

**TENDER NOTICE CONTAINING TERMS AND CONDITIONS
OF THE TENDER SALE OF
載有下述物業招標條款之招標公告**

**MONACO MARINE (Phase 2 of MONACO ONE Development)
10 Muk Tai Street, Kowloon, Hong Kong
(the provisional street number is subject to confirmation when the Phase is completed)
Flat A on 38/F of Tower 1A (with flat roof and roof)
Flat A on 38/F in Tower 1B (with flat roof and roof)**

**MONACO MARINE (MONACO ONE 發展項目的第 2 期)
香港九龍沐泰街 10 號
(此臨時門牌號數有待期數建成時確認)
第 1A 座 38 樓 A 單位 (連同平台及天台)
第 1B 座 38 樓 A 單位 (連同平台及天台)**

Note: The tender may be made in respect of at least one of the above specified residential properties. The specified residential property(ies) for which a tenderer makes an offer to purchase will be collectively referred to as the “Property”.

註：投標人可以就最少一個上述指明住宅物業作出投標。投標人作出要約購買的指明住宅物業於下文統稱為「該物業」。

Date 日期: 18 May 2022
2022 年 5 月 18 日

From: Milway Development Limited (the “Vendor”)
本文件由萬瑋發展有限公司（「賣方」）發出

To: Tenderers of the Property
致：該物業投標人

- (1) To make an offer to purchase the Property, you shall
如欲作出要約購買該物業，閣下須
- (a) complete and sign the Offer Section of this document below (the “Offer Section”) without any amendment to this document;
填妥及簽署本文件下文要約部份（「要約部份」）（不得修改本文件）；
 - (b) complete and execute the preliminary agreement for sale and purchase of the Property (the “PASP”) in the form enclosed without any amendment (*tenderer shall submit 1 PASP for each and every specified residential property he/she/it/they make(s) an offer to purchase*) and **in duplicate**; and

填妥及簽立該物業之臨時買賣合約（「臨時合約」）（其格式附夾於本文件，不得修改，投標人須就每一個欲作出投標的指明住宅物業遞交一份臨時合約），一式兩份；

- (c) complete and sign each of the following documents in the forms enclosed without any amendment (*tenderer shall submit 1 set of the following documents for each and every specified residential property he/she/it/they make(s) an offer to purchase*) and **in duplicate**:
填妥及簽署以下文件（其格式附夾於本文件，不得修改，投標人須就每一個欲作出投標的指明住宅物業各自遞交一份下述文件），一式兩份：
- (i) Warning to Purchasers;
「對買方的警告」；
 - (ii) Declaration of Relationship with the Vendor;
「與賣方關係的聲明」；
 - (iii) Personal Data Collection Statement;
「收集個人資料聲明」；
 - (iv) Declaration in relation to Intermediary;
「有關中介人的聲明」；
 - (v) Acknowledgement letter regarding the eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space (if applicable);
「有關被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格之確認函」（如適用）；
 - (vi) Acknowledgement Letter relating to Building Maintenance Unit (if applicable); and
「有關樓宇維修單元的確認函」（如適用）；及
 - (vii) Acknowledgement Letter regarding Bathroom Exhaust Air Duct(s) (if applicable).
「有關浴室排氣風管的確認函」（如適用）。
 - (vii) Acknowledgement Letter relating to the layout of window on curtain wall (if applicable).
「有關玻璃幕牆上窗戶佈局的確認函」（如適用）。

Please do not date the PASP and the documents referred to in (1)(c)(i), (v) to (vii) above.

請勿於臨時合約及上述第(1)(c)(i)及(v)至(vii)段提及之文件填上日期。

- (2) You shall submit the following to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same in a sealed plain envelope clearly marked “Tender of MONACO MARINE” to **10/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Kowloon, Hong Kong (“the Sales Office”)** during the period between the Tender Commencement Date and Time (please refer to the relevant Information on Sales Arrangements) and the Tender Closing Date and Time (please refer to the relevant Information on Sales Arrangements). **Notwithstanding anything herein provided, if typhoon signal no.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 2 p.m. to 5 p.m. on the tender closing date, the tender closing date and time will automatically be postponed to**

5 p.m. on the next succeeding business day in respect of which no typhoon signal no.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 2 p.m. to 5 p.m. “Business day” means a day that is not a Saturday, Sunday or public holiday. 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 and/or issuing new Information on Sales Arrangements relating to the Property.

