILCO	PBTR122	1	1	1	1	1	-	-	-	-	-	-	-	-	1	
9	嵌入式雙門雪櫃 Build-in Double Door Refrigerator	飛歌 PHILCO	PBF7320NF	-	-	-	-	-	-	-	1	1	-	-	-	1	-	
10	單門雪櫃 Built-under Fridge	飛歌 PHILCO	PBU1153A	-	-	-	-	-	1	1	1	-	-	1	1	-	-	
11	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	1	1	1	1	1	-	-	-	-	-	-	-	-	1	
浴室設備 Bathroom Appliances																		
12	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	-	-	-	-	-	-	-	-	1	1	-	-	1	-	
		Gelec	DPT07-13H	-	-	-	-	-	1	1	1	-	-	1	1	-	-	
13	浴室寶▲ Thermo Ventilator▲	Panasonic	FV-30BG3H	1	1	1	1	1	1	1	2	2	1	1	2	1	1	
熱水爐設備 Water Heater Appliances																		
14	氣體熱水爐 Gas Water Heater	TGC	TSTW160TFL	1	1	1	1	1	-	-	-	-	-	-	-	-	1	
15	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHC6 XG	-	-	-	-	-	1	1	1	1	1	1	1	1	-	
		斯寶亞創 Stiebel Eltron	DHB-E 18/ 21/24LCD	-	-	-	-	-	1	1	1	1	1	1	1	1	-	
冷氣設備 Air-conditioning Appliances																		
16	一拖三分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG14LMCA/ AOWG30LAT4	1	1	1	1	1	-	-	-	-	-	-	-	-	1	
17	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG12LMCA/ AOHG24LAT3	-	-	-	-	-	1	1	1	1	1	1	1	1	-	
		珍寶 General	ASHG07LMCA/ AOHG18LAC2	-	-	-	-	-	-	-	-	1	1	-	-	1	-	

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

附註：

不設 4 樓、13 樓、14 樓及 24 樓。

▲在沒有窗的浴室的浴室寶只提供暖氣及乾衣功能。

- 不適用

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

Notes:

4/F, 13F, 14/F and 24/F are omitted.

▲Heating and clothes drying only will be provided by thermo ventilator for bathroom without window.

- Not Applicable

附表 2 Schedule 2

設備說明表 Appliances Schedule

項目 Item	設備 Appliances	品牌 Brand	型號 Model	D單位			E單位			F單位	
				Flat D			Flat E			Flat F	
				5樓	6至20樓	21至29樓	5樓	6至20樓	21至29樓	5樓	6至20樓
				5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F
廚房設備 Kitchen Appliances											
1	雙頭氣體煮食爐 2 - Burner Gas Hob	Miele	CS1013-1	-	-	-	-	-	1	1	1
2	三頭氣體煮食爐 3 - Burner Gas Hob	Miele	KM 3014	-	-	-	-	-	-	-	-
3	雙頭電磁爐 2 - Zone Induction Hob	Miele	CS1212-1i	1	1	1	1	1	-	-	-
4	抽油煙機 Cooker Hood	飛歌 PHILCO	GH1206S	1	1	1	1	1	1	1	1
5	微波焗爐 Microwave combination oven	Miele	H 7240 BM	-	-	-	-	-	1	1	1
6	微波爐 Microwave Oven	Miele	M 2234 SC	1	1	1	1	1	-	-	-
7	嵌入式二合一洗衣及乾衣機 Build-in 2-in-1 Washer & Dryer	飛歌 PHILCO	PBS1285BI	1	1	1	1	1	1	1	1
8	嵌入式單門雪櫃 Build-in Single Door Refrigerator	飛歌 PHILCO	PBTR122	-	-	-	-	-	1	1	1
9	嵌入式雙門雪櫃 Build-in Double Door Refrigerator	飛歌 PHILCO	PBF7320NF	-	-	-	-	-	-	-	-
10	單門雪櫃 Built-under Fridge	飛歌 PHILCO	PBU1153A	1	1	1	1	1	-	-	-
11	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	-	-	-	-	-	1	1	1
浴室設備 Bathroom Appliances											
12	抽氣扇 Exhaust Fan	Gelec	DPT10-24H	-	-	-	-	-	-	-	-
		Gelec	DPT07-13H	1	1	1	1	1	-	-	-
13	浴室寶▲ Thermo Ventilator▲	Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1
熱水爐設備 Water Heater Appliances											
14	氣體熱水爐 Gas Water Heater	TGC	TSTW160TFL	-	-	-	-	-	1	1	1
15	電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	DHC6 XG	1	1	1	1	1	-	-	-
		斯寶亞創 Stiebel Eltron	DHB-E 18/ 21/24LCD	1	1	1	1	1	-	-	-
冷氣設備 Air-conditioning Appliances											
16	一拖三分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG14LMCA/ AOWG30LAT4	-	-	-	-	-	1	1	1
17	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ ASHG12LMCA/ AOHG24LAT3	1	1	1	1	1	-	-	-
	一拖二分體冷氣機 Multi Split Type Air Conditioner	珍寶 General	ASHG07LMCA/ AOHG18LAC2	-	-	-	-	-	-	-	-

