Tender Document No. B1a (Updated on 18 September 2026)
招標文件第 B1a 號 (更新於 2026 年 9 月 18 日)

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the residential properties and (if applicable) carpark unit(s) in the Development (as defined in the Tender Notice)

STATE RESIDENCE

(being the properties offered for sale by tender as set out in the Sales Arrangements (as defined in the Tender Notice), unless previously withdrawn or sold)

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

Vendor: **Sky Ace Enterprises Limited**

Vendor's solicitors: **Kao, Lee & Yip**
17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong
(Tel: +852 2844 4888)

Tender Document No. B1a (Updated on 18 September 2026)
招標文件第 B1a 號 (更新於 2026 年 9 月 18 日)

招標文件

公開招標承投購買物業

現招標承投購買以下發展項目(定義見招標公告) 之住宅單位及(如適用)停車位

皇璇

(即賣方發出的銷售安排(定義見招標公告)內列出的以招標形式出售的物業 ，
但若在招標截止時限之前已被撤回或出售則除外)

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

賣方： 天賦企業有限公司

賣方律師： 高李葉律師行
香港中環置地廣場告羅士打大廈 17 樓
(電話: +852 2844 4888)

PART 1: TENDER NOTICE

1. Definitions

In this Tender Document, the following expressions shall have the following meanings except where the context otherwise permits or requires and (if the context so permits or requires) words importing the singular number only shall include the plural number and vice versa, words importing the masculine gender only shall include the feminine gender and neuter gender and words importing persons shall include corporations:

"**Acceptance Period**"	means the period between the commencement date of submission of tender and the date which is the fourteenth (14th) working day after the closing of tender (both dates inclusive);
"**Agreement**"	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;
"**Conditions of Sale**"	means the Conditions of Sale set out in Part 2 of this Tender Document;
"**Development**"	means 1 Hei Wo Street[1], Hong Kong;
"**Letter of Acceptance**"	means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice;
"**Offer Form**"	means the Offer Form set out in Part 3 of this Tender Document;
"**Property**"	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
"**Property for Tender**"	means all or any of the properties offered for sale by tender as set out in the Sales Arrangements;
"**Purchase Price**"	means, if and when this Tender Document is accepted by the Vendor, the Tender Price;
"**Purchaser**"	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
"**Sales Arrangements**"	means any Information on Sales Arrangements issued by the Vendor for the Development from time to time (as the same may be revised by the Vendor from time to time);
"**Sales Office**"	means, in respect of each Property for Tender, the sales office applicable to that Property for Tender as set out in the Sales Arrangements;
"**Tender Closing Date**"	means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;
"**Tender Commencement Date**"	means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;
"**Tender Document**"	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);

[1] Provisional address. Subject to confirmation upon completion of the Development.

"**Tender Notice**"	means the Tender Notice set out in Part 1 of this Tender Document;
"**Tender Period**"	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Tender Closing Date;
"**Tender Price**"	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
"**Tendered Property**"	means the property or properties as specified in the Schedule to the Offer Form;
"**Tenderer**"	means the person who is specified in the Schedule to the Offer Form as the tenderer;
"**Vendor**"	means **Sky Ace Enterprises Limited**;
"**Vendor's solicitors**"	means Messrs. Kao, Lee & Yip Solicitors.

2. Procedures of Tender

2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document. In addition to the Property for Tender, subject to the relevant provisions in this Tender Document, the Tenderers must offer to purchase one carpark unit(s) for tender in their Tenders.

2.2 The Vendor does not undertake or warrant and does not bind itself to review, consider or accept the highest or any tender at all and reserves the right to accept or reject any tender at its sole discretion.

2.3 The Vendor reserves the right to, at any time before the Tender Closing Date, accept any tender submitted.

2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose of all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).

2.5 The Vendor reserves the right to adjust the Tender Closing Date and time of the tender of any of the Property for Tender from time to time by amending and/or issuing the Sales Arrangements. The Vendor is not obliged to separately notify the Tenderers of such adjustment.

2.6 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender. The Vendor's solicitors may act for a Tenderer in the sale and purchase of the property only after the Tenderer's tender is accepted (if accepted) by the Vendor as evidenced by the Letter of Acceptance by the Vendor in accordance with the Tender Document.

2.7 (If applicable) If the Tenderer has indicated on the Schedule to the Offer Form to purchase more than one (1) Property for Tender :-

(a) he/she/it must fill in one lump sum Tender Price for all such Tendered Property in the Schedule to the Offer Form; and

(b) this Tender Document is deemed to be submitted on the basis that the Vendor will accept the tender for the purchase of **ALL** such Tendered Property together and the Purchaser will be required to sign only one (1) Agreement covering all such Tendered Property.

2.8 A tender must be:-

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

(b) accompanied with the following documents:-

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

One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the aggregate amount equal to **5%** of the Tender Price for the Tendered Property, such sum being the **preliminary deposit** for the tender, made payable to "**KAO, LEE & YIP SOLICITORS**", provided that the following minimum amount being part of the preliminary deposit must be paid by cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance in the following manner :-

Amount of 5% of Tender Price	***Minimum amount that shall be paid by cashier order(s)***
HK$2,000,000 or above	HK$2,000,000
Less than HK$2,000,000 but not less than HK$1,000,000	HK$1,000,000
Less than HK$1,000,000	HK$500,000

(ii) Tenderer's identification documents

If the Tenderer is/are individual(s), copy of the identity card/passport of each individual of the Tenderer.

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the identity card/passport/business registration of each director and the latest register of directors, register of members and annual return (if any) of the Tenderer.

(iii) Intermediary's licence (if applicable)

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

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

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

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

(1) Warning to Purchasers
(2) Personal Information Collection Statement and (if applicable) The People's Republic of China Addendum
(3) Acknowledgement Letter Regarding Stamp Duty
(4) Acknowledgement Letter Regarding Miscellaneous Matters
(5) Acknowledgement Letter Regarding Built-in Items
(6) Acknowledgement Letter Regarding (1) Consent and Authorisation to Vendor for GBP Applications and (2) treatment of the Adjacent Land
(7) Acknowledgement Letter Regarding Early Completion Cash Rebate Letter (if applicable)
(8) Acknowledgement Letter Regarding Air-Conditioning Outdoor Unit (if applicable)

Please do NOT date any of the documents mentioned in this sub-paragraph (v).

(c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**State Residence**"; and

(d) placed in the tender box labelled "**Public Tender for State Residence**" placed at the Sales Office during the Tender Period.

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or extreme conditions announcement is made and is still in effect after 3:00 p.m. on the closing date of the tender, the closing date and time of the tender will be extended to the next working day at 6:00 p.m. and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced or extreme conditions announcement is made.

2.9 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier order(s) and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders or by way of other means as agreed between the Vendor and the unsuccessful Tenderers.

2.10 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.

(b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.

(c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier order(s) and/or cheque(s).

2.11 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.

(b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK$1.00 upon receipt of a written demand from him prior to the submission of his tender.

3. <u>Acceptance of Tender</u>

3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.

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

3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments. (If applicable) Where the Property comprises more than one (1) property, (a) the Purchaser will sign only one (1) Agreement covering all of the Property; and (b) the Vendor will not and is not obliged to apportion the Purchase Price for each of the Property.

3.4 In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-

(a) the Vendor's solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her; and

(b) the relevant power of attorney is required to be approved by the Vendor.

4. Miscellaneous

4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property for Tender. All enquiries should be directed to the Vendor, Sky Ace Enterprises Limited (Enquiry Hotline: 8336 3388).

4.2 The personal data provided by Tenderer in the Offer Form (and any subsequent processes, where applicable) shall be handled by Sky Ace Enterprises Limited (the Vendor) in accordance with its Personal Information Collection Statement (the "**PICS**") and (where applicable) the People's Republic of China Addendum (the "**PRC Addendum**"). If a person provides personal data of an individual other than himself/herself (including but not limited to family members/close relatives, company directors, estate agents, assignees, trustees or third-party payors), such person shall ensure and warrant that the person whose personal data is provided (the "**Individual**") has carefully read, understood and agreed to the relevant PICS and (if applicable) the PRC Addendum, and in particular, notify the Individual of how Sky Ace Enterprises Limited (the Vendor) collect and/or process his/her/its personal data and obtain all necessary consent from the Individual.

4.3 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's representative in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.

4.4 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.

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

5. Carpark Unit(s) for Tender

5.1 The Purchaser of the residential property of the Development specified in Table 1 below (the "**Table 1 Unit(s)**") **must** purchase at the same time together with **ONE (1)** of the carpark unit among the list of **Designated Carpark Unit(s)** as set out in Table 1 below which is/are available for sale by the Vendor for the time being.

Table 1

Table 1 Unit(s)		Table 1 Designated carpark unit(s)
Floor	**Flat**	
31/F	A	CP-01, CP-02, CP-03, CP-04, CP-05
32/F	A	
31/F	B	
32/F	B	
32/F	C	

5.2 For the avoidance of doubt, subject to paragraphs 5.1 above, in addition to the Property for Tender, Tenderers must offer to purchase one carpark unit in their Tender. If the Tendered Property comprises a carpark unit, the Tender Price shall have included and is deemed to have included the consideration of the carpark unit. The Vendor has no responsibility to, and will not, apportion the Tender Price for the Property for Tender and the carpark unit.

Schedule to the Tender Notice

Part I - Properties For Tender

(A) Item	(B) Properties for Tender
1	Flat A, 31/F, State Residence, 1 Hei Wo Street, Hong Kong*
2	Flat A, 32/F, State Residence, 1 Hei Wo Street, Hong Kong*
3	Flat B, 31/F, State Residence, 1 Hei Wo Street, Hong Kong*
4	Flat B, 32/F, State Residence, 1 Hei Wo Street, Hong Kong*
5	Flat C, 32/F, State Residence, 1 Hei Wo Street, Hong Kong*

* Provisional address. Subject to confirmation upon completion of the Development.

[End of Part 1: Tender Notice]

第 1 部份：招標公告

1. <u>定義</u>

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義，且(如果上下文允許或要求）僅表示單數的詞語應包括複數，反之亦然，僅表示男性的詞語應包括女性和中性以及表示人的詞語應包括公司：

「**承約期間**」	指由遞交投標書的招標開始日期至招標截止日期後的第 14 個工作日(包括首尾兩日)的期間；
「**正式合約**」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約；
「**出售條款**」	指本招標文件第 2 部份的出售條款；
「**發展項目**」	指香港熙和街 1 號[2]；
「**接納書**」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「**要約表格**」	指本招標文件第 3 部份的要約表格；
「**該物業**」/「**本物業**」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「**該招標物業**」	指銷售安排內列出的以招標形式出售的所有或任何物業；
「**樓價**」	指如果及一旦本招標文件獲得賣方接納時的投標價；
「**買方**」	指中標者，其對該投標物業的投標書獲得賣方接納；
「**銷售安排**」	指賣方不時發出的發展項目的任何銷售安排資料(及賣方不時對其作出的修改)；
「**售樓處**」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的售樓處；
「**招標截止日期**」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間；
「**招標開始日期**」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間；
「**招標文件**」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)；
「**招標公告**」	指本招標文件第 1 部份的招標公告；
「**招標期間**」	就每一個該招標物業而言，指招標開始日期至招標截止日期的期間；
「**投標價**」	指要約表格的附表中訂明投購該投標物業的價格；
「**該投標物業**」	指要約表格的附表中訂明的物業；

[2] 臨時地址，有待發展項目落成時確認。

「**投標者**」 指要約表格的附表中訂明為投標者的人士；

「**賣方**」 指 **Sky Ace Enterprises Limited**；

「**賣方律師**」 指**高李葉律師行**。

2. 招標程序

2.1 賣方現按照載於本招標文件的條款及細則招標承投購買該招標物業。除該等招標物業外，受限於本招標文件的相關條文，投標者必須在投標書中提出邀約購買一個或多個(視乎情況而定)招標停車位。

2.2 賣方並不承諾或保證亦無責任閱覽、考慮或接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。

2.3 賣方保留權利在招標截止日期之前的任何時間接受任何已遞交之投標書。

2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將全部或任何該招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。

2.5 賣方保留權利透過修改及/或發出銷售安排不時更改任何該招標物業的招標截止日期及時間。賣方無須就該等更改另行通知投標者。

2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。賣方律師於投標者之投標獲賣方接納(如已獲接納)後，並以賣方根據招標文件的接納書為證據，方可於物業的買賣交易中代表買方。

2.7 (如適用)如果投標者在要約表格的附表中已顯示購買超過一個該招標物業：

(a) 他/她/它必須在要約表格的附表中一筆過填寫全部該投標物業的投標價；及

(b) 本招標文件當作基於賣方將會接納投標一併購買全部該投標物業，以及買方只須簽署一份包括全部該投標物業的正式合約而遞交。

2.8 投標書必須：

(a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部分)。**請填妥及簽署要約表格的英文文本或要約表格的中文文本**；

(b) 連同以下文件：

(i) 銀行本票及/或支票

由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張或多張銀行本票及/或支票，總金額為該投標物業的投標價的 **5%**，該金額須作為投標的**臨時訂金**，抬頭寫「**高李葉律師行**」，惟以下最低金額作為部分臨時訂金須按下述以根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張或多張銀行本票繳付：

投標價 5%的金額	*須以銀行本票支付的最低金額*
港幣$2,000,000 或以上	港幣$2,000,000
少於港幣$2,000,000 但不少於港幣$1,000,000	港幣$1,000,000
少於港幣$1,000,000	港幣$500,000

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的身份證/護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，以及投標者每位董事的身份證/護照/商業登記證的複印本及最近期的董事登記冊、成員登記冊及周年申報表(如有)的複印本。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 近親關係的證明文件(如適用)

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

(v) 由投標者填妥並簽署的附件的文件

(1) 對買方的警告
(2) 個人資料收集聲明及（如適用）中華人民共和國附錄
(3) 關於印花稅的確認書
(4) 關於其他事項的確認書
(5) 關於嵌入式物件的確認書
(6) 關於 (1) 同意及授權賣方就建築圖則的申請及 (2) 毗鄰地段的處理的確認書
(7) 關於提前成交現金回贈的確認書(如適用)
(8) 關於空調機(室外機)的確認書 (如適用)

請不要於本第(v)分段所述的任何文件內填上日期。

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

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

若在招標截止日期下午 3 時正後發出黑色暴雨警告或八號或以上颱風信號或極端情況的公布及該警告或信號或公布仍然生效，截標日期及時間將延至下一工作日的下午 6 時(而當天亦沒有黑色暴雨警告或八號或以上颱風信號或極端情況的公布發出)。

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

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

(b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。

(c) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票及/或支票的地址。

2.11 (a) 作爲賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。

(b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. <u>接納投標</u>

3.1 投標書如獲接納，中標者即成為該投標物業之買方。

3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。

3.3 在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標期間在售樓處審閱。為免疑問，買方將被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。(如適用)如該物業由多個一個物業組成，(a) 買方只須簽署一份包括全部該物業的正式合約，及(b)賣方不會及無責任為每一個該物業的樓價進行分攤。

3.4 如買方有意以其授權人代表其簽署正式合約：

(a) 賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作爲其代表；及

(b) 相關授權書須由賣方事先批准。

4. <u>其他事項</u>

4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該招標物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方天賦企業有限公司(查詢熱線: 8336 3388)。

4.2 投標者於要約表格（及任何其他後續程序，如適用）提供的個人資料由天賦企業有限公司（作為資料收集者及資料使用者）按其個人資料收集聲明及（如適用）中華人民共和國附錄處理。若某人提供其本人以外的個人（包括但不限於家庭成員/近親、公司董事、地產代理、受讓人、受託人或第三方付款人）的個人資料，他/她應確保並保證該被提供個人資料的個人（「**個人**」）已仔細閱讀、理解並同意相關個人資料收集聲明及（如適用）中華人民共和國附錄，並應通知該個人有關天賦企業有限公司（賣方）如何收集及/或處理其個人資料，及獲取該個人的所有必要同意。

4.3 賣方任何人員或代理或賣方的代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作爲或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。

4.4 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件的任何種類的改動及/或增加，該投標書將被視為不符合規定的投標書。

4.5 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

5. 招標停車位

5.1 購買以下表格 1 所列之發展項目指定單位 (「**表格 1 單位**」)之買方必須購買該指定單位時同時購入一個以下表格 1 所列並於當其時可供賣方出售的指定停車位。

表格 1

表格 1 單位		**指定停車位**
樓層	**單位**	
31 樓	A	CP-01, CP-02, CP-03, CP-04, CP-05
32 樓	A	
31 樓	B	
32 樓	B	
32 樓	C	

5.2 為免生疑問，受限於上述第 5.1 段，除該投標物業外，投標者必須在投標書中額外提出邀約購買一個停車位作投標。如該投標物業包括任何停車位，投標價須包括及被視為已包括停車位的售價。賣方無責任(亦不會)為投標者將投標價攤分予該投標物業和停車位。

招標公告附表

第 I 部份-該等招標物業

(A) 項目	(B) 該等招標物業
1	香港熙和街 1 號*皇璇 31 樓 A 單位
2	香港熙和街 1 號*皇璇 32 樓 A 單位
3	香港熙和街 1 號*皇璇 31 樓 B 單位
4	香港熙和街 1 號*皇璇 32 樓 B 單位
5	香港熙和街 1 號*皇璇 32 樓 C 單位

* 臨時地址，有待發展項目落成時確認。

[第 1 部分：招標公告完]

PART 2: CONDITIONS OF SALE

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein unless otherwise defined below:-

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

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.

3. The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) in accordance with the terms of the Agreement.

4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-

   (a) by the Purchaser on or before a date which is the fifth working day after the date on which this Preliminary Agreement is signed (i.e. the date of the Letter of Acceptance); and

   (b) by the Vendor on or before a date which is the eighth working day after the date on which this Preliminary Agreement is signed (i.e. the date of the Letter of Acceptance).

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

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

7. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

8. The Purchaser shall attend the office of the Vendor's solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Preliminary Agreement and the Agreement as set out in clause 19.

9. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed (i.e. the date of the Letter of Acceptance):-

   (a) this Preliminary Agreement is terminated;

   (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and

   (c) the Vendor does not have any further claim against the Purchaser for the failure.

10. The measurements of the Property are as follows— see the attached Schedule 1.

11. The sale and purchase of the Property includes the fittings, finishes and appliances as follows— see the attached Schedule 2.

12. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

13. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 14 and fully understands its contents.

14. For the purposes of clause 13, the following is the "Warning to Purchasers"–

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

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

15. This Preliminary Agreement is personal to the Purchaser. 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. Subject to paragraph 3.4 of the Tender Notice, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.

16. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser.

17. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.

18. All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.

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

20. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (collectively, the "**DMC**") and

the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the Property, all plan fees for plans to be annexed to the Agreement and the Assignment of the Property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property and all legal costs and charges of any other documents relating to the sale and purchase of the Property. All search fees, registration fees and other disbursements shall be borne by the Purchaser.

21. The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) whenever the Vendor considers necessary.

22. 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.

23. All further deposit, part payment of the Purchase Price, the balance of Purchase Price and stamp duty shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors.

24. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed, the Vendor or its Sales Agent may unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.

25. On completion, the Purchaser shall pay to the Manager of the Development, or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all deposits and advance payment, contribution to Special Funds, debris removal fee and all other payments payable under the DMC.

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

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

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

29. 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 transfer 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 whosoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including but not limited to 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 and including but not limited to any commission, reservation or agency 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 effect as sub-clause (i) above.

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

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

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

(b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).

(c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-

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

(ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.

33. In this Preliminary Agreement:-

(a) "**saleable area**" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);

(b) "**working day**" has the meaning given by section 2(1) of that Ordinance;

(c) the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and

(d) the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

34. The Chinese version of this Preliminary Agreement is for reference only and in case of any difference or dispute, the English version shall prevail.

第 2 部分：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約。

2. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條件出售該物業，而買方須以樓價並按本臨時合約所載條款及條件購買該物業。

3. 買賣須根據正式合約的條款於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。

4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：

   (a) 由買方於本臨時合約的簽署日期(即接納書的日期)之後的第 5 個工作日或之前簽立；及

   (b) 由賣方於本臨時合約的簽署日期(即接納書的日期)之後的第 8 個工作日或之前簽立。

5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。

6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。

7. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

8. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續(就此方面而言，時間為關鍵元素。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 19 條所載就臨時合約及正式合約應付之所有印花稅。

9. 如買方沒有在本臨時合約的簽署日期(即接納書的日期)後的 5 個工作日內簽立正式合約：

   (a) 本臨時合約即告終止；

   (b) 買方支付的臨時訂金，即被沒收歸於賣方；及

   (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

10. 該物業的量度尺寸如下—見出售條款的附表一。

11. 該物業的買賣包括的裝置、裝修物料及設備如下—見出售條款的附表二。

12. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。

13. 買方確認已收到第 14 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

14. 就上述第 13 條而言，「**對買方的警告**」內容如下—

   (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
   Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

(b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

(c) 現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.