閣下須從招標開始日期及時間(請參閱相關銷售安排資料)起至招標截止日期及時間(請參閱相關銷售安排資料)把下述文件連同本文件(要約部份須如上所述填妥及簽署)放於一個致予賣方的密封的信封內並在封面清楚列明「投標 MONACO MARINE」,一併交回香港九龍尖沙咀海港城港威大廈第二座 10 樓(「售樓處」)。儘管上述任何規定,如在招標截止日期下午 2 時至下午 5 時內的任何時間,8 號或以上颱風訊號或黑色暴雨警告在香港生效,招標截止日期及時間將自動順延至下一個緊接該日並在下午 2 時至下午 5 時之間並無懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號之辦公日之下午 5 時。「辦公日」指不屬星期六、星期日或公眾假期的日子。請注意:賣方有全權透過修改有關該物業的銷售安排資料及/或發布有關該物業的新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) issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) in the total amount of HK\$ 100,000 made payable to “Kao, Lee & Yip Solicitors”, the Vendor’s solicitors AND one or more Hong Kong Dollar cashier order(s) issued by a licensed bank in Hong Kong or Hong Kong Dollar personal cheque(s) for the total amount of the remaining balance of the preliminary deposit made payable to “Kao, Lee & Yip Solicitors” (for the avoidance of doubt, the amount of the preliminary deposit must be 5% of the purchase price you offered);
一張或多張按《銀行業條例》(香港法例第 155 章)(「銀行業條例」)第 16 條的持牌銀行發出的金額合共合共等於港幣 100,000 而抬頭人為「高李葉律師行」(即賣方律師)的港幣銀行本票及一張或多張金額合共等於臨時訂金餘額而抬頭人為「高李葉律師行」(即賣方律師)的港幣銀行本票或港幣個人支票(為免疑問,臨時訂金金額須等於閣下出價 5%);
- (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), valid business registration certificate, the latest register of director and annual return of the tenderer; 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的公司,指公司註冊

證書及公司更改名稱註冊證書（如有），有效商業登記證，最近期之董事名冊及周年申報表；及

- (d) if the Offer Section of this Tender Notice is signed by an agent or attorney, the original or certified copy of a duly executed and properly witnessed Power of Attorney of the principal appointing the agent or attorney and a copy of the principal's and agent's or attorney's HKID/Passport.

若本文件要約部份是由代理人或授權人簽署，主事人委託代理人或授權人的妥為簽訂及見證的授權書的正本或經核證的副本，以及主事人及代理人或授權人的香港身份證/護照複印本。

- (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 cannot be varied and open for acceptance by the Vendor **at and before 6 p.m. on the fourteenth business day after the relevant closing date of the tender** (the "Specified Date") and, on acceptance by the Vendor, a contract shall be constituted between you and the Vendor.

閣下提交上述各項即視作同意本文件條款及就購買該物業作出正式要約，且該要約於相關招標截止日期後的第 14 個辦公日（「指明日期」）下午 6 時正及之前不可撤銷及不可更改及可供賣方接受，而一經賣方接受，閣下與賣方間即有合約存在。

- (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 of your offer, the Vendor will return to you one duplicate of the PASP executed by the Vendor and dated not later than the Specified Date as soon as practicable.

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／電郵地址或任何其他有效方法接受閣下之要約。賣方接受閣下之要約後，將盡快向閣下交回經賣方簽立且日期為不後於指明日期之臨時合約一份。

- (b) If your offer is accepted by the Vendor, you shall be the Purchaser under the PASP which shall form a legally binding agreement between the Vendor and you for the sale and purchase of the Property once the PASP is signed by the Vendor and delivered to the you as aforesaid.

