

**TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE  
OF THE PROPERTY(IES) SPECIFIED BELOW**  
載有下述物業招標條款和條件之招標公告

Flat A on the 5<sup>th</sup> Floor of Tower 1 and Residential Parking Space No. P08 on Basement Floor, Mont Verra, 3  
Lung Kui Road, Kowloon. (the “**Property**”)  
九龍龍駒道 3 號 綫外 第 1 座 5 樓 A 單位及位於地庫之住宅停車位編號 P08 (「**本物業**」)

Date 日期: 8/1/2024

This document is issued by NMC 6 Limited (the “**Vendor**”)

本文件由 NMC 6 Limited (「**賣方**」) 發出

(Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

(註：賣方成立為法團所在地方為英屬維爾京群島。賣方的成員的法律責任是有限的。)

To: tenderers of the Property

致：本物業投標人

(1) To make an offer to purchase the Property, you shall

如欲作出要約購買本物業，閣下須

- (a) complete and sign the Offer Section of this document below (the “**Offer Section**”) without any amendment;  
填妥及簽署本文件下文要約部份 (「**要約部份**」) (不得作出修改) ;
- (b) complete and execute the enclosed form of the preliminary agreement for sale and purchase of the Property (the “**PASP**”) in duplicate, each without any amendment;  
填妥及簽立附夾的本物業的臨時買賣合約表格 (「**臨時買賣合約**」) (一式兩份，不得作出修改) ;
- (c) complete and sign the enclosed forms of, “**Personal Information Collection Statement**” and “**Acknowledgement Letter in respect of Confirmation of Viewing of Residential Property**” all without any amendment;  
填妥及簽署附夾的「**收集個人資料聲明**」及「**參觀住宅物業的確認信**」(其格式附夾於本文件，不得作出修改) ;
- (d) complete and sign the enclosed form of “**Vendor’s Information Form**” without any amendment;  
填妥及簽署附夾的「**賣方資料表格**」(不得作出修改) ;

- (e) complete and sign the following enclosed forms (collectively the “**Supplemental Terms**”), each without any amendment:
- “**Supplemental Terms regarding fire service installation**”,
  - “**Supplemental Terms for First 3 Years Warranty Offer**”,
  - “**Supplemental Terms for Restriction on Alienation in respect of Residential Parking Space**”, and
  - “**Supplemental Terms for Cash Rebate for Furniture Subsidy**”.

填妥及簽署以下文本（統稱「**附帶條款**」）（其格式附夾於本文件，不得修改）：

- 「**有關消防裝置的附帶條款**」、
- 「**首 3 年保修優惠附帶條款**」、
- 「**有關住宅停車位轉讓限制之附帶條款**」及
- 「**傢具津貼現金回贈附帶條款**」。

**Please do not date the PASP and the documents referred to in (1)(e) above.** Please date the documents referred to in (1)(c) above the date on which you sign the same.

**請勿於臨時買賣合約及上述第(1)(e)段提及之文件填上日期。簽署上述第(1)(c)段提及之文件時，請填上簽署日期。**

- (2) You shall submit the following documents to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same to 5/F, Kerry Centre, 683 King’s Road, Quarry Bay, Hong Kong during the period between the Tender Commencement Date and Time (please refer to the Sales Arrangements) and the Tender Closing Date and Time (please refer to the Sales Arrangements). **Please note that the Vendor has the absolute right to change the Tender Closing Date and/or Time of the Tender from time to time by amending the Information on Sales Arrangements relating to any of the Property :-**

閣下須從招標開始日期及時間(請參閱銷售安排)起至招標截止日期及時間(請參閱銷售安排)把下述文件連同本文件（要約部份須如上所述填妥及簽署），一併交回香港鰂魚涌英皇道 683 號 嘉里中心五樓。**請注意：賣方有全權透過修改有關本物業的銷售安排資料不時更改招標截止日期及/或時間:-**

- (a) your completed and executed documents referred to in (1) above ;  
經閣下填妥及簽立之上述第 (1) 段所述的文件;
- (b) one or more Hong Kong Dollar cashier order(s)/cheque(s) issued by a licensed bank in Hong Kong in the total amount of 5% of the purchase price you offered and made payable to “NMC 6 Limited”, the Vendor; and  
一張或多張由香港持牌銀行發出金額合共等於閣下要約的樓價 5%及抬頭人為“NMC 6 Limited”（即賣方）的港幣銀行本票/支票;及
- (c) copy(ies) of your identification document(s) (*note: If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company incorporated in Hong Kong, certificate of*

*incorporation and certificate of change of name (if any), business registration certificate, the latest register of directors and annual return of the tenderer (if applicable). If the tenderer concerned is a foreign company, the relevant company documents duly certified by a director of the company proving the company is duly incorporated in its place of incorporation and proving details of its directors.); and*

閣下身份證明文件副本（註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照））；而若投標人為香港註冊成立公司，指投標人的公司註冊證書及公司更改名稱證書（如有）及商業登記證、最新的董事登記冊及周年申報表（如有）；而若投標人為海外公司，指由公司董事核證的相關公司文件，以證明公司在該地成立及董事資料。）；及

- (d) if the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Offer Section of this document, the PASP, the Supplemental Terms and the other documents mentioned above in the manner as they are signed.

若投標人為公司，投標人的董事決議副本以授權公司簽署本文件要約部份、臨時買賣合約、附帶條款及其他上述文件。

- (3) Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor within 18 months after the Tender Closing Date (the “**Specified Date**”) and, on acceptance by the Vendor, a contract shall be constituted between you and the Vendor. After the tender documents above have been submitted, no tenderer shall withdraw his/her/its tender on or before the Specified Date. In consideration of you agreeing to such offer being irrevocable, the Vendor promises to pay you HK\$1.00 upon receipt of your written demand prior to the submission of the items above. 閣下提交上述各項即視作同意本文件條款和條件及就購買本物業作出正式要約，且該要約於招標截止日期後 18 個月內（「**指明日期**」）不能被撤回並可供賣方接受，而一經賣方接受，閣下與賣方之間即有合約存在。上述投標文件一經遞交，投標者在指明日期或之前不可撤回投標書。作為閣下同意上述要約不能被撤回的代價，賣方承諾在收到閣下於遞交上述投標文件前發出的書面要求時向閣下支付港幣 1 元。

- (4) (a) The Vendor may accept your offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return to you a copy of the PASP, a copy of Supplemental Terms, a copy of Vendor’s Information Form and a copy of Acknowledgement Letter in respect of Confirmation of Viewing of Residential Property each executed by the Vendor and (if the same is undated) dated not later than the Specified Date as soon as practicable.

(a) 賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受閣下要約。賣方接受後，將盡快向閣下交回經賣方簽立且（如並未填上日期）日期為不後於指明日期之臨時買賣合約、附帶條款、賣方資料表格及參觀住宅物業的確認信副本各一份。

(b) Within five (5) working days after the date of the PASP, the successful tenderer shall sign the Formal Agreement for Sale and Purchase in the form and in the manner as specified by the Vendor.

(b) 在臨時買賣合約日期起計 5 個工作日內，中標者須按照賣方擬定內容及指明的方式，簽署正式買賣合約。

(c) Tenderers are advised to note that in the event the successful tenderer fails to pay the further deposit or the part payment of purchase price or the balance of the purchase price tendered or to complete the purchase of the Property in accordance with the Formal Agreement for Sale and Purchase, the Vendor shall have such rights and remedies against the successful tenderer as specified in the PASP and the Formal Agreement for Sale and Purchase.

(c) 投標者注意，中標者如未能按照正式買賣合約繳付本物業的再期訂金或部份樓價或樓價餘額或完成購買本物業，賣方有權按照臨時買賣合約及正式買賣合約向中標者提出申索和獲得補償。

- (5) Once your offer to purchase the Property is submitted to the Vendor, the cashier order(s) submitted will be cashed irrespective of whether the Vendor has decided whether to accept your offer. If the offer is accepted by Vendor, the tenderer will be notified by the letter of acceptance and the cashed amount will be treated as the preliminary deposit of the Property and will be paid to and held by the Vendor's solicitors as stakeholders. If the offer is not accepted by the Vendor, the tenderer will be notified and the cheque(s) equivalent to the paid amount (without any interest, cost or compensation) will be made available for collection by prior appointment.

閣下向賣方提交購買本物業的要約後，閣下所提交之本票將作兌現，不論賣方是否已決定是否接受閣下要約。倘賣方接受閣下要約，將以接納信通知投標者，且所兌現之金額將視作本物業的臨時訂金並由賣方律師作為保證金保存人而持有。倘賣方不接受閣下要約，閣下將獲通知，且閣下可經預約領取同等金額的支票（不連同利息、費用或賠償）。

- (6) The Vendor does not undertake and is under no obligation to, review, consider or accept the highest offer or any offer at all for the purchase of the Property. The Vendor has the absolute right to withdraw from the sale of the Property at any time before the acceptance of any offer.

賣方並不承諾亦無責任閱覽、考慮或接受認購本物業最高出價之要約或任何要約。賣方有絕對權利於接受任何要約前於任何時間撤回出售本物業。

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

倘閣下經由地產代理（「**中介人**」）介紹予賣方以要約購買本物業，請在要約部份將中介人資料填上。閣下知悉和確認：

- (a) the Intermediary represents you in the transaction (whether or not the Intermediary also represent the Vendor);

中介人於交易中代表閣下（不論中介人是否亦代表賣方）；

- (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to you or any person for and will not perform on behalf of the Intermediary or any other estate agent any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstances bind the Vendor;

中介人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。中介人或任何其他地產代理所作的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不會及不須向買方或任何其他人負責，亦不須代中介人或任何其他地產代理履行，而且賣方也不受其約束；

- (c) the Vendor is not and will not be involved in any dispute between you and the Intermediary or any other estate agent, and this tender and, if your offer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and

閣下與中介人或任何其他地產代理之任何纏繞，一概與賣方無關及賣方並無並不會參與其中。本招標及（如閣下要約獲接受）本物業之買賣將按照本文件的條款和條件及交易文件的條款和條件進行；及

- (d) the Vendor has not and has not authorised any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from you, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Property. If any person demands any other benefit from you for your submission of the offer to purchase of the Property, you have been advised that you should report promptly to the Independent Commission Against Corruption (ICAC).

賣方並無直接或間接、亦無授權任何其職員、中介人或任何其他地產代理向閣下、中介人或任何其他地產代理收取本物業樓價以外任何利益、費用或佣金。如遇任何人士就閣下入標要約購買本物業向閣下索取任何其他利益，閣下已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing you to the Vendor for the purpose of your submission of the offer to purchase the Property is subject to the Vendor's confirmation.

中介人是否為介紹閣下予賣方以要約購買本物業之地產代理，須由賣方核實方作準。

- (8) The Vendor's Solicitors do not act for any tenderers in the process of this tender. You are advised to instruct your own solicitors to advise you on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.

賣方律師在本投標過程中不代表任何投標者。特此建議閣下就本文件之條款和條件及附夾於本文件之各文件的條款和條件向閣下律師尋求意見。

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

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

- (10) A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document. 並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

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

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

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

本文件之中文譯本僅供參考之用，如與英文本有歧義，將以英文本為準。

You are advised to note that the Vendor will only answer questions of general nature concerning the Property and will not provide legal or other advice in respect of this Tender Notice or the PASP or statutory provisions affecting the Property. Should you have any query, please call the hotline of this Development: 27830830.

投標者注意，賣方只會回答關於本物業的一般問題，而不會就本投標公告或臨時買賣合約或關於本物業的法例條文提供法律或其他意見。如有任何問題，請致電本發展項目的熱線（27830830）查詢。

## **OFFER SECTION**

### **要約部份**

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

由投標者填妥及簽署：

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

我/我們特此向賣方提交第（2）段所述之文件如下（請標上“√”）：

- ☐ completed and executed PASP  
已填妥及簽立之臨時買賣合約
- ☐ completed and signed Personal Information Collection Statement  
已填妥及簽立之收集個人資料聲明
- ☐ completed and signed Acknowledgement Letter in respect of Confirmation of viewing of Residential Property  
已填妥及簽立之參觀住宅物業的確認信
- ☐ completed and signed Vendor's Information Form  
已填妥及簽立之賣方資料表格
- ☐ completed and signed Supplemental Terms regarding fire service installation  
填妥及簽署之有關消防裝置的附帶條款
- ☐ completed and signed Supplemental Terms for First 3 Years Warranty Offer  
已填妥及簽署之首 3 年保修優惠附帶條款
- ☐ completed and signed Supplemental Terms for Restriction on Alienation in respect of Residential Parking Space  
已填妥及簽署之有關住宅停車位轉讓限制之附帶條款
- ☐ completed and signed Supplemental Terms for Cash Rebate for Furniture Subsidy  
已填妥及簽署之傢具津貼現金回贈附帶條款
- ☐ one or more Hong Kong Dollar cashier order(s)/cheque(s) issued by a licensed bank in Hong Kong in the total amount of 5% of the purchase price offered and made payable to “NMC 6 Limited”  
一張或多張由香港持牌銀行發出的港幣銀行本票/支票，金額合共等於要約之樓價 5% 及抬頭人為 “NMC 6 Limited”
- ☐ copy(ies) of identification document(s) of all tenderers#  
所有投標人的身份證明文件之副本#

#Note: *If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company incorporated in Hong Kong, certificate of incorporation and certificate of change of name (if any), business registration certificate, the latest register of directors and annual return of the tenderer (if applicable). If the tenderer concerned is a foreign company, the relevant company documents duly certified by a director of the company proving the company is duly incorporated in its place of incorporation and proving details of its directors.*

註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照））；而若投標人為香港註冊成立公司，指投標人的公司註冊證書及公司更改名稱證書（如有）及商業登記證、最新的董事登記冊及周年申報表（如有）；而若投標人為海外公司，指由公司董事核證的相關公司文件，以證明公司之成立及董事資料。

- ☐ if the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Offer Section of this document, the PASP, the Supplemental Terms and the other documents mentioned above in the manner as they are signed.

若投標人為公司，投標人的董事決議副本以授權公司簽署本文件要約部份、臨時買賣合約、附帶條款及其他上述文件。

I/we hereby confirm that I/we agree to and am/are bound by the above terms and conditions.