(d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

(e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

15. 本臨時合約只適用於買方個人。買方無權要求賣方與任何其他人士簽署正式合約，亦無權將本臨時合約的利益轉讓予第三方。除招標公告第 3.4 段另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。

16. 若買方亦聘用賣方之律師行為買方在該物業買賣之代表律師，賣方將承擔該律師行在處理正式合約及其後買方受益的轉讓契之律師費用。

17. 若買方選擇另聘律師代表其買入該物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之律師費用。

18. 買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。

19. 有關本臨時合約及/或正式合約及/或轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅及附加印花稅)，一概由買方負責支付。

20. 一切製作、登記及完成公契及管理協議(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權之契約之認證副本之費用、所購物業的買賣合約及轉讓契之圖則費，均由買方負責。所購物業的按揭(如有)之律師及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有律師及其他費用，均由買方負擔及支付。所有查冊費、註冊費及其他雜項費用均須由買方承擔。

21. 賣方保留於其認為所需時修改發展項目 (包括本物業)建築圖則之權利。

22. 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起計 14 日內於辦公時間內在賣方律師辦公地點完成交易本物業。

23. 所有加付訂金，部份售價餘款，售價餘款及印花稅需以抬頭寫上賣方律師之銀行本票支付。

24. 如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，賣方或其銷售代理人可單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。

25. 買方在成交時須按公契規定向發展項目管理人繳交所有按金、上期預繳、其須分擔的特別基金、清理廢料費用及所有須繳交的其他費用。如任何上述費用已由賣方付予管理人，買方均須在交易完成時補還予賣方。

26. 買方如有更改通訊地址或電話，須以書面通知賣方。

27. 該物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。

28. 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。

29. 買方須與賣方在正式合約中訂明，若買方以任何方式於本買賣成交前轉售本物業或轉讓正式合約之權益，則買方須要求每個轉購人、受贈人、獲提名人、受益人、代辦人或其他承讓人（不論何人）(i)在其後任何的轉售合約中列明所有買入或賣出本物業的確認人、獲提名人及其他中間士的詳細資料(包括但不限於身份證號碼及完整地址)，及全數金額或其他代價，及除為買入本物業繳付予賣方之代價外任何在其間交易所繳付予任何人士的款項，包括但不限於任何佣金、訂購或代理費用，及(ii)在其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，致使每個其後的轉購人或其他承讓人或新買家履行第(i)分條中的責任。

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

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

32. (a) 賣方和買方無意賦予任何第三者權利依據《合約（第三者權利）條例》(第 623 章)(“該條例”)強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b) 款及第(c)款的規定限制。

(b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。

(c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：

(i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該條例第 6(1)條將不適用於本臨時合約；及

(ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。

33. 在本臨時合約中—

(a) “**實用面積**”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；

(b) “**工作日**”具有該條例第 2(1)條給予該詞的涵義；

(c) 附表一的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及

(d) 附表一的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。

34. 本臨時合約之中文譯本僅供參考之用，如解釋有任何出入或有爭議，概以英文本為準。

出售條款附表 1
Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業(即該物業)之量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the property purchased by the Purchaser under this Preliminary Agreement (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat A, 31/F, State Residence, 1 Hei Wo Street, Hong Kong
香港熙和街 1 號皇璇 31 樓 A 單位

(a) 該物業的實用面積為
the saleable area of the Property is

136.072	平方米／square metres/	1465	平方呎，其中—square feet of which—
2.800	平方米／square metres/	30	平方呎為露台的樓面面積；square feet is the floor area of the balcony;
1.500	平方米／square metres/	16	平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform;
N/A	平方米／square metres/	N/A	平方呎為陽台的樓面面積；及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 the area of the air-conditioning plant room is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*平台的面積為 the area of the flat roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*花園的面積為 the area of the garden is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*停車位的面積為 the area of the parking space is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*天台的面積為 the area of the roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*梯屋的面積為 the area of the stairhood is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*庭院的面積為 the area of the yard is	N/A	平方米／square metres/	N/A	平方呎。square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表 1
Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業(即該物業)之量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the property purchased by the Purchaser under this Preliminary Agreement (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat A, 32/F, State Residence, 1 Hei Wo Street, Hong Kong
香港熙和街 1 號皇璇 32 樓 A 單位

(a) 該物業的實用面積為
the saleable area of the Property is

91.009	平方米／square metres/	980	平方呎，其中—square feet of which—
2.800	平方米／square metres/	30	平方呎為露台的樓面面積；square feet is the floor area of the balcony;
1.500	平方米／square metres/	16	平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform;
N/A	平方米／square metres/	N/A	平方呎為陽台的樓面面積；及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 the area of the air-conditioning plant room is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*平台的面積為 the area of the flat roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*花園的面積為 the area of the garden is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*停車位的面積為 the area of the parking space is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*天台的面積為 the area of the roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*梯屋的面積為 the area of the stairhood is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*庭院的面積為 the area of the yard is	N/A	平方米／square metres/	N/A	平方呎。square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表 1
Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業(即該物業)之量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the property purchased by the Purchaser under this Preliminary Agreement (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat B, 31/F, State Residence, 1 Hei Wo Street, Hong Kong
香港熙和街 1 號皇璇 31 樓 B 單位

(a) 該物業的實用面積為
the saleable area of the Property is

129.433	平方米／square metres/	1393	平方呎，其中—square feet of which—
2.800	平方米／square metres/	30	平方呎為露台的樓面面積；square feet is the floor area of the balcony;
1.500	平方米／square metres/	16	平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform;
N/A	平方米／square metres/	N/A	平方呎為陽台的樓面面積；及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 the area of the air-conditioning plant room is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*平台的面積為 the area of the flat roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*花園的面積為 the area of the garden is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*停車位的面積為 the area of the parking space is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*天台的面積為 the area of the roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*梯屋的面積為 the area of the stairhood is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*庭院的面積為 the area of the yard is	N/A	平方米／square metres/	N/A	平方呎。square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表 1
Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業(即該物業)之量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the property purchased by the Purchaser under this Preliminary Agreement (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat B, 32/F, State Residence, 1 Hei Wo Street, Hong Kong
香港熙和街 1 號皇璇 32 樓 B 單位

(a) 該物業的實用面積為
the saleable area of the Property is

104.013	平方米／square metres/	1120	平方呎，其中—square feet of which—
2.800	平方米／square metres/	30	平方呎為露台的樓面面積；square feet is the floor area of the balcony;
1.500	平方米／square metres/	16	平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform;
N/A	平方米／square metres/	N/A	平方呎為陽台的樓面面積；及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 the area of the air-conditioning plant room is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*平台的面積為 the area of the flat roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*花園的面積為 the area of the garden is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*停車位的面積為 the area of the parking space is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*天台的面積為 the area of the roof is	18.693	平方米／square metres/	201	平方呎；square feet;
*梯屋的面積為 the area of the stairhood is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*庭院的面積為 the area of the yard is	N/A	平方米／square metres/	N/A	平方呎。square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表 1
Schedule 1 to Conditions of Sale

在本附表 1，買方根據本臨時合約購買的物業(即該物業)之量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the property purchased by the Purchaser under this Preliminary Agreement (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat C, 32/F, State Residence, 1 Hei Wo Street, Hong Kong
香港熙和街 1 號皇璇 32 樓 C 單位

(a) 該物業的實用面積為
the saleable area of the Property is

79.981	平方米／square metres/	861	平方呎，其中—square feet of which—
2.800	平方米／square metres/	30	平方呎為露台的樓面面積；square feet is the floor area of the balcony;
1.500	平方米／square metres/	16	平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform;
N/A	平方米／square metres/	N/A	平方呎為陽台的樓面面積；及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 the area of the air-conditioning plant room is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*窗台的面積為 the area of the bay window is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*閣樓的面積為 the area of the cockloft is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*平台的面積為 the area of the flat roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*花園的面積為 the area of the garden is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*停車位的面積為 the area of the parking space is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*天台的面積為 the area of the roof is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*梯屋的面積為 the area of the stairhood is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*前庭的面積為 the area of the terrace is	N/A	平方米／square metres/	N/A	平方呎；square feet;
*庭院的面積為 the area of the yard is	N/A	平方米／square metres/	N/A	平方呎。square feet.

*將不適用者刪去 Delete as appropriate

出售條款附表二
Schedule 2 to Conditions of Sale

Appendix
附錄
Fittings, Finishes and Appliances Schedule
裝置、裝修物料及設備說明表

1. Exterior Finishes 外部裝修物料		
Item 細項	Description 描述	
(a) Window 窗		Curtain wall with aluminium window frames fitted with insulated glazing unit (IGU) with low-iron glass and low-e coating is provided for master bedroom and bedroom with window in all residential properties. 所有住宅物業的主人睡房及睡房設有玻璃幕牆，配鋁窗框及雙層中空低鐵玻璃配低輻射鍍膜。 Curtain wall with aluminium window frames fitted with insulated glazing unit (IGU) with low-iron glass and low-e coating is provided for living/dining room 住宅物業之客/飯廳設有玻璃幕牆，配鋁窗框及雙層中空低鐵玻璃配低輻射鍍膜 Curtain wall with aluminium window frames fitted with insulated glazing unit (IGU) with low-iron glass and low-e coating is provided for master bathroom, bathroom, kitchen, utility room and lavatory (if window is provided) 住宅物業之主人房浴室、浴室、廚房、儲物室及洗手間設有玻璃幕牆，配鋁窗框及雙層中空低鐵玻璃配低輻射鍍膜(如有窗)。 (4/F, 13/F, 14/F and 24/F are omitted.)
(b) Balcony 露台		Balcony provided with low-iron laminated tempered glass balustrade with aluminium top rail. 露台設有低鐵夾層鋼化玻璃圍欄配鋁扶手。 Wall finished with tiles and aluminium cladding. 牆壁鋪砌瓷磚及鋁飾面板。 Floor finished with tiles. 地台鋪砌瓷磚。 Ceiling finished with aluminium false ceiling. 天花鋪砌鋁假天花。

2. Interior Finishes 室內裝修物料	
Item 細項	Description 描述
(a) Internal wall and Ceiling 內牆及天花板	Internal wall of living/dining room finished with emulsion paint; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes for the following residential properties: (i) Flats C, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F (ii) Flats A & B, 31/F 以下住宅物業之客/飯廳內牆髹乳膠漆；但不包括假天花以上及裝飾橫樑遮蓋 之牆壁，該處之牆壁不設裝修物料： （i） 2 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓 C 單位 （ii） 31 樓 A 及 B 單位 Internal wall of living/dining room finished with emulsion paint and wall paper; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes for the following residential properties: (i) Flat E, 23/F 以下住宅物業之客/飯廳內牆髹乳膠漆及牆紙；但不包括假天花以上及裝飾橫樑遮蓋 之牆壁，該處之牆壁不設裝修物料： (i) 23 樓 E 單位 Except the residential properties abovementioned, internal wall of the living/dining room in the other residential properties finished with emulsion paint, plastic laminate, timber trimming and mirror; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes. 除上述的住宅物業外，其他住宅物業之客/飯廳內牆髹乳膠漆、鋪砌膠板飾面、木飾條及鏡，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。 Internal wall of master bedroom finished with wallpaper; except areas covered by wardrobe, bed base, bed headboard and shelf, areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes for the following residential properties: (i) Flat E, 23/F 以下住宅物業之主人睡房內牆鋪砌牆紙，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料：

		（i） 23 樓 E 單位
		Internal wall of bedroom finished with wall paper and fabric; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes for the following residential properties: (i) Flat E, 23/F (Bedroom 1) 以下住宅物業之睡房內牆鋪砌牆紙及布，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料： （i） 23 樓 E 單位（睡房 1） Except the residential properties abovementioned, internal wall of master bedroom and bedroom finished with emulsion paint; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes. 除上述的住宅物業外，其他住宅物業之主人睡房和睡房內牆髹乳膠漆，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。 Ceiling of living/dining room, master bedroom and bedroom are finished with emulsion paint where exposed; other parts provided with gypsum board false ceiling and bulkhead, finished with emulsion paint. 客/飯廳、主人睡房及睡房外露的天花板髹乳膠漆；其他部分設有石膏板假天花及裝飾橫樑髹乳膠漆。 No finishes for non-exposed surfaces. 非外露位置不設裝修物料。
(b) Internal Floor 內部地板		Living/dining room, master bedroom and bedroom finished with tiles and timber skirting. 客/飯廳、主人睡房及睡房鋪砌瓷磚及木牆腳線。
(c) Bathroom 浴室		Wall finished with tiles where exposed, except areas covered by bulkhead, false ceiling, vanity counter and mirror cabinet at which there are no wall finishes. 牆壁外露部分鋪砌瓷磚，但不包括裝飾橫樑、假天花、面盆櫃及鏡櫃遮蓋之處，該處之牆壁不設裝修物料。 Floor finished with tile on exposed surface. 地板外露位置鋪砌瓷磚。

		Gypsum board false ceiling finished with emulsion paint. 石膏板假天花髹乳膠漆。 Wall finishes run up to the level of false ceiling. 牆壁飾面鋪砌至假天花底。
(d) Kitchen 廚房		**Kitchen 廚房** Wall finished with tiles and glass and metal trimming; except wall behind kitchen cabinet, areas above false ceiling and areas covered by bulkhead at which there are no wall finishes. 牆壁鋪砌瓷磚及玻璃及金屬飾條；但不包括廚櫃背牆身、假天花以上及裝飾橫樑遮蓋的位置，該處之牆壁不設裝修物料。 Floor finished with tiles; except areas covered by kitchen cabinet, at which there is cement sand screeding. 地板鋪砌瓷磚；但不包括廚櫃遮蓋的位置，該處之地台為灰泥批盪。 Gypsum board false ceiling finished with emulsion paint. 石膏板假天花髹乳膠漆。 Cooking bench top is finished with natural stone. 灶台面為天然石材台面。 Wall finishes run up to the level of false ceiling. 牆壁飾面鋪砌至假天花底。
		Open kitchen 開放式廚房 Wall finished with tiles, emulsion paint, glass and metal trimming; except areas above false ceiling and areas covered by bulkhead at which there are no wall finishes. (i) Flats C, D, E, F, G, H, & J, 2/F to 3/F, 5/F to 12/F, 15/F to 16/F (ii) Flats C, D, E, F & G, 17/F to 23/F &25/F (iii) Flats D & E 26/F to 30/F 以下住宅物業牆壁鋪砌瓷磚、油漆、玻璃及金屬飾條；但不包括假天花以上及裝飾橫樑遮蓋的位置，該處之牆壁不設裝修物料。 （i） 2 樓至 3 樓、5 樓至 12 樓及 15 樓至 16 樓 C、D、E、F、G、H 及 J 單位 （ii） 17 樓至 23 樓及 25 樓 C、D、E、F 及 G 單位

		（iii） 26 樓至 30 樓 D 及 E 單位 Except the residential properties abovementioned, Wall finished with tiles , glass and metal trimming; except areas above false ceiling and areas covered by bulkhead at which there are no wall finishes. 除上述的住宅物業外，其他牆壁鋪砌瓷磚、玻璃及金屬飾條；但不包括假天花以上及裝飾橫樑遮蓋的位置，該處之牆壁不設裝修物料 Floor finished with tiles; except areas covered by kitchen cabinet, at which there is cement sand screeding. 地板鋪砌瓷磚；但不包括廚櫃遮蓋的位置，該處之地板為灰泥批盪。 Gypsum board false ceiling, ceiling and bulkhead finished with emulsion paint. 石膏板假天花、天花及裝飾橫樑髹乳膠漆。 Cooking bench top is finished with artificial stone. 灶台面為人造石材台面。 Wall finishes run up to the level of false ceiling. 牆壁飾面鋪砌至假天花底。

3. Interior Fittings 室內裝置	
Item 細項	Description 描述
(a) Door 門	**Main Entrance of Residential Property** Solid core fire rated timber door finished with plastic laminate and timber veneer, fitted with lockset, concealed door closer, eye viewer, security door chain, drop seal and door stopper. 住宅物業大門 實心防火木門配膠板飾面及木皮飾面，裝設門鎖、暗氣鼓、防盜眼、防盜鏈、門底封條及門擋。 **Master Bedroom/Bedroom/Store** Hollow core timber door finished with plastic laminate, timber veneer and metal trimming, fitted with lockset and door stopper. 主人睡房 / 睡房 / 儲物室 空心木門配膠板飾面、木皮飾面及金屬飾條，裝設門鎖及門擋。 **Bathroom 浴室** Hollow core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with locket, door stopper and timber louvre in the following residential properties: (i) Flat D, 2/F (ii) Flat B, 26/F to 30/F (Bathroom) (iii) Flats A & C, 26/F to 30/F (Master Bathroom and Bathroom) (iv) Flat C, 32/F (Master Bathroom and Bathroom) 以下住宅物業設空心木門配膠板飾面、木皮飾面及木飾條，裝設門鎖、門擋及木百葉： （i） 2 樓 D 單位 （ii） 26 樓至 30 樓 B 單位（浴室） （iii） 26 樓至 30 樓 A 及 C 單位(主人房浴室及浴室） （iv） 32 樓 C 單位（主人房浴室及浴室） Hollow core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with locket and timber louvre in the following residential properties: (i) Flats C, E, F, G, H & J, 2/F to 3/F, 5/F to 12/F & 15/F to 16/F (ii) Flats A, 17/F to 23/F & 25/F (Master Bathroom) (iii) Flats C, E, F & G, 17/F to 23/F & 25/F (iv) Flats B, 26/F to 30/F (Master Bathroom) (v) Flats D & E, 26/F to 30/F 以下住宅物業設空心木門配膠板飾面、木皮飾面及木飾條，裝設門鎖及木百 葉： （i） 2 樓至 3 樓、5 樓至 12 樓及 15 樓至 16 樓 C、E、

		F、G、H 及 J 單位 （ii） 17 樓至 23 樓及 25 樓 A 單位(主人房浴室) （iii） 17 樓至 23 樓及 25 樓 C、E、F 及 G 單位 （iv） 26 樓至 30 樓 B 單位（主人房浴室） （v） 26 樓至 30 樓 D 及 E 單位 Hollow core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with locket in the following residential properties: (i) Flat B, 31/F (Master Bathroom) 以下住宅物業設空心木門配膠板飾面、木皮飾面及木飾條，裝設門鎖： (i) 31 樓 B 單位（主人房浴室） Except the residential properties abovementioned, hollow core timber door finished with plastic laminate and timber trimming, fitted with locket and door stopper in the other residential properties. 除上述的住宅物業外，其他住宅物業設空心木門配膠板飾面及木皮飾面，裝設門鎖及門擋。 **Kitchen 廚房** Solid core fire rated timber door finished with plastic laminate and timber veneer, fitted with fire rated glass panel, concealed door closer and door stopper. (4/F, 13/F, 14/F & 24/F are omitted.) 實心防火木門配膠板飾面及木皮飾面，裝設防火玻璃、暗氣鼓及門擋。（不設 4 樓、13 樓、14 樓及 24 樓。）
		Utility Room 工作間 Hollow core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with lockset and door stopper in the following residential properties: (i) Flats A & B, 31/F 以下住宅物業設空心木門配膠板飾面、木皮飾面及木飾條，裝設門鎖及門擋： (i) 31 樓 A 及 B 單位 Hollow core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with lockset in the following residential properties: (i) Flat B, 32/F 以下住宅物業設空心木門配膠板飾面、木皮飾面及木飾條，裝設門鎖： (i) 32 樓 B 單位 Hollow core timber door finished with plastic laminate, timber

		veneer and timber trimming, fitted with lockset in the following residential properties: (i) Flats C, 26-30/F 以下住宅物業設空心木門配膠板飾面、木皮飾面、及木飾條及裝設門鎖： （i） 26 至 30 樓 C 單位 Hollow core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with lockset and timber louvre in the following residential properties: (i) Flats A & B, 26-30/F 以下住宅物業設空心木門配膠板飾面、木皮飾面、木飾條、裝設門鎖及木百葉： (i） 26 至 30 樓 A 及 B 單位 Hollow core timber door finished with plastic laminate and timber veneer, fitted with lockset, door stopper and timber louvre in the other residential properties. 其他住宅物業設空心木門配膠板飾面及木皮飾面，裝設門鎖、門擋及木百葉。 **Lavatory** 洗手間 Flurocarbon coated aluminum frame door fitted with obscured glass and lockset. 選用氟化碳噴塗鋁框門裝設磨砂玻璃及門鎖。 **Balcony & Utility Platform/Flat Roof** **露台及工作平台 / 平台** Glass door with aluminum door frame and lockset fitted with laminated tempered glass. 玻璃門裝有鋁質門框及門鎖，配夾層鋼化玻璃。 **Private Roof 私人天台** Metal door with Lockset 金屬門及門鎖 (4/F, 13/F, 14/F & 24/F are omitted.)
(b) Bathroom 浴室		**Master Bathroom 主人房浴室** Timber vanity counter finished with plastic laminate, artificial leather, metal and natural stone countertop in the following residential properties: (i) Flats A & B, 31/F (ii) Flats A ,B & C, 32/F 以下住宅物業設有木面盆櫃配膠板飾面、人造皮革飾面、金屬及天然石材檯面。 (i) 31 樓 A 及 B 單位