一旦賣方在臨時合約上簽署並將之以上述方式送達予閣下，閣下即成為臨時合約的買方，而該臨時合約將構成賣方與閣下就買賣該物業的有法律約束力的協議。

- (c) You shall sign the agreement for sale and purchase of the Property within 5 working days after the date of the PASP and pay the further deposit and part payment(s) (if any) of the purchase price in accordance with the terms and conditions of the PASP. (Note: The expression "working day" has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621 of the Laws of Hong Kong).)

閣下須在臨時合約日期後的 5 個工作天內簽署該物業之正式買賣合約，並且按照臨時合約的條款及條件支付加付訂金和部分售價(如有)。(註：「工作天」一詞具有香港法例第 621 章《一手住宅物業銷售條例》第 2(1)條例所賦予的涵義。)

- (d) The agreement for sale and purchase shall be in the form prescribed by the Vendor and none of the terms thereof may be altered .

正式買賣合約須採用賣方訂明的格式，其中任何條款均不得更改。

- (5) The cashier order(s) and/or cheque(s) (if any) submitted will remain uncashed until the Vendor has decided whether to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) and cheque(s) (if any) will be cashed and the amount will be treated as the preliminary deposit of the Property and (if applicable) further deposit, part payment or part thereof payable by you under the PASP. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) and/or cheque(s) (if any) will be uncashed and made available for your collection, without interest cost or compensation, by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) and/or cheque(s) (if any) to you at your risk by mailing the same by ordinary or registered post to your address specified in the Offer Section.

在賣方尚未決定是否接受閣下之要約前，閣下所提交之本票及/或支票（如有）將不作兌現。倘賣方接受閣下之要約，本票及/或支票（如有）將作兌現，而金額將視作該物業的臨時訂金及(如適用) 加付訂金、部分售價或其部分。倘賣方不接受閣下要約，閣下將獲通知，本票及/或支票（如有）將不作兌現，且經預約閣下可領回本票及/或支票（如有）（不連同利息、費用/或賠償），惟賣方有權將本票及/或支票（如有）以普通或掛號郵遞郵寄至閣下於要約部份填上之地址（遺失風險由閣下承擔）。

- (6) If the tenderer is a company, there shall not be any change in the director(s) and/or shareholder(s) of the tenderer prior to the signing of the agreement for sale and purchase.

如投標人為公司，在簽立正式買賣合約之前，投標人公司之董事及/或股東成員不得有任何更改。

- (7) 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 or any part thereof. The Vendor has the absolute right to withdraw from the sale of the Property or any part thereof at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/or time of the tender and/or the Sales Office and/or the means of sale of the Property from time to time by amending the Sales Arrangements and/or issuing new Information on Sales Arrangements in relation hereto.

賣方並不承諾亦無責任閱覽、考慮或接受認購該物業或其中任何部分最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售該物業或其中任何部分。賣方有全權透過修改與此相關的銷售安排及/或發布有關該物業的新銷售安排資料不時更改該物業之招標截止日期及/或招標時間及/或售樓處及/或銷售方式。

- (8) It is hereby specifically declared by the Vendor that any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective tenderer or tenderer shall be for reference purposes only. The Vendor will not provide legal or other advice in respect of the subject tender. Any statement or action shall not and

shall not be deemed to form part of this Tender Notice and/or the PASP and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice and/or the PASP.

茲聲明賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供參考之用。賣方不會就該招標提供法律或其他意見。有關之陳述或行動不得作為或視作構成本招標公告及/或臨時合約的一部份。有關之陳述或行動亦不能或視作闡述、更改、否定、豁免或以任何其他形式修改本招標公告及/或臨時合約的任何條款或條件。

- (9) You are advised to obtain legal or other professional advice on these terms and conditions, the terms and conditions of the documents enclosed herewith and on all matters concerning the tender.

特此建議閣下就本文件及附夾於本文件內各文件之條款及條件及一切與招標物業有關的事宜尋求法律及其他專業意見。

- (10) You may appoint your own intermediary for the tender if you consider appropriate. The intermediary so appointed by you is not the agent of the Vendor or any holding or associated company(ies) of the Vendor.