我/我們特此確認我/我們同意並受上述條款和條件約束。

I/We hereby make the following declaration on related party (please choose one of the following):

我／我們特此確認作出以下關於有關連人士的聲明（請選擇以下其一）：

- ☐ I/We/one or more of us am/is/are a related party(ies)\* to the Vendor.

我／我們／我們中有一名或多於一名人士乃賣方的有關連人士。

- ☐ I am not/We are not/None of us is a related party(ies)\* to the Vendor.

我／我們均並非賣方的有關連人士。

\* A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.

如有以下情況，某人即屬賣方的有關連人士－該人是－(i) 該賣方的董事，或該董事的父母、配偶或子女；(ii) 該賣方的經理；(iii) 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；(iv) 該賣方的有聯繫法團或控股公司；(v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控股公司的經理。



Remarks:

“holding company of that vendor” means - any of the following companies:

Dragon Wisdom Limited, Goldash Holdings Limited, Kerry Properties (Hong Kong) Limited, Kerry Properties Limited, Kerry Holdings Limited, Kerry Group Limited.

“associate corporation”, in relation to a corporation or specified body, means -

(a) a subsidiary of the corporation or specified body; or

(b) a subsidiary of a holding company of the corporation or specified body;

“manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);

“private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622); and

“subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622).

備註：

“賣方的控權公司”指 – 以下任何一間公司：

Dragon Wisdom Limited、Goldash Holdings Limited、Kerry Properties (Hong Kong) Limited、嘉里建設有限公司、嘉里控股有限公司、Kerry Group Limited。

“有聯繫法團”就某法團或指明團體而言，指 -

(a) 該法團或指明團體的附屬公司；或

(b) 該法團或指明團體的控權公司的附屬公司；

“經理”具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；

“私人公司”具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及

“附屬公司”指《公司條例》(第 622 章)所指的附屬公司。

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Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：\_\_\_\_\_

No(s). of identification documents 身份證明文件之號碼：\_\_\_\_\_

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

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

(place of incorporation, if applicable: \_\_\_\_\_)

(公司成立地點，如適用：\_\_\_\_\_)

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

Address 地址: \_\_\_\_\_

Telephone number 電話號碼: \_\_\_\_\_

Fax number 傳真號碼: \_\_\_\_\_

Email address 電郵地址: \_\_\_\_\_

\* If the tenderer is a foreign company, the tenderer must provide a correspondence address in Hong Kong and a contact person in Hong Kong with a Hong Kong telephone number.

\*如投標人是海外公司，投標人必須提供其香港通訊地址、香港聯絡人及其香港電話號碼。

Particulars of Intermediary 中介人資料

Name 姓名: \_\_\_\_\_

EA Licence No. 地產代理牌照號碼: \_\_\_\_\_

Estate Agency 所屬地產代理公司: \_\_\_\_\_

Please attach estate agent's name card and a copy of valid Estate Agent Licence which was issued by Estate Agents Authority.

請附上地產代理卡片及由地產代理監管局發出之有效之地產代理牌照副本。

**臨時買賣合約**  
**Preliminary Agreement for Sale and Purchase**

日期 Date: \_\_\_\_\_

賣方 : NMC 6 Limited(註: 賣方成立為法團所在地為英屬維爾京群島。賣方的成員的法律責任是有限的。Remark :  
Vendor The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

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: 2844-4888 圖文傳真: 2810-0620  
Vendor's Kao, Lee & Yip 17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong Tel : 2844-4888 Fax : 2810-0620  
Solicitors

銷售代表 : 嘉里物業代理有限公司 香港鰂魚涌英皇道 683 號嘉里中心 25 樓 電話: 2967-2222 圖文傳真: 2967- 2988  
Sales Kerry Real Estate Agency Limited, 25/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong Tel : 2967-2222  
Agent Fax : 2967-2988

買方 : 身份證/護照/商業登記號  
Purchaser 碼  
I.D.Card/Passport/BR No.: \_\_\_\_\_  
身份證/護照/商業登記號碼  
I.D.Card/ Passport/BR No.: \_\_\_\_\_

買方地址 Purchaser's Address : \_\_\_\_\_

買方電話 Purchaser's Telephone : \_\_\_\_\_

1. 發展項目 Development: 綫外, 九龍龍駒道 3 號 Mont Verra, 3 Lung Kui Road, Kowloon

物業名稱 Property : (1) 第 Tower 1 座 Floor 5 樓 A 單位  
(2) 住宅停車位編號 Residential Parking Space No. P08 於地庫 on Basement Floor  
(統稱「本物業」)(collectively, "the Property" )

2. 樓價及付款方式 Purchase Price and Payment Terms:

本物業的售價為 The purchase price of the Property is	港幣 HK\$	_____元	，並須由買方按以下方式付予賣方— ， which shall be paid by the Purchaser to the Vendor in the manner as follows —
為數 Preliminary Deposit in the sum of	港幣 HK\$	_____元	(即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付。 ， which is equal to 5% of the purchase price shall be paid upon signing of this Preliminary Agreement.
部份樓價為數 Part Payment of purchase price in the sum of	港幣 HK\$	_____元	即相等於售價的 _____ %，須於 _____ 或之前支付。 which is equal to _____ % of the purchase price shall be paid on or before _____.
樓價餘款為數 Balance of purchase price in the sum of	港幣 HK\$	_____元	即相等於售價的 _____ %，須於完成交易時支付。 which is equal to _____ % of the purchase price shall be paid upon completion of the sale and purchase.

3. 成交日期 Completion Date :

\_\_\_\_\_或該日期前

Completion shall take place on or before \_\_\_\_\_.

4. 按訂約雙方的意向，本臨時合約將會由一份買賣合約(“正式合約”)取代，正式合約須——  
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed –
- (a) 由買方於 \_\_\_\_\_(即本臨時合約的簽署日期之後的第五個工作日)或之前簽立；及  
by the Purchaser on or before \_\_\_\_\_(i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
- (b) 由賣方於 \_\_\_\_\_(即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。  
by the Vendor on or before \_\_\_\_\_(i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
5. 買方必須簽署由上述賣方律師擬備的本物業的正式合約。買方不得更改正式合約內容。  
The Purchaser shall execute the Agreement of the Property in such standard form prepared by the aforesaid Vendor’s Solicitors which shall not be altered by the Purchaser.
6. 其他條款及條件亦為本臨時合約之部份，刊載於附頁。  
Other terms and conditions, which form part of this Preliminary Agreement, are printed at the next page.

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

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

買方簽署  
Signed by the Purchaser

嘉里物業代理有限公司代表賣方簽署  
For and on behalf of the Vendor by  
Kerry Real Estate Agency Limited

\_\_\_\_\_  
獲授權代表簽署 Signed by Authorized Signatory

其他條款及條件 Other Terms and Conditions:

1. 在本臨時合約中——  
In this Preliminary Agreement ——
  - (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義；  
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
  - (b) “工作日”具有該條例第 2(1)條給予該詞的涵義；  
“working day” has the meaning given by section 2(1) of that Ordinance;
  - (c) 第 8(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及  
the floor area of an item under clause 8(a) is calculated in accordance with section 8(3) of that Ordinance; and
  - (d) 第 8(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。  
the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
2. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。  
The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
3. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。  
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
4. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。  
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
5. 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。  
The buyer stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. 買方須於本臨時合約之日期後 5 個工作日內攜同本臨時合約到賣方律師樓或買方聘用之律師樓辦理下列手續: (i)簽署由賣方律師所訂定的標準正式合約，合約內容買方不能更改，(ii)交付本臨時合約上列明於簽署正式合約時需付之款項(如有)及(iii)交付本臨時合約及正式合約之所有印花稅。  
The Purchaser shall attend the office of the Vendor's solicitors or solicitors engaged by the Purchaser together with this Preliminary Agreement within 5 working days after the date hereof, (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment, (ii) to pay the sum mentioned in this Preliminary Agreement as being due on signing of the Agreement (if any) and (iii) to pay all stamp duties payable on this Preliminary Agreement and the Agreement.
7. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約——  
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed ——
  - (a) 本臨時合約即告終止；  
this Preliminary Agreement is terminated;
  - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及  
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
  - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。  
the Vendor does not have any further claim against the Purchaser for the failure.
8. 本物業的量度尺寸如下——  
The measurements of the Property are as follows-
  - (a) 本物業的實用面積 395.152 平方米 / 4,253 平方呎\*[，其中——]  
the saleable area of the Property is 395.152 square metres / 4,253 square feet \*[of which ——]  
\*[ 14.760 平方米 / 159 平方呎為露台的樓面面積]；  
\*[ 14.760 square metres / 159 square feet is the floor area of the balcony];  
\*[ 3.221 平方米 / 35 平方呎為工作平台的樓面面積]；  
\*[ 3.221 square metres / 35 square feet is the floor area of the utility platform];  
\*[          平方米 /          平方呎為陽台的樓面面積] 及  
\*[          square metres /          square feet is the floor area of the verandah]; and
  - (b) 其他量度尺寸為——  
other measurements are-  
\*[空調機房的面積為 9.018 平方米 / 97 平方呎]；  
\*[the area of the air-conditioning plant room is 9.018 square metres / 97 square feet];  
\*[窗台的面積為          平方米 /          平方呎]；  
\*[the area of the bay window is          square metres /          square feet];  
\*[閣樓的面積為          平方米 /          平方呎]；  
\*[the area of the cockloft is          square metres /          square feet];

\*[平台的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]；  
 \*[the area of the flat roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];  
 \*[花園的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]；  
 \*[the area of the garden is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];  
 \*[停車位的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]；  
 \*[the area of the parking space is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];  
 \*[天台的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]；  
 \*[the area of the roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];  
 \*[梯屋的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]；  
 \*[the area of the stairhood is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];  
 \*[前庭的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]；  
 \*[the area of the terrace is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet];  
 \*[庭院的面積為\_\_\_\_\_平方米／\_\_\_\_\_平方呎]。  
 \*[the area of the yard is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet].

9. 本物業買賣所包括的裝置、裝修物料及設備如附錄一列。

The sale and purchase of the Property includes the fittings, finishes and appliances as set out in Schedule 1 hereto.

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

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

11. 買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.

12. 就第 11 條而言，“對買方的警告”內容如下——

For the purposes of clause 11, the following is the “Warning to Purchasers” —

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

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

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

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

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

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

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

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

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

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


13. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。

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

14. 上述所有再期訂金、部份樓價(如有)及樓價餘款須以抬頭人寫上賣方律師之銀行本票支付。銀行本票均需兌現。如任何用作支付再期訂金、部份樓價(如有)及樓價餘款或其中任何部分的銀行本票因任何原因未能兌現，或任何用作支付臨時訂金或其中任何部分的私人支票因任何原因未能兌現，賣方有權行使在法律上的權利及補償。

All further deposit, part payment of the Purchase Price (if any) and the balance of the Purchase Price shall be paid by the Purchaser by way of cashier orders drawn in favour of the Vendor's Solicitors. Cashier orders are subject to clearance. If any cashier order for the payment of the further deposit, part payment of the Purchase Price (if any) or balance of the Purchase Price or any part thereof or any personal cheque for the payment of the preliminary deposit or any part thereof is dishonoured for whatever reason upon presentation, the Vendor shall be entitled to exercise its rights and remedies at law.

15.1 如果買方是該租約(如以下所定義)下的該物業的現有租客,則本 15.1 條的條款適用:

If the Purchaser is the current tenant of the Property under the Tenancy Agreement (as defined hereinafter), the following provisions under this Clause 15.1 shall apply:

- (a) 該物業是以“現狀”出售。買方在購買該物業時完全知悉該物業的實質狀況與該物業內的裝置、裝修物料及設備,並接受該物業及該等裝置與裝修物料的現狀。於完成該物業之買賣時,賣方將被視作已交吉該物業予買方。

The Property is sold on an “as-is” basis. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. Upon completion, vacant possession of the Property is deemed to have been given by the Vendor to the Purchaser.

- (b) 在完成交易日,賣方將向買方(作為該物業的租客)退還買方根據該租約(如以下所定義)所支付的所有租金。

Upon completion, all rents paid by the Purchaser as tenant of the Property under the Tenancy Agreement (as defined hereinafter) shall be refunded by the Vendor to the Purchaser.

15.2 如果買方不是該租約(如以下所定義)下的該物業的租客,則本 15.2 條的條款適用:

If the Purchaser is not the tenant of the Property under the Tenancy Agreement (as defined hereinafter), the following provisions under this Clause 15.2 shall apply:

- (a) 買方同意連同現有租約一併購入該物業。相關租約(“該租約”)複印本可向賣方索取。租約按金(或其中任何部份,受制於該租約內給予賣方扣減之權利)在買賣成交日將轉移給買方,但以(i)租客簽署同意書作上述之安排及釋放賣方退回按金之責任或(ii)(如賣方未能取得租客的同意)買方簽署以賣方為受益人的保證及彌償書承擔退回按金之責任為先決條件。

The Purchaser agrees to purchase the Property subject to its existing tenancy. A copy of the relevant tenancy agreement (“Tenancy Agreement”) will be made available for collection. The rental deposit(s) (or any part thereof, subject to the Vendor’s right of deduction pursuant to the terms of the Tenancy Agreement) shall be transferred to the Purchaser upon completion of the sale and purchase, provided that (i) the tenant shall have executed a consent to such transfer and to release the Vendor from its obligation to refund such deposit(s), or (ii) if the Vendor is unable to procure such consent from the tenant, the Purchaser shall have executed an undertaking and indemnity in favour of the Vendor to take up the obligation to refund such deposit(s) to the tenant.

- (b) 在完成交易日,賣方須向買方支付賣方作為該租約下的業主已經收取的所有租金。

Upon completion, the Vendor shall pay to the Purchaser all rents received by the Vendor as landlord under the Tenancy Agreement.

- (c) 不論本合約含有何等相反的條款,如租客在成交日或之前因任何原因交還該物業空置擁有權給賣方。該物業的空置管有權將會在成交日交予買方(即以交吉形式交予買方),買方將無權取得在 15.2 (a)所列之按金轉移。

Notwithstanding any provisions to the contrary contained in this Agreement, if the tenant, for whatever reasons, delivers vacant possession of the Property to the Vendor at any time on or prior to completion, vacant possession of the Property will be delivered to the Purchaser upon completion and the Purchaser shall not be entitled to the transfer of such deposit(s) stated in 15.2(a).

16. (a) 雙方同意並聲明本臨時合約只適用於買方個人。

It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser.