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

附註：

不設 4 樓、13 樓、14 樓及 24 樓。

▲在沒有窗的浴室的浴室寶只提供暖氣及乾衣功能。

- 不適用

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

Notes:

4/F, 13/F, 14/F and 24/F are omitted.

▲Heating and clothes drying only will be provided by thermo ventilator for bathroom without window.

- Not Applicable

附表 2 Schedule 2

設備說明表 Appliances Schedule

位置 Location	裝置 Provisions	A單位					B單位					C單位					
		Flat A					Flat B					Flat C					
		5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	
		5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	
客廳及飯廳 Living Room and Dining Room	單位電插座 Single Socket Outlet	2	2	2	-	-	-	-	-	-	-	-	-	-	-	-	
	雙位電插座 Twin Socket Outlet	1	1	1	-	-	1	1	1	1	1	1	1	-	-		
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	
	電視/電台天線插座 TV / FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	數據/電話插座 Data / Telephone Dual Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位數據插座 Single Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙位數據插座 Dual Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位燈掣 1 Gang Lighting Switch	-	-	-	1	1	-	-	-	-	-	-	-	-	-	1	1
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	三位燈掣 3 Gang Lighting Switch	1	1	1	-	-	1+	1+	1+	1+	1+	1+	1+	1+	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Doorphone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煙霧探測器 Smoke Detectors	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-	
公用大堂 Common Lobby 露台、工作平台及 冷氣機平台 Balcony, Utility Platform and Air Conditioner Platform	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位燈掣 1 Gang Lighting Switch	-	1	1	1	1	-	1	1	1	-	1	1	1	1		
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	-	1	1	1	1	-	1	1	2	2	-	1	2	1	1	
主人睡房 / 睡房 Master Bedroom / Bedroom	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位數據插座 Single Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單位燈掣 1 Gang Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
睡房1 Bedroom 1	雙位電插座 Twin Socket Outlet	1	1	1	1	-	-	-	1	1	-	-	1	1	1		
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	-	-	-	1	1	-	-	1	1	1		
	電視/電台天線插座 TV / FM Outlet	1	1	1	1	-	-	-	1	1	-	-	1	1	1		
	單位數據插座 Single Data Outlet	1	1	1	1	-	-	-	1	1	-	-	1	1	1		
	單位燈掣 1 Gang Lighting Switch	1	1	1	1	-	-	-	1	1	-	-	1	1	1		
睡房2 Bedroom 2	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	-	1	1	-	-	1	-	-		
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	-	-	-	-	1	1	-	-	1	-	-		
	電視/電台天線插座 TV / FM Outlet	-	-	-	-	-	-	-	1	1	-	-	1	-	-		
	單位數據插座 Single Data Outlet	-	-	-	-	-	-	-	1	1	-	-	1	-	-		
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	-	1	1	-	-	1	-	-		
冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	-	-	-	-	1	1	-	-	1	-	-			

附註：  
# 此裝置只配備於天台  
+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣  
- 不適用

Notes:  
# This provision will be located at Roof only  
+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room  
- Not Applicable