		(ii) 32 樓 A, B 及 C 單位 Timber vanity counter finished with plastic laminate, artificial leather, metal and artificial stone countertop in the other residential properties. 其他住宅物業設木面盆櫃配膠板飾面、人造皮革飾面、金屬飾條及天然石材檯面。 Timber mirror cabinet finished with plastic laminate, timber trimming and metal provided in the following residential properties: (i) Flats B, 26/F to 30/F 以下住宅物業設有木鏡櫃配膠板飾面、木飾條及金屬： （i）26 樓至 30 樓 B 單位 Timber mirror cabinet finished with plastic laminate, timber trimming, metal and light fittings. 木鏡櫃配膠板飾面、木飾條、金屬及燈飾裝置。 Vitreous china water closet. 陶瓷坐廁。 Vitreous china wash basin with metal wash basin mixer. 陶瓷洗手盆配金屬水龍頭。 Metal toilet paper holder and metal towel hooks. 金屬紙巾座及金屬毛巾掛鉤。 Tempered glass shower cubicle with metal shower mixer set provided for all master bathrooms with shower cubicles. 所有設有淋浴間的主人房浴室，均有強化玻璃配金屬飾條淋浴間及設有金屬淋浴花灑套件。 Cast iron bathtub (1500mm(L) x 700mm(W) x 430mm(D)) with metal bathtub mixer provided for master bathrooms with bathtubs (if available). 主人房浴室裝設（1500 毫米（長）x 700 毫米(闊)x430 毫米（深）） 鑄鐵浴缸配金屬浴缸水龍頭(如適用) 。 Metal towel rail for master bathroom (if available) 主人房浴室設有金屬毛巾掛桿 (如適用) 。 Ventilation system is provided. 設有通風系統。 Copper pipes are used for cold and hot water supply system. 冷熱水供水系統採用銅喉管。

		uPVC pipes are used for flushing water supply system. 沖廁供水系統採用膠喉管。
		Bathroom 浴室 Timber vanity counter finished with plastic laminate, artificial leather, metal and artificial stone countertop. 木面盆櫃配膠板飾面、人造皮革飾面、金屬及人造石材檯面。 Timber mirror cabinet finished with plastic laminate, timber trimming and metal provided in the following residential properties: （i） Flats C, E, F, G, H & J, 2/F to 3/F, 5/F to 12/F & 15/F to 16/F （ii） Flats C, 17/F to 23/F & 25/F （iii） Flats E, 26/F to 30/F 以下住宅物業設有木鏡櫃配膠板飾面、木飾條及金屬： （i） 2 樓至 3 樓、5 樓至 12 樓及 15 樓至 16 樓 C、E、F、G、H 及 J 單位 （ii） 17 樓至 23 樓及 25 樓 C 單位 （iii） 26 樓至 30 樓 E 單位 Timber mirror cabinet finished with plastic laminate, timber trimming, metal and light fittings in the other residential properties. 其他住宅物業配木鏡櫃配膠板飾面、木飾條、金屬及燈飾裝置。 Vitreous china water closet. 陶瓷坐廁。 Vitreous china wash basin with metal wash basin mixer. 陶瓷洗手盆配金屬水龍頭。 Metal toilet paper holder and metal towel hooks (if available). 金屬紙巾座及金屬毛巾掛鉤 (如適用)。 Tempered glass shower cubicle with metal trimming and metal shower mixer set provided for all bathrooms with shower cubicles. 淋浴間的浴室，均有強化玻璃配金屬飾條淋浴間及設有金屬淋浴花灑套件。 Ventilation system is provided. 設有通風系統。

		Copper pipes are used for cold and hot water supply system. 冷熱水供水系統採用銅喉管。 uPVC pipes are used for flushing water supply system. 沖廁供水系統採用膠喉管。
(c) Kitchen 廚房		**Kitchen 廚房** Stainless steel sink with metal sink mixer. 不銹鋼洗滌盆配金屬洗滌盆水龍頭。 Timber kitchen cabinet finished with plastic laminate, metal, timber trimming with paint, plastic laminate timber door panels with metal handle, glass timber door panels with metal frame, kitchen cabinet countertop fitted with natural stone and metal hanging rod. 木製廚櫃組合配以膠板飾面、金屬、髹漆木飾條、膠板飾面木門板配金屬拉手、玻璃飾面木門板配金屬框、天然石材廚櫃檯面及金屬掛杆。 Copper pipes are used for cold and hot water supply system. 冷熱水供水系統採用銅喉管。 Ventilation system is provided. 設有通風系統。 For appliances provision, please refer to "Appliances Schedule". 有關供應之設備，請參閱「設備說明表」。
		Open Kitchen 開放式廚房 Stainless steel sink with metal sink mixer. 不銹鋼洗滌盆配金屬洗滌盆水龍頭。 Timber kitchen cabinet finished with plastic laminate, metal, timber trimming with paint, plastic laminate timber door panels with metal handle, glass timber door panels with metal frame, kitchen cabinet countertop fitted with artificial stone and metal hanging rack in the following residential properties: (i) Flats C, D, E, F, G, H & J, 2/F to 3/F, 5/F to 12/F & 15/F to 16/F (ii) Flats C, D,E, F & G, 17/F to 23/F & 25/F (ii) Flats D & E, 26/F to 30/F 以下住宅物業木製廚櫃組合配以膠板飾面、金屬、髹漆木飾條、膠板飾面木門板配金屬拉手、玻璃飾面木門板配金屬框、人造石材廚櫃檯面及金屬吊 架： （i） 2 樓至 3 樓、5 樓至 12 樓及 15 樓至 16 樓 C、D、

		E、F、G、H 及 J 單位 （ii） 17 樓至 23 樓及 25 樓 C、D、E、F 及 G 單位 （iii） 26 樓至 30 樓 D 及 E 單位 Except the residential properties abovementioned, timber kitchen cabinet finished with plastic laminate, glass, metal, timber trimming with paint, plastic laminate timber door panels with metal handle, glass timber door panels with metal frame, kitchen cabinet countertop fitted with artificial stone and metal hanging rod. 除上述的住宅物業外，其他木製廚櫃組合配以膠板飾面、玻璃、金屬、髹漆木飾條、膠板飾面木門板配金屬拉手、玻璃飾面木門板配金屬框、人造石材廚櫃檯面及金屬掛杆。 Copper pipes are used for cold and hot water supply system. 冷熱水供水系統採用銅喉管。 Fire service installations and equipment for the residential property with open kitchen: Sprinkler head(s) fitted in false ceiling in open kitchen; and ceiling mounted smoke detector fitted in ceiling near open kitchen. 住宅物業開放式廚房的消防裝置及設備： 消防花灑頭安裝在開放式廚房內的假天花；及天花嵌入式煙霧偵測器安裝在開放式廚房附近的天花。 For appliances provision, please refer to "Appliances Schedule". 有關供應之設備，請參閱「設備說明表」。 (4/F, 13/F, 14/F & 24/F are omitted.) (不設 4 樓、13 樓、14 樓及 24 樓。)
(d) Bedroom 睡房		**Master Bedroom 主人睡房** Built-in timber wardrobe finished with timber veneer, mirror, artificial leather, metal, glass and light fitting and glass sliding panel finished with metal; built-in timber bed base finished with timber veneer, metal and light fitting, built-in timber bed headboard finished with metal, timber veneer and light fitting; built-in timber shelf finished with timber veneer and light fitting; curtain track with fabric curtain are provided in the following residential property: (i) Flat E, 23/F 以下住宅物業設嵌入式木製衣櫃配木皮飾面、鏡、人造皮、

		金屬、玻璃及燈帶連玻璃製移動趟板配金屬；嵌入式木製床底座配木皮飾面、金屬及燈帶連嵌入 式木製床頭板配金屬、木皮飾面及燈帶；嵌入式木製層架配木皮飾面及燈帶；另提供窗簾路軌連布窗簾： （i） 23 樓 E 單位 **Bedroom 睡房** Built-in timber wardrobe finished with paint, glass, artificial leather, metal and light fitting; built-in timber bed base finished with paint, metal and light fitting; curtain track with fabric curtain are provided in the following residential property: (i) Flat E, 23/F (Bedroom 1) 以下住宅物業設嵌入式木製衣櫃髹油漆配玻璃、人造皮、金屬及燈帶；嵌入式木製床底座髹油漆配金屬及燈帶；另提供窗簾路軌連布窗簾： （i） 23 樓 E 單位（睡房 1）

4. Appliances 設備	
Item 細項	
Air-conditioner	空調機
Exhaust Fan	抽氣扇
Washer Dryer [1]	洗衣乾衣機 [1]
Washing Machine [2]	洗衣機 [2]
Dryer [3]	乾衣機 [3]
Cooker Hood	抽油煙機
Gas Hob [4]	氣體煮食爐 [4]
Induction Hob	電磁爐
Built-in Combination Steam Oven[5]	嵌入式蒸焗爐 [5]
Built-in Oven[6]	嵌入式焗爐 [6]
Built-in Steam Oven[7]	嵌入式蒸爐 [7]
Instantaneous Electric Water Heater	即熱式電熱水爐
Thermo Ventilator	浴室寶
Built-in Dishwasher[8]	嵌入式洗碗碟機 [8]
Built-under Wine Unit[9]	嵌入式酒櫃 [9]
Built-in Refrigerator	嵌入式雪櫃
Built-in Freezer[10]	嵌入式冰箱 [10]
Note 註釋:	
1.	Flats A, B, C, D, E, F, G, H & J , 2- 3/F, 5/F - 12/F & 15/F - 16/F ; Flats A, B, C, D, E, F & G, 17/F - 23/F & 25/F Flat D & E, 26/F ; Flat A, B,&C , 27/F -30/F 只適用於 2-3 樓, 5-12 樓, 15-16 樓 A, B, C, D, E, F, G, H & J 單位； 17-23 樓, 25 樓 A, B, C, D, E, F & G 單位； 26 樓 D & E 單位；27-30 樓 A, B,&C 單位
2. 3. 6. 9.	For Flats A & B , 31/F A, B & C, 32/F only 只適用於 31 樓 A & B 單位； 32 樓 A, B &C 單位
4.8.	For Flats Flat A, B,&C , 26/F -30/f ; A & B , 31/F ; A, B & C, 32/F only 只適用於 26-30 樓 A, B,&C 單位; 31 樓 A & B 單位； 32 樓 A, B & Cs 單位；
5.	Not Applicable For Flats A & B , 31/F ; A, B & C, 32/F

	不適用於 31 樓 A & B 單位；32 樓 A ,B & C 單位
7. 10.	For Flats A & B , 31/F only 只適用於 31 樓 A & B 單位

[End of Part 2: Conditions of Sale]
[第 2 部分：出售條款完]

PART 3: OFFER FORM

(*To be completed by the Tenderer*)

To: **The Vendor**

1. Offer

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

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

2. Binding agreement if offer is accepted

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

3. Address for receipt of Letter of Acceptance

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

4. Declarations, representations and warranties

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

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

(b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary (as defined in the Schedule to the Offer Form) any fees or commission in addition to the Purchase Price of the Property, provision of information or copies of documents, etc. If there are any persons alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Tendered Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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

TENDERER MUST COMPLETE THIS PAGE

Schedule to the Offer Form

(To be completed by the Tenderer)

Section 1 – Particulars of the Tenderer				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	Telephone		Fax	

TENDERER MUST COMPLETE THIS PAGE

Section 2 – Tendered Property and Tender Price

Note: Please refer to Table 1 Units of the Tender Notice regarding the details for purchase of the carpark unit. The Purchaser of the specified property of the Development ***must*** *purchase at the same time together with* ***ONE (1)*** *designated carpark unit of the Development under Table 1 of the Tender Notice which is still available for sale by the Vendor. For the avoidance of doubt, the Tendered Property shall mean the Property for Tender as set out below and the carpark unit as set out below. The availability of the carpark unit is subject to actual circumstances*

A	Tendered Property			
	Residential Property	Floor		Flat
	Carpark Unit(s)	No.(s). of Carpark Unit(s)		
	Tender Price (HK$)			
	Cashier's order(s)	Amount (HK$)	Bank	Cashier's order(s) no(s).
	Cheque(s)	Amount (HK$)	Bank	Cheque(s) no(s).

TENDERER MUST COMPLETE THIS PAGE

B*	Tendered Property			
	Residential Property	Floor		Flat
	Carpark Unit(s)	No.(s). of Carpark Unit(s)		
	Tender Price (HK$)			
	Cashier's order(s)	Amount (HK$)	Bank	Cashier's order(s) no(s).
	Cheque(s)	Amount (HK$)	Bank	Cheque(s) no(s).

TENDERER MUST COMPLETE THIS PAGE

C*	Tendered Property			
	Residential Property	Floor		Flat
	Carpark Unit(s)	No.(s). of Carpark Unit(s)		
	Tender Price (HK$)			
	Cashier's order(s)	Amount (HK$)	Bank	Cashier's order(s) no(s).
	Cheque(s)	Amount (HK$)	Bank	Cheque(s) no(s).

TENDERER MUST COMPLETE THIS PAGE

D*	Tendered Property			
	Residential Property	Floor		Flat
	Carpark Unit(s)	No.(s). of Carpark Unit(s)		
	Tender Price (HK$)			
	Cashier's order(s)	Amount (HK$)	Bank	Cashier's order(s) no(s).
	Cheque(s)	Amount (HK$)	Bank	Cheque(s) no(s).

***(Applicable only if the Tenderer has selected more than one (1) of the Properties for Tender)** I/We submit this tender on the condition that I/we wish to be awarded **the tender in respect of only ONE of the Tendered Properties above**. I/We understand that if the tender of any one of the Tendered Properties above is accepted by the Vendor, the remaining tender in respect of the Tendered Properties would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the Vendor has the absolute discretion to determine whether to accept the tender of any one of the Tendered Properties above, the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

Note
Please read paragraph 2.8 of Part 1: Tender Notice of the Tender Document regarding the requirements for submission of cashier's order(s) and cheque(s).

TENDERER MUST COMPLETE THIS PAGE

Section 3 – Payment plan	
The Tenderer must choose one of the following payment plans (†please tick one payment plan only). (If applicable) If the Tendered Property comprises more than one (1) property, the Tenderer must choose the same payment plan for all the Tendered Property. For details of the gifts, financial advantage or benefits, please refer to Annex 9.	
†☐	Stage Payment Plan **<u>Terms of Payment</u>** • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). • A further deposit equivalent to 5% of the Purchase Price shall be paid within 120 days after the date of the Letter of Acceptance, or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. • A further deposit equivalent to 5% of the Purchase Price shall be paid within 240 days after the date of the Letter of Acceptance, or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. • 85% of the Purchase Price (the balance of the Purchase Price) shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

TENDERER MUST COMPLETE THIS PAGE

Section 4 – Related Tender(s)(if any) ***(† Please tick as appropriate)***

†□ I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted the separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as specified below and in the following priority order of preference ("**Related Tender(s)**") :-

	Floor	Flat	Carpark Unit(s)
1st preferred Related Tender			
2nd preferred Related Tender			
3rd preferred Related Tender			
4th preferred Related Tender			

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

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

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

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

	Name of the Close Relative(s) (and other joint tenderer)	ID No.	Floor	Flat	Carpark Unit(s) (if applicable)
1.					
2.					
3.					
4.					

TENDERER MUST COMPLETE THIS PAGE

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

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

For the purpose of this Section 4, "Close Relative" means a spouse, parent, child, brother, sister, grandparent and grandchild of the Tenderer (or any one of Tenderer).

Section 5 – Intermediary	
Name of sales person (if any)	
EA Licence No. (if any)	
Estate agency (if any)	
Contact No. (if any)	

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

I/We declare and confirm as follows:-

(a) 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;

(b) The Vendor and its staff did not and will not collect directly or indirectly from the Purchaser or the intermediary (i) any fees or commission in addition to the Purchase Price of the Property and administrative fees for amending the Agreement, (ii) any information or (iii) any copy documents. 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; and

(c) 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 Tender Document.

(d) The Vendor did not and will not authorise the Intermediary to collect any fees or commission from the Purchaser. If the Intermediary does collect any fees or commission from the Purchaser, the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commission to the Intermediary in relation to the sale of the Property.

TENDERER MUST COMPLETE THIS PAGE

Section 6 – Declaration of relationship with the Vendor ***(† Please tick as appropriate)***
I/We [† □ **are** / □ **are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). *(A person is a related party to the Vendor if that person is:* *(a) a director of the Vendor, or a parent, spouse or child of such a director;* *(b) a manager of the Vendor;* *(c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;* *(d) an associate corporation or holding company of the Vendor;* *(e) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or* *(f) a manager of such an associate corporation or holding company.* *For the purpose of this Declaration, "manager has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and "private company" has the meaning given by section 11 of the Companies Ordinance (Cap. 622)).*

TENDERER MUST COMPLETE THIS PAGE

Section 7 – Submission checklist

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

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier order(s) and /or cheque(s)
3. ☐ Tenderer's identification documents
4. ☐ Intermediary's licence (if applicable)
5. ☐ Documentary proof of close relative relationship (if applicable)
6. Documents in Annex, duly signed and completed by the Tenderer:
   - (1) ☐ Warning to Purchasers (undated)
   - (2) ☐ Personal Information Collection Statement and (if applicable) The People's Republic of China Addendum (undated)
   - (3) ☐ Acknowledgement Letter Regarding Stamp Duty (undated)
   - (4) ☐ Acknowledgement Letter Regarding Miscellaneous Matters (undated)
   - (5) ☐ Acknowledgement Letter Regarding Built-in Items (undated)
   - (6) ☐ Acknowledgement Letter Regarding (1) Consent and Authorisation to Vendor for GBP Applications and (2) treatment of the Adjacent Land (undated)
   - (7) ☐ Acknowledgement Letter Regarding Early Completion Cash Rebate (if applicable) (undated)
   - (8) ☐ Acknowledgement Letter Regarding Air-Conditioning Outdoor Unit (if applicable) (undated)

Section 8 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

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

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

TENDERER MUST COMPLETE THIS PAGE

Section 9 – Signature of the Tenderer and witness	
I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex, completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Document. *(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its director(s) / authorized signatory(ies) with company chop.)*	
Signed by the Tenderer: X	Witnessed by: X
Name(s) of the director(s) / authorized signatory(ies) (if the Tenderer is a company):	Name of the witness:
Date:	

[End of Part 3: Offer Form]
[End of the Tender Document]

第 3 部份：要約表格

(由投標者填寫)

致：**賣方**

1. <u>要約</u>

本人/我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的投標價購買該投標物業，並受本招標文件及出售條款的條款及細則所約束。

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

2. <u>如要約獲接納將構成有效協議</u>

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

3. <u>收取接納書的地址</u>

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

4. <u>聲明、陳述及保證</u>

本人/我們現向賣方聲明、陳述及保證如下：

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

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

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

投標者須 填妥本頁

要約表格的附表

(由投標者填寫)

<table>
<tr><td colspan="5">第 1 節 – 投標者的資料</td></tr>
<tr><td>名稱</td><td colspan="4"></td></tr>
<tr><td>身份證/護照/商業登記號碼</td><td colspan="4"></td></tr>
<tr><td>地址/註冊辦事處</td><td colspan="4"></td></tr>
<tr><td>香港通訊地址(如與上面不同)</td><td colspan="4"></td></tr>
<tr><td rowspan="2">聯絡資料</td><td>聯絡人</td><td colspan="3"></td></tr>
<tr><td>電話</td><td></td><td>傳真</td><td></td></tr>
</table>

投標者須
填妥本頁

第 2 節 – 投標物業及投標價

*備注：請參閱招標公告以了解表格 1 單位之停車位選擇詳情。買方**必須**選擇**一個**由賣方所指定並於招標公告表格 1 所列位於發展項目並當其時可供賣方出售之指定停車位。為免生疑問，投標物業是指下述該招標物業及下述停車位。停車位之分配視乎供應情況而定。*

A	投標物業			
	住宅物業	樓	單位	
	停車位	停車位號碼		
	投標價 (HK$)			
	銀行本票	金額 (HK$)	銀行	本票編號
	支票	金額 (HK$)	銀行	支票編號

投標者須
填妥本頁

B*	投標物業			
	住宅物業	樓		單位
	停車位	停車位號碼		
	投標價 (HK$)			
	銀行本票	金額 (HK$)	銀行	本票編號
	支票	金額 (HK$)	銀行	支票編號

投標者須
填妥本頁

C*	投標物業			
	住宅物業	樓		單位
	停車位	停車位號碼		
	投標價 (HK$)			
	銀行本票	金額 (HK$)	銀行	本票編號
	支票	金額 (HK$)	銀行	支票編號

投標者須
填妥本頁

D*	投標物業			
	住宅物業	樓		單位
	停車位	停車位號碼		
	投標價 (HK$)			
	銀行本票	金額 (HK$)	銀行	本票編號
	支票	金額 (HK$)	銀行	支票編號

***(只適用於投標者已選擇超過一(1)個該等招標物業的情況)** 本人/我們提交本投標的前提為本人/我們僅願賣方接受上述該等投標物業的**其中一(1)個投標物業的投標**。本人/我們明白若賣方接受上述該等招標物業的任何一個投標物業的投標，上述該等招標物業的餘下的該等投標將不被理會及不被賣方考慮或接受。本人/我們亦確認、同意及接受賣方有絕對酌情權決定是否接受上述該等投標物業的任何一(1)個投標物業的投標，賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。

備註：
請詳閱招標文件第 1 部份：招標公告第 2.8 段關於遞交銀行本票及支票的要求。

投標者須
填妥本頁

第 3 節–支付辦法	
投標者須選擇下列其中一種付款計劃。***(†請只剔一種付款計劃)*** *(如適用)如投標物業有多於一個物業，投標者須就全部投標物業選擇相同的付款計劃。* 有關贈品、財務優惠或利益的詳情，請參閱附件 9。	
†☐	建築期付款計劃 <u>支付條款</u> • 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。 • 加付訂金即樓價 5%於接納書的日期後 120 日內或於賣方向買方確認其已具備合法將該物業轉讓予買方的資格的書面通知日期後 14 日內（以較早者為準）繳付。 • 加付訂金即樓價 5%於接納書的日期後 240 日內或於賣方向買方確認其已具備合法將該物業轉讓予買方的資格的書面通知日期後 14 日內（以較早者為準）繳付。 • 樓價 85%（樓價餘額）於賣方就其有能力將該物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付。

投標者須 填妥本頁

第 4 節 – 相關投標書 (如有) (†請剔適用者)

†□ 本人/我們(以本人/我們的名義而非與他人聯名)已遞交以下按優先次序意欲列明之個別的要約表格(「**相關投標書**」)：

	樓	單位	停車位 (如適用)
第一優先 相關投標書			
第二優先 相關投標書			
第三優先 相關投標書			
第四優先 相關投標書			

請選擇以下其中一個選項：***(†請剔其中一個方格)***

†□ 本人/我們提交本投標的前提為本人/我們僅願賣方接受本投標書或相關投標書**其中的一個投標書**。本人/我們明白若賣方接受本人/我們的本投標書及相關投標書任何其中的一個投標書，其他的投標將不被理會及不被賣方考慮或接受。本人/我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。

†□ 本人/我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。

†□ 在以下列表列出名稱之本人/我們之近親(見義如下)(以近親的名義或與他人聯名)已遞交以下個別的要約表格(「**相關投標書**」)：

	近親(及其他聯名投票者)之名稱	身份證號碼	樓	單位	停車位 (如適用)
1.					
2.					
3.					