- (b) 本物業之買方不可在完成買賣交易及簽署本物業之轉讓契之前以任何方式提名任何人接受本物業之轉讓契、轉售本物業或將本物業用作按揭或押記或轉讓本臨時合約或正式合約之利益(無論是否以直接或間接保留、優先拒絕、優先認購、信託、授權或任何其他方法、安排或以任何文件在有條件或無條件的情況下達至)或達成有關協議。本物業的轉讓契必須以簽署本物業之本臨時合約及正式合約的買方為受惠人。

The Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell, mortgage or charge the Property or transfer the benefit of this Preliminary Agreement or the Agreement of the Property in any manner whatsoever (whether by way of direct or indirect reservation, right of first refusal, option, trust, power of attorney or any other method, arrangement or document of any description, condition or unconditional) or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment of the Property. The Assignment of the Property must be made in favour of the Purchaser who signed this Preliminary Agreement and the Agreement of the Property.

17. 凡本物業或第 9 條所列出的裝置、裝修物料或設備有欠妥之處,而該欠妥之處並非由買方行為或疏忽造成,則賣方在接獲買方在買賣成交日期後的 6 個月內送達的書面通知後,須於合理地切實可行的範圍內,盡快自費作出補救。本條的規定,並不削弱買方按普通法或其他法律可享有的任何其他權利或補救。

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the Property, or the fittings, finishes or appliances as set out in clause 9, caused otherwise than by the act or neglect of the Purchaser. The provisions of this Clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.

18. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所註釋之住宅物業。

The Property is residential property within the meanings of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).

19. 在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。  
This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
20. 買方必須書面通知賣方一切其聯絡地址及電話號碼的變更。  
The Purchaser shall inform the Vendor in writing of any change in correspondence details and telephone number.
21. 買方代表律師辦理本物業之正式合約及轉讓契之律師費(包括有關擬備、審批、簽立及完成正式合約及轉讓契及加蓋印花及註冊之代支費用及附帶之其他雜費)，均由買方承擔及支付。除此之外，買方須承擔及支付：  
The Purchaser shall bear the Purchaser's solicitors' legal fees (including the disbursements of and incidental to the preparation, approval, execution, completion, stamping and registration) of the Agreement and the Assignment of the Property. The Purchaser shall also bear and pay:
- (a) 所有有關本物業的(如適用)按揭及(如適用)第二按揭的律師費及雜費，  
all legal costs and disbursements for the preparation of (if any) the Mortgage and (if any) the Second Mortgage of the Property;
  - (b) 所有有關本物業買賣的雜費，包括(但不限於)查冊費、登記費及所有附於正式合約及轉讓契的圖則的費用，及其他有關本物業的買賣的文件的所有法律及其他支出；  
all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fees, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and the Assignment, and charges of any other documents relating to the sale and purchase of the Property;
  - (c) 本物業樓契及業權文件的核證副本費用；  
the costs of preparing certified true copies of title deeds and documents relating to the Property;
  - (d) (i)擬定、簽署及登記本發展項目的大廈公共契約包括大廈管理合約(“公共契約”)的律師費用之攤分部份及(ii)所有附於公共契約內有關本發展項目公共部份的圖則之圖則費之攤分部份；  
the respective proportions of (i) the legal costs of the preparation, execution and registration of the Deed of Mutual Covenant incorporating Management Agreement of the Development (“DMC”) and (ii) the costs of preparation of plans showing the common parts of the Development annexed to the DMC;
  - (e) (i) 所有賣方就本物業所支付的公用設施按金；  
all common utilities deposits paid by the Vendor in respect of the Property;
  - (ii) 按比例分攤之本發展項目的公用地方及公用設施的設施(包括水、電及煤氣)的按金；  
a proportionate part of the utility charges deposits for utilities including water, electricity and gas for the Common Areas and Common Facilities of the Development;
  - (iii) 兩個月上期管理費；  
2 months' advance payment of the management fees;
  - (iv) 相等於兩個月管理費的管理費按金；  
a sum equivalent to 2 months' management fees as management fees deposit;
  - (v) 相等於兩個月管理費的特別基金分攤(見公共契約定義)；及  
a sum equivalent to 2 months' management fees as the initial contribution to Special Fund (as defined in the DMC); and
  - (vi) 相等於一個月管理費的泥頭費及初始設立費(住宅停車位及電單車停車位不設泥頭費及初始設立費)。  
a sum equivalent to 1 month's management fees as debris removal and initial set-up fee (No debris removal and initial set-up fee for Residential Parking Space and Motor Cycle Parking Space).
- 買方須在交易完成時向本發展項目的管理人繳交上述費用，或如任何上述費用已由賣方繳付予本發展項目的管理人，不管有關費用是否可按公共契約轉名或退款，買方均須在交易完成時償還予賣方。  
The Purchaser shall on completion of the sale and purchase pay to the Manager of the Development the above payments or reimburse the Vendor for any of the above payments already paid by the Vendor to the Manager of the Development, whether or not any of such payments are transferable or refundable under the DMC.
22. 如買方或任何代表買方之人士在未簽正式合約前將本臨時合約登記於土地註冊處之登記冊內，賣方或其銷售代表可單方面簽署及登記備忘錄於土地註冊處以刪除或取消本臨時合約之註冊，買方於此同意並授權賣方或其銷售代表簽署及登記該備忘錄於土地註冊處，以刪除或取消本臨時合約原有之註冊。  
Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor and/or its Sales Agent may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry and the Purchaser hereby consents and authorizes the Vendor and/or its Sales Agent to sign and register such Memorandum in the Land Registry or vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
- 23 (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。  
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.



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

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

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

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

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

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

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

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

24. 正式合約格式由賣方律師擬定，買方不得更改。

The Agreement shall be in such form as may be prepared by the Vendor's Solicitors and shall not be varied by the Purchaser.

25. 買方確認買方於簽訂本臨時合約前，已獲通知賣方律師就本臨時合約及其後之正式合約及轉讓契只代表賣方行事。買方確認買方就購買本物業一事須由一間獨立的律師事務所代表

The Purchaser acknowledges that he has been informed before executing this Preliminary Agreement that the Vendor's solicitors act for the Vendor only in this Preliminary Agreement and the subsequent Agreement and Assignment. The Purchaser confirms that he shall be represented by an independent solicitors' firm in the purchase of the Property.

26. 本臨時合約之中文版本乃英文版本的譯本，僅供參考之用。如本臨時合約之中英文本有任何歧義，一切以英文為準。

The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In the event of any conflict or discrepancy between the Chinese and English versions of this Preliminary Agreement, the English version shall prevail.

內牆及天花		牆壁的裝修物料的類型 (外露表面)	天花板的裝修物料的類型 (外露表面)
	客廳及飯廳	<p>髹乳膠漆</p> <p>只適用於第 1 座 3 樓 B 單位： 牆紙、天然石及金屬</p> <p>只適用於第 1 座 6 樓 A 單位： 牆紙、髹乳膠漆</p> <p>只適用於第 1 座 Penthouse B 單位： 牆紙、天然石、特別油漆及金屬條</p> <p>只適用於第 2 座地下 A 單位： 木皮飾面板、木皮飾面條、牆紙、天然石、金屬框連玻璃及金屬飾面板</p> <p>只適用於第 2 座 5 樓 A 單位： 高光漆木皮飾面板、石飾面板、乳膠漆及金屬條</p> <p>只適用於第 2 座 Penthouse 單位： 天然石、高光漆木皮飾面板、布板、皮革、金屬條、金屬框連特別玻璃及金屬框連鏡</p> <p>只適用於第 3 座 3 樓 A 單位： 牆紙、髹乳膠漆</p> <p>只適用於第 6 座 5 樓 A 單位： 天然石、木皮飾面及乳膠漆</p>	<p>髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆</p> <p>只適用於第 1 座 3 樓 B 單位： 特別油漆。部分天花位置裝置石膏板假天花、假陣及髹特別油漆及裝設金屬條</p> <p>只適用於第 1 座 6 樓 A 單位： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆</p> <p>只適用於第 1 座 Penthouse B 單位： 特別油漆。部分天花位置裝置石膏板假天花、假陣及髹特別油漆及裝設金屬條及天然石</p> <p>只適用於第 2 座地下 A 單位： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆</p> <p>只適用於第 2 座 5 樓 A 單位： 特別油漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆</p> <p>只適用於第 2 座 Penthouse 單位： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆、裝設鏡和金屬</p> <p>只適用於第 3 座 3 樓 A 單位： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆</p> <p>只適用於第 6 座 5 樓 A 單位： 牆紙。部分天花位置裝置石膏板假天花、假陣及裝設牆紙及金屬</p>
睡房	睡房	髹乳膠漆	髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆
		<p>只適用於第 1 座 3 樓 B 單位： 主人睡房：特別油漆、牆紙及金屬條 睡房 1：牆紙、布板、仿皮飾面板及金屬條 睡房 2：牆紙、布板、仿皮飾面板、特別油漆及金屬條 睡房 3：牆紙、布板及金屬條</p>	<p>只適用於第 1 座 3 樓 B 單位： 特別油漆。部分天花位置裝置石膏板假天花、假陣及髹特別油漆及裝設金屬條</p> <p>特別油漆。部分天花位置裝置石膏板假天花、假陣及髹特別油漆 (只適用於睡房 1)</p>
		<p>只適用於第 1 座 Penthouse B 單位： 主人睡房：牆紙、天然石及金屬 睡房 1：牆紙及金屬 睡房 2：牆紙、布板及金屬 睡房 3：牆紙及金屬 睡房 4：牆紙、仿皮飾面板及金屬</p>	<p>只適用於第 1 座 Penthouse B 單位： 主人睡房及睡房 1： 特別油漆。部分天花位置裝置石膏板假天花、假陣及髹特別油漆及裝設金屬</p> <p>睡房 2、睡房 3 及睡房 4： 特別油漆。部分天花位置裝置石膏板假天花、假陣及髹特別油漆</p>
		<p>只適用於第 2 座地下 A 單位： 主人睡房：木皮飾面板、布板、仿皮飾面板、特別油漆面板、牆紙及金屬 睡房 1：木皮飾面板及牆紙 睡房 2：木皮飾面板、布板及金屬 睡房 3：木皮飾面板、牆紙、布板及金屬</p>	<p>只適用於第 2 座地下 A 單位： 主人睡房及睡房 1： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆及裝設木皮飾面板</p> <p>睡房 2 及睡房 3： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆</p>
		<p>只適用於第 2 座 5 樓 A 單位： 主人睡房：牆紙 睡房 1：牆紙 睡房 2：牆紙、布板及木皮飾面 睡房 3：牆紙及布板</p>	<p>只適用於第 2 座 5 樓 A 單位： 髹乳膠漆。部份天花位置裝置石膏板假天花、假陣及髹乳膠漆</p>
		<p>只適用於第 2 座 Penthouse 單位： 主人睡房：木皮飾面板、牆紙、天然石、金屬框及布板 睡房 1：木皮飾面板、牆紙、布板及不銹鋼 睡房 2：木皮飾面板、牆紙及金屬框有色鏡 睡房 3：牆紙、特式玻璃、布板及不銹鋼 睡房 4：木皮飾面板、牆紙、布板及不銹鋼</p>	<p>只適用於第 2 座 Penthouse 單位： 髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆及金屬條</p> <p>髹乳膠漆。部分天花位置裝置石膏板假天花、假陣及髹乳膠漆 (只適用於睡房 1)</p>

內牆及天花		牆壁的裝修物料的類型 (外露表面)	天花板的裝修物料的類型 (外露表面)
	睡房	只適用於第 6 座 5 樓 A 單位： 睡房 1 及 2：牆紙 主人睡房及睡房 3：木皮飾面板及牆紙	只適用於第 6 座 5 樓 A 單位： 牆紙。部分天花位置裝置石膏板假天花、假陣及裝設牆紙、鏡及金屬

內部地板		地板用料 (外露表面)	牆腳線用料 (外露表面)
	客廳及飯廳	橡木複合地板，另鋪砌天然石及銅條於近露台門(如有)、前庭門(如有)及花園門(如有)位置	木皮飾面腳線
		只適用於第 1 座 3 樓 B 單位： 天然石	只適用於第 1 座 3 樓 B 單位： 金屬腳線
		只適用於第 1 座 Penthouse B 單位： 天然石	只適用於第 1 座 Penthouse B 單位： 金屬腳線
		只適用於第 2 座地下 A 單位： 胡桃木複合地板、另鋪砌天然石及銅條	只適用於第 2 座地下 A 單位： 不設腳線
		只適用於第 2 座 5 樓 A 單位： 天然石及鋪砌複合木地板	只適用於第 2 座 5 樓 A 單位： 金屬腳線
		只適用於第 2 座 Penthouse 單位： 天然石	只適用於第 2 座 Penthouse 單位： 木皮飾面腳線
		只適用於第 6 座 5 樓 A 單位： 橡木複合地板，另鋪砌天然石及銅條	只適用於第 6 座 5 樓 A 單位： 木皮飾面腳線
	睡房	橡木複合地板，另鋪砌天然石及銅條於近前庭門(如有)及花園門(如有)位置	木皮飾面腳線
		只適用於第 1 座 3 樓 B 單位： 橡木複合地板	只適用於第 1 座 3 樓 B 單位： 金屬腳線
		只適用於第 1 座 Penthouse B 單位： 橡木複合地板，另鋪砌天然石及銅條於近前庭門位置	只適用於第 1 座 Penthouse B 單位： 金屬腳線
		只適用於第 2 座地下 A 單位： 胡桃木複合地板，另鋪砌天然石及金屬條於近花園門位置	只適用於第 2 座地下 A 單位： 不設腳線
		只適用於第 2 座 5 樓 A 單位： 複合木地板	只適用於第 2 座 5 樓 A 單位： 木皮飾面腳線
		只適用於第 2 座 Penthouse 單位： 橡木複合地板 地毯(只適用於睡房 4)	只適用於第 2 座 Penthouse 單位： 木皮飾面腳線
		只適用於第 6 座 5 樓 A 單位： 橡木複合地板	只適用於第 6 座 5 樓 A 單位： 木皮飾面腳線