附表 2 Schedule 2

設備說明表 Appliances Schedule

位置 Location	裝置 Provisions	D單位			E單位			F單位	
		Flat D			Flat E			Flat F	
		5樓	6至20樓	21至29樓	5樓	6至20樓	21至29樓	5樓	6至20樓
	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F	
客廳及飯廳 Living Room and Dining Room	單位電插座 Single Socket Outlet	-	-	-	-	-	2	2	2
	雙位電插座 Twin Socket Outlet	-	-	1	1	1	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	3	3	2	2	2	3	3	3
	電視/電台天線插座 TV / FM Outlet	2	2	2	2	2	2	2	2
	數據/電話插座 Data / Telephone Dual Outlet	1	1	1	1	1	1	1	1
	單位數據插座 Single Data Outlet	1	1	1	1	1	1	1	1
	雙位數據插座 Dual Data Outlet	1	1	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	1	1	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-
	三位燈掣 3 Gang Lighting Switch	1+	1+	1+	1+	1+	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	2	2	1	1	1	1	1	1
	視像對講機 Video Doorphone	1	1	1	1	1	1	1	1
	煙霧探測器 Smoke Detectors	1	1	1	1	1	-	-	-
公用大堂 Common Lobby	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	
露台、工作平台及 冷氣機平台 Balcony, Utility Platform and Air Conditioner Platform	單位燈掣 1 Gang Lighting Switch	-	1	1	-	1	1	-	1
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	-	1	1	-	1	1	-	1
主人睡房 / 睡房 Master Bedroom / Bedroom	雙位電插座 Twin Socket Outlet	-	-	1	1	1	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	1	1	1	1	1	1
	電視/電台天線插座 TV / FM Outlet	-	-	1	1	1	1	1	1
	單位數據插座 Single Data Outlet	-	-	1	1	1	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	1	1	1	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	1	1	1	1	1	1
睡房1 Bedroom 1	雙位電插座 Twin Socket Outlet	-	-	-	-	-	1	1	1
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	-	-	1	1	1
	電視/電台天線插座 TV / FM Outlet	-	-	-	-	-	1	1	1
	單位數據插座 Single Data Outlet	-	-	-	-	-	1	1	1
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	1	1	1
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	-	-	1	1	1
睡房2 Bedroom 2	雙位電插座 Twin Socket Outlet	-	-	-	-	-	-	-	-
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	-	-	-	-	-	-	-	-
	電視/電台天線插座 TV / FM Outlet	-	-	-	-	-	-	-	-
	單位數據插座 Single Data Outlet	-	-	-	-	-	-	-	-
	單位燈掣 1 Gang Lighting Switch	-	-	-	-	-	-	-	-
	冷氣機保險絲電源接線位 Fused Spur Unit for Air Conditioner	-	-	-	-	-	-	-	-

附註：

# 此裝置只配備於天台

+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣

- 不適用

Notes:

# This provision will be located at Roof only

+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room

- Not Applicable

附表 2 Schedule 2

Appliances Schedule 設備說明表

位置 Location	裝置 Provisions	A單位					B單位					C單位				
		Flat A					Flat B					Flat C				
		5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓	5樓	6至20樓	21至29樓	30樓	31樓
5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F	5/F	6/F - 20/F	21/F - 29/F	30/F	31/F		
浴室 Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙位燈掣 2 Gang Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位開/關掣 1 Gang On/Off Switch	-	-	-	-	-	2	2	2	1	1	2	2	1	-	-
	保險絲電源接線位 Fused Spur Unit	1	1	1	1	1	2	2	2	2	2	2	2	2	1	1
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
主人浴室 Master Bathroom	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	-	-	-	-	-	-	-	1	1	-	-	1	-	-	
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	1	1	-	-	1	-	-	
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	1	1	-	-	1	-	-	
	單位開/關掣 1 Gang On/Off Switch	-	-	-	-	-	-	-	1	1	-	-	1	-	-	
	保險絲電源接線位 Fused Spur Unit	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
開放式廚房及廚房 Open Kitchen and Kitchen	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-
	單位電插座 Single Socket Outlet	3	3	3	5	5	5	5	5	5	5	5	5	5	5	5
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	三位燈掣 3 Gang Lighting Switch	-	-	-	-	-	1+	1+	1+	1+	1+	1+	1+	1+	-	-
	雙位燈掣 2 Gang Lighting Switch	1	1	1	1	1	-	-	-	-	-	-	-	-	1	1
	單位開/關掣 1 Gang On/Off Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐防水隔離開關掣 Electric Water Heater Waterproof Isolator Switch	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-
	電磁爐隔離開關掣 Electric Induction Hob Isolator Switch	-	-	-	-	-	1	1	1	-	-	1	1	-	-	-
	保險絲電源接線位 Fused Spur Unit	3	3	3	3	3	-	-	-	1	1	-	-	1	3	3
	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣接駁點 Town Gas Connection Point	1	1	1	1	1	-	-	-	1	1	-	-	1	1	1
	洗衣機來/去水接駁位 Water Inlet / Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Heads	-	-	-	-	-	3	3	3	2	2	2	2	2	-	-
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
平台及天台 Flat Roof and Roof	單位燈掣 1 Gang Lighting Switch	2	-	-	1	-	1	-	-	-	-	1	-	-	1	-
	單位雙路防水燈掣 1 Gang 2 Way Waterproof Lighting Switch	-	-	-	-	-	-	-	-	-	2#	-	-	-	-	-
	單位防水燈掣 1 Gang Waterproof Lighting Switch	-	-	-	-	1#	-	-	-	-	-	-	-	-	-	1#
	防水單位電插座 Single Waterproof Socket Outlet	1	-	-	1	1#	-	-	-	-	1#	-	-	-	1	1#
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-