本人／我們提交本人／我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方有唯一酌情權去決定是否有近親關係及賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。

本人／我們 附上近親關係的證明文件(例如：身份證、出世紙、結婚證書等)供賣方考慮。

為本第 4 節的目的，「近親」指投標者(或其中一位投標者)的配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫及孫女。

投標者須
填妥本頁

第 5 節 – 中介人	
地產代理姓名	
地產代理牌照號碼	
地產公司名稱	
聯絡電話	

□ <u>關於中介人的聲明(僅於有指明中介人時適用)</u>

本人/我們聲明及確認如下：

(a) 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、陳述或承諾，無論在任何情況下賣方無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人負責；

(b) 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(i)除本物業樓價及修訂正式合約的行政費外的任何費用或佣金、(ii)任何資料或(iii)任何副本文件。如有任何人士以賣方的僱員或代理人之名義在買方購買本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；及

(c) 買方與中介人之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據招標文件的條款及細則進行。

(d) 賣方並無亦不會授權中介人向買方收取其他費用或佣金。如中介人擅自向買方收取其他費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會) 繳付中介人有關出售上述物業的任何費用或佣金。

*第 6 節 – 與賣方關係的聲明(†**請剔適用者**)*

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

(如有以下情況，某人即屬賣方的「有關連人士」：
(a) 該人是賣方的董事，或該董事的父母、配偶或子女；
(b) 該人是賣方的經理；
(c) 該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
(d) 該人是賣方的有聯繫法團或控權公司；
(e) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(f) 該人是上述有聯繫法團或控權公司的經理。

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

投標者須
填妥本頁

第 7 節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2.8 段)：

1. ☐招標文件及要約表格已填妥及簽署
2. ☐銀行本票及/或支票
3. ☐投標者的身份證明文件
4. ☐中介人的牌照(如適用)
5. ☐近親關係的證明文件(如適用)
6. 由投標者填妥並簽署的附件的文件：
   - (1) ☐ 對買方的警告(未有填上日期)
   - (2) ☐ 個人資料收集聲明及(如適用)中華人民共和國附錄 (未有填上日期)
   - (3) ☐ 關於印花稅的確認書(未有填上日期)
   - (4) ☐ 關於其他事項的確認書(未有填上日期)
   - (5) ☐ 關於嵌入式物件的確認書(未有填上日期)
   - (6) ☐ 關於 (1) 同意及授權賣方就建築圖則的申請及 (2) 毗鄰地段的處理的確認書 (未有填上日期)
   - (7) ☐ 關於提前成交現金回贈的確認書 (如適用) (未有填上日期)
   - (8) ☐ 關於空調機(室外機)的確認書 (如適用) (未有填上日期)

第 8 節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

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

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

投標者須
填妥本頁

第 9 節 – 投標者及見證人的簽署	
本人/我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本人/我們同意遵守及接受招標文件的條款及細則。 *(註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其董事/獲授權人士簽署及蓋上公司印章。)*	
投標者簽署： X	見證人簽署： X
獲董事 /授權人士的名稱(如投標者為公司)：	見證人名稱：
日期：	

[第 3 部份：要約表格完]
[招標文件完]

附件
Annex

*(附件不屬於招標文件的一部份。然而，投標者**須簽署**以下標有"#"號的文件並連同招標文件一拼**遞交**及（如適用）**須簽署**以下標有"*"號的文件並連同招標文件一拼**遞交**。)*
*(The Annex does not form part of the Tender Document. However, the Tenderer should note documents marked with "#" **should be signed and submitted** together with the Tender Document and (if applicable) documents marked with "*" **should be signed and submitted** together with the Tender Document.)*

1. 對買方的警告 #
   Warning to Purchasers #

2. 個人資料收集聲明及（如適用）中華人民共和國附錄 *
   Personal Information Collection Statement and (if applicable) The People's Republic of China Addendum *

3. 關於印花稅的確認書 #
   Acknowledgement Letter Regarding Stamp Duty #

4. 關於其他事項的確認書 #
   Acknowledgement Letter Regarding Miscellaneous Matters #

5. 關於嵌入式物件的確認書 #
   Acknowledgement Letter Regarding Built-in Items #

6. 關於 (1) 同意及授權賣方就建築圖則的申請及 (2) 毗鄰地段的處理的確認書(未有填上日期)
   Acknowledgement Letter Regarding (1) Consent and Authorisation to Vendor for GBP Applications and (2) treatment of the Adjacent Land

7. 關於提前成交現金回贈的確認書 *
   Acknowledgement Letter Regarding Early Completion Cash Rebate *

8. 關於空調機(室外機)的確認書*
   Acknowledgement Letter Regarding Air-Conditioning Outdoor Unit*

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

10. 律師收費表
    Table of Legal Costs and Charges

11. 香港律師會打擊清洗黑錢活動單張
    Anti-money Laundering Leaflet of The Law Society of Hong Kong

Annex 1
附件 1

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

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

Vendor 賣方	**Sky Ace Enterprises Limited** 天賦企業有限公司	
Development 發展項目	State Residence 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

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

Signature of Purchaser(s) 買方簽署

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

Annex 2
附件 2

Personal Information Collection Statement and (if applicable) The People's Republic of China Addendum
個人資料收集聲明及（如適用）中華人民共和國附錄

Vendor 賣方	SKY ACE ENTERPRISES LIMITED 天賦企業有限公司	
Development 發展項目	STATE RESIDENCE 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

Personal Information Collection Statement
個人資料收集聲明

Please refer to the Personal Information Collection Statement annexed hereto(in English and Traditional Chinese) (Attachment 1).
請參閱隨附之個人資料收集聲明（英文及繁體中文）(附錄 1)。

The People's Republic of China Addendum
中華人民共和國附錄

Please refer to The People's Republic of China Addendum annexed hereto (in English and Simplified Chinese) (Attachment 2).
請參閱隨附之中華人民共和國附錄（英文及簡體中文）(附錄 2)。

If you are:

(i) an individual located in Mainland China who provides personal information to the Vendor (including its sales manager, sales team, its appointed agency, its solicitors and its holding companies) (collectively the "**Vendor**") in connection with the purchase or intended purchase of any property in Hong Kong from the Vendor, whether by signing documents, submitting forms, communicating with us, or otherwise dealing with the Vendor from Mainland China; or

(ii) an individual referred to in paragraph (i) who provides personal information through any website, application, platform, portal or digital interface operated by or for the Vendor for the above transaction.

(a "**PRC Data Subject**"),

your personal data will be processed by the Vendor in accordance with the People's Republic of China Addendum (the "**PRC Addendum**") annexed hereto, in addition to the Personal Information Collection Statement, as well as the applicable data protection laws and regulations in Mainland China which, for the current purposes, excludes Hong Kong, the Macau Special Administrative Region of the People's Republic of China and Taiwan.

如果閣下屬於以下人士（「**中國個人信息主體**」）：

(i) 位於中國內地的個人，就購買或擬購買任何位於香港的物業，而在中國內地通過簽署文件、提交表格、與賣方(包括其銷售經理及銷售團隊、已委任的代理、律師及控權公司)（以下統稱「賣方」）溝通或以其他方式與賣方進行交易，並因而向賣方提供個人資料；或

(ii) 透過由賣方或為賣方營運的任何網站、應用程式、平台、門戶網站或數碼界面，就上述交易提供個人資料的上述（i）段所指的個人

則除個人資料收集聲明外，賣方亦將根據隨附之中華人民共和國附錄（「**中華人民共和國附錄**」）以及中國內地適用的數據保護法律和法規處理閣下的個人資料。就本聲明之目的而言，中國內地不包括香港、中華人民共和國澳門特別行政區及台灣。

If you are NOT a PRC Data Subject, please tick the box below:
如閣下並非中國個人信息主體，請勾選以下的方框：

☐ I / Each of us hereby confirm that I / we have read and understood and agree to the Personal Information Collection Statement.
本人/我們中的每一個在此確認本人/我們已閱讀、理解並同意個人資料收集聲明。

If you would like to receive direct marketing from the Vendor's Affiliates and/or marketing partners, please tick the box below:
如閣下希望接收賣方的關聯公司及/或營銷合作夥伴的直接促銷，請勾選以下方格：

☐ I/Each of us consent(s) to receive direct marketing from the Vendor's Affiliates and/or marketing partners referred in the Personal Information Collection Statement in Hong Kong and outside Hong Kong.
本人/我們每一個人同意接收在個人資料收集聲明中提及賣方的關聯公司及/或營銷合作夥伴在香港及香港以外地區的直接促銷。

If you are a PRC Data Subject, then the PRC Addendum is applicable to you and please tick the box below:
如閣下是中國個人信息主體，即中華人民共和國附錄適用於閣下，請勾選以下的方框：

☐ I / Each of us hereby confirm that I / we have read and understood and agree to the Personal Information Collection Statement and the PRC Addendum.
本人/我們中的每一個在此確認本人/我們已閱讀、理解並同意個人資料收集聲明以及中華人民共和國附錄。

Please tick the three boxes below regarding the handling of your personal data (including sensitive personal data).
Please note that if you disagree with the relevant item(s) by not ticking any of the below boxes, the Vendor may not be able to offer to you certain goods/services without your relevant consent.
請選擇勾選以下三個有關處理閣下的個人信息（包括敏感個人信息）的方框。請注意如果閣下通過沒有勾選以下任一方框以拒絕其中內容，賣方可能無法在未獲閣下相關同意的情況下向閣下提供有關產品/服務：

☐ I/Each of us consent(s) to the collection and processing of my/our sensitive personal data.
本人/我們每一個人同意對本人/我們的敏感個人信息的收集及處理。

☐ I/Each of us consent(s) to the transfer of my/our personal data (including sensitive personal data) to outside Mainland China.
本人/我們每一個人同意將本人/我們的個人信息（包括敏感個人信息）轉移到中國內地以外的地區。

☐ I/Each of us consent(s) to providing my/our personal data (including sensitive personal data) to third parties.
本人/我們每一個人同意向第三方提供本人/我們的個人信息（包括敏感個人信息）。

If you would like to receive direct marketing from the Vendor's Affiliates and/or marketing partners, please tick the box below:

如閣下希望接收賣方的關聯公司及/或營銷合作夥伴的直接促銷，請勾選以下方格：

☐ I/Each of us consent(s) to receive direct marketing from the Vendor's Affiliates and/or marketing partners referred in the Personal Information Collection Statement in Hong Kong and outside Hong Kong.
本人/我們每一個人同意接收在個人資料收集聲明中提及賣方的關聯公司及/或營銷合作夥伴在香港及香港以外地區的直接促銷。

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

Attachment 1
附錄 1

Personal Information Collection Statement
個人資料收集聲明

1. Collection of Your Personal Information
收集閣下的個人資料

This Personal Information Collection Statement ("**this Statement**") sets out the purposes for which your Personal Data (as defined below) will be used following collection, what you are agreeing to with respect to the Vendor, the Vendor's sales manager and sales team, the agency appointed by the Vendor (including the Vendor's Solicitors) and the Vendor's holding companies (collectively the "**Vendor**") use of your Personal Data and your rights under the Personal Data (Privacy) Ordinance (Cap. 486) (the "**PDPO**"). It may be mandatory for you to provide the Vendor with certain Personal Data in order to perform the purposes (as specified below). If you do not provide the required Personal Data, the Vendor may not be able to perform the purposes and/or provide services to you.

本聲明列出賣方、賣方的銷售經理及銷售團隊、賣方已委任的代理 (包括賣方律師) 及賣方的控權公司(以下統稱「賣方」) 收集閣下個人資料的用途、閣下就賣方使用閣下的個人資料（如下文所定義）而同意的事項，以及閣下根據《個人資料（私隱）條例》（第 486 章）（《私隱條例》）享有的權利。為達成有關目的（如下文所述），閣下必須向賣方提供若干個人資料。倘閣下未能提供所需的個人資料，賣方可能無法達成有關目的及／或向閣下提供相關服務。

2. Purposes for which Your Information may be used
閣下資料可能被用作的用途

The Vendor will collect relevant personal data such as name, telephone number and home/mailing address (collectively, "**Personal Data**") strictly for the purposes relating to the sale and purchase of the Property, providing services to you and meeting requirements imposed by law, including but not limited to the following:-

(I) Property transaction purposes

(a) verifying your identity and, where relevant, any authorised signatory, co-purchaser, guarantor or representative;
(b) handling enquiries, expressions of interest, tenders, negotiations and all pre-contractual steps relating to the intended purchase of the property;
(c) preparing, signing and performing preliminary agreements for sale and purchase, formal agreements for sale and purchase, assignments, deeds, declarations, undertakings, financing and security documents, completion documents and all ancillary documents;
(d) processing payments, deposits, refunds, receipts, settlement monies and completion arrangements;
(e) conducting customer due diligence, anti-money laundering checks, sanctions screening, conflict checks, fraud prevention and internal risk control;
(f) complying with legal, regulatory and governmental requirements, requests or directions applicable to the Vendor, the property transaction or the property concerned;
(g) coordinating with the sales manager, sales team, estate agent, solicitors, bankers, mortgagees, payment service providers, consultants, IT service providers and other transaction participants or service providers engaged for the transaction;
(h) operating, administering and securing the Vendor's app, website, portal or systems used for the transaction, including user authentication, record keeping, audit trail maintenance and cybersecurity;
(i) maintaining transaction records, internal administration, accounting, auditing, dispute handling, claims management and enforcement of contractual rights; and
(j) any other purposes that are directly related or incidental to the above.

(II) Other direct marketing purposes

Your personal data may also be shared with the Vendor's affiliated or related companies or joint venture companies (together referred to as "Affiliates") and the Vendor's marketing partners located within or outside Hong Kong, which include property developers (including but not limited to real estate developers jointly developing real estate properties with the Vendor and joint venture companies established by the Vendor or its Affiliates with others in the business of real estate development), banks, financial and investment institutions, credit card and electronic/digital payment companies, insurance companies, private clubs, membership programs and concierge and lifestyle service providers, retail outlets and online businesses, shopping malls and retail businesses, loyalty programs, department stores, watches and jewellers and luxury brand retails, hotel chains and hospitality services, restaurants and lounges, catering services providers, beauty and healthcare and senior care, services and/or products providers. Without prejudice to the generality of the foregoing descriptions, our marketing partners may include other participating companies that the Vendor may collaborate with from time to time and/or other participating companies of the Affiliates of which you are also a member of their relevant club(s)/loyalty program(s).

賣方會收集相關個人資料，例如姓名、電話號碼、住宅/郵寄地址（合稱「個人資料」）僅作與該物業買賣相關事宜、為閣下提供服務及遵守法律的規定之用途，包括但不限於下列用途：-

(I) 物業交易目的

- 核實閣下及（如適用）任何獲授權簽署人、共同買家、擔保人或代表的身份；

- 處理與擬購買物業有關的查詢、意向書、招標、磋商及所有合約前步驟；
- 準備、簽署及履行臨時買賣合約、正式買賣合約、轉讓契、契據、聲明書、承諾書、融資及擔保檔、成交文件及所有附屬文件；
- 處理付款、訂金、退款、收據、結算款項及成交安排；
- 進行客戶盡職審查、反洗黑錢檢查、制裁篩查、利益衝突檢查、預防欺詐及內部風險控制；
- 遵守適用於賣方、物業交易或相關物業的法律、規管及政府要求、指示或命令；
- 與銷售經理、銷售團隊、地產代理、律師、銀行、按揭人、付款服務代理商、顧問、資訊科技服務代理商及就該交易聘用或參與該交易的其他參與者或服務代理商進行協調；
- 營運、管理及保障就該交易使用的賣方應用程式、網站、門戶網站或系統，包括使用者身份認證、記錄保存、審計追蹤維護及網路安全；
- 保存交易記錄、進行內部行政、會計、審計、爭議處理、索償管理及執行合約權利；及
- 與上述直接相關或附屬的任何其他用途。

(II) <u>其他直接促銷目的</u>

閣下的個人資料也可能與位於香港境內或境外賣方的關聯公司或合資公司（統稱「關聯公司」）及賣方的行銷合作夥伴分享，其中包括房地產開發商（包括但不限於與賣方共同開發房地產物業的房地產開發商，以及賣方或關聯公司與其他人設立從事房地產開發業務的合資公司）、銀行、金融和投資機構、信用卡及電子/數碼支付公司、保險公司、私人俱樂部、會籍計劃及禮賓和品味生活服務提供商、零售商店及網上商店、購物中心及零售業務、獎賞計劃、百貨公司、鐘錶和珠寶商及奢華品牌零售、連鎖酒店及住宿服務、餐廳及休息室、餐飲服務提供者、美容及醫療保健和長者護理、其他服務和/或產品提供商，在不影響上述說明的一般性的前提下、賣方的行銷合作夥伴可能包括賣方可能不時與其合作的其他參與公司及/或賣方的關聯公司的其他參與公司，而閣下亦是其有關的會員/獎賞計劃的會員 。

3. **Applicable Law**
適用法律
The sale and purchase of the Property takes place entirely in Hong Kong and the collection of Personal Data is governed under the PDPO.
該物業之買賣完全於香港進行，而個人資料之收集受《私隱條例》規管。

4. Transfer of Your Information
轉移閣下資料
The Vendor will keep your Personal Data confidential at all times, but the Vendor may disclose and transfer such Personal Data to the persons whom the Vendor considers necessary to be engaged in connection with the provision of the products or services or otherwise relating to one or more of the purposes specified above and/or any appropriate government or regulatory authorities for one or more of the purposes specified above.
賣方在任何時候都會將閣下的個人資料保密，惟賣方可能將買方的個人資料，就上述一項或多項用途向賣方認為就提供產品、服務或上文所述目的所需聘用的人士，及/或任何適當的政府或監管機構就上述一項或多項用途作出披露和移轉。

5. Access to and Correction of Your Information
查閱及改正閣下資料
You have the right to request access to and correction of your Personal Data in accordance with the provisions of the PDPO. Any data access request or data correction request may be made by a prescribed form in writing to the Vendor's Data Protection Officer at roi@stateresidence.com.hk. In accordance with the provisions of the PDPO, the Vendor has the right to charge you a reasonable fee for processing and complying with your data access request.
閣下有權根據《私隱條例》中的條款要求查閱及更正閣下的個人資料。如有任何查閱或更正資料的要求，可以指定的書面形式通過 roi@stateresidence.com.hk 向賣方的個人資料私隱主任提出。根據《私隱條例》中的條款，賣方有權就處理及遵守閣下的查閱資料要求收取合理費用。

6. Use of Your Information in Direct Marketing
在直接促銷中使用閣下資料
The Vendor may not use your Personal Data in direct marketing or provide your Personal Data to its Affiliates and/or marketing partners for their use in direct marketing unless you consent or do not object in writing. You may also write to the Vendor at the email address set out in "Access to and correction of Your Information" section above to opt out from direct marketing at any time.
除非閣下書面同意或不反對，否則賣方不可使用閣下的個人資料作直接促銷，或向關聯公司及行銷合作夥伴提供閣下的個人資料以供其在直接促銷中使用。閣下亦可在任何時候透過上述「查閱及改正閣下資料」部分所列電郵地址要求停止將閣下的個人資料作直接促銷用途。

Attachment 2
附錄 2

The People's Republic of China Addendum
中華人民共和國附錄

1. Application
适用范围

The People's Republic of China (PRC) Addendum ("**this Addendum**") applies if the data subject is:

(i) an individual located in Mainland China who provides personal information to Sky Ace Enterprises Limited (including its sales manager, sales team, its appointed agency, its solicitors and its holding companies) (collectively, "**Company**", "**we**", "**us**" or "**our**") in connection with the purchase or intended purchase of any property in Hong Kong from us, whether by signing documents, submitting forms, communicating with us, or otherwise dealing with us from Mainland China; or

(ii) an individual referred to in paragraph (i) who provides personal information through any website, application, platform, portal or digital interface operated by or for us for the above transaction.

(a "**PRC Data Subject**")

For the purposes of this Addendum, "Mainland China" means the People's Republic of China excluding Hong Kong, the Macau Special Administrative Region and Taiwan.

This Addendum supplements the Company's Personal Information Collection Statement, transaction documents and related notices (collectively, the "**Principal Notice**"). If there is any inconsistency between this Addendum and the Principal Notice in relation to a PRC Data Subject, this Addendum shall prevail to the extent of the inconsistency.