門		用料	裝修物料	配件
	大門	實心防火木掩門	木皮飾面板及金屬飾面	門鎖連門柄、防盜眼、氣鼓及門擋
			金屬飾面 (只適用於第 2 座地下 A 單位)	門鎖連門柄、防盜眼及氣鼓 (只適用於第 1 座 3 樓 B 單位、第 2 座地下及 5 樓 A 單位及第 6 座 5 樓 A 單位)
			高光漆木皮飾面板、石飾面板及金屬飾面 (只適用於第 2 座 5 樓 A 單位)	
			皮革拼花圖案飾面及金屬飾面 (只適用於第 2 座 Penthouse 單位)	
			木皮飾面板、牆紙飾面及金屬飾面 (只適用於第 6 座 5 樓 A 單位)	門鎖連門柄及氣鼓 (只適用於第 2 座 Penthouse 單位)

門		用料	裝修物料	配件
	私人升降機大堂通往貨運升降機大堂門	實心防火木掩門	木皮飾面板	門鎖連門柄、防盜眼、氣鼓、防盜扣及門擋
			木皮飾面板、天然石及金屬飾面 (只適用於第 1 座及第 6 座 Penthouse A 及 Penthouse B 單位)	
	Penthouse 單位升降機大堂門(地下) - 第 1 座及第 6 座的 Penthouse A 單位及 Penthouse B 單位；第 2 座、第 3 座及第 5 座的 Penthouse 單位	實心防火木掩門	木皮飾面板及天然石	電門鎖、門鎖連門柄、氣鼓及門擋
	Penthouse 單位升降機大堂門(地庫)	金屬框防火玻璃掩門	玻璃及鋁	電門鎖、門柄、地鉸及門擋
	Penthouse 單位升降機大堂往貨運升降機大堂門(地庫) - 第 1 座及第 6 座的 Penthouse A 單位及 Penthouse B 單位；第 2 座、第 3 座及第 5 座的 Penthouse 單位	實心防火木掩門	木皮飾面板及金屬飾面板	電門鎖、門柄、氣鼓及門擋
	主人睡房及睡房門	實心木掩門  空心木掩門 (只適用於第 2 座地下 A 單位、5 樓 A 單位、Penthouse 單位及第 6 座 5 樓 A 單位)	木皮飾面板 (只適用於第 1 座及第 6 座的地下至 3 樓及 5 樓；第 2 座、第 3 座及第 5 座的地下至 3 樓及 5 樓至 6 樓)	門鎖連門柄及門擋
			高光漆木皮飾面板 (只適用於第 2 座 5 樓 A 單位)	
			木皮飾面板及金屬 (只適用於第 1 座及第 6 座的 Penthouse A 單位及 Penthouse B 單位；第 2 座、第 3 座及第 5 座的 Penthouse 單位)	
			木皮飾面板、天然石及金屬條 (只適用於第 1 座 3 樓 B 單位)	
			木皮飾面板及牆紙 (只適用於第 6 座 5 樓 A 單位)	

門		用料	裝修物料	配件
主人浴室、浴室及客廁門	實心木掩門	實心木掩門	木皮飾面板配木百葉 (只適用於第 1 座及第 6 座的地下至 3 樓及 5 樓；第 2 座、第 3 座及第 5 座的地下至 3 樓及 5 樓至 6 樓)	門鎖連門柄及門擋  門柄 (只適用於第 1 座 3 樓 B 單位的主人浴室)  門鎖連門柄 (只適用於第 2 座 5 樓 A 單位)
			木皮飾面板及不銹鋼面板配木百葉 (只適用於第 1 座及第 6 座的 Penthouse A 單位及 Penthouse B 單位、第 1 座 Penthouse B 單位除外；第 2 座第 3 座及第 5 座的 Penthouse)	
			木皮飾面板及金屬配金屬百葉 (只適用於第 1 座 Penthouse B 單位)	
	實心木趟門 (只適用於主人浴室。 第 1 座 2 樓、5 樓及 Penthouse B 單位； 第 6 Penthouse A 單位及 Penthouse B 單位除外)		木皮飾面板配木百葉 (只適用於第 1 座及第 6 座的地下至 3 樓及 5 樓；第 2 座、第 3 座及第 5 座的地下至 3 樓及 5 樓至 6 樓)	
			木皮飾面板及不銹鋼面板配木百葉 (只適用於第 1 座及第 6 座的 Penthouse A 及 Penthouse B 的 7 樓；第 2 座、第 3 座、第 5 座的 Penthouse)	
	只適用於第 1 座 3 樓 B 單位： 主人浴室：金屬框玻璃趟門		只適用於第 1 座 3 樓 B 單位： 主人浴室：玻璃及不銹鋼配金屬百葉  浴室：木皮飾面板及不銹鋼配木百葉	
	浴室及客廁：實心木掩門		客廁：木皮飾面、不銹鋼及玻璃配金屬百葉	
	只適用於第 2 座地下 A 單位： 空心木掩門		只適用於第 2 座地下 A 單位： 主人浴室、浴室 1、浴室 2 及客廁：木皮飾面板配木百葉  浴室 3：木皮飾面板	
	空心木趟門 (只適用於主人浴室)			
	只適用於第 2 座 5 樓 A 單位： 空心木掩門		只適用於第 2 座 5 樓 A 單位： 高光漆木皮飾面板配木百葉	
	空心木趟門 (只適用於主人浴室)			
	只適用於第 2 座 Penthouse 單位： 空心木掩門  空心木趟門 (只適用於主人浴室)		只適用於第 2 座 Penthouse 單位： 主人浴室、浴室 1 及浴室 3： 木皮飾面板配金屬百葉及金屬飾面  浴室 2： 木皮飾面板及金屬飾面  浴室 4： 高光木皮飾面板及金屬飾面  客廁： 高光木皮飾面板配金屬百葉及金屬飾面	
	只適用於第 6 座 5 樓 A 單位： 空心木掩門  空心木趟門 (只適用於主人浴室)		只適用於第 6 座 5 樓 A 單位： 木皮飾面板配木百葉	

門		用料	裝修物料	配件
	廚房門	實心防火木掩門 配防火玻璃視窗	木皮飾面板	門柄、氣鼓及門擋
			高光漆木皮飾面板及木皮飾面板 (只適用於第 2 座 5 樓 A 單位)	
			木皮飾面板、金屬及特式玻璃 (只適用於第 1 座 3 樓 B 單位)	
			木皮飾面板及金屬飾面 (只適用於第 1 座 Penthouse B 單位)	
			木皮飾面板、布板、金屬及天然石 (只適用於第 2 座 Penthouse 單位)	
	廚房往工人工作間門	實心防火木掩門 配防火玻璃視窗	木皮飾面板	門柄、氣鼓及門擋
	廚房通往貨運升降機大堂門(第一扇門)	實心木掩門	木皮飾面板	門柄、氣鼓及門擋
	廚房通往貨運升降機大堂門(第二扇門)	實心防火木掩門	木皮飾面板	門鎖連門柄、防盜眼、氣鼓、防盜扣及門擋
	走廊門(近廚房)	實心防火木掩門 配防火玻璃視窗 (只適用於第 1 座、第 2 座、第 3 座、第 5 座及第 6 座的地下單位)  實心木掩門 (只適用於第 6 座 1 樓至 3 樓及 5 樓至 6 樓)	木皮飾面板	門柄、氣鼓及門擋
	走廊往貨運升降機大堂門(只適用於第 6 座的 A 單位及 B 單位); 儲物室往貨運升降機大堂門(只適用於第 1 座 1 樓 A 單位)	實心防火木掩門	木皮飾面板	門鎖連門柄、防盜眼、氣鼓、防盜扣及門擋
	工人房門	實心木趟門	木皮飾面板	門鎖連門柄
	工人浴室及工人廁門	實心木趟門	木皮飾面板配木百葉	門鎖連門柄及門擋
			木皮飾面板 (只適用於第 2 座、第 3 座及第 5 座的地下 A 單位及 B 單位及 Penthouse 單位; 第 6 座的地下至 3 樓及 5 樓的 A 單位及 Penthouse A 單位)	
	儲物室門(如有)	實心木掩門	木皮飾面板	門鎖連門柄及門擋
			木皮飾面板及不銹鋼面板 (只適用於第 1 座的 Penthouse A 單位及第 6 座的 Penthouse A 單位及 Penthouse B 單位)	門柄及門檔 (只適用於第 1 座 1 樓 A 單位)
		金屬框玻璃趟門 (只適用於第 2 座地下 A 單位)	夾層玻璃及不銹鋼	門柄
		空心木掩門 (只適用於第 2 座 Penthouse 單位及第 6 座 5 樓 A 單位)	木皮飾面板及金屬飾面 (只適用於第 2 座 Penthouse 單位的儲物室 2)	門鎖連門柄及門擋
			木皮飾面板及牆紙 (只適用於第 2 座 Penthouse 單位的儲物室 1 及第 6 座 5 樓 A 單位)	

門		用料	裝修物料	配件
	空調機房門	金屬掩門	金屬板	門鎖連門柄及氣鼓
	空調機房門(只適用於第 2 座、第 3 座及第 5 座的 Penthouse 單位的 7 樓) ;  空調機房供 Penthouse 單位門 (只適用於第 1 座至第 3 座、第 5 座及第 6 座的天台)	鋁掩門	鋁百葉	門鎖連門柄
	花園門	鋁框玻璃掩門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄及氣鼓
	花園門 (只適用於第 6 座地下 A 單位之客廳及主人睡房 ; 及地下 B 單位之客廳)	鋁框玻璃趟門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄
	花園門 (只適用於第 1 座地下 A 單位之客廳、第 2 座、第 3 座、第 5 座地下 A 單位及 B 單位之客廳)	鋁框玻璃掩門及趟門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄及氣鼓 (氣鼓只適用於鋁框玻璃掩門)
	工作平台門	鋁框玻璃掩門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄及氣鼓
	露台門	鋁框玻璃趟門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄
		鋁框玻璃掩門 (只適用於第 6 座 1 樓至 3 樓及 5 樓 A 單位及 B 單位、Penthouse A 單位及 Penthouse B 單位)		門鎖連門柄及氣鼓 (只適用於鋁框玻璃掩門)
	前庭門	鋁框玻璃趟門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄
	前庭門 (只適用於第 1 座 2 樓 B 單位之主人睡房、睡房 2 及工人工作間 ; 第 6 座 1 樓 B 單位之工人工作間、Penthouse A 單位之睡房 1 及 Penthouse B 單位之睡房 4)	鋁框玻璃掩門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄及氣鼓
	天台門	鋁框玻璃掩門	有色雙層中空玻璃配低幅射鍍膜及鋁	門鎖連門柄及氣鼓
	客廳往走廊 3 門	木框玻璃掩門 (只適用於第 2 座 Penthouse 單位)  實心木掩門 (只適用於第 3 座及第 5 座 Penthouse 單位)	高光木皮飾面、鉛花玻璃及金屬飾面 (只適用於第 2 座 Penthouse 單位)  木皮飾面板及不銹鋼面板 (只適用於第 3 座及第 5 座 Penthouse 單位)	門柄及門擋 (只適用於第 2 座 Penthouse 單位)  門鎖連門柄及門擋 (只適用於第 3 座及第 5 座 Penthouse 單位)

門		用料	裝修物料	配件
	家庭廳往私人升降機大堂門 (只適用於第 1 座 Penthouse A 單位及 Penthouse B 單位)	實心防火木掩門	木皮飾面板、天然石及金屬飾面	門鎖連門柄、防盜眼、氣鼓、防盜扣及門擋
	私人升降機大堂往公用地方門(天台) (只適用於第 1 座及第 6 座 Penthouse A 單位及 Penthouse B 單位)	實心防火木掩門	木皮飾面板	門鎖連門柄、氣鼓及門擋
	門廳門	實心木掩門  金屬框玻璃趟門 (只適用於第 2 座地下 A 單位)  空心木掩門 (只適用於第 2 座 5 樓 A 單位及第 6 座 5 樓 A 單位)	木皮飾面板  木皮飾面板、天然石及金屬條 (只適用於第 1 座 3 樓 B 單位)  夾層玻璃及不銹鋼 (只適用於第 2 座地下 A 單位)  高光漆木皮飾面板、石飾面板及金屬飾面 (只適用於第 2 座 5 樓 A 單位)  木皮飾面板及牆紙 (只適用於第 6 座 5 樓 A 單位)	門柄、氣鼓及門擋  門柄及氣鼓 (只適用於第 1 座 3 樓 B 單位)  門柄 (只適用於第 2 座地下 A 單位)  門鎖連門柄及門擋 (只適用於第 2 座 5 樓 A 單位及第 6 座 5 樓 A 單位)
	衣帽間門	實心木掩門  空心木掩門及趟門 (只適用於第 2 座 Penthouse 單位)	木皮飾面板及不銹鋼面板  木皮飾面板、鏡及金屬飾面 (只適用於第 2 座 Penthouse 單位)	門鎖連門柄及門擋  門柄 (只適用於第 2 座 Penthouse 單位的趟門)
	茶水間通往貨運升降機大堂門 (只適用於第 2 座、第 3 座及第 5 座的 Penthouse)  家庭廳通往貨運升降機大堂門(只適用於第 6 座 Penthouse A 單位)  走廊 2 通往貨運升降機大堂門(只適用於第 6 座 Penthouse B 單位)	實心防火木掩門	木皮飾面板  木皮飾面板及金屬飾面 (只適用於第 2 座 Penthouse 單位)	門鎖連門柄、防盜眼、氣鼓、防盜扣及門擋



窗	框的用料	玻璃的用料	
	氟碳噴塗鋁質窗框	客廳、飯廳、睡房、廚房、家庭廳、衣帽間、工人房及第 1 座及第 6 座天台的私人升降機大堂的窗(如有)	有色雙層中空玻璃配低幅射鍍膜
		浴室的窗(如有)	有色雙層中空玻璃配低幅射鍍膜 (以下單位除外)  奶白色雙層中空玻璃配低幅射鍍膜 (只適用於以下單位的位置)
			第 1 座: 地下至 3 樓及 5 樓: A 單位的主人浴室 地下至 3 樓及 5 樓 A 單位的浴室 2
			第 2 座: 地下: A 單位的主人浴室 地下: A 單位及 B 單位 的工人浴室 地下至 3 樓、5 樓及 6 樓: B 單位 的主人浴室 地下至 3 樓、5 樓及 6 樓: A 單位及 B 單位 的浴室 2 7 樓: Penthouse 單位的浴室 1 7 樓: Penthouse 單位的浴室 4
			第 3 座: 地下: A 單位及 B 單位 的主人浴室 地下: A 單位及 B 單位 的工人浴室 地下至 3 樓、5 樓及 6 樓: A 單位及 B 單位 的浴室 2 7 樓: Penthouse 單位的浴室 1 7 樓: Penthouse 單位的浴室 4
			第 5 座: 地下至 3 樓、5 樓至 7 樓: A 單位的主人浴室 地下: B 單位的主人浴室 地下: A 單位及 B 單位 的工人浴室 地下至 3 樓、5 樓及 6 樓: A 單位及 B 單位 的浴室 2 7 樓: Penthouse 單位的浴室 1 7 樓: Penthouse 單位的浴室 4
			第 6 座: 地下至 3 樓及 5 樓: B 單位 的主人浴室 地下至 3 樓及 5 樓: B 單位 的浴室 3 地下: B 單位 的工人浴室 6 樓: Penthouse B 單位的浴室 4 7 樓: Penthouse B 單位的主人浴室之淋浴間