附註：

# 此裝置只配備於天台

+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣

- 不適用

Notes:

# This provision will be located at Roof only

+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room

- Not Applicable

附表 2 Schedule 2

設備說明表 Appliances Schedule

位置 Location	裝置 Provisions	D單位			E單位			F單位	
		Flat D			Flat E			Flat F	
		5樓	6至20樓	21至29樓	5樓	6至20樓	21至29樓	5樓	6至20樓
		5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F	21/F - 29/F	5/F	6/F - 20/F
浴室 Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	1	1	1	1	1	1	1	1
	雙位燈掣 2 Gang Lighting Switch	1	1	1	1	1	1	1	1
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-
	單位開/關掣 1 Gang On/Off Switch	2	2	2	2	2	-	-	-
	保險絲電源接線位 Fused Spur Unit	2	2	2	2	2	1	1	1
	煤氣熱水爐恆溫掣 Gas Water Heater Remote Thermostat	-	-	-	-	-	1	1	1
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	1	1	1	1	1	-	-	-
主人浴室 Master Bathroom	單位電插座連單位USB充電插座 Single Socket Outlet with Single USB Outlet	-	-	-	-	-	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	-	-	-
	單位雙路開/關掣 1 Gang 2 Way On/Off Switch	-	-	-	-	-	-	-	-
	單位開/關掣 1 Gang On/Off Switch	-	-	-	-	-	-	-	-
	保險絲電源接線位 Fused Spur Unit	-	-	-	-	-	-	-	-
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	-	-	-
	電熱水爐隔離開關掣 Electric Water Heater Isolator Switch	-	-	-	-	-	-	-	-
開放式廚房及廚房 Open Kitchen and Kitchen	單位電插座 Single Socket Outlet	5	5	5	5	5	3	3	3
	雙位電插座連雙位USB充電插座 Twin Socket Outlet with Twin USB Outlet	1	1	1	1	1	1	1	1
	三位燈掣 3 Gang Lighting Switch	1+	1+	1+	1+	1+	-	-	-
	雙位燈掣 2 Gang Lighting Switch	-	-	-	-	-	1	1	1
	單位開/關掣 1 Gang On/Off Switch	1	1	1	1	1	1	1	1
	電熱水爐防水隔離開關掣 Electric Water Heater Waterproof Isolator Switch	1	1	1	1	1	-	-	-
	電磁爐隔離開關掣 Electric Induction Hob Isolator Switch	1	1	1	1	1	-	-	-
	保險絲電源接線位 Fused Spur Unit	-	-	-	-	-	3	3	3
	門鈴 Door Bell	1	1	1	1	1	1	1	1
	煤氣接駁點 Town Gas Connection Point	-	-	-	-	-	1	1	1
	洗衣機來/去水接駁位 Water Inlet / Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1
	消防花灑頭 Sprinkler Heads	2	2	3	3	3	-	-	-
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1
平台及天台 Flat Roof and Roof	單位燈掣 1 Gang Lighting Switch	1	-	-	1	-	-	2	-
	單位雙路防水燈掣 1 Gang 2 Way Waterproof Lighting Switch	-	-	-	-	-	-	-	-
	單位防水燈掣 1 Gang Waterproof Lighting Switch	-	-	-	-	-	-	-	-
	防水單位電插座 Single Waterproof Socket Outlet	-	-	-	-	-	-	1	-
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	1	-	-	1	-	-	1	-
	冷氣機防水隔離開關掣 Air Conditioner Waterproof Isolator Switch	1	-	-	1	-	-	1	-

附註：

# 此裝置只配備於天台

+ 開放式廚房的燈位開關配備於客廳及飯廳的三位燈掣

- 不適用

Notes:

# This provision will be located at Roof only

+ The light on/off for open kitchen area is provided at 3 gang lighting switch of Living Room and Dining Room

- Not Applicable