本中华人民共和国附录（下称「**本附录**」）适用于以下个人信息主体：

(i) 位于中国内地的个人，就购买或拟购买任何位于香港的物业，而在中国内地通过签署文件、提交表格、与天赋企业有限公司(包括其销售经理及销售团队、已委任的代理、律师及控权公司)（以下统称「**本公司**」、「**我们**」或「**本公司的**」）沟通或以其他方式与本公司进行交易，并因而向本公司提供个人资料；或

(ii) 透过由本公司或为本公司营运的任何网站、应用程式、平台、门户网站或数码界面，就上述交易提供个人资料的上述（i）段所指的个人。

（以上为「**中国个人信息主体**」）

就本附录而言，「**中国内地**」指中华人民共和国，惟不包括香港、中华人民共和国澳门特别行政区及台湾。

本附录为本公司之个人资料收集声明、交易文件及相关通知（统称「**主声明**」）之补充文件。倘本附录与主声明之间就中国个人信息主体存在任何不一致之处，则在不一致之范围内，概以本附录为准。

2. Identity and contact of personal information processor
资料控制者身份及联络方式

For the purposes of applicable laws of Mainland China relating to personal information protection, the Company is the personal information processor in respect of the personal information collected and handled under this Addendum. You may contact the personal data privacy responsible staff for the Company for matters relating to personal information protection at roi@stateresidence.com.hk.

就中国内地适用的个人信息保护法律而言，本公司为本附录项下所收集及处理之个人信息的个人信息处理者。有关个人信息保护事宜，请通過 roi@stateresidence.com.hk 联系我们的个人资料私隐负责人员。

3. Collection scenarios covered by this Addendum
本附录涵盖的收集情况

This Addendum applies to personal information collected by us in any one or more of the following scenarios:

- **Mainland China signing or completion**: where the PRC Data Subject signs documents, fills in forms or otherwise provides personal information while physically in Mainland China, whether on paper, by email, by messaging application, by scanned copy, through intermediaries, or by any other means; and
- **App or online submission**: where the PRC Data Subject enters, uploads, confirms or transmits personal information through an app, web portal or other electronic system operated by or on behalf of the Company for the property transaction.

本附录适用于本公司于下列任何一个或多个情况下所收集的个人信息：

- **中国内地签署或成交**：中国个人信息主体在身处中国内地期间，透过纸本、电邮、实时通讯应用程式、扫描副本、中介机构或任何其他方式签署文件、填写表格或以其他方式提供个人信息；及
- **应用程式或网上提交**：中国个人信息主体透过由本公司或为本公司营运的应用程式、网站或其他电子系统，就上述物业交易输入、上载、确认或传输个人信息。

4. Categories of personal information
个人资料的类别

We may collect, use, store, transmit, provide, disclose (where permitted), and otherwise process the following categories of personal information to the extent reasonably necessary for the purposes set out in this Addendum:

- identity particulars, including name, Chinese name, gender, nationality, date of birth, photograph, signature, resident identity card number, passport number, copies of identity documents, visa or entry permit information and other identification data;
- contact information, including correspondence address, Mainland China address, Hong Kong address, email address, telephone number and messaging account details;
- transaction information, including property preference, property identification details, tender information, purchase price, payment schedule, deposit arrangements, bank remittance details, mortgage or financing information, completion information and related communications;

- compliance and verification information, including source-of-funds information, anti-money laundering / know-your-client information, tax residency information, declarations, beneficial ownership information, sanctions screening information and supporting documents;
- information relating to an authorised representative, attorney, spouse, co-purchaser, guarantor, nominee, emergency contact or other relevant person where provided for the transaction;
- technical and electronic information generated through the Company's app, website or systems, including login credentials, device information, log files, IP address, access time, usage records and submission records; and
- other personal information voluntarily provided by the PRC Data Subject or lawfully obtained by us from third parties for the transaction.

我们可能会在实现本附录所载目的之合理必需范围内，收集、使用、储存、传输、提供、披露（在获准许的情况下）及以其他方式处理以下类别的个人资料：

- 身份详情： 包括姓名、中文姓名、性别、国籍、出生日期、相片、签署、居民身份证号码、护照号码、身份证明文件的副本、签证或进入许可资料及其他身份识别数据；
- 联络资料： 包括通讯地址、中国内地地址、香港地址、电邮地址、电话号码及通讯软件帐户详情；
- 交易资料： 包括物业喜好、物业识别详情、招标资料、买卖价格、付款安排、订金安排、银行汇款详情、按揭或融资资料、成交资料及相关通讯；
- 合规及核实资料： 包括资金来源资料、反洗黑钱／「认识你的客户」资料、税务居民身份资料、声明书、实益拥有权资料、制裁筛查资料及证明文件；
- 就该交易而提供的获授权代表、受权人、配偶、共同买家、担保人、代名人、紧急联络人或其他相关人士的资料；
- 透过本公司的应用程式、网站或系统产生的技术及电子资料，包括登入凭证、装置资料、日志档案、网际协议地址、访问时间、使用记录及递交记录；及
- 由中国个人信息主体自愿提供或我们为该交易依法从第三方取得的其他个人资料。

5. <u>Sensitive personal information</u>
<u>敏感个人信息</u>

For the purposes of this Addendum, sensitive personal information includes personal information that, once leaked or illegally used, may easily cause harm to the dignity or personal or property safety of a natural person. Depending on the transaction, this may include in particular:

- resident identity card number, passport number and copies of identity documents;
- bank account, payment, mortgage, financing and tax information;
- precise transaction records, purchase price and payment arrangements;
- source-of-funds, wealth verification and anti-money laundering information;
- authentication information if used in the app or online process; and
- any other personal information that is regarded as sensitive personal information under applicable laws of Mainland China.

We will only process sensitive personal information where there is a specific purpose and sufficient necessity, and where strict protective measures are adopted in accordance with applicable law.

就本附录而言，敏感个人信息包括一旦泄露或非法使用，容易导致自然人的人格尊严受到侵害或人身、财产安全受到危害的个人信息。视乎交易情况，特别可能包括：

- 居民身份证号码、护照号码及身份证明文件副本；
- 银行账户、付款、按揭、融资及税务资料；
- 确切的交易记录、买卖价格及付款安排；
- 资金来源、财富核实及反洗黑钱资料；
- 于应用程式或网上流程中使用（如有）的身份认证交易；及
- 根据中国内地适用法律被视为敏感个人信息的任何其他个人信息。

我们仅在具有特定目的及充分必要性，并已根据适用法律采取严格保护措施的情况下，方会处理敏感个人信息。

6. <u>Purposes of processing</u>
<u>处理目的</u>

We may process personal information, including sensitive personal information where necessary, for one or more of the following purposes:

(A) <u>Property transaction purposes</u>

- verifying the identity of the PRC Data Subject and, where relevant, any authorised signatory, co-purchaser, guarantor or representative;
- handling enquiries, expressions of interest, tenders, negotiations and all pre-contractual steps relating to the intended purchase of the property;
- preparing, signing, administering and performing preliminary agreements for sale and purchase, formal agreements for sale and purchase, assignments, deeds, declarations, undertakings, financing and security documents, completion documents and all ancillary documents;
- processing payments, deposits, refunds, receipts, settlement monies and completion arrangements;
- conducting customer due diligence, anti-money laundering checks, sanctions screening, conflict checks, fraud prevention and internal risk control;
- complying with legal, regulatory and governmental requirements, requests or directions applicable to us, the property transaction or the property concerned;
- coordinating with the sales manager, sales team, estate agent, solicitors, bankers, mortgagees, payment service providers, consultants, IT service providers and other transaction participants or service providers engaged for the transaction;
- operating, administering and securing the Company's app, website, portal or systems used for the transaction, including user authentication, record keeping, audit trail maintenance and cybersecurity;
- maintaining transaction records, internal administration, accounting, auditing, dispute handling, claims management and enforcement of contractual rights; and
- any other purposes that are directly related or incidental to the above .

(B) Other direct marketing purposes

Your personal data may also be shared with our affiliated or related companies or joint venture companies together referred to as "Affiliates" and our marketing partners located within or outside Hong Kong, which include property developers (including but not limited to real estate developers jointly developing real estate properties with us and joint venture companies established by us or our Affiliates with others in the business of real estate development), banks, financial and investment institutions, credit card and electronic/digital payment companies, insurance companies, private clubs, membership programs and concierge and lifestyle service providers, retail outlets and online businesses, shopping malls and retail businesses, loyalty programs, department stores, watches and jewelers and luxury brand retails, hotel chains and hospitality services, restaurants and lounges, catering services providers, beauty and healthcare and senior care, services and/or products providers. Without prejudice to the generality of the foregoing descriptions, our marketing partners may include other participating companies that we may collaborate with from time to time and/or other participating companies of the Affiliates of which you are also a member of their relevant club(s)/loyalty program(s).

我们可能会为以下一项或多项目的，处理个人资料（包括在有需要时处理敏感个人信息）：

(A) 物业交易目的

- 核实中国个人信息主体及（如适用）任何获授权签署人、共同买家、担保人或代表的身份；
- 处理与拟购买物业有关的查询、意向书、招标、磋商及所有合约前步骤；
- 准备、签署、管理及履行临时买卖合约、正式买卖合约、转让契、契据、声明书、承诺书、融资及担保文件、成交文件及所有附属文件；
- 处理付款、订金、退款、收据、结算款项及成交安排；
- 进行客户尽职审查、反洗黑钱检查、制裁筛查、利益冲突检查、预防欺诈及内部风险控制；
- 遵守适用于我们、物业交易或相关物业的法律、规管及政府要求、指示或命令；
- 与销售经理、销售团队、地产代理、律师、银行、按揭人、付款服务代理商、顾问、资讯科技服务代理商及就该交易聘用或参与该交易的其他参与者或服务代理商进行协调；
- 营运、管理及保障就该交易使用的本公司应用程式、网站、门户网站或系统，包括用户身份认证、记录保存、审计追踪维护及网络安全；
- 保存交易记录、进行内部行政、会计、审计、争议处理、索偿管理及执行合约权利；及
- 与上述直接相关或附属的任何其他目的。

(B) 其他直接促销目的

阁下的个人资料也可能与位于香港境内或境外本公司的关联公司或合资公司（统称「关联公司」）及本公司的营销合作伙伴分享，其中包括房地产开发商（包括但不限于与本公司共同开发房地产物业的房地产开发商，以及本公司或关联公司与其他人设立从事房地产开发业务的合资公司）、银行、金融和投资机构、信用卡及电子/数码支付公司、保险公司、私人俱乐部、会籍计划及礼宾和品味生活服务提供商、零售商店及网上商店、购物中心及零售业务、奖赏计划、百货公司、钟表和珠宝商及奢华品牌零售、连锁酒店及住宿服务、餐厅及休息室、餐饮服务提供商、美容及医疗保健和长者护理、其他服务和/或产品提供商，，在不影响上述说明的一般性的前提下、本公司的营销合作伙伴可能包括本公司可能不时与其合作的其他参与公司及/或本公司的关联公司的其他参与公司，而阁下亦是其有关的会员/奖赏计划的会员 。

7. Legal basis and consent
法律基础及同意

To the extent required by applicable laws of Mainland China, we will process personal information on one or more lawful bases, including where:

- processing is necessary for the conclusion or performance of a contract to which the PRC Data Subject is a party;
- processing is necessary for compliance with legal or regulatory obligations;
- processing is necessary to respond to public health emergencies or to protect life, health or property safety under emergency circumstances;
- the relevant personal information has been lawfully disclosed by the individual or otherwise lawfully made public within a reasonable scope of processing; or
- the PRC Data Subject has given consent, separate consent or other consent required by applicable law.

Without limiting the foregoing, and to the extent required under the Personal Information Protection Law of the People's Republic of China, we should obtain separate consent from the PRC Data Subject for:

- processing of sensitive personal information;
- cross-border transfer of personal information outside Mainland China;
- provision of personal information to other personal information processors, where required; and
- any other matter for which separate consent is required by applicable law.

在中国内地适用法律要求的范围内，我们将基于以下一项或多项合法基础处理个人资料：

- 处理为订立或履行中国个人信息主体作为一方当事人的合约所必需；
- 处理为履行法定职责或法定义务所必需；
- 处理为应对突发公共卫生事件，或在紧急情况下为保护自然人的生命、健康和财产安全所必需；
- 在合理的处理范围内，处理该个人自行公开或其他已经合法公开的个人资料；或
- 中国个人信息主体已给予同意、单独同意或适用法律要求的其他同意。

在不限制前述规定的前提下，并在《中华人民共和国个人信息保护法》要求的范围内，我们应就以下事项取得中国个人信息主体的单独同意：

- 处理敏感个人信息；
- 将个人资料向中国内地境外传输；
- 在有需要时向其他个人信息处理者提供个人资料；及
- 适用法律要求取得单独同意的任何其他事项。

8. Necessity of provision
提供个人资料的必要性

Where certain personal information is mandatory for the transaction or for compliance with applicable legal and regulatory requirements, failure to provide that information may mean that we cannot proceed with, accept, process, complete or continue the intended sale, purchase, conveyancing, financing or related services.

倘若某些个人资料属于该交易或遵守适用法律规管要求所必需，如未能提供该等资料，可能意味着我们无法继续进行、接纳、处理、完成或继续提供拟议的买卖、转让、融资或相关服务。

9. Sources of personal information
个人资料的来源

We may collect personal information:

- directly from the PRC Data Subject;
- from the PRC Data Subject's authorised representatives or attorneys;
- from estate agents, referrers, introducers or other transaction participants engaged by or on behalf of the PRC Data Subject;
- from banks, professional advisers, payment service providers, identity verification providers and due diligence databases;
- from public registers, lawful public sources and government or regulatory authorities; and
- from our app, website, portal, device logs and related technical systems used in connection with the transaction.

Where personal information of another individual is provided to us, the PRC Data Subject shall ensure that he or she has notified that individual and obtained any consent or authorisation required for such disclosure.

我们可能会透过以下途径收集个人资料：

- 直接向中国个人信息主体收集；
- 向中国个人信息主体的获授权代表或受权人收集；
- 向由中国个人信息主体聘用或代表中国个人信息主体的地产代理、转介人、介绍人或其他交易参与者收集；
- 向银行、专业顾问、付款服务代理商、身份核实服务代理商及尽职审查资料库收集；
- 向公共登记册、合法公开来源以及政府或规管机构收集；及
- 透过就该交易使用的本公司应用程式、网站、门户网站、装置日志及相关技术系统收集。

倘若向我们提供另一名个人的个人资料，中国个人信息主体应确保已通知该名个人，并已就该等披露取得所需的任何同意或授权。

10. Cross-border transfer and overseas storage
跨境传输及境外储存

Because the Company is established in Hong Kong and may use group, professional or technology support across jurisdictions, the personal information of PRC Data Subjects may, where necessary for the purposes stated in this Addendum, be transferred from Mainland China to Hong Kong and/or to other jurisdictions.
The PRC Data Subject is hereby notified that, to the extent applicable, overseas recipients may include:

- the Company, its relevant group companies and holding companies in Hong Kong involved in the transaction in Hong Kong;
- the Company's sales manager, sales team, external lawyers, notaries, estate agents, bankers, mortgage lenders, payment service providers, accountants, auditors and other professional advisers involved in the transaction;
- IT, cloud hosting, software, cybersecurity, document management and customer relationship management service providers;
- regulatory, judicial, law enforcement or governmental authorities where disclosure is required by applicable law; and
- the Company's Affiliates and/or marketing partners for other direct marketing purposes.

For each category of overseas recipient, the purpose of transfer is to enable the property transaction, related compliance, administration, systems operation and record keeping. The categories of personal information transferred may include identity information, contact information, transaction information, compliance information, payment information and electronic submission records, to the extent necessary for the relevant purpose.
We will adopt measures required by applicable law for cross-border transfer, including entering into appropriate contractual arrangements, conducting any personal information protection impact assessment where required, adopting security measures, and obtaining separate consent where required.

由于本公司在香港成立，并可能跨越管辖区使用集团、专业或技术支援，中国个人信息主体的个人资料, 为实现本附录所述目的属必要的范围内, 可能会由中国内地传输至香港；或/及传输至其他管辖区。
特此通知中国个人信息主体，在适用的范围内，境外接收方可能包括：

- 本公司及参与在香港进行的交易的相关香港集团成员公司及控权公司；
- 参与交易的本公司销售经理、销售团队、外聘律师、公证人、地产代理、银行、按揭人、付款服务代理商、会计师、核数师及其他专业顾问；
- 资讯科技、云端托管、软件、网络安全、文件管理及客户关系管理服务代理商；
- 根据适用法律要求须作出披露的规管、司法、执法或政府机构；及
- 本公司的关联公司及/或营销合作伙伴，以用于其他直接促销目的。

就每类境外接收方而言，传输目的均为促成物业交易、相关合规、行政、系统营运及记录保存。在实现相关目的必需的范围内，传输的个人资料类别可能包括身份资料、联络资料、交易资料、合规资料、付款资料及电子递交记录。
我们将采取适用法律就跨境传输所要求的措施，包括订立适当的合约安排、在有需要时进行个人信息保护影响评估、采取安全措施，以及在有需要时取得单独同意。

11. Provision to entrusted processors and third parties
向受托处理者及第三方提供资料

We may entrust third-party service providers to process personal information on our behalf for the purposes described in this Addendum, including document processing, identity verification, IT support, cloud hosting, electronic signature, payment processing, customer communication, archiving and compliance review.

We will require entrusted processors to process personal information only in accordance with our instructions, this Addendum, the Principal Notice and applicable law, and to adopt appropriate confidentiality and security measures.
Where we provide personal information to another independent personal information processor, we will do so only to the extent lawful and necessary for the transaction or compliance purposes and, where required, after obtaining separate consent.

我们可能会委托第三方服务代理商代表我们处理个人资料，以实现本附录所述的目的，包括文件处理、身份核实、信息科技支援、云端托管、电子签署、付款处理、客户沟通、存档及合规审查。
我们将要求受托处理者仅根据我们的指示、本附录、主声明及适用法律处理个人资料，并采取适当的保密及安全措施。
倘若我们向另一名独立的个人信息处理者提供个人资料，我们仅会在为交易或合规目的属合法及必需的范围内，并（在有需要时）于取得单独同意后方会进行。

12. Retention
保留期限

We will retain personal information for no longer than is necessary to achieve the purposes set out in this Addendum, unless a longer retention period is required or permitted by applicable law, regulation, court order, regulatory expectation, limitation period, dispute preservation need, taxation or accounting requirement, anti-money laundering requirement or other legitimate necessity.
When the retention period expires or the purpose of processing has been achieved and no further retention is required, we will delete or anonymise the personal information in accordance with applicable law.

除非适用法律、法规、法院命令、规管期望、诉讼时效、争议保留需要、税务或会计要求、反洗黑钱要求或其他合法必要性要求或准许更长的保留期限，否则我们保留个人资料的时间将不长于实现本附录所述目的所需的时间。
当保留期限届满，或处理目的已经实现且不再需要进一步保留资料时，我们将根据适用法律删除个人资料或进行匿名化处理。

13. Security measures
安全措施

We will adopt reasonable and appropriate technical and organisational measures to protect personal information against unauthorised access, disclosure, alteration, loss or destruction.

我们将采取合理及适当的技术及组织措施，以保障个人资料免受未经授权的存取、披露、窜改、遗失或毁坏。

14. Rights of the PRC Data Subject
中国个人信息主体的权利

Subject to applicable laws of Mainland China and any lawful exemptions, the PRC Data Subject may exercise the following rights in relation to his or her personal information:

- the right to know and decide on the processing of personal information;
- the right to restrict or refuse processing, where applicable;
- the right to access and copy personal information;
- the right to request correction or supplementation of inaccurate or incomplete personal information;
- the right to withdraw consent where processing is based on consent, provided that withdrawal does not affect the validity of processing already carried out before withdrawal;
- the right to request deletion of personal information in circumstances provided by law;
- the right to request explanation of the rules of personal information processing; and
- the right to request transfer of personal information to a designated recipient where applicable laws provide such a right and the relevant legal conditions are met.

Requests may be made using the contact details set out in Clause 2. The Company should respond within the period required by applicable law or, if no specific statutory period applies, within a reasonable time.

在受中国内地适用法律规限及任何法定豁免的前提下，中国个人信息主体可就其个人资料行使以下权利：

- 知悉及决定个人资料处理的权利；
- 限制或拒绝处理的权利（如适用）；
- 查阅及复制个人资料的权利；
- 请求更正或补充不准确或不完整个人资料的权利；
- 在基于同意进行处理的情况下撤回同意的权利（惟撤回不影响撤回前已进行的处理的效力）；
- 在法律规定的情况下请求删除个人资料的权利；
- 请求解释个人资料处理规则的权利；及
- 在適用法律賦予此類權利及符合相關法定条件的情况下，请求将个人资料传输至指定接收方的权利。

客户可使用第 2 条所列的联络详情提出请求。本公司应在适用法律要求的期限内作出回复；如无特定法定期限，则应在合理时间内回复。

15. Personal information of minors
未成年人个人资料

The transaction is intended only for adults with legal capacity to enter into the relevant property transaction documents. The PRC Data Subject shall not provide personal information of any person under the age threshold protected under applicable law unless strictly necessary and lawful, and unless all required consents and protective measures have been obtained.