浴室	牆壁的裝修物料的類型 (外露表面)	地板的裝修物料 的類型 (外露表面)	天花板的裝修物料的類型 (外露表面)
	天然石	天然石	防潮石膏板假天花、假陣及髹防霉乳膠漆  防潮石膏板假天花、假陣及髹特別油漆 (只適用於第 1 座 3 樓 B 單位及 Penthouse B 單位 的主人浴室)

廚房	牆壁的裝修物料的類型 (外露表面)	地板的裝修物料 的類型 (外露表面)	天花板的裝修物料的 類型 (外露表面)	灶台裝修物料的類型 (外露表面)
	天然石及不銹鋼	天然石	防潮石膏板假天花、假陣及髹乳膠漆	人造石

Internal Wall and Ceiling		Type of wall finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)
	Living Room and Dining Room	Emulsion paint	Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Wallpaper, natural stone and metal	<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with special paint and finished with metal strip
		<u>Applicable to Flat A on 6/F of Tower 1 only:</u> Wallpaper, Emulsion paint	<u>Applicable to Flat A on 6/F of Tower 1 only:</u> Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Penthouse B of Tower 1 only:</u> Wallpaper, natural stone, special paint and metal strip	<u>Applicable to Penthouse B of Tower 1 only:</u> Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with special paint, finished with metal strip and natural stone
		<u>Applicable to Flat A on G/F of Tower 2 only:</u> Wood veneered panel, wood veneered strip, wallpaper, natural stone, glass with metal frame and metal panel	<u>Applicable to Flat A on G/F of Tower 2 only:</u> Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Flat A on 5/F of Tower 2 only:</u> High gloss wood veneered panel, stone veneered panel, emulsion paint and metal strip	<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Penthouse of Tower 2 only:</u> Natural stone, high gloss wood veneered panel, fabric panel, leather, metal strip, metal framed special glass and metal framed mirror	<u>Applicable to Penthouse of Tower 2 only:</u> Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint, finished with mirror and metal
		<u>Applicable to Flat A on 3/F of Tower 3 only:</u> Wallpaper, Emulsion paint	<u>Applicable to Flat A on 3/F of Tower 3 only:</u> Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Natural Stone, wood veneered panel and emulsion paint	<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Wallpaper. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and finished with wallpaper and metal
	Bedroom	Emulsion paint	Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Master bedroom: Special paint, wallpaper and metal strip Bedroom 1: Wallpaper, fabric panel, vinyl panel and metal strip Bedroom 2: Wallpaper, fabric panel, vinyl panel, special paint and metal strip Bedroom 3: Wallpaper, fabric panel and metal strip	<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with special paint and finished with metal strip  Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with special paint (Applicable to Bedroom 1 only)

Internal Wall and Ceiling		Type of wall finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)
	Bedroom	<u>Applicable to Penthouse B of Tower 1 only:</u> Master bedroom: Wallpaper, natural stone and metal Bedroom 1: Wallpaper and metal Bedroom 2: Wallpaper, fabric panel and metal Bedroom 3: Wallpaper and metal Bedroom 4: Wallpaper, vinyl panel and metal	<u>Applicable to Penthouse B of Tower 1 only:</u> Master bedroom and Bedroom 1: Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with special paint and finished with metal Bedroom 2, bedroom 3 and bedroom 4: Special paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with special paint
		<u>Applicable to Flat A on G/F of Tower 2 only:</u> Master bedroom: Wood veneered panel, fabric panel, vinyl panel, special paint panel, wallpaper and metal Bedroom 1: Wood veneered panel and wallpaper Bedroom 2: Wood veneered panel, fabric panel and metal Bedroom 3: Wood veneered panel, wallpaper, fabric panel and metal	<u>Applicable to Flat A on G/F of Tower 2 only:</u> Master Bedroom and bedroom 1: Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint and finished with wood veneered panel Bedroom 2 and Bedroom 3: Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Master bedroom: Wallpaper Bedroom 1: Wallpaper Bedroom 2: Wallpaper, fabric panel and wood veneer Bedroom 3: Wallpaper and fabric panel	<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint
		<u>Applicable to Penthouse of Tower 2 only:</u> Master bedroom: Wood veneered panel, wallpaper, natural stone, metal frame and fabric panel Bedroom 1: Wood veneered panel, wallpaper, fabric panel and stainless steel Bedroom 2: Wood veneered panel, wallpaper and metal framed tinted mirror Bedroom 3: Wallpaper, special glass, fabric panel and stainless steel Bedroom 4: Wood veneered panel, wallpaper, fabric panel and stainless steel	<u>Applicable to Penthouse of Tower 2 only:</u> Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint and metal strip  Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint (Applicable to Bedroom 1 only)
		<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Bedroom 1 and 2: Wallpaper Master bedroom and bedroom 3: Wood veneered panel and wallpaper	<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Wallpaper. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and finished with wallpaper, mirror and metal

Internal Floor		Material of floor (on exposed surface)	Material of skirting (on exposed surface)
	Living Room and Dining Room	Oak engineering timber flooring with natural stone and brass strips next to Balcony door (if provided), Terrace door (if provided) and Garden door (if provided)	Wood veneered skirting
		<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Natural stone	<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Metal skirting
		<u>Applicable to Penthouse B of Tower 1 only:</u> Natural stone	<u>Applicable to Penthouse B of Tower 1 only:</u> Metal skirting
		<u>Applicable to Flat A on G/F of Tower 2 only:</u> Walnut engineering timber flooring with natural stone and brass strips	<u>Applicable to Flat A on G/F of Tower 2 only:</u> No skirting provided
		<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Natural stone and engineering timber flooring	<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Metal skirting
		<u>Applicable to Penthouse of Tower 2 only:</u> Natural stone	<u>Applicable to Penthouse of Tower 2 only:</u> Wood veneered skirting
		<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Oak engineering timber flooring with natural stone and steel strips	<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Wood veneered skirting
	Bedroom	Oak engineering timber flooring with natural stone and brass strips next to Terrace door (if provided) and Garden door (if provided)	Wood veneered skirting
		<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Oak engineering timber flooring	<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Metal skirting
		<u>Applicable to Penthouse B of Tower 1 only:</u> Oak engineering timber flooring with natural stone and brass strips next to Terrace door	<u>Applicable to Penthouse B of Tower 1 only:</u> Metal skirting
		<u>Applicable to Flat A on G/F of Tower 2 only:</u> Walnut engineering timber flooring with natural stone and metal strips next to Garden door	<u>Applicable to Flat A on G/F of Tower 2 only:</u> No skirting provided
		<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Engineered timber flooring	<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Wood veneered skirting
		<u>Applicable to Penthouse of Tower 2 only:</u> Oak engineered timber flooring  Carpet (Applicable to Bedroom 4 only)	<u>Applicable to Penthouse of Tower 2 only:</u> Wood veneered skirting
		<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Oak engineering timber flooring	<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Wood veneered skirting

Door		Materials	Finishes	Accessories
	Entrance door	Solid core fire rated timber swing door	Wood veneered panel and metal panel	Lockset with door handle, door viewer, door closer and door stopper
			Metal panel (Applicable to Flat A of G/F of Tower 2 only)	Lockset with door handle, door viewer, door closer (Applicable to Flat B on 3/F of Tower 1, Flat A on G/F and 5/F of Tower 2 and Flat A on 5/F of Tower 6 only)
			High gloss wood veneered panel, stone veneered panel and metal panel (Applicable to Flat A, 5/F of Tower 2 only)	
			Leather pattern panel and metal panel (Applicable to Penthouse of Tower 2 only)	Lockset with door handle and door closer (Applicable to Penthouse of Tower 2 only)
			Wood veneered panel, wallpaper and metal panel (Applicable to Flat A on 5/F of Tower 6 only)	
	Private Lift Lobby to Service Lift Lobby door	Solid core fire rated timber swing door	Wood veneered panel  Wood veneered panel, natural stone and metal (Applicable to Penthouse A and Penthouse B of Tower 1 and Tower 6)	Lockset with door handle, door viewer, door closer, security door guard and door stopper
	Penthouse Lift Lobby door (G/F) - Penthouse A & Penthouse B of Tower 1 and Tower 6; Penthouse of Tower 2, Tower 3 & Tower 5	Solid core fire rated timber swing door	Wood veneered panel and natural stone	Electrical lockset, lockset with door handle, door closer and door stopper
	Penthouse Lift Lobby door (Basement Floor)	Metal framed fire rated glass swing door	Glass and aluminium	Electrical lockset, door handle, floor spring and door stopper
	Penthouse Lift Lobby to Service Lift Lobby door (Basement Floor) - Penthouse A & Penthouse B of Tower 1 and Tower 6; Penthouse of Tower 2, Tower 3 & Tower 5	Solid core fire rated timber swing door	Wood veneered panel and metal panel	Electrical lockset, door handle, door closer and door stopper

Door		Materials	Finishes	Accessories
	Master Bedroom and Bedroom door	Solid core timber swing door	Wood veneered panel (Applicable to G/F-3/F, 5/F of Tower 1 and Tower 6; G/F-3/F, 5/F-6/F of Tower 2, Tower 3 and Tower 5 only)	Lockset with door handle and door stopper
		Hollow core timber swing door (Applicable to Flat A on G/F, Flat A on 5/F, Penthouse of Tower 2 and Flat A on 5/F of Tower 6 only)	High gloss wood veneered panel (Applicable to Flat A on 5/F of Tower 2 only)	
			Wood veneered panel and metal (Applicable to Penthouse A and Penthouse B of Tower 1 and Tower 6, Penthouse of Tower 2, Tower 3 and Tower 5 only)	
			Wood veneered panel, natural stone and metal strip (Applicable to Flat B on 3/F of Tower 1 only)	
			Wood veneered panel and wallpaper (Applicable to Flat A on 5/F of Tower 6 only)	
	Master Bathroom, Bathroom and Powder Room door	Solid core timber swing door	Wood veneered panel with timber louver (Applicable to G/F-3/F and 5/F of Tower 1 and Tower 6; G/F-3/F, 5/F-6/F of Tower 2, Tower 3 and Tower 5 only)	Lockset with door handle and door stopper  Door handle (Applicable to Master Bathroom of Flat B on 3/F of Tower 1 only)
			Wood veneered panel and stainless steel panel with timber louver (Applicable to Penthouse A and Penthouse B of Tower 1 and Tower 6, Except Penthouse B of Tower 1; Penthouse of Tower 2, Tower 3 and Tower 5 only)	
			Wood veneered panel and metal with metal louver (Applicable to Penthouse B of Tower 1 only)	
		Solid core timber sliding door (Applicable to master bathroom only. Except 2/F, 5/F and Penthouse B of Tower 1; Penthouse A and Penthouse B of Tower 6)	Wood veneered panel with timber louver (Applicable to G/F-3/F and 5/F of Tower 1 and Tower 6; G/F-3/F, 5/F-6/F of Tower 2, Tower 3 and Tower 5 only)  Wood veneered panel and stainless steel panel with timber louver (Applicable to 7/F Penthouse A & Penthouse B of Tower 1 and Tower 6; Penthouse of Tower 2, Tower 3, Tower 5 and Tower 6 only)	

Door		Materials	Finishes	Accessories
	Master Bathroom, Bathroom and Powder Room door	<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Master bathroom: Metal framed glass sliding door  Bathroom and powder room: Solid core timber swing door	<u>Applicable to Flat B on 3/F of Tower 1 only:</u> Master Bathroom: Glass and stainless steel with metal louver  Bathroom: Wood veneered panel and stainless steel with timber louver  Powder Room: Wood veneer, stainless steel and glass with metal louver	Lockset with door handle and door stopper  Door handle (Applicable to Master Bathroom of Flat B on 3/F of Tower 1 only)  Lockset with door handle (Applicable to Flat A on 5/F of Tower 2 only)
		<u>Applicable to Flat A on G/F of Tower 2 only:</u> Hollow core timber swing door  Hollow core timber sliding door (Applicable to master bathroom only)	<u>Applicable to Flat A on G/F of Tower 2 only:</u> Master bathroom, bathroom 1, bathroom 2 and powder room: Wood veneered panel with timber louver  Bathroom 3: Wood veneered panel	
		<u>Applicable to Flat A on 5/F of Tower 2 only:</u> Hollow core timber swing door  Hollow core timber sliding door (Applicable to master bathroom only)	<u>Applicable to Flat A on 5/F of Tower 2 only:</u> High gloss wood veneered panel with timber louver	
		<u>Applicable to Penthouse of Tower 2 only:</u> Hollow core timber swing door  Hollow core timber sliding door (Applicable to master bathroom only)	<u>Applicable to Penthouse of Tower 2 only:</u> Master bathroom, bathroom 1 and bathroom 3: Wood veneered panel with metal louver and metal Bathroom 2: Wood veneered panel and metal Bathroom 4: High gloss wood veneered panel and metal Powder room: High gloss wood veneered panel with metal louver and metal	
		<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Hollow core timber swing door  Hollow core timber sliding door (Applicable to master bathroom only)	<u>Applicable to Flat A on 5/F of Tower 6 only:</u> Wood veneered panel with timber louver	

Door		Materials	Finishes	Accessories
	Kitchen door	Solid core fire rated timber swing door with fire rated vision panel	Wood veneered panel	Door handle, door closer and door stopper
			High gloss wood veneered panel and wood veneered panel (Applicable to Flat A on 5/F of Tower 2 only)	
			Wood veneered panel, metal and special glass (Applicable to Flat B on 3/F of Tower 1 only)	
			Wood veneered panel and metal (Applicable to Penthouse B of Tower 1 only)	
			Wood veneered panel, fabric panel, metal and natural stone (Applicable to Penthouse of Tower 2 only)	
	Kitchen to Maid Hall door	Solid core fire rated timber swing door with fire rated vision panel	Wood veneered panel	Door handle, door closer and door stopper
	Kitchen to Service Lift Lobby door (The first door)	Solid core timber swing door	Wood veneered panel	Door handle, door closer and door stopper
	Kitchen to Service Lift Lobby door (The second door)	Solid core fire rated timber swing door	Wood veneered panel	Lockset with door handle, door viewer, door closer, security door guard and door stopper
	Corridor door (near kitchen)	Solid core fire rated timber swing door with fire rated vision panel (Applicable to Flats on G/F of Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6 only)  Solid core timber swing door (Applicable to 1/F to 3/F and 5/F to 6/F of Tower 6 only)	Wood veneered panel	Door handle, door closer and door stopper
	Corridor to Service Lift Lobby door (Applicable to Flat A and Flat B of Tower 6 only) ; Store to Service Lift Lobby door (Applicable to Flat A on 1/F of Tower 1 only)	Solid core rated timber swing door	Wood veneered panel	Lockset with door handle, door viewer, door closer, security door guard and door stopper



Door		Materials	Finishes	Accessories
	Maid Room door	Solid core timber sliding door	Wood veneered panel	Lockset with door handle
	Maid Bathroom and Maid Toilet door	Solid core timber swing door	Wood veneered panel with timber louver	Lockset with door handle and door stopper
			Wood veneered panel (Applicable to Flat A and Flat B on G/F and Penthouse of Tower 2, Tower 3 and Tower 5; Flat A on G/F-3/F and 5/F of Tower 6 and Penthouse A of Tower 6 only)	
	Store door (if provided)	Solid core timber swing door	Wood veneered panel	Lockset with door handle and door stopper
			Wood veneered panel and stainless steel panel (Applicable to Penthouse A of Tower 1 and Penthouse A and Penthouse B of Tower 6 only)	Door handle and door stopper (Applicable to Flat A on 1/F of Tower 1 only)
		Metal framed glass sliding door (Applicable to Flat A on G/F of Tower 2 only)	Laminated glass and stainless steel	Door handle
		Hollow core timber swing door (Applicable to Penthouse of Tower 2 and Flat A on 5/F of Tower 6 only)	Wood veneered panel and metal (Applicable to Store 2 of Penthouse of Tower 2 only)	Lockset with door handle and door stopper
			Wood veneered panel and wallpaper (Applicable to Store 1 of Penthouse of Tower 2 and Flat A on 5/F of Tower 6 only)	
	Air Handling Unit Room door	Metal swing door	Metal plate	Lockset with door handle and door closer
	Air Handling Unit Room door (Applicable to 7/F of Penthouse of Tower 2, Tower 3 and Tower 5); Air-conditioning Plant for Penthouse door (Applicable to Roof of Tower 1 to Tower 3, Tower 5 to Tower 6)	Aluminium swing door	Aluminium louver	Lockset with door handle

Door		Materials	Finishes	Accessories
	Garden door	Aluminium framed glass swing door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle and door closer
	Garden door (Applicable to Living Room and Master Bedroom of Flat A and Living Room of Flat B on G/F of Tower 6 only)	Aluminium framed glass sliding door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle
	Garden door (Applicable to Living Room of Flat A on G/F of Tower 1, Living Room of Flat A and Flat B on G/F of Tower 2, Tower 3 and Tower 5)	Aluminium framed glass swing door and sliding door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle and door closer (Door closer is applicable to aluminium framed glass swing door only)
	Utility Platform door	Aluminium framed glass swing door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle and door closer
	Balcony door	Aluminium framed glass sliding door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle
		Aluminium framed glass swing door (Applicable to Flat A and Flat B on 1/F to 3/F and 5/F, Penthouse A and Penthouse B of Tower 6 only)		Lockset with door handle and door closer (Applicable to aluminium framed glass swing door only)
	Terrace door	Aluminium framed glass sliding door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle
	Terrace door (Applicable to Master Bedroom, Bedroom 2 and Maid Hall of Flat B on 2/F of Tower 1; Maid Hall of Flat B on 1/F, Bedroom 1 of Penthouse A and Bedroom 4 of Penthouse B of Tower 6 only)	Aluminium framed glass swing door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle and door closer
	Roof door	Aluminium framed glass swing door	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating and aluminium	Lockset with door handle and door closer

Door		Materials	Finishes	Accessories
	Living Room to Corridor 3 door	Timber framed glass swing door (Applicable to Penthouse of Tower 2 only)  Solid core timber swing door (Applicable to Penthouse of Tower 3 and Tower 5 only)	High gloss wood veneered panel, stained glass and metal (Applicable to Penthouse of Tower 2 only)  Wood veneered panel and stainless steel panel (Applicable to Penthouse of Tower 3 and Tower 5 only)	Door handle and door stopper (Applicable to Penthouse of Tower 2 only)  Lockset with door handle and door stopper (Applicable to Penthouse of Tower 3 and Tower 5 only)
	Family Room to Private Lift Lobby door (Applicable to Penthouse A and Penthouse B of Tower 1 only)	Solid core fire rated timber swing door	Wood veneered panel, natural stone and metal	Lockset with door handle, door viewer, door closer, security door guard and door stopper
	Private Lift Lobby to Common Area door (Roof) (Applicable to Penthouse A and Penthouse B of Tower 1 and Tower 6 only)	Solid core fire rated timber swing door	Wood veneered panel	Lockset with door handle, door closer and door stopper
	Foyer door	Solid core timber swing door  Metal framed glass sliding door (Applicable to Flat A on G/F of Tower 2 only)  Hollow core timber swing door (Applicable to Flat A on 5/F of Tower 2 and Flat A on 5/F of Tower 6 only)	Wood veneered panel  Wood veneered panel, natural stone and metal strip (Applicable to Flat B on 3/F of Tower 1 only)  Laminated glass and stainless steel (Applicable to Flat A on G/F of Tower 2 only)  High gloss wood veneered panel, stone veneered panel and metal (Applicable to Flat A on 5/F of Tower 2 only)  Wood veneered panel and wallpaper (Applicable to Flat A on 5/F of Tower 6 only)	Door handle, door closer and door stopper  Door handle and door closer (Applicable to Flat B on 3/F of Tower 1 only)  Door handle (Applicable to Flat A on G/F of Tower 2 only)  Lockset with door handle and door stopper (Applicable to Flat A on 5/F of Tower 2 and Flat A on 5/F of Tower 6 only)
	Closet door	Solid core timber swing door  Hollow core timber swing door and sliding door (Applicable to Penthouse of Tower 2 only)	Wood veneered panel and stainless steel panel  Wood veneered panel, mirror and metal (Applicable to Penthouse of Tower 2 only)	Lockset with door handle and door stopper  Door handle (Applicable to sliding door at Penthouse of Tower 2 only)

Door		Materials	Finishes	Accessories
	Pantry to Service Lift Lobby door (Applicable to Penthouse of Tower 2, Tower 3 and Tower 5 only)	Solid core fire rated timber swing door	Wood veneered panel	Lockset with door handle, door viewer, door closer, security door guard and door stopper
	Family Room to Service Lift Lobby door (Applicable to Penthouse A of Tower 6 only)		Wood veneered panel and metal (Applicable to Penthouse of Tower 2 only)	
	Corridor 2 to Service Lift Lobby door (Applicable to Penthouse B of Tower 6 only)			

Window	Material of frame	Material of glass		
	Fluorocarbon coated aluminium frame	For windows in living room, dining room, bedroom, kitchen, family room, closet, maid room and private lift lobbies on Roof of Tower 1 and Tower 6 (if any)	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating	
		For windows in bathroom (if any)	Coloured Insulated-Glass-Unit (IGU) with low emissivity coating (The following units are excepted)	
			Milky White Insulated-Glass-Unit (IGU) with low emissivity coating (Applicable to the locations of the following units only)	
			Tower 1: G/F to 3/F and 5/F: Master Bathroom of Flat A G/F to 3/F and 5/F: Bathroom 2 of Flat A	
			Tower 2: G/F: Master Bathroom of Flat A G/F: Maid Bathroom of Flat A and Flat B G/F to 3/F, 5/F and 6/F: Master Bathroom of Flat B G/F to 3/F, 5/F and 6/F: Bathroom 2 of Flat A and Flat B 7/F: Bathroom 1 of Penthouse 7/F: Bathroom 4 of Penthouse	
			Tower 3: G/F: Master Bathroom of Flat A and Flat B G/F: Maid Bathroom of Flat A and Flat B G/F to 3/F, 5/F and 6/F: Bathroom 2 of Flat A and Flat B 7/F: Bathroom 1 of Penthouse 7/F: Bathroom 4 of Penthouse	
			Tower 5: G/F to 3/F, 5/F to 7/F: Master Bathroom of Flat A G/F: Master Bathroom of Flat B G/F: Maid Bathroom of Flat A and Flat B G/F to 3/F, 5/F and 6/F: Bathroom 2 of Flat A and Flat B 7/F: Bathroom 1 of Penthouse 7/F: Bathroom 4 of Penthouse	
			Tower 6: G/F to 3/F and 5/F: Master Bathroom of Flat B G/F to 3/F and 5/F: Bathroom 3 of Flat B G/F: Maid Bathroom of Flat B 6/F: Bathroom 4 of Penthouse B 7/F: Shower Cubicle at Master Bathroom of Penthouse B	

Bathroom	Types of wall finishes (on exposed surface)	Types of floor finishes (on exposed surface)	Types of ceiling finishes (on exposed surface)	
	Natural stone	Natural stone	Suspended moisture-resistance gypsum board false ceiling, bulkhead and painted with anti-mould emulsion paint	
			Suspended moisture-resistant gypsum board false ceiling, bulkhead and painted with special paint (Applicable to Master Bathroom of Flat B on 3/F and Penthouse B of Tower 1 only)	
Kitchen	Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)	Type of cooking bench finishes (on exposed surface)
	Natural stone and stainless steel	Natural stone	Suspended moisture-resistance gypsum board false ceiling, bulkhead and painted with emulsion paint	Reconstituted stone

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

致 To : \_\_\_\_\_;  
身份證/護照/商業登記號碼 HKID/Passport/Business Registration No.: \_\_\_\_\_  
\_\_\_\_\_(“買方”) (“the Purchaser”)  
身份證/護照/商業登記號碼 HKID/Passport/Business Registration No. \_\_\_\_\_

由 From : NMC 6 Limited (“賣方”) (“the Vendor”)

(註：賣方成立為法團所在地為英屬維爾京群島。賣方的成員的法律責任是有限的。)

(Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

發展項目：綫外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

物業名稱 Property : (1) 第 Tower 1 座 Floor 5 樓 A 單位

(2) 住宅停車位編號 Residential Parking Space No. P08 於地庫 on Basement Floor

(統稱「本物業」) (collectively, “the Property”)

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

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

- (1) 賣方擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、閣下所購入在綫外中的單位及車位(如有)詳情、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：

The Vendor wishes to collect your name, identity card number, correspondence address, telephone number, details of the unit(s) and parking space(s) (if any) you bought in Mont Verra, email address and fax number (collectively “**Personal Data**”) for the purposes of:

- (a) 賣方處理與閣下購買或出標要約購買綫外的單位及車位(如有)有關(包括在成交時本物業交樓的事宜及(如適用)缺陷補救工程)的所有法律及其他必需的行政事宜，並保障買賣雙方在交易中的權益(「**強制性用途**」)。賣方將會提供閣下的個人資料予其代理嘉里物業代理有限公司，以作強制性用途；及

the Vendor’s dealing with all legal and other necessary administrative matters relating to your purchase or offer to purchase by tender of your unit(s) and parking space(s) (if any) in Mont Verra (including handover of the Property on completion and if applicable, defect rectification works) and protecting the parties’ interests in the transaction (“**the Obligatory Purposes**”). For the Obligatory Purposes, the Vendor will provide your Personal Data to its agent, Kerry Real Estate Agency Limited.; and

- (b) 賣方使用閣下的個人資料作直接促銷及提供閣下的個人資料給嘉里物業代理有限公司供他們作直接促銷使用。閣下的個人資料會被用作促銷以下服務／產品／活動：

- 綫外之租售資料包括但不限於住宅停車位/電單車停車位之租售資料。而租售之安排將由賣方全權決定；

- 綫外之推廣活動；及

- 嘉里物業代理有限公司作為市務代理的其他旗下樓盤之所有宣傳資料/信息

(「**自願性用途**」)。

the Vendor’s use of your Personal Data in direct marketing and providing your Personal Data to Kerry Real Estate Agency Limited for the purposes of direct marketing. Your Personal Data will be used for marketing the following services / products / activities:

- The information in relation to the leasing/sale of Mont Verra, including but not limited to the

- leasing/sale of Residential Parking Spaces and Motor Cycle Parking Spaces, on the understanding that the arrangement in respect of such sale or leasing shall be subject to the sole discretion of the Vendor;
- Promotional activities for Mont Verra; and
  - All promotional materials / information of other developments of which Kerry Real Estate Agency Limited is the marketing agent.
- (“the Voluntary Purposes”).**

- (2) 強制性用途乃賣方及/或嘉里物業代理有限公司需要閣下的個人資料所作的用途。如果閣下不提供閣下的個人資料予賣方及/或嘉里物業代理有限公司作此等用途，賣方及/或嘉里物業代理有限公司將不能夠作出強制性用途，這可能意味着閣下購買在綫外中的單位及車位(如有)（包括在成交時本物業交樓的事宜及(如適用)缺陷補救工程）及/或與此有關的行政事宜可能受到不利影響。

The Obligatory Purposes are purposes for which the Vendor and/or Kerry Real Estate Agency Limited needs your Personal Data. If you do not provide your Personal Data to the Vendor and/or Kerry Real Estate Agency Limited for these purposes, the Vendor and/or Kerry Real Estate Agency Limited will not be able to carry out the Obligatory Purposes which may mean that your purchase of your unit(s) and parking space(s) (if any) in Mont Verra (including handover of the Property on completion and if applicable, defect rectification works) and/or administrative matters relating to the same may be adversely affected.