本交易仅面向具有签署相关物业交易文件法律行为能力的成年人。除非属必需及合法，且已取得所有所需的同意及保护措施，否则中国个人信息主体不得提供适用法律所保护的年龄门坎以下任何人士的个人资料。

16. Language and interpretation
語言及解释

This Addendum may be made available in English and Chinese. In the event of inconsistency, English shall prevail, subject always to any mandatory requirements of applicable law.

本附录可提供英文及中文版本。如有任何不一致，概以英文本为准，惟始终受限于适用法律的任何强制性规定。

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

Annex 3
附件 3

Acknowledgement Letter Regarding Stamp Duty
關於印花稅的確認書

Vendor 賣方	**Sky Ace Enterprises Limited** 天賦企業有限公司	
Development 發展項目	State Residence 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

The Purchaser(s) hereby confirm(s) and acknowledge(s) that the Purchaser(s) is/are aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase ("**Preliminary Agreement**") and the formal agreement for sale and purchase ("**Agreement for Sale and Purchase**") of the Property:
買方謹此確認及知悉在簽署上述物業之臨時買賣合約(「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前，買方已獲悉以下事項及其影響：

Increasing the ad valorem stamp-duty rates for residential property transactions valued above $100 million
提高價值 1 億元以上住宅物業的「從價印花稅」稅率

1. The Stamp Duty (Amendment) Ordinance 2026, gazetted on 29 May 2026, increases the AVD rate in Part 1 of Scale 1 and Scale 2 for residential property instruments with a consideration or value exceeding $100 million from 4.25% to 6.5%, with effect from 26 February 2026. The new rates in Part 1 of Scale 1 and Scale 2 apply to any residential property instrument executed on or after 26 February 2026. The rates under the new Scale 3, applicable to non-residential property instruments, are the same as those under the prevailing Scale 2 before the enactment of the Stamp Duty (Amendment) Ordinance 2026.
《2026 年印花稅（修訂）條例》於 2026 年 5 月 29 日刊憲，該條例將第 1 標準第 1 部及第 2 標準中物業售價或價值超過 1 億元的住宅物業文書的從價印花稅稅率，由 4.25%上調至 6.5%，自 2026 年 2 月 26 日起生效。第 1 標準第 1 部及第 2 標準的新稅率適用於 2026 年 2 月 26 日或之後簽立的任何住宅物業文書。適用於非住宅物業文書的新第 3 標準稅率與《2026 年印花稅（修訂）條例》生效前的當前第 2 標準稅率相同。

Series of transactions
系列交易

2. The Purchaser(s) should be aware that the purchase of two or more properties from the same vendor on the same date or within a short time span under two or more Preliminary Agreements / Agreements for Sale and Purchase may be considered by the Stamp Office to form a larger transaction or series of transactions. In such scenario, the Ad Valorem Stamp Duty of the Preliminary Agreements / Agreements for Sale and Purchase will then be computed at the rate pertinent to the total amount or value of the considerations of all the properties.
買方應注意，在同一日或一段短時間內根據兩份或以上的臨時合約/買賣合約向相同的賣方購買兩個或以上的物業， 可能會被印花稅署視為構成一宗更大交易或一系列交易。在此情況下，臨時合約/買賣合約的從價印花稅將按所有物 業的總代價款額或價值的從屬印花稅率計算。

3. For details of the stamp duty, please browse the Inland Revenue Department website (www.ird.gov.hk).
有關印花稅詳情，請瀏覽稅務局網頁（www.ird.gov.hk）。

Procedures to be followed by the Purchaser(s)
買方須遵守的程序

4. The Purchaser(s) undertakes to deliver and shall procure the Purchaser(s)'s solicitors to deliver to the Vendor's Solicitors within 1 month from the date of the Agreement for Sale and Purchase, a certified true copy of the Agreement for Sale and Purchase duly stamped or a certified copy of the stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase. 買方承諾向賣方律師交付並促使其律師向賣方律師交付，在買賣合約訂立之日起1個月內，一份已加蓋應付印花稅之 買賣合約的認證副本，或印花證明書的認證副本，以證明已完全繳付買賣合約之印花稅。

Others
其他事項

5. I/We confirm and acknowledge that I/we shall indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.
本人/我們確認及知悉，若本人/我們不能全數準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人/我們須就此向賣方作出十足的彌償。

6. I/We acknowledge that this acknowledgement letter does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt.
本確認書不構成你們給予本人/我們任何意見或陳述。本人/我們明白如有疑問，本人/我們應徵詢專業人士之意見。

7. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。

8. The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.
本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signature of Purchaser(s) 買方簽署

Annex 4
附件 4

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

Acknowledgement Letter Regarding Miscellaneous Matters
關於其他事項的確認書

Vendor 賣方	**Sky Ace Enterprises Limited** 天賦企業有限公司	
Development 發展項目	State Residence 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

I/We, the undersigned, hereby acknowledge and accept that I am/we are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-
本人／我們，即下方簽署人，特此確認及接受，本人／我們簽署該物業的臨時買賣合約前已清楚明白以下事項：

1. During the carrying-out of necessary works relating to the exterior of the Development (including but not limited to the maintenance of the external walls of the towers in the Development) arranged by the Manager (as defined in the latest draft Deed of Mutual Covenant and Management Agreement of the Development), the davit arm will be operating in the airspace outside windows and above the garden (if any), flat roof and/or roof or the parapet walls of the garden (if any), flat roof and/or roof of units in the Development and will remain temporarily over and/or above the said airspace for such period as may be necessary.
   在管理人(其定義見發展項目公契及管理協議最新擬稿)安排進行與發展項目外牆相關的所需工程(包括但不限於發展項目大廈外牆之必要維修)的進行期間，吊艇架臂將在發展項目單位之窗戶外及花園(如有)，平台及／或天台或花園(如有)，平台及／或天台的護牆之上空運作，並根據需要暫時停留於該等上空。

2. There may be ceiling bulkheads and/or sunken slabs in the Property for the air-conditioning system and/or mechanical and electrical services. The actual ceiling height of the Property may vary subject to as-built condition. There may be exposed pipes / ductings for air-conditioning system and/or mechanical and electrical services within the Property.
   該物業內可能有天花橫樑及／或跌級樓板，內裝置冷氣系統及/或機電設備。該物業的實際天花高度可能有差異，以現樓狀況為準。該物業內可能有冷氣系統及／或機電設備之外露喉管／管道。

3. No owner of a residential unit with area for air-conditioning shall erect or permit or suffer to be erected any individual air-conditioner platforms at the external walls of the buildings within the Development.
   設有冷氣機區域的住宅單位業主不得在發展項目內建築物的外牆建造、允許或容許建造任何單獨的冷氣機平台。

4. There may be backlit signage and decorative lighting at the external wall of the Development. The locations of such signage and lighting may be changed from time to time and its illumination may impact the Property.
   發展項目的外牆可能設有背光標誌及裝飾照明。該等標誌及裝飾照明的位置可能不時改變。上述特色裝置的照明對該物業可能會造成影響。

5. There may be exhaust devices at the Development. The alignment and position of the exhaust devices may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Such exhaust devices may impact the Property.
   發展項目或會有排氣設備。排氣設備的排列及位置或會不時更改，並須符合相關法例的要求及／或有關政府部門的指引。上述排氣設備對該物業可能會造成影響。

6. There may be air-conditioner(s) outdoor unit(s) at the Development. The alignment and position of the air-conditioner(s) outdoor unit(s) may be changed from time to time. Such air-conditioner(s) outdoor unit(s) may impact the Property.
   發展項目或會有冷氣機室外機。冷氣機室外機的排列及位置可能不時改變。冷氣機室外機對該物業可能會造成影響。

7. There may be decorative lighting and sound system at the Development. The locations of such lighting and sound system may be changed from time to time and social events will be held at the abovementioned facilities. Such illumination or noise may impact the Property.

發展項目或設有裝飾照明及音響系統。該等裝飾照明及音響系統的位置可能不時改變及以上設施將會舉辦社交活動。上述特色裝置的照明及噪音對該物業可能會造成影響。

8. The clubhouse and facilities of the Development may not be open for immediate use upon completion of the Development.
會所及／或康樂設施於發展項目入伙時未必能即時啟用。

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。

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge and acceptance of the above.
本人／我們確認及聲明本人／我們同意購入該物業時已完全知悉並接受上述事項。

Signature of Purchaser(s) 買方簽署

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投標者須填妥本頁

Annex 5
附件 5

Acknowledgement Letter Regarding Built-in Items
關於嵌入式物件的確認書

Vendor 賣方	**Sky Ace Enterprises Limited** 天賦企業有限公司	
Development 發展項目	State Residence 皇璇	
Property 本物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

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/我們，即下方簽署人，特此確認本人/我們簽署該物業的臨時買賣合約前已清楚明白以下事項：

1. The item(s) as set out in the Schedule hereto and applicable to the Property (the "Built-in Item(s)") will be provided in the Property upon completion of the sale and purchase of the Property. The location(s) of the Built-in Item(s) is/are stated in the Schedule.
   本函附表所列並適用於本物業之該等物件(「嵌入式物件」)將會於本物業買賣完成後於本物業內提供。該等嵌入式物件的位置如附表內所述。

2. I/We am/are fully aware of the provision of the Built-in Item(s). Without prejudice to my/our rights under the Tender Document and/or the subsequent agreement for sale and purchase, I/we will not make any objection to or claim against the Vendor in relation to the existence, design, colour or materials of the Built-in Item(s).
   本人/我們已完全知悉嵌入式物件的提供。在不影響本人/我們在招標文件及/或其後的正式買賣合約下的權利下，本人/我們不會就嵌入式物件的存在、設計、顏色或物料提出任何反對或向賣方作出任何申索。

3. No warranty, maintenance or representation whatsoever is given or provided by the Vendor in any respect regarding the Built-in Item(s). In particular, no warranty, maintenance or representation whatsoever is given or provided as to the condition, state, quality or fitness of the Built-in Item(s) or as to whether the Built-in Item(s) is or will be in working condition.
   賣方不會就嵌入式物件作出或提供任何保證、保養或陳述，更不會就其狀況、狀態、品質或性能，及其是否或會否在可運作狀態作出或提供任何保證、保養或陳述。

4. In case of any discrepancy between the Chinese and English text of this letter, the English version shall prevail.
   如本函之中英文文本有任何差異，一概以英文文本作準。

Signature of Purchaser(s) 買方簽署

SCHEDULE
附表

Built-in Item(s) **嵌入式物件**	**Description** **描述**	**Location** **位置**
Shoe Cabinet 鞋櫃	Timber cabinet finished with plastic laminate 木櫃配膠板飾面	Living Room / Dining Room 客廳 / 飯廳

Applicable to:-
- All residential units in State Residence (*Expect Flat A and Flat B on 31/F)*

適用於：
- 所有皇璇的住宅單位 (*31 樓的 A 單位及 B 單位除外)*

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Annex 6
附件 6

Acknowledgement Letter Regarding
(1) Consent and Authorisation to Vendor for GBP Applications and (2) treatment of the Adjacent Land
關於 (1) 同意及授權賣方就建築圖則的申請及 (2) 毗鄰地段的確認書

Vendor 賣方	**Sky Ace Enterprises Limited** 天賦企業有限公司	
Development 發展項目	State Residence 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

I/We, the undersigned, hereby confirm that I am/we have been informed of, and are fully aware of, the following prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the "**Preliminary Agreement**") of the Property, and agree and confirm to the following :-
本人／吾等，即下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「**臨時合約**」）前已獲告知及清楚明白以下事項，並同意及確認以下事項 :-

GBP applications of combined site
合併地盤的建築圖則申請

1. The Vendor is the owner of the lots of IL7527 sA, IL7527 sB, IL7527 RP, IL7528 sA, IL7528 RP, IL7529 sA, IL7529 RP, IL7530 sA, IL7530 RP, IL7531 sA, IL7531 RP, IL7532 sA, IL7532 RP, IL7533 sA, IL7533 RP, IL7534 sA, IL7534 RP, IL7535 sA, IL7535 RP, IL7485 sA, IL7486 sA, IL7487 sA, IL7488 sA, IL7489 sA, IL7490 sA and IL7491 sA ("**2nd Land**") and is developing the same and part of which forms the Development (the "**2nd Land Development**").
賣方為內地段第 7527 號 A 分段、內地段第 7527 號 B 分段、內地段第 7527 號餘段、內地段第 7528 號 A 分段、內地段第 7528 號餘段、內地段第 7529 號 A 分段、內地段第 7529 號餘段、內地段第 7530 號 A 分段、內地段第 7530 號餘段、內地段第 7531 號 A 分段、內地段第 7531 號餘段、內地段第 7532 號 A 分段、內地段第 7532 號餘段、內地段第 7533 號 A 分段、內地段第 7533 號餘段、內地段第 7534 號 A 分段、內地段第 7534 號餘段、內地段第 7535 號 A 分段、內地段第 7535 號餘段、內地段第 7485 號 A 分段、內地段第 7486 號 A 分段、內地段第 7487 號 A 分段、內地段第 7488 號 A 分段、內地段第 7489 號 A 分段、內地段第 7490 號 A 分段及內地段第 7491 號 A 分段（「**第 2 幅土地**」）的擁有人，並正在發展第 2 幅土地，而當中部分地段組成該發展項目（「**第 2 幅土地發展項目**」）。

2. Orient Sea Investments Limited (the "**1st Land Owner**") is the owner of the lots of ML321 sB, ML430 sA and ML526 sB RP (the "**1st Land**") and is developing the 1st Land and part of which forms a composite development (the "**1st Land Development**").
Orient Sea Investments Limited（「**第 1 幅土地擁有人**」）為海旁地段第 321 號 B 分段、海旁地段第 430 號 A 分段及海旁地段第 526 號 B 分段餘段（「**第 1 幅土地**」）的擁有人，並正在發展第 1 幅土地，而當中部分地段組成一個綜合發展項目（「**第 1 幅土地發展項目**」）。

3. General building plans (the "**GBP**") comprising both 1st Land and 2nd Land as "one single site" have been prepared and submitted by the authorized person of the Development (the "**AP**") to the Building Authority for approval under the joint names of the Vendor and the 1st Land Owner. The purpose of including both Lands as "one single site" under the same set of GBP is to maximize the development potential of both sites.
包括第 1 幅土地及第 2 幅土地作為「單一地盤」的建築圖則（「**該建築圖則**」）由該發展項目的認可人士（「**認可人士**」）製備及呈交建築事務監督以供其批准，並以賣方及第 1 幅土地擁有人的聯名名義共同申請。將兩幅土地作為「單一地盤」納入同一套該建築圖則的目的，是為了最大限度地發揮兩個地盤的發展潛力。

4. I/We understand that, notwithstanding that both Lands are included in the same GBP as "one single site" :-
本人／吾等明白，儘管兩幅土地均被納入相同的該建築圖則內作為「單一地盤」，但：-

(a) each of the 1st Land Development and the 2nd Land Development is separate and independent from each other as a standalone development without any interaction or connection with each other.
第 1 幅土地發展項目及第 2 幅土地發展項目各自為獨立及分開、各自作為獨立的發展項目，彼此並無任何相互交雜或關連。

(b) the 2nd Land Development is developed by the Vendor on its own without the need to include or involve any part of the 1st Land; and the 1st Land Development is developed by the Owner of the 1st Land on its own without the need to include or involve any part of the 2nd Land.
第 2 幅土地發展項目由賣方自行發展，而毋須包括或涉及第 1 幅土地的任何部分；而第 1 幅土地發展項目由第 1 幅土地擁有人自行發展，而毋須包括或涉及第 2 幅土地的任何部分。

(c) upon completion of the 2nd Land Development in accordance with the GBP, a separate and independent Occupation Permit will be issued by the Building Authority with respect to the 2nd Land Development on its own; upon completion of the 1st Land Development in accordance with the GBP, a separate and independent Occupation Permit will be issued by the Building Authority with respect to the 1st Land Development on its own.
在第 2 幅土地發展項目按照該建築圖則完成後，建築事務監督將就第 2 幅土地發展項目發出分開及獨立的佔用許可證；在第 1 幅土地發展項目按照該建築圖則完成後，建築事務監督將就第 1 幅土地發展項目發出分開及獨立的佔用許可證。

5. The latest set of GBP approved by the Building Authority reflecting the above is available for inspection by me/us in the sales office and I/we have been offered with the opportunity to review and inspect the same prior to the signing of the Preliminary Agreement.
經建築事務監督批准而已反映上述內容的最新一套該建築圖則，可於售樓處供本人／吾等閱覽，而本人／吾等在簽署臨時合約前已獲提供機會審閱及閱覽最新經批准的該建築圖則。

6. I/We, as purchaser of the Property, irrevocably (a) consent, authorise and empower the Vendor and the 1st Land Owner to do all such acts and things including to sign any documents as may be necessary or required by the Buildings Department (or relevant Government authorities) for the purpose of GBP approval, and (b) confirm and agree that the Vendor and/or the 1st Land Owner shall have full right, discretion, power and authority to submit, change, amend, vary, add to or alter the GBP, and to execute, sign and seal any documents in the name of the Vendor and/or the 1st Land Owner in connection with the submission, change, amendment, variation, addition or alteration of or to the GBP without my/our concurrence or approval.
本人／吾等作為該物業的買方，不可撤回地 (a) 同意、授權及賦權賣方及第 1 幅土地擁有人作出一切作為及事情，包括簽署屋宇署（或有關政府機關）為批核該建築圖則的目的而可能需要或要求的任何文件，及 (b) 確認及同意賣方及／或第 1 幅土地擁有人擁有全部權利、酌情權、權力及權限，以提交、更改、修訂、變更、增補或改動該建築圖則，以及以賣方及／或第 1 幅土地擁有人的名義簽訂、簽署及蓋章任何與該建築圖則的提交、更改、修訂、變更、增補或改動有關的文件，而無須本人／吾等的同意或批准。

7. In the event that my/our concurrence or approval is required by the Buildings Department (or relevant Government authorities) for the purpose of GBP submissions, the confirmation given and made in this letter shall be conclusively construed or deemed to be my/our concurrence or approval for such purposes without any further separate concurrence or approval.
倘若屋宇署（或有關政府機關）為提交該建築圖則的目的而要求本人／吾等的同意或批准，本人／吾等於本函內所給予及作出的確認，將不可推翻地解釋或當作為本人／吾等就該等目的之同意或批准，而毋須再另行給予同意或批准。

<u>Treatment of the Adjacent Land</u>
<u>毗鄰地段的處理</u>

8. I/we have been informed of the following prior to the signing of the Preliminary Agreement and confirm and agree to the following :-
本人／吾等在簽署臨時合約前已獲告知以下事項，並確認及同意以下事項：-

(a) IL7527 sA, IL7527 sB, IL7528 sA, IL7529 sA, IL7530 sA, IL7531 sA, IL7532 sA, IL7533 sA, IL7534 sA and IL7535 sA ("**Adjacent Land**") is included as part of the "site" of the Development for the purpose of preparation and submission of the GBP for approval in accordance with the Buildings Ordinance.
為根據《建築物條例》擬備及提交該建築圖則以供批准的目的而言，內地段第 7527 號 A 分段、內地段第 7527 號 B 分段、內地段第 7528 號 A 分段、內地段第 7529 號 A 分段、內地段第 7530 號 A 分段、內地段第 7531 號 A 分段、內地段第 7532 號 A 分段、內地段第 7533 號 A 分段、內地段第 7534 號 A 分段及內地段第 7535 號 A 分段（「**毗鄰地段**」）被納入為該發展項目的「地盤」的一部分。

(b) All the development potential of the Adjacent Land has been (i) used and included for calculation of plot ratio, site coverage and resultant gross floor areas of such "site" and (ii) allocated to the buildings and structures erected on IL7527 RP, IL7528 RP, IL7529 RP, IL7530 RP, IL7531 RP, IL7532 RP, IL7533 RP, IL7534 RP, IL7535 RP, IL7485 sA, IL7486 sA, IL7487 sA, IL7488 sA, IL7489 sA, IL7490 sA and IL7491 sA ("**Land**") comprised in the Development.