- (3) 自願性用途僅屬自願性用途，(i) 除非閣下同意或不反對，賣方方可在直接促銷中使用閣下資料，及(ii) 除非閣下書面同意或不反對，賣方方可向嘉里物業代理有限公司提供閣下資料以供其在直接促銷中使用。而如果閣下不希望賣方及/或嘉里物業代理有限公司向閣下進行在綫外中或嘉里物業代理有限公司作為市務代理的旗下樓盤的投資機會的直接促銷，或者用作促銷上述第(1)(b)段所述的服務／產品／活動，閣下並無責任准許閣下的個人資料被用作此等用途。

The Voluntary Purposes are only voluntary purposes. The Vendor may not (i) use your Personal Data in direct marketing unless you consent or do not object, or (ii) provide your Personal Data to Kerry Real Estate Agency Limited for its use in direct marketing unless you consent or do not object in writing. You are not obliged to permit your Personal Data to be used for these purposes if you do not want the Vendor and/or Kerry Real Estate Agency Limited to conduct direct marketing to you of investment opportunities in Mont Verra or other developments of which Kerry Real Estate Agency Limited is the marketing agent, or to use your Personal Data for marketing the services / products / activities mentioned in paragraph (1)(b) above.

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

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

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

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

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

The Vendor and/or Kerry Real Estate Agency Limited will keep your Personal Data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. The Vendor and/or Kerry Real Estate Agency Limited will not retain your Personal Data if you terminate your consent or request the Vendor and/or Kerry Real Estate Agency Limited to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, termination or cessation or occurrence of other circumstances where your Personal Data is no longer required, the Vendor and/or Kerry Real Estate Agency Limited will destroy your Personal Data as soon as practicable after the

Vendor and/or Kerry Real Estate Agency Limited is no longer obliged to retain such data by law.

- (7) 閣下可隨時要求查閱及/或改正在賣方的紀錄中與閣下有關的個人資料。如要行使此等權利，閣下可按以下地址與賣方聯絡，並在閣下的通訊註明「保密」字樣。
- 如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關賣方在個人資料方面的政策及實務的一般資料及 (2) 提出有關賣方處理個人資料的一般問題及投訴，應致函予以下地址：

NMC 6 Limited

香港鰂魚涌英皇道 683 號嘉里中心 25 樓 - 市場部

(註明「保密」字樣)

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

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

NMC 6 Limited

25/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong – Marketing Department

(Marked "Confidential")

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#### 買方確認及同意書

#### Acknowledgement and Consent by the Purchaser

本人/我們已閱讀本聲明並同意其條款。

I/We have read this Statement and agree to its terms.

- ☐ 本人/我們在此空格加上剔(「✓」)號，即表示本人/我們指示賣方**不得**使用本人/我們的個人資料作上述自願性用途，包括把本人/我們的個人資料轉移予嘉里物業代理有限公司作直接促銷用途。(如果本人/我們沒有在此空格加上剔(「✓」)號，即表示本人/我們明白，賣方**將會**使用本人/我們的個人資料作其上述直接促銷用途並把本人/我們的個人資料轉移予嘉里物業代理有限公司作上述直接促銷用途。)

By checking this box, I/we instruct the Vendor **NOT** to use my/our Personal Data for the Voluntary Purposes described above, including transfer of my/our Personal Data to Kerry Real Estate Agency Limited for the purposes of direct marketing. (If I/we do not check this box, I/we understand that the Vendor **will** use my/our Personal Data for its direct marketing purposes described above and transfer my/our Personal Data to Kerry Real Estate Agency Limited for the direct marketing purposes described above.)

買方簽署 Signed by the Purchaser: \_\_\_\_\_

買方姓名 Name of the Purchaser : \_\_\_\_\_

電郵地址 Email Address: \_\_\_\_\_

日期 Date : \_\_\_\_\_

(註：買方填上簽署日期 Note: Purchaser to fill in the date of signing)



**確認信 Acknowledgement Letter**

致 To：賣方 The Vendor : NMC 6 Limited

(註：賣方成立為法團所在地為英屬維爾京群島。賣方的成員的法律責任是有限的。)

(Remark: The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

發展項目：緹外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

物業名稱 Property：第 Tower   1   座 Floor   5   樓   A   單位(「本物業」)(“the Property”)

買方

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

The Purchaser

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

本物業的臨時買賣合約日期 Date of Preliminary Agreement for Sale and Purchase of the Property: \_\_\_\_\_

(註：由賣方填寫 Note: To be filled in by the Vendor)

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**確認已參觀住宅物業 Confirmation of Viewing of Residential Property**

本人／我們即下述簽署人，謹此確認在簽署本物業之臨時買賣合約之前，賣方已開放本住宅物業供本人／我們參觀，  
I / We, the undersigned, hereby confirm that, prior to my / our signing of the preliminary agreement for sale and purchase of the Property, the Vendor has made the Residential Property available for viewing by me / us,

(請選擇 Please specify)

☐ 且本人／我們已參觀過上述賣方已開放的本住宅物業。  
and I / we have viewed the Residential Property made available to me / us by the Vendor as aforesaid.  
或 OR

☐ 但經充份考慮後本人／我們自主選擇決定不參觀上述賣方已開放的本住宅物業。  
but after due consideration and out of my / our own free will and choice I / we decided not to view the Residential Property made available to me / us by the Vendor as aforesaid.

儘管本物業的臨時買賣合約及本物業的買賣合約包含任何條款，本確認信亦不會被取代，並將繼續維持有效。

This Acknowledgement Letter shall take effect and shall not be superseded by and shall continue to subsist notwithstanding anything contained in the Preliminary Agreement for Sale and Purchase of the Property and the Agreement for Sale and Purchase of the Property.

買方簽署

Signed by the Purchaser

日期 Date: \_\_\_\_\_

(註：買方填上簽署日期 Note: Purchaser to fill in the date of signing )

**賣方資料表格 Vendor's Information Form**

(in compliance with s.68 and Schedule 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621))  
(符合《一手住宅物業銷售條例》(第 621 章)第 68 條及附表 8 的規定)

發展項目：緹外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

物業 Property : FLAT A ON THE 5 FLOOR OF Tower 1 第 1 座 5 樓 A 單位 (「本住宅物業」)(“the Residential Property”)

(a)	須就本住宅物業支付的管理費用的款額 the amount of the management fee that is payable for the Residential Property	港幣 HK\$ 33,858 (每月/per month)
(b)	須就本住宅物業繳付的地稅(如有的話)的款額 the amount of the Government rent (if any) that is payable for the Residential Property	港幣 HK\$ 12,897 (每季/per quarter)
(c)	業主立案法團(如有的話)的名稱 the name of the owners' incorporation (if any)	沒有 No
(d)	發展項目的管理人的姓名或名稱 the name of the manager of the Development	嘉里物業管理服務有限公司 Kerry Property Management Services Limited
(e)	賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知 any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development	沒有 No
(f)	賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知 any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the Development	沒有 No
(g)	賣方所知的影響本住宅物業的任何待決的申索 any pending claim affecting the Residential Property that is known to the vendor	沒有 No

我/我們等確認已收到賣方資料表格之副本及完全明白其內容。

I/We hereby acknowledge receipt of a copy of the Vendor's Information Form and fully understand the contents thereof.

買方簽名 Signed by the Purchaser

印製日期 Date of Printing: 7 Dec 2023

### **附帶條款 SUPPLEMENTAL TERMS**

發展項目：綫外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

物業名稱 Property : 第 Tower 1 座 Floor 5 樓 Flat A 單位

(統稱「本物業」)(collectively, “the Property”)

賣方 The Vendor : NMC 6 Limited

(註：賣方成立為法團所在地為英屬維爾京群島。賣方的成員的法律責任是有限的。)

(Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

買方

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

The Purchaser

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

### **有關[消防裝置]的附帶條款**

### **Supplemental Terms regarding fire service installation**

1. 本人 / 吾等確認本物業包含火警警鐘。

I/We hereby acknowledge that the Property includes alarm bell.

2. 本人 / 吾等確認本人 / 吾等明白及接受按照發展項目之公契及管理協議（以下簡稱「公契」）規定，作為本物業的業主，本人 / 吾等須遵守及履行公契內之相關條款，包括但不限於公契第 77.5 條及第 77.6 條(為方便參考，該條款之摘要已附於本附帶條款)。

I/We hereby acknowledge that I/we am/are aware of and understand and accept that under the Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the Development, as Owner of the Property, I / we shall be obliged to observe and comply with the relevant provisions of DMC, including but not limited to Clauses 77.5 and 77.6 of the DMC (extract of the provisions is attached hereto for easy reference).

3. 本人 / 吾等確認明白摘要為相關公契條款之概要，僅供參考，另本人 / 吾等亦確認於簽訂本物業臨時買賣合約前已獲建議細閱公契最新擬稿文本（於售樓處有所提供）及尋求專業意見以獲取詳情。

I/We hereby acknowledge that the extract is only a summary of the DMC provisions concerned for reference and that I/we have been advised to, before entering into the preliminary agreement for sale and purchase of the Property, peruse the latest draft DMC (which is available at the sales office) and seek professional advice for details.

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

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

5. 並非本附帶條款一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本附帶條款任何條款及條件或享有本附帶條款任何條款及條件之利益。

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

6. 本附帶條款(包括相關公契條款之摘要)之中文譯本僅供參考之用，如有歧義，仍以英文本為準。  
The Chinese version of these supplemental terms (including the extract of the relevant provisions of the DMC) is for information only and in case of inconsistency, the English version shall prevail.

買方簽署  
Signed by the Purchaser

嘉里物業代理有限公司代表賣方簽署  
For and on behalf of the Vendor by  
Kerry Real Estate Agency Limited

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獲授權代表簽署 Signed by Authorized Signatory

日期 Date: \_\_\_\_\_

Extracts of Clauses 77.5 and 77.6 of the DMC  
公契第 77.5 條及第 77.6 條之摘要

- 77.5 The Owner of each Flat (i) shall maintain the alarm bell in his Flat or (if his Flat is a Flat with hose reel, break glass and alarm bell) the hose reel, break glass and alarm bell in his Flat at his own costs and expenses and (ii) shall not alter, remove or obstruct any of the alarm bell or (as the case may be) the hose reel, break glass and alarm bell except that any alteration to any of the alarm bell or (as the case may be) the hose reel, break glass and alarm bell may only be carried out by a registered fire service installation contractor(s) subject to the prior written approval of the Manager to both (a) the carrying out of the alteration and (b) the choice of the registered fire service installation contractor(s), Provided That the Manager shall not unreasonably withhold or delay its approval or charge any fee other than a reasonable administrative fee for issuing its approval and such fee shall be credited to the Special Fund.
- 每個大廈單位的業主須(i)自費保養在其大廈單位的火警警鐘 或如其大廈單位屬於有[消防喉轆、警報玻璃及火警警鐘]的大廈單位自費保養在其大廈單位的 消防喉轆、警報玻璃及火警警鐘及(ii)不得更改、移除或阻擋任何火警警鐘或(視屬何情況而定)消防喉轆、警報玻璃及火警警鐘,除非對任何火警警鐘或(視屬何情況而定)消防喉轆、警報玻璃及火警警鐘 的更改是由註冊的消防裝置承辦商進行,前提是須得到管理人就以下兩者的事先書面同意:(a) 該更改的進行及(b)就註冊的消防裝置承辦商的人選,惟管理人不可不合理地不給予或延遲其同意,或收取任何就其發出書面同意而收取的合理行政費用以外的費用,而所收取的行政費用須撥入特別基金。
- 77.6 The Owner of each Flat shall allow and shall cause his tenants, licensees and/or occupants to allow the Manager and/or the registered fire service installation contractor(s) appointed by the Manager to enter into the Flat, at all reasonable times subject to obtaining the prior consent of the Owner (which consent shall not be unreasonably withheld or delayed), to carry out inspection of the alarm bell or (as the case may be) the hose reel, break glass and alarm bell in his Flat. Unless more frequent inspection is required by the Manager and/or the relevant Government authorities, such inspection will be carried out once a year. In case it is found that any Owner of the Flat (i) shall have altered the alarm bell or (as the case may be) the hose reel, break glass and alarm bell (unless the alteration has been carried out by a registered fire service installation contractor(s) and both (a) the carrying out of the alteration and (b) the choice of the registered fire service installation contractor(s) have previously been approved in writing by the Manager under Clause 77.5 of this Deed) or (ii) shall have removed or obstructed or failed to maintain the alarm bell or (as the case may be) the hose reel, break glass and alarm bell, the Manager and/or the registered fire service installation contractor(s) appointed by the Manager shall have the right at all reasonable times subject to reasonable prior written notice given by the Manager (except in the case of emergency) to enter into his Flat to carry out maintenance and/or reinstatement and/or repair work and such Owner of the Flat shall pay or indemnify the Manager the costs and expenses of the maintenance and/or reinstatement and/or repair work Provided that the Manager shall, in the exercise of such right to enter into the Flat, at his own costs and expense repair any damage caused thereby and shall be liable for the negligent, wilful or criminal acts of the Manager, its employees and contractors.
- 每個大廈單位的業主須允許及促使其租客、被許可人及/或佔用人允許管理人及/或由管理人委任的註冊消防裝置承辦商在獲得業主事先同意的情况下(惟業主不可不合理地不給予或延遲其同意)於所有合理時間內,進入該大廈單位,以檢查在其大廈單位內的火警警鐘或(視屬何情況而定)消防喉轆、警報玻璃及火警警鐘。除非管理人及/或有關政府當局要求多次檢查,一般一年檢查一次。倘若大廈單位的業主被發現 (i) 對火警警鐘或(視屬何情況而定)消防喉轆、警報玻璃及火警警鐘作出更改(除非該更改由註冊消防裝置承辦商進行,而且 (a) 該更改的進行及 (b) 就註冊消防裝置承辦商的人選已根據本公契第 77.5 條獲管理人的事先書面同意),或 (ii) 移除或阻擋或未有保養火警警鐘或(視屬何情況而定)消防喉轆、警報玻璃及火警警鐘,管理人及/或由管理人委任的註冊消防裝置承辦商有權在管理人已給予合理的事先書面通知的情况下(緊急情況除外),於所有合理時間內進入其大廈單位,以作出保養及/或修復及/或維修工程,而該大廈單位的業主須支付及彌償管理人保養及/或修復及/或維修工程的費用及開支,前提是管理人在行使其權利進入大廈單位時,須自費修補任何因此而造成的損毀,並須為管理人、其僱員及其承辦商的疏忽、蓄意或屬刑事的行為負責。

## **附帶條款 SUPPLEMENTAL TERMS**

發展項目：綫外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

物業名稱 Property：第 Tower 1 座 Floor 5 樓 A 單位(「本物業」)(“the Property”)

賣方 The Vendor : NMC 6 Limited

(註：賣方成立為法團所在地為英屬維爾京群島。賣方的成員的法律責任是有限的。)

(Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

買方

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

The Purchaser

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

### **首 3 年保修優惠附帶條款 Supplemental Terms for First 3 Years Warranty Offer**

在買方按照買方與賣方簽訂之有關本物業的臨時買賣合約(「臨時合約」)、其後之有關本物業的正式買賣合約(「買賣合約」)完成本物業的買賣並完全遵守其條款從賣方買入本物業及成為本物業之註冊業主為前提下，及在不影響買方於臨時合約及/或買賣合約下之權利的前提下，凡本住宅物業(但不包括「相關項目」(定義見下文))有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於本物業的成交日或本住宅物業的管有權交予買方的日期(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。任何賣方在上述時限後收到的通知將不會受理。首 3 年保修優惠受其他條款及細則約束。

「相關項目」即以下項目：

- 園景及植物(如有)
- 傢具、裝置和其他實產(如有)
- 戶外傢具與實產(如有)
- 定期檢查及保養

本附帶條款只適用於購買本物業作為自用之第一手買方，不得轉讓予或適用於任何其他人。賣方在任何情況下均不須向買方之轉購人、被提名人或承讓人負責。

本附帶條款獨立於臨時合約及/或買賣合約，其內容不得視作取替或更改臨時合約及/或買賣合約內的任何條款及/或條件。賣方在臨時合約及/或買賣合約下之所有權利及補償均不受本附帶條款影響或損害。本附帶條款乃由本附帶條款各方之間訂立，且獨立於買方購買本物業及臨時合約及/或買賣合約之協議，本附帶條款的任何內容或本附帶條款任何一方未能遵守或履行其於本附帶條款下之任何責任均不會以任何方式損害、變更或影響臨時合約及/或買賣合約的運作、有效性或可強制執行性或各方在臨時合約及/或買賣合約下的權利、義務或責任。

並非本附帶條款一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本附帶條款任何條款及條件或享有本附帶條款任何條款及條件之利益。

本附帶條款之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

Subject to and conditional upon the Purchaser's completion of the sale and purchase of the Property with the Vendor in accordance with and in compliance in all respects with the Preliminary Agreement for Sale and Purchase of the Property ("Preliminary Agreement") and the subsequent Agreement for Sale and Purchase of the Property (the "Agreement") to be entered into between the Purchaser and the Vendor and becoming the registered owner of the Property, and without

affecting the Purchaser's right under the Preliminary Agreement and/or the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the Property or the date when possession of the Residential Property is delivered to the Purchaser (whichever is earlier) rectify any defects (fair wear and tear excepted) to the Residential Property (excluding the Relevant Items (as defined below)) caused otherwise than by the act or neglect of any person. Any notice received by the Vendor later than the said time limit will not be entertained. The First 3 Years Warranty Offer is subject to other terms and condition.

Relevant Items are defined to mean the following items:-

- landscape area and plants (if any)
- Furniture, Fittings and other Chattels (if any)
- Outdoor Furniture and Chattels (if any)
- regular checking and maintenance

These supplemental terms are personal and exclusive to the Purchaser who is the first hand purchaser of the Property for self-occupation, and not transferable nor applicable to any other person. In any event the Vendor shall not be liable to the Purchaser's sub-purchaser(s), nominee(s) or assignee(s).

These supplemental terms are independent of the Preliminary Agreement and/or the Agreement and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement and/or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and/or the Agreement shall not be affected or prejudiced by these supplemental terms. These supplemental terms constitute an agreement between the parties hereto independent from the purchase of the Property by the Purchaser and the Preliminary Agreement and/or the Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement and/or the Agreement or the rights, duties or obligations of the parties thereunder.

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

The Chinese version of these supplemental terms is for information only and in case of inconsistency, the English version shall prevail.

買方簽署  
Signed by the Purchaser

嘉里物業代理有限公司代表賣方簽署  
For and on behalf of the Vendor by  
Kerry Real Estate Agency Limited

---

獲授權代表簽署 Signed by Authorized Signatory

日期 Date: \_\_\_\_\_  
(註：由賣方填寫 Note: to be filled by Vendor)

## **附帶條款 SUPPLEMENTAL TERMS**

致 To : NMC 6 Limited (註：賣方成立為法團所在地方為英屬維爾京群島。賣方的成員的法律責任是有限的。Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

發展項目：緹外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

住宅停車位編號 Residential Parking Space No. P08 於地庫 on Basement Floor  
("該物業") ("the Property")

買方

The Purchaser \_\_\_\_\_ 身份證/商業登記號碼 I.D./B.R. No. \_\_\_\_\_  
\_\_\_\_\_ 身份證/商業登記號碼 I.D./B.R. No. \_\_\_\_\_

1. 發展項目興建於新九龍內地地段第 6533 號(「該地段」)。  
該地段乃根據 2016 年 11 月 8 日訂立並在土地註冊處註冊為賣地條件第 20281 號之賣地協議及條件(以下簡稱「批地文件」)批出，租期由 2016 年 11 月 8 日起計 50 年。

The Development is situated on New Kowloon Inland Lot No. 6533 ("the lot").

The lot is held under an Agreement and Conditions of Sale dated 8th November, 2016 and registered in the Land Registry as Conditions of Sale No. 20281 (hereinafter referred to as "the Land Grant") for a term of 50 years commencing from the 8th day of November 2016.

2. 買方特此承認及確認於其簽署該物業的臨時合約之前，買方已知悉批地文件特別條款第(21)(a)條規定，住宅停車位及電單車停車位不得：
  - (i) 轉讓，除非：
    - (I) 連同賦予專屬權使用與管有已建或擬建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；或
    - (II) 轉讓予現時已擁有具專屬權使用與管有已建或擬建於該地段的一座或多座建築物之一個或多個住宅單位的不分割份數的人士；或
  - (ii) 分租(租予已建或擬建於該地段的一座或多座建築物內之住宅單位的住客除外)。但是於任何情況下，不可轉讓多過總共三個住宅停車位及電單車停車位予已建或擬建於該地段的一座或多座建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。

The Purchaser hereby acknowledges and confirms that prior to his/her/its signing of the Preliminary Agreement, the Purchaser is fully aware that Clause No. (21)(a) of the Land Grant stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

- (i) assigned except
  - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
  - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

3. 買方特此保證在該物業買賣成交時，將接受該物業的轉讓的買方或買方的代名人或轉購人(視屬何情況而定) (a)必須擁有該地段及發展項目的不分割份數及發展項目的住宅單位的專有使用權及管有權；及(b)(就發展項目的每一個住宅單位而言)只可以擁有、購入或租用合共總數不多於三個住宅停車位和電單車停車



位。買方並保證會按賣方要求提供賣方所要求之文件以證明其為發展項目住宅單位的業主及批地文件特別條款第(21)(a)條獲得符合。若買方違反本保證，買方將被視為違反臨時合約及隨後的正式買賣合約（“正式合約”）內之條款及條件，賣方將有權(i)撤銷臨時合約及正式合約;(ii)沒收買方以訂金形式已付之所有款項，該款項最多為樓價的 10%;(iii)重售該物業;及(iv)向買方追討賣方所蒙受之一切損失及損害賠償。買方須就買方違反本附帶條款內所作之保證而引致之一切損失、損害賠償、訴訟、費用、開支、申索及索求對賣方作彌償。

The Purchaser hereby warrants that, on completion of the sale and purchase of the Property, (a) the Purchaser or the Purchaser's nominee or sub-purchaser (as the case may be) who shall take up the Assignment shall be the owner of undivided shares in the Lot and the Development with the right of exclusive use and possession of a residential unit or units in the Development; and (b) (in respect of each residential unit in the Development) the Purchaser or the Purchaser's nominee or sub-purchaser (as the case may be) who shall take up the Assignment shall own, purchase or let not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces. The Purchaser hereby further warrants that the Purchaser shall upon request produce such document(s) as required by the Vendor to prove such ownership and compliance with Special Condition No.(21)(a) of the Land Grant. Should there be any breach of such warranty, the Purchaser shall be deemed to be in breach of the terms and conditions of the Preliminary Agreement and the subsequent formal Agreement for Sale and Purchase ("Formal Agreement") and the Vendor shall be entitled to (i) terminate the Preliminary Agreement and the Formal Agreement, (ii) forfeit all sums paid by the Purchaser up to 10% of the purchase price by way of deposit, (iii) re-sell the Property and (iv) recover from the Purchaser all losses and damages, as may be suffered by the Vendor. The Purchaser shall indemnify the Vendor and keep the Vendor indemnified against all losses damages actions suits costs expenses claim and demands whatsoever on account of or in respect of any breach of the warranty given by the Purchaser in these Supplemental Terms.

4. 買方特此聲明及確認買方已訂立有關發展項目[  T1-5A  ] ( “該住宅單位” ) 的臨時買賣合約及/或正式買賣合約( “住宅合約” ) 。

The Purchaser hereby declares and confirms that the Purchaser has entered into the Preliminary Agreement for Sale and Purchase and/or formal Agreement for Sale and Purchase (the "Residential Agreement") in respect of [  T1-5A  ] of the Development ("the Residential Unit").

5. 買賣雙方特此同意該物業之買賣成交的先決條件為買方必先根據住宅合約完成該住宅單位之買賣及完全遵守上述第 3 段買方所提供的保證。

It is hereby agreed that the completion of the sale and purchase of the Property is conditional upon the completion of the sale and purchase of the Residential Unit by the Purchaser in accordance with the Residential Agreement and the warranty given by the Purchaser in paragraph 3 above being fully complied with.

6. 為免生疑問，儘管正式合約之內容，本附帶條款仍然生效及不會被正式合約所取代。本附帶條款於簽立正式合約後及於該物業的成交後依然有效。

For the avoidance of doubt, these Supplemental Terms shall not be superseded by and shall take effect notwithstanding anything contained in the Formal Agreement. These Supplemental Terms shall survive signing of the Formal Agreement and completion of the sale and purchase of the Property.

7. 本附帶條款之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of these Supplemental Terms is for information only and in case of inconsistency, the English version shall prevail.

買方簽署  
Signed by the Purchaser

嘉里物業代理有限公司代表賣方簽署  
For and on behalf of the Vendor by  
Kerry Real Estate Agency Limited

---

獲授權代表簽署 Signed by Authorized Signatory

日期 Date: \_\_\_\_\_  
(註：由賣方填寫 Note: to be filled by Vendor)

### 附帶條款 SUPPLEMENTAL TERMS

發展項目：緹外，九龍龍駒道 3 號

Development: Mont Verra, 3 Lung Kui Road, Kowloon

物業名稱 Property：第 Tower 1 座 Floor 5 樓 A 單位(「本物業」)(“the Property”)

賣方 The Vendor : NMC 6 Limited

(註：賣方成立為法團所在地為英屬維爾京群島。賣方的成員的法律責任是有限的。)

(Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.)

買方

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

The Purchaser

身份證/護照/商業登記號碼

I.D.Card/Passport/BR No.

### 傢具津貼現金回贈附帶條款 Cash Rebate for Furniture Subsidy

現金回贈金額 Amount of Cash Rebate : HK\$22,750,000

若買方如期完成上述物業之買賣及在所有方面履行和遵守該物業之臨時買賣合約(“臨時合約”)及正式買賣合約(“正式合約”)的條款(必須嚴格遵行所有時間限制)，則賣方(即 NMC 6 Limited)同意向買方支付上述金額之現金回贈。現金回贈將抵銷部份買方依臨時合約及正式合約應支付之樓價餘額。一旦買方未能遵守、履行或遵從本附帶條款、臨時合約及正式合約內任何條款或條件，賣方有權不給予現金回贈，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。所有依本附帶條款授予買方之權利與利益(包括現金回贈)為買方個人專有，買方無權轉讓或轉移本附帶條款授予之權利與利益(包括現金回贈)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。買方只可就本附帶條款向賣方提出損害賠償之申索。

SUBJECT to the Purchaser punctually completing the purchase and performing and complying with in all respects the terms and conditions of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) and the Formal Agreement for Sale and Purchase (“Formal Agreement”) (in respect of which time shall be of the essence), IT IS HEREBY CONFIRMED that the Vendor (i.e. NMC 6 Limited) will pay the Cash Rebate in the above amount to the Purchaser. The Cash Rebate will be offset from the balance of purchase price payable by the Purchaser pursuant to the Preliminary Agreement and the Formal Agreement. In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in these supplemental terms, the Preliminary Agreement and the Formal Agreement, the Vendor shall be entitled to withhold payment of the Cash Rebate forthwith without prejudice to the Vendor’s other rights and claims under the Preliminary Agreement and the Formal Agreement or at law. All rights and benefits conferred upon the Purchaser in accordance with the terms and conditions of these supplemental terms, including the Cash Rebate, is personal and exclusive to the Purchaser. The Purchaser shall have no right to assign or transfer the rights and benefits conferred under these supplemental terms (including 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 Preliminary Agreement and the Formal Agreement and to complete the purchase of the Property in accordance with the terms and conditions contained therein. Any claim that the Purchaser may have under or in relation to or in connection with these supplemental terms shall be a claim against the Vendor for damages only.

為免生疑問，本附帶條款不會被其後之轉讓契所取代。本附帶條款於完成該物業之買賣後依然有效。

For the avoidance of doubt, these supplemental terms shall not be superseded by and shall take effect notwithstanding anything contained in the subsequent Assignment. These supplemental terms shall survive completion of the sale and purchase of the Property.

本附帶條款之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of these supplemental terms is for information only and in case of inconsistency the English version shall prevail

買方簽署  
Signed by the Purchaser

嘉里物業代理有限公司代表賣方簽署  
For and on behalf of the Vendor by  
Kerry Real Estate Agency Limited

---

獲授權代表簽署 Signed by Authorized Signatory

日期 Date: \_\_\_\_\_

(註：由賣方填寫 Note: to be filled by Vendor)