毗鄰地段的所有發展潛力已 (i) 用於計算該「地盤」的地積比率、上蓋面積及由此產生的總樓面面積，及 (ii) 分配予該發展項目所包含的、於內地段第 7527 號餘段、內地段第 7528 號餘段、內地段第 7529 號餘段、內地段第 7530 號餘段、內地段第 7531 號餘段、內地段第 7532 號餘段、內地段第 7533 號餘段、內地段第 7534 號餘段、內地段第 7535 號餘段、內地段第 7485 號 A 分段、內地段第 7486 號 A 分段、內地段第 7487 號 A 分段、內地段第 7488 號 A 分段、內地段第 7489 號 A 分段、內地段第 7490 號 A 分段及內地段第 7491 號 A 分段 (「**土地**」)上所建的建築物及構築物。

(c) No part of the buildings and structures whatsoever covered in the Occupation Permit with respect to the Development to be issued by the Building Authority (the "**OP**") are built or erected on, above or under any part of the Adjacent Land.
建築事務監督就該發展項目發出的佔用許可證（「**佔用許可證**」）所涵蓋的建築物及構築物，並無任何部分建於或豎立於毗鄰地段的任何部分之上或之下。

(d) The boundary of the Development in the OP will only cover the Land and does not touch on any part of the Adjacent Land.
在佔用許可證內，該發展項目的邊界將只會涵蓋土地，並沒有觸及毗鄰地段的任何部分。

(e) The Adjacent Land will be retained by the Vendor and will not form part of the Development for strata title sale purposes.
毗鄰地段將由賣方保留，為分層業權銷售的目的而言，並不構成該發展項目的一部分。

9. In the latest draft of the deed of mutual covenant of the Development (the "**DMC**"), only the Land is comprised in the Development. The latest draft DMC is available for inspection by me/us in the sales office and I/we have been offered with the opportunity to review and inspect the same prior to the signing of the Preliminary Agreement.
在該發展項目的公契（「**該公契**」）的最新擬稿中，該發展項目只包含土地。該公契的最新擬稿可於售樓處供本人／吾等閱覽，而本人／吾等在簽署臨時合約前已獲提供機會審閱及閱覽該公契的最新擬稿。

10. Accordingly, I/We understand and agree that, upon completion of the purchase of the Property, only the Land will be comprised in the Development.
因此，本人／吾等明白並同意，在完成購買該物業後，該發展項目只包含土地。

*****

11. I/We have been advised that I/we should seek independent advice before signing this letter, and I/we confirm that I/we have either already sought such independent legal advice, or that I/we fully understand the legal effect of this letter and the consequence thereof and have decided not to seek independent legal advice despite every opportunity having been offered to me/us to do so.
本人／吾等已獲建議本人／吾等應於簽署本函前應徵詢獨立法律意見，而本人／吾等確認本人／吾等已徵詢此類獨立法律意見，或本人／吾等完全明白本函的法律效力及其後果且決定即使已獲給予一切機會亦不會徵詢獨立法律意見。

12. I/We do not have any objection in relation to the above and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase.
本人／吾等對上述事項無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

13. I/we shall complete the purchase of the Property in accordance with the terms and conditions of the formal Agreement for Sale and Purchase of the Property to be signed by me/us (the "**Formal Agreement**") pursuant to the Preliminary Agreement and accept and take the Property on completion of the sale and purchase of the Property in accordance with the Formal Agreement.
本人／吾等須根據臨時合約，按照將由本人／吾等簽署的正式買賣合約（「**正式合約**」）的條款及條件完成購買該物業，並根據正式合約在完成買賣該物業時接受及接納該物業。

14. In case of any 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差異，一概以英文文本作準。

Signed by the Purchaser(s) 買方簽署

Annex 7
附件 7

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

Acknowledgement Letter Regarding Early Completion Cash Rebate
關於提前成交現金回贈的確認書

Vendor 賣方	**Sky Ace Enterprises Limited** 天賦企業有限公司	
Development 發展項目	State Residence 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

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/我們，即下方簽署人，特此確認本人/我們簽署該物業的臨時買賣合約前已清楚明白以下事項：

1. The Purchaser agrees to complete the sale and purchase on the completion date and pay the purchase price ("**Purchase Price**") as mentioned in the Preliminary Agreement for Sale and Purchase of the Property (the "**PASP**") in accordance with the manner and payment terms set out therein.
   根據該物業的臨時買賣合約（「**臨時合約**」），買方同意須按該物業臨時合約所載的方式及支付條款支付該物業之樓價 (「**樓價**」) 並完成該物業之買賣。

2. Where the Purchaser completes the sale and purchase of the Property and fully pays and settles the Purchase Price earlier than the completion date and the due date(s) of payment as specified in the PASP and the subsequent formal Agreement for Sale and Purchase ("**ASP**"), the Purchaser shall be entitled to an "Early Completion Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below ("**Cash Rebate**") provided that the Purchaser shall in person serve a written notice to the Vendor ("Notice for Early Completion") in the form of the notice attached hereto at least 30 days before the actual date of completion and full payment of the Purchase Price.
   如買方提前於臨時合約及其後的正式買賣合約(「**正式合約**」)訂明的成交日期完成該物業的買賣及於付款限期日之前付清樓價，可獲賣方根據以下列表計算的「提前成交現金回贈」(「**現金回贈**」)，惟買方必須於擬定提前完成該物業的買賣及付清樓價的日期前最少 30 天親身以附件書面通知的格式(「**提前成交通知書**」)通知賣方。

   Early Completion Cash Rebate Table
   「提前成交現金回贈」列表

Date of completion **完成住宅物業的買賣交易日期**	**Early Completion Cash Rebate Amount** **「提前成交現金回贈」金額**
Within 120 days after the date of the Letter of Acceptance 接納書日期後 120 日內	4.5% of the Purchase Price 樓價 4.5%
Within 300 days after the date of the Letter of Acceptance 接納書日期後 300 日內	2% of the Purchase Price 樓價 2%

3. The Vendor will apply directly the Cash Rebate for part payment of the balance of Purchase Price payable by the Purchaser pursuant to the PASP and the ASP provided that the Purchaser shall in person serve a written notice to the Vendor ("**Notice for Early Full Payment of Purchase Price**") in the form of the notice attached hereto not less than 30 days before the actual date of completion and full payment of Purchase Price.
   賣方會將現金回贈直接用於支付部份買方依臨時合約及正式合約應支付之樓價餘額，惟買方必須於提前成交及付清樓價不少於 30 天前親身以附件書面通知的格式 (「**提前付清所有樓價通知書**」) 通知賣方。

4. The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to a third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the PASP and the ASP and to complete the purchase of the Property in accordance with the terms and condition contained therein.
現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。

5. In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained herein, the PASP and the ASP, the offer of Cash Rebate shall cease to have effect and lapse automatically and the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law.
一旦買方未能遵守、履行或遵從本信件、臨時合約及正式合約內任何條款或條件，現金回贈即告自動失效而賣方有權即時撤銷現金回贈，且不影響賣方在臨時合約、正式合約或法律上之其他權利與申索。

6. Time shall be of the essence of this letter and the Notice for Early Full Payment of Purchase Price.
在本信件及提前付清所有樓價通知書中的時間規定須嚴格遵守。

7. This letter is independent of the PASP and the ASP. Nothing herein shall supersede, vary or modify any terms or conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Vendor or the Purchaser under the PASP or the ASP. In case the Vendor fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and the Purchaser shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and ASP.
本信件獨立於臨時合約及正式合約，其任何內容均不取代、改變或修改臨時合約或正式合約中任何條款或條件。本信件不應被解釋為影響或損害臨時合約或正式合約下賣方或買方之責任、權利或補償。倘賣方未能遵守或履行其在本信件下之任何責任，臨時合約或正式合約中任何條款將不受影響、並維持不變、依舊有效及可予執行，而買方仍有責任遵守及履行臨時合約及正式合約所有條款及條件並受其約束。

8. In case of any dispute in relation to any terms and conditions of this letter, the Vendor shall have the right of final decision.
與本信件任何條款及條件有關的任何爭議，概由賣方享有最終決定權。

9. The parties do not intend any term of this letter to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "**CRTPO**") and agree that this letter shall be excluded from the application of the CRTPO.
各方無意賦予任何第三者權利依據《合約 (第三者權利) 條例》(第 623 章) (「該條例」) 強制執行本信件下任何條款，並且同意排除該條例不適用於本信件。

10. The Chinese translation of this letter is for reference purposes only. In case of any discrepancy, the English version shall prevail.
本信件中文譯本僅供參考，如與英文版本有歧義，概以英文版本作準。

Signed by the Purchaser(s) 買方簽署

Early Completion Cash Rebate Letter – Attachment
提前成交現金回贈的信件 – 附件

Notice for Early Full Payment of Purchase Price
提前付清所有樓價通知書

From :
由 :
(the "Purchaser"「買方」)

To : **Sky Ace Enterprises Limited (天賦企業有限公司)**
致 **(the "Vendor"「賣方」)**

Property :
該物業 :

Date :
日期 :

Pursuant to the formal agreement for sale and purchase of the Property dated _____, I/we, the Purchaser, hereby notify the Vendor that the Purchaser intends to complete the sale and purchase and pay and settle the purchase price of the Property in full on or before the following date :-
根據該物業的正式買賣合約(日期：_____)，本人/我們，即買方，現給予賣方通知將於下列日期或之前完成該物業之買賣及付清該物業所有樓價：

_____ [To be inserted by the Purchaser 由買方填寫]

Signed by the Purchaser
買方簽署

_____

The Vendor hereby acknowledges receipt of the written notice served by the Purchaser notifying that the Purchaser shall complete the sale and purchase and pay the purchase price of the Property in full on or before the date above. The provision of the Cash Rebate shall be made in accordance with the Early Completion Cash Rebate Letter in relation to the Property and the amount of Cash Rebate to be applied as part payment of the balance of the purchase price of the Property is as follows :-

HK$_____ [To be inserted by the Vendor 由賣方填寫]

Signed for and on behalf of the Vendor
代表賣方簽署

_____

Annex 8
附件 8

(Only applicable to Flat A and Flat B on 31/F; Flat A to Flat C on 32/F)
只適用於 31 樓的A單位及 B單位; 32 樓的A單位至 C單位)

Acknowledgement Letter regarding Air-conditioning Outdoor Unit
關於空調機（室外機）的確認書

Vendor 賣方	SKY ACE ENTERPRISES LIMITED 天賦企業有限公司	
Development 發展項目	STATE RESIDENCE 皇璇	
Property 該物業	Floor 樓	Flat 單位
Purchaser(s) 買方		
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼		
Date 日期		

I/We, the undersigned, hereby confirm that I am/we have been informed of, and are fully aware of, the following prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the "**Preliminary Agreement**") of the Property, and agree and confirm to the following :-
本人／吾等，即下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「**臨時合約**」）前已獲告知及清楚明白以下事項，並同意及確認以下事項 :-

1. Air-conditioning outdoor unit(s) of the Property will be installed at the common areas at the Roof, which is different from the level on which the Property situates.
該物業的空調機（室外機）將會裝設於天台，與該物業層數不同之樓層的公用地方上。

   The approximate location(s) of the aforesaid air-conditioning outdoor unit(s) of the Property is/ are, for identification purpose only, shown on the floor plan(s) annexed hereto.
上述空調機（室外機）之大概位置在本確認書所附之平面圖上顯示，僅供識別。

2. The Vendor reserves the right to alter, amend and change the location(s) of air-conditioning outdoor unit(s) of the Property according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業的空調機（室外機）的位置。

3. I/We understand that I/we shall be solely responsible for the maintenance and repair of the said air-conditioning outdoor unit(s) of the Property and its/their ancillary equipment, and I/we may be required to appoint the Manager's approved contractor to effect such maintenance and repair at my/our own costs.
本人/我們明白我／我們將會全權負責該物業的空調機（室外機）及其配套設備之保養及維修，及本人/我們並可能須自費委任經管理人批核的承辦商進行該保養及維修。

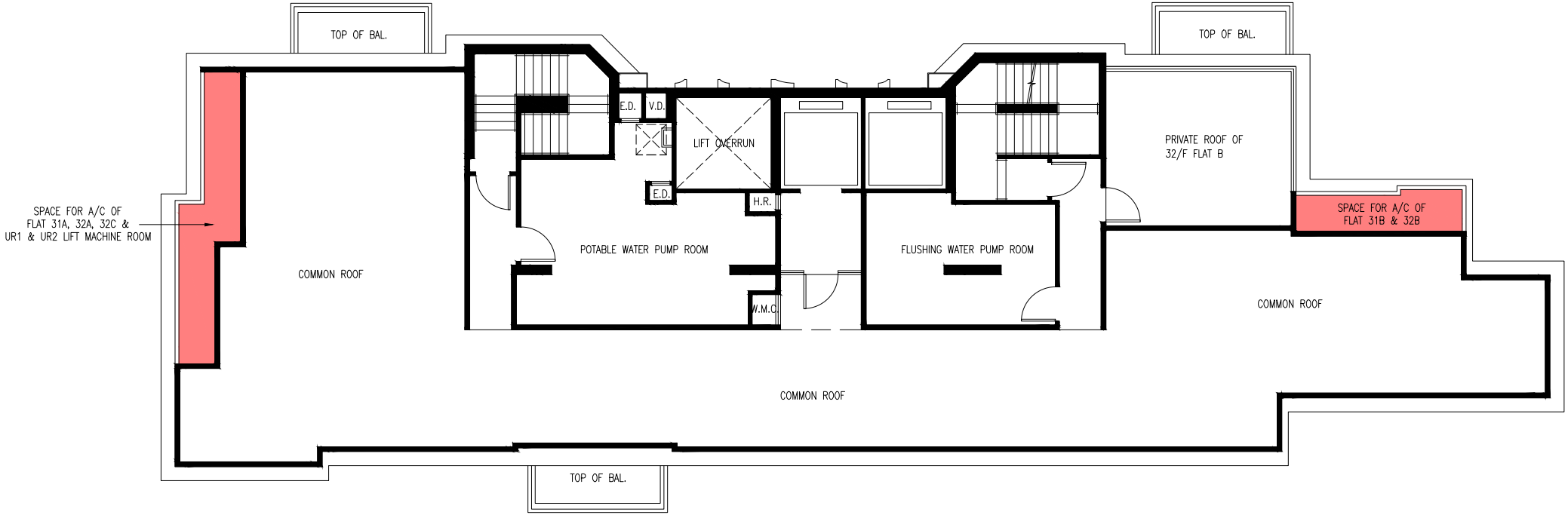
4. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Development or any part thereof. The design of the Development shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
本確認書並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改發展項目及其任何部分之建築圖則及其他圖則設計，發展項目設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。

5. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.
本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

6. 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

ROOF FLOOR PLAN
天台平面圖



LEGEND 圖例

SPACE FOR AIR-CONDITIONING OUTDOOR UNITS
預留安空調機(室外機)位置

NOTES 備註

1. (ONLY APPLICABLE TO FLAT A AND FLAT B ON 31/F; FLAT A TO FLAT C ON 32/F)
   (只適用於31樓的A單位及B單位; 32樓的A單位至C單位)

2. THIS PLAN IS FOR IDENTIFICATION ONLY.
   上圖僅供識別之用。

SCALE 比例 米/M

0 1 2 3 4 5

SCHEDULE
附表

Annex 9
附件 9

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

Part I
第 I 部份

1. Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.
視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。

2. All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。

3. 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。

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 first-hand Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予一手買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

5. All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

6. For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.
所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。

Part II
第 II 部份

1. <u>Early Completion Cash Rebate</u>
<u>提前成交現金回贈</u>

(a) Where the Purchaser completes the sale and purchase earlier than the completion date as specified in the Agreement, the Purchaser shall be entitled to an "Early Completion Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below :-
如買方提前於正式合約訂明的成交日之前成交，可獲賣方根據下述陳列表計算的「提前成交現金回贈」。

Early Completion Cash Rebate Table
「提前成交現金回贈」列表

Date of completion **完成住宅物業的買賣交易日期**	**Early Completion Cash Rebate Amount** **「提前成交現金回贈」金額**
Within 120 days after the date of the Letter of Acceptance 接納書日期後 120 日內	4.5% of the Purchase Price 樓價 4.5%
Within 300 days after the date of the Letter of Acceptance 接納書日期後 300 日內	2% of the Purchase Price 樓價 2%

(b) The Purchaser shall inform the Vendor in writing the proposed early completion date and submit written application for the "Early Completion Cash Rebate" at least 30 days before the proposed date of early completion of the sale and purchase of the Property. After due receipt and verification by the Vendor of such application and due acceptance of the proposed early completion date, the Vendor shall apply the amount of "Early Completion Cash Rebate" directly as part payment of the balance of the Purchase Price.
買方須於擬定提前完成該物業的買賣成交日期前最少 30 日，以書面通知賣方其擬定提前成交日期，並向賣方申請「提前成交現金回贈」，賣方於接獲及核實有關申請並接納該提前成交日期後，賣方會將「提前成交現金回贈」金額直接用作支付買方應繳付之部份樓價餘款。

(c) The "Early Completion Cash Rebate" is subject to other terms and conditions provided in the Early Completion Cash Rebate Letter herein annexed.
此提前成交現金回贈並受載於附件之提前成交現金回贈的信件的其他條款及細則約束。

2. K11 Lifestyle Rewards
K11 文化品味禮遇

(a) The Purchaser would be offered K11 Lifestyle Rewards, including K Dollar rewards and a one-year KLUB 11 Black Card Membership and exclusive experiences. Subject to the relevant terms and conditions, the Purchaser will be offered with the K11 Lifestyle Rewards in the following manners :-

Purchaser of the following flat of the residential accommodation of the Development		**K Dollar rewards**	**KLUB 11 Black Card Membership and exclusive experiences**
Floor	**Flat**		
32/F	A,B,C	30,000	1 year
31/F	A,B		
26/F-30/F	A,B,C	20,000	1 year

The Purchaser shall, within seven (7) working days after the date of signing of the Agreement, attend the Sales Office to collect a redemption letter containing details of the corresponding K11 Lifestyle Rewards offered to the Purchaser and the relevant redemption procedure. For details of the K11 Lifestyle Rewards, please contact K11 directly (Hotline: (852) 6115 4197). For the avoidance of doubt, if the Purchaser does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor shall have the right to revoke and recover the K11 Lifestyle Rewards provided to the Purchaser.

買方可獲 K11 文化品味禮遇，享受 K Dollar 獎賞及一年 KLUB 11 黑卡會籍及尊尚體驗。受限於相關條款及細則，買方將按下述獲提供 K11 文化品味禮遇：-

以下發展項目住宅部分單位之買方		K Dollar 獎賞	KLUB 11 黑卡會籍及尊尚體驗
樓層	單位		
32 樓	A,B,C	30,000	1 年
31 樓	A,B		
26 樓至 30 樓	A,B,C	20,000	1 年

買方須於簽署正式買賣合約之後的 7 個工作日內到臨售樓處領取一封領取信，內含買方可獲得的相應禮遇之詳情及相關兌換步驟。詳情請直接聯絡 K11 (熱線電話: (852) 6115 4197)。如買方最終沒有完成其所購買之住宅物業之買賣，賣方有權撤銷並追討已提供予買方之 K11 文化品味禮遇。

3. <u>Standby First Mortgage Loan Plan</u>
<u>備用一按貸款計劃</u>

(a) The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the "Referred First Mortgagee") for first mortgage loan (the "First Mortgage Loan"). The First Mortgage Loan and its application are subject to the following terms and conditions:
買方可向賣方介紹之財務機構或賣方指定的其它公司 (「介紹之第一承按人」)申請第一按揭貸款 (「第一按揭貸款」)。第一按揭貸款及其申請受以下條件規限：

(b) The maximum amount of First Mortgage Loan of the residential property in the Development shall be 90% of the Purchase Price of such residential property.
該發展項目中的住宅物業的第一按揭貸款最高金額為該住宅物業樓價的 90%。

(c) The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the relevant agreement for sale and purchase.
買方必須於相關買賣合約指明付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。

(d) The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

(e) The First Mortgage Loan shall be secured by a first equitable mortgage (if applicable) and a first legal mortgage over the residential property in the Development purchased by the Purchaser.
買方須以所購該發展項目中的住宅物業之第一樓花按揭(如適用)及第一法定按揭作為第一按揭貸款的抵押。

(f) The maximum tenor of the First Mortgage Loan shall be 30 years.
第一按揭貸款年期最長為 30 年。

(g) The interest rate of the First Mortgage Loan shall be Prime Rate (P) minus 2%(P-2%). P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Referred First Mortgagee from time to time, subject to fluctuation. P currently is 5.25% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
第一按揭貸款年利率以最優惠利率(P)減 2%(P-2%)計算。P 為介紹之第一承按人不時報價之港元最優惠利率，利率浮動，現為年利率 5.25%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。

(h) Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
買方須每月供款，而利息由提款日起計算。

(i) All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors' firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
第一按揭貸款及其相關擔保（如要）之法律文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及代墊付費用。

(j) The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions, approval conditions and application procedures of the First Mortgage Loan before choosing this arrangement.
買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭貸款之條款及條件、批核條件及申請手續。

(k) The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee 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.
第一按揭貸款之條款及批核條件僅供參考。介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及批核條件的權利。

(l) The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, 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 or disapproval of applications for the First Mortgage Loan. No matter the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Purchase Price in accordance with the relevant agreement for sale and purchase. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage Loan and/or any matters relating to the First Mortgage Loan.
第一按揭貸款受其他條款及細則約束。第一按揭貸款批核與否及借貸條款以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無或不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按相關買賣合約完成交易及付清樓價餘款。買方不得就由於或有關第一按揭貸款的批核或不批核及/或任何與第一按揭貸款相關事宜而向賣方提出任何申索。

4. <u>Honorable Owner Nomination Privilege</u>
<u>尊貴業主提名優惠</u>

(a) The Purchaser is entitled to nominate **<u>not more than TWO (2) groups of</u>** Nominee as purchaser(s) for the purchase of **ONE (1)** specified residential property(ies) of the Development by each group of other purchaser(s) under the information on sales arrangement of the Development in respect of sale of specified residential property(ies) of the Development by way of price list as issued by the Vendor (the "**Nominee**"). Each group of purchaser(s) can be one or more than one individual(s) or company(ies) but it cannot include both individual(s) and company(ies). The Vendor shall have the right to designate a number of specified residential property(ies) of the Development for the Nominee to select.
買方可提名<u>不多於 **2** 組</u>的被提名人作為買方，每組被提名人可根據賣方發佈以價單形式出售發展項目指明住宅物業之銷售安排資料購買 **1** 個發展項目指明住宅物業 (「**被提名人**」)。每組的被提名人可以是 1 位或多於 1 位的個人或公司，惟不得同時由個人及公司組成。賣方有權指定若干數量發展項目的指明住宅物業供有關被提名人選購。

(b) Subject to the terms and conditions, an extra 1% discount on the price of the relevant residential property set out in Part 2 of the relevant price list(s) of the Development ("**Nomination Privilege**") will be offered to each Nominee (as purchaser) upon signing of the preliminary agreement for that residential property.
受條款及細則約束，在簽署相關住宅物業之臨時買賣合約時被提名人(作為買方)可獲額外發展項目相關價單第二部份中所列之該住宅物業的售價的 1% 折扣(「**提名優惠**」)。

(c) For the avoidance of doubt, there is no limitation on the number of nomination for the Nomination Privilege to be enjoyed by the Nominee, provided that (i) each Nomination Privilege shall only be applied for the purchase of **<u>ONE (1)</u>** residential property by the Nominee (whether in his/her/its sole name or jointly with other) and (ii) for each residential property purchased by the Nominee (whether in his/her/its sole name or jointly with other), the

Nomination Privilege shall apply once only irrespective of the number of nomination.
為免生疑問，被提名人可享受之提名優惠之被提名次數不限，惟 (i)每個提名優惠只適用於被提名人(不論單獨或聯名與其他人) 購買的<u>一個</u>住宅物業及 (ii)就每個被提名人所購買的住宅物業，不論被提名次數只可享用提名優惠一次。

(d) The Nominee shall before selecting and purchasing residential properties complete a nomination form for each specified residential property (in the form specified by the Vendor) together with the Purchaser (as eligible nominator) and submit the nomination form to Vendor when selecting and purchasing residential properties. The Vendor will not accept any nomination form submitted before the relevant price list(s) and the relevant information on sales arrangements of the relevant specified residential property of the Development is issued.
被提名人須在選購每一個住宅物業之前與買方(作為合資格提名人)一同填妥一份由賣方指定的提名表格，並於選購住宅物業時提交予賣方。賣方於就有關發展項目指明住宅物業的相關價單及有關的銷售安排資料發出前不會接受任何提名表格。

(e) If the Purchaser (as eligible nominator) does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor shall have the right to revoke and recover the Nomination Privilege provided to the Nominee.
如買方(作為合資格提名人)最終沒有完成其所購買之住宅物業之買賣，賣方有權撤銷並追討已提供予被提名人之提名優惠。

(f) The Nomination Privilege shall be subject to the terms and conditions set out in the relevant price list(s) and the relevant information on sales arrangements of the Development issued by the Vendor from time to time. Please refer to the relevant price list(s) of the Development for details. For the avoidance of doubt, the Nomination Privilege does not constitute any general expression of intent or specific expression intent to purchase any residential properties in the Development, or the seeking of any such expression of intent.
提名優惠受賣方不時發出之發展項目相關價單之條款及細則所約束。詳情請參閱發展項目相關價單及有關的銷售安排資料。爲免疑問，提名優惠並不構成對發展項目任何住宅物業的無明確選擇購樓意向或有明確選擇購樓意向，亦不構成探求任何該等購樓意向。

(g) In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Privilege and such decision shall be binding on the Purchaser (as eligible nominator) and the Nominee. The Nomination Privilege shall be subject to other terms and conditions.
如有爭議，賣方有權就提名優惠引起的所有事宜作最後決定，該決定對買方(作為合資格提名人)及被提名人有約束力。提名優惠受其他條款及細則所約束。

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

Annex 10
附件 10

KAO, LEE & YIP SOLICITORS
高李葉律師行

17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong (Exit G of MTR Central Station)
(Telephone Number: 2844 4888 / Fax Number: 2810 0620)
香港中環置地廣場告羅士打大廈十七字樓 (港鐵中環站 G 出口)
（電話：2844 4888 / 傳真：2810 0620）

STATE RESIDENCE (皇璇)

Please Contact 請聯絡：			**Contact No. 聯絡電話**
Flats A-J (2/F – 3/F, 5/F)	Ms. Judy Fung	馮小姐	2844 4817
Flats A-J (6/F – 7/F, 11/F-12/F)	Mr. Allen Sy	施先生	2844 4722
Flats A-G (21/F – 23/F)	Mr. Kelvin Chong	莊先生	2844 4739
	Ms. Yanni Tan	譚小姐	2844 4851
Flats A-J (8/F – 10/F)	Mr. Eric Wan	尹先生	2844 4868
Flats A-G (17/F – 20/F)	Ms. Pinky Cheng	鄭小姐	2844 4865
	Ms. May Lo	勞小姐	2844 4754
	Ms. Michelle Kwok	郭小姐	2844 4710
Flats A-J (15/F – 16/F)	Ms. Lilian Chan	陳小姐	2844 4816
Flats A-G (25/F)	Mr. Watson Choi	蔡先生	2844 4735
Flats A-E (26/F-30/F)	Ms. Yvonne Lai	黎小姐	2844 4818
Flats A-B (31//F)	Ms. Angel Leung	梁小姐	2844 4882
Flats A-C (32/F)			

The Purchaser shall execute the Formal Agreement for Sale and Purchase within **5 working days** after the date of the Preliminary Agreement for Sale and Purchase. Upon attending our office for signing the Formal Agreement for Sale and Purchase, please bring the following documents:
買方須在簽署臨時買賣合約後**五個工作天**內簽署正式買賣合約。 閣下蒞臨本行簽署正式買賣合約時，請攜帶以下文件：

a. Further Deposit / Part Payment of Purchase Price and Balance of Purchase Price shall be paid by **CASHIER ORDER** drawn in favour of **"KAO, LEE & YIP SOLICITORS"** 加付訂金或部份樓價款項及樓價餘款須以銀行本票支付，抬頭請寫「高李葉律師行」;
b. Preliminary Agreement for Sale and Purchase 臨時買賣合約;
c. Identification Document(s) 身份證明文件;
d. Original Residential Address Proof – (e.g. demand note for rates and government rent, utility bill or bank statement within the last 3 months) 住址證明-正本 (例如：最近三個月之差餉地租單、水電煤帳單或銀行帳單)；
e. Proof of Occupation (e.g. business card or employee's card) 職業證明 (例如：工作卡片 或 職員證)；
f. Cheque payable to **"KAO, LEE & YIP SOLICITORS"** being disbursements and other costs and expenses to be incurred in respect of the Formal Agreement for Sale and Purchase 支票抬頭請寫「高李葉律師行」以支付正式買賣合約雜項及其他費用及其他收費；
g. **CASHIER ORDER** drawn in favour of **"KAO, LEE & YIP SOLICITORS"** for payment of stamp duty payable under the Formal Agreement for Sale and Purchase 銀行本票抬頭請寫「高李葉律師行」以支付有關買賣合約的印花稅；
h. If the Purchaser is a limited company, please also bring the following documents upon signing the Formal Agreement for Sale and Purchase 如買方為有限公司，請於簽署正式買賣合約之同時攜帶以下文件：
   1. Original Articles of Association 公司章程正本;
   2. Certified copy of latest Directors list and Annual Return of the Company (Form ND2A/ND2B/NAR1/NAR3) 最近期之董事名冊驗證副本及公司周年申報表驗證副本(表格 ND2A/ND2B/NAR1/NAR3);
   3. Company Chop 公司膠印;
   4. Original Board Resolutions of the Company for the purchase of the premises 購買有關物業之公司會議記錄正本;
   5. Certified copy of Certificate of Incorporation of the Company 公司註冊證書經核證副本; and 及
   6. Original current Business Registration Certificate 現行有效最近期之商業登記證正本。

Note 1 附註 1 :

(1)	Supplemental Agreement 補充合約	HK$4,000 each (excluding disbursements) 每份 HK$4,000 (不包括雜項費用)
(2)	For foreign corporate purchasers 適用於海外公司買家 :- (i) fees for obtaining foreign lawyers' opinion 安排海外律師法律意見之費用 (ii) fees for obtaining up-to-date confirmation or opinion 安排最新確認或意見文件之費用 (Remarks : Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are **NOT** included) (備註:須支付海外律師之律師費、支出及費用等並不包括在內)	(i) HK$8,000 each (excluding disbursements) 每份 HK$8,000 (不包括雜項費用) (ii) HK$4,000 each (excluding disbursements) 每份 HK$4,000 (不包括雜項費用)
(3)	Mortgage costs quoted are applicable only for preparation of one single simple mortgage security deed for financing the purchase. Preparation of additional security documents (including but not limited to Rental Assignment, Share Mortgage/Share Charge, Subordination Agreement, Assignment of Loan and Loan Agreement, etc.) will be charged on time costs basis. Quotation of costs will be supplied upon request. 有關按揭之律師費用只適用於草擬一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件（包括但不限於租金轉讓文件，股票按揭/押記，從屬協議，貸款轉讓文件及貸款協議書等），收費將會按所需時間計算。有關費用之報價可應要求另外提供。	

Note 2 (附註 2) :-

Ad valorem stamp duty ("AVD") (從價印花稅)

Any instruments of residential property executed on or after 28th February 2024 for the sale and purchase or transfer of residential property, unless specifically exempted or provided otherwise, will be subject to AVD at the rates under Part 1 of Scale 1 (which are same as those of Scale 2). Please refer to the Table below for the Part 1 of Scale 1 rates and Scale 2 rates of AVD.

任何在2024年2月28日或以後簽立以買賣或轉讓住宅物業的文書，除獲豁免或另有規定外，均須按第1標準第1部稅率繳付「從價印花稅」(稅率與第2標準稅率相同)。有關「從價印花稅」第1標準第1部稅率及第2標準稅率，請參閱以下附表。

Table (附表)

Consideration or value of the property (whichever is the higher) **物業售價或價值 (以較高者為準)** **(HK$)**	**Scale 2 rates (with effect from 26th February 2026)** **第2標準稅率 (由2026年2月26日起生效)** **(HK$)**	**Rate under Part 1 of Scale 1 (with effect from 28th February 2024)** **第1標準第1部稅率** **(由2024年2月28日起生效)**
Up to $4,000,000 **4,000,000元或以內**	**$100** **100元**	**Rates same as those of Scale 2** 與第2標準稅率相同
$4,000,001 to $4,323,780 **4,000,001元至4,323,780元**	**$100 + 20% of excess over $4,000,000** **100元 + 超出4,000,000元的款額的20%**	
$4,323,781 to $4,500,000 **4,323,781元至4,500,000元**	**1.50%**	
$4,500,001 to $4,935,480 **4,500,001元至4,935,480元**	**$67,500 + 10% of excess over $4,500,000** **67,500元 + 超出4,500,000元的款額的10%**	
$4,935,481 to $6,000,000 **4,935,481元至6,000,000元**	**2.25%**	
$6,000,001 to $6,642,860 **6,000,001元至6,642,860元**	**$135,000 + 10% of excess over $6,000,000** **135,000元 + 超出6,000,000元的款額的10%**	
$6,642,861 to $9,000,000 **6,642,861元至9,000,000元**	**3.00%**	
$9,000,001 to $10,080,000 **9,000,001元至10,080,000元**	**$270,000 + 10% of excess over $9,000,000** **270,000元 + 超出9,000,000元的款額的10%**	
$10,080,001 to $20,000,000 **10,080,001元至20,000,000元**	**3.75%**	
$20,000,001 to $21,739,120 **20,000,001元至21,739,120元**	**$750,000 + 10% of excess over $20,000,000** **750,000元 + 超出20,000,000元的款額的10%**	
$21,739,121 to $100,000,000 **21,739,121元至100,000,000元**	**4.25%**	
$100,000,001 to $109,574,470 **100,000,001元至109,574,470元**	**$4,250,000 + 30% of the excess over $100,000,000** **4,250,000元 + 超出100,000,000元的款額的30%**	
$109,574,471 and above **109,574,471元或以上**	**6.5%**	

Any instrument executed on or after 28 February 2024 for the disposal (which includes a resale or transfer) of residential properties are no longer subject to Special Stamp Duty.
於 2024 年 2 月 28 日或之後所簽立以處置（包括轉售或轉讓）住宅物業的文書均無須徵收「額外印花稅」。

Any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential properties are no longer subject to Buyer's Stamp Duty.
任何在 2024 年 2 月 28 日或以後所簽立以買賣或轉讓住宅物業的文書均無須徵收「買家印花稅」。

Note 3 附註 3 :- If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase and the Vendor's solicitors also handle the mortgage documentation, the Purchaser shall bear the legal costs of the mortgage but shall not be required to pay the legal costs for preparing the relevant formal agreement for sale and purchase and the assignment. The Vendor agrees to bear the legal costs of the formal agreement for sale and purchase and the assignment in the aforesaid circumstances.
如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買的法律文件及賣方指定之代表律師亦同時處理按揭文件，買方須支付按揭文件手續之律師費，但不須支付有關正式買賣合約及轉讓契兩項法律文件之律師費。在前述情況下，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。

If the Purchaser engages the Vendor's Solicitors for the purchase but the Mortgage is not handled by the Vendor's Solicitors, legal costs of HK$4,000 for the Agreement for Sale and Purchase and HK$6,000 for the Assignment (where applicable) will be payable by the Purchaser.
如買家選聘賣方律師處理買賣但按揭文件並非由賣方律師負責處理，買家須支付正式買賣合約及轉讓契之律師費(如適用)，分別為 HK$4,000 及 HK$6,000。

Save and except for the aforesaid circumstances, the Purchaser will always pay the legal costs for preparing the relevant formal agreement for sale and purchase, assignment and the mortgage once the Purchaser and/or the financial institution/bank appoints/instructs us to prepare the document as aforesaid.
除非在上述情況下，買方須時常支付有關正式買賣合約、轉讓契、按揭之律師費，一旦買方及/或財務機構/銀行受聘/指示本律師行辦理前面所述有關之文件。

Upon signing of the formal Agreement for Sale and Purchase, the Purchaser shall pay the stamp duty by way of cashier order made payable to the Vendor's solicitors.
買方必須在簽署正式買賣合約時用銀行本票支付印花稅，本票抬頭請寫代表賣方的律師行。

STATE RESIDENCE (皇璇)

Legal Costs, certified copies charges of title deeds, disbursements and miscellaneous charges
律師收費、業權契據認證副本費用、代墊付費用及其他收費
Fees Schedule (for reference only) - subject to final confirmation and adjustment
收費表（ 祇供參考之用 ）- 須作最後確認及調整

	Type of Documents （ 文件類別 ）	(A) Legal Costs （ 律師費 ）	(B) Disbursements and other Costs and Expenses payable by Purchaser (買方須付雜項及其他收費)		
I	Formal Agreement for Sale and Purchase 正式買賣合約	Payable by the Purchaser but see Note 3 由買家支付但見附註 3	1)	Land Registration fee 土地註冊署登記費	HK$375# Effective on 1 July 2027 2027 年 7 月 1 日生效 HK$510#
			2)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費	HK$400
			3)	Agreement Plan fee (per set) 買賣合約圖則費(每套) (subject to final determination by Architect) (以則師最後收費為準) (a) Residential Units 住宅單位 (b) Carpark Units 住宅停車位	 HK$2,400# HK$2,400#
			4)	Stamp Duty for Agreement 買賣合約厘印費 (subject to final determination by the Government) (以政府之最後收費為準) Upon signing of the formal Agreement for Sale and Purchase，the Purchaser shall pay the stamp duty by way of cashier order made payable to the relevant Solicitors' firms who act for the Vendor of the unit 買方必須在簽署正式買賣合約時以銀行本票支付印花稅予代表賣方的律師行	see Note (2) 見附註(2)
			5)	**Company search fee (applicable to Corporate Purchaser only)** **公司註冊處查冊費 (只適用於有限公司買家)**	**HK$200**
			6)	Certified copy charges of **part** of title deeds and documents **部份**業權契據認證副本費用	**HK$18,000#**
II	Assignment 轉讓契約	Payable by the Purchaser but see Note 3 由買家支付但見附註 3	1)	Certified copies charges for **remaining/other** title deeds and documents **其餘/其他**業權契據認證副本等費用	**Around 約 HK$9,000#**
			2)	(i) Costs for preparing certified copy of Deed of Mutual Covenant incorporating Management Agreement 大廈公契認證副本費 (ii) Coloured plan fee 彩色圖則費	HK$583# To be advised before completion# 入伙時通知#
			3)	Land Registration fee 土地註冊署登記費	HK$605# Effective on 1 July 2027 2027 年 7 月 1 日生效 HK$700#
			4)	Assignment Plan fee (per set) 轉讓契約圖則費 (每套) (subject to final determination by Architect) (以則師最後收費為準) (a) Residential Units 住宅單位 (b) Carpark Units 住宅停車位	 HK$1,200# HK$1,200#
			5)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費	HK$400
			6)	Stamp Duty for Assignment 轉讓契約厘印費	HK$100
			7)	Levy to the Property Management Services Authority 物業管理業監管局徵款	HK$350
			8)	**Company search fee (applicable to Corporate Purchaser only)** **公司註冊處查冊費 (只適用於有限公司買家)**	**HK$200**
			9)	**Board Resolution (applicable to Corporate Purchaser only)** **公司會議記錄 (只適用於有限公司買家)**	**HK$500**
III (a)	Mortgages 按揭契 First Equitable Mortgage (including First Legal Mortgage to be executed on completion) and/or First Legal Mortgage only 第一樓花按揭契(包括入伙時所簽的第一正式按揭契)及/或第一正式按揭契	Payable by the Purchaser 由買家支付 (i) **HK$8,500** If loan amount at or less than HK$5,000,000 如貸款額在 HK$5,000,000 或以下 (ii) **HK$10,000** If loan amount more than HK$5,000,000 but at or less than HK$10,000,000 如貸款額超過 HK$5,000,000 但在 HK$10,000,000 或以下 (iii) **0.1% of loan amount** **貸款額 0.1%** If loan amount more than HK$10,000,000 如貸款額超過 HK$10,000,000	1)	Land Registration fee (each document) 土地註冊署登記費 (每份文件)	HK$605* Effective on 1 July 2027 2027 年 7 月 1 日生效 HK$700*
			2)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費	HK$400*
			3)	Bankruptcy / Winding-up search fee (each) 破產 / 公司清盤查冊費 (每人/每間公司)	HK$80*
			4)	**Company search fee (applicable to Corporate Purchaser only) (each)** **公司註冊處查冊費 (只適用於有限公司買家) (每間公司)**	**HK$200***
			5)	**Filing fee (applicable to Corporate Purchaser only) (each)** **公司註冊處存檔費 (只適用於有限公司買家) (每份)**	**HK$340***
			6)	**Board Resolution and Particulars of Charge** **(applicable to Corporate Purchaser only) (each)** **公司會議記錄及公司註冊處按揭或押記詳情表** **(只適用於有限公司買家) (每間公司)(每套)**	**HK$2,500***
			7a)	**Guarantee (if prepared by us) (each)** **銀行擔保書(如貸款人要求本行代為擬備) (每份)**	**HK$2,000**
			7b)	**Warning Notice and Confirmation Letter (if necessary) (each)** **擬備忠告及確認書(如需要)(每份)**	**HK$3,000**
			8)	**Warning Notice and Confirmation Letter (if necessary) in case of Tripartite Mortgage (each)** **若按揭為三方按揭，擬備忠告及確認書(如需要) (每份)**	**HK$3,000**
(b)	(if applicable) Second Equitable Mortgage (including Second Legal Mortgage to be executed on completion) and/or Second Mortgage (如適用)第二樓花按揭(包括入伙時所簽的第二正式按揭契)及/或第二正式按揭	Payable by the Purchaser 由買家支付 (i) **HK$6,500** **FIXED 固定** (ii) If the First Legal Charge is not prepared by our firm, the Law Society's scale fee will be charged in respect of the 2nd Legal Charge 如第一按揭非本行辦理，第二按揭律師費會根據律師公會定額收費	1)	Land Registration fee (each document) 土地註冊署登記費 (每份文件)	HK$605* Effective on 1 July 2027 2027 年 7 月 1 日生效 HK$700*
			2)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費	HK$400*
			3)	Bankruptcy / Winding-up search fee (each) 破產 / 公司清盤查冊費 (每人/每間公司)	HK$80*
			4)	Adjudication fee 裁定費	HK$50*
			5a)	**Guarantee if prepared by us (each)** **擔保書(如貸款人要求本行代為擬備) (每份)**	**HK$2,000**
			5b)	**Warning Notice and Confirmation Letter (if necessary) (each)** **擬備忠告及確認書(如需要）(每份)**	**HK$3,000**

* **The disbursements/charges will be paid separately again upon execution of Legal Mortgage and/or Second Legal Mortgage.**
有關雜費/收費於簽正式按揭及/或第二正式按揭時要另外多付一次。

\# **The Purchaser needs to pay this item whether or not he/she/it is separately represented.**
無論買家是否自聘代表律師，均須支付此項費用。

Keep Money Laundering Away from Hong Kong

Lawyers and Public to Play Key Roles

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

For Individuals

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

For Corporations

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

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

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

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

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

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

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

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

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

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

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

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

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

What is meant by suspicious transaction?

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

- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

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

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

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

律師與市民齊參與打擊清洗黑錢活動

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

個別人士

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

公司

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

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

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

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

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

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

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

常見問題

香港律師會為何要求律師向客戶索取有關身份證明及核實資料?

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

除身份證明文件外，律師還會進一步索取其他資料嗎?

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題:

- 交易目的為何？
- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？
- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」?

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

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料?

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料? 資料會否保密? 會否轉交第三者?

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

THE LAW SOCIETY OF HONG KONG
香港律師會

你我攜手為香港把關
Gatekeeping for HKSAR

配合香港履行打擊清洗黑錢之國際責任
你的支持不可少
Your Support is Crucial to Hong Kong Fulfilling International Obligations on Anti-Money Laundering