閣下在其認為適當的情況下，可委任自己的中介人進行投標。由閣下如此委任的中介人並非賣方或賣方的任何控權或有聯繫公司的代理人。

- (11) The person who signs the Offer Section of this Tender Notice as tenderer shall be deemed to be acting as a principal unless he discloses therein that he is acting as an agent or attorney only, in which case he shall also disclose therein the name, address and the contact detail(s) of his principal including the contact details of the contact person(s) of his principal. Where the tenderer signs the Offer Section of this Tender Notice as agent or attorney for a principal, the person signing the Offer Section of this Tender Notice as tenderer shall, by delivery of the same, be deemed to have warranted to the Vendor that he has the authority of the principal to complete, sign and submit the Offer Section of this Tender Notice and other relevant documents. The original or certified copy of a duly executed and properly witnessed Power of Attorney of the principal appointing the agent or attorney and a copy of the principal's and agent's or attorney's HKID/Passport shall be submitted with the Offer Section of this Tender Notice to the satisfaction of the Vendor.

以投標人身份簽署本文件要約部份的人士將被視作為主事人，除非他於本文件要約部份中披露他僅以代理人或授權人的身份行事(如屬此等情況，他亦須於本文件要約部份中披露其主事人的姓名、地址及聯絡資料，包括其主事人聯絡人的聯絡資料)。若投標人以代理人或授權人的身份為主事人簽署投標表格，作為投標人簽署本文件要約部份的人士將藉着送達本文件要約部份被視為已向賣方保證他已得到主事人的授權填寫、簽署及遞交本文件要約部份及其他相關文件。委託代理人或授權人的妥為簽訂及見證的授權書的正本或經核證的副本，以及主事人及代理人或授權人的香港身份證/護照複印本，須隨本文件要約部份一併遞交，以使賣方滿意。

- (12) No person who is not *sui juris* shall be entitled to submit a tender.

無行為能力之人士無權遞交投標書。

- (13) Any tender by any company which was incorporated outside Hong Kong will not be accepted.
任何於香港以外地方註冊成立的公司遞交的任何投標書將不予接受。
- (14) Time shall in all respects be of the essence.
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。
- (15) This document and the enclosed documents 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 documents are provided to you in consideration of your agreement to the foregoing.
本文件及所附夾之文件均屬機密，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及條件所預期交易之相關事宜提供專業意見。本文件及所附夾之文件均以閣下同意上文規定為代價向閣下提供。
- (16) 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。
- (17) 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).
本文件條款及條件中，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。
- (18) 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，如與英文文本有歧義，將以英文文本為準。

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OFFER SECTION

要約部份

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

由投標人填妥及簽署：

I/We hereby submit the materials referred to (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 **(IN DUPLICATE)**
已填妥及簽立之臨時合約(一式兩份)
- the signed Warning to Purchasers **(IN DUPLICATE)**
已簽署的「對買方的警告」(一式兩份)
- the signed Declaration of Relationship with the Vendor **(IN DUPLICATE)**
已簽署的「與賣方關係的聲明」(一式兩份)
- the signed Personal Data Collection Statement **(IN DUPLICATE)**
已簽署的「收集個人資料聲明」(一式兩份)
- the signed Declaration in relation to Intermediary **(IN DUPLICATE)**
已簽署的「有關中介人的聲明」(一式兩份)
- the signed Acknowledgement letter regarding the eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space **(IN DUPLICATE)**
已簽署的「有關被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格之確認函」(一式兩份)
- the signed Acknowledgement Letter relating to Building Maintenance Unit (if applicable) **(IN DUPLICATE)**
已簽署的「有關樓宇維修單元的確認函」(如適用)(一式兩份)
- the signed Acknowledgement Letter regarding Bathroom Exhaust Air Duct(s) (if applicable) **(IN DUPLICATE)**
已簽署的「有關浴室排氣風管的確認函」(如適用)(一式兩份)
- the signed Acknowledgement Letter relating to the layout of window on curtain wall (if applicable) **(IN DUPLICATE)**
已簽署的「有關玻璃幕牆上窗戶佈局的確認函」(如適用)(一式兩份)

- one or more Hong Kong Dollar cashier order(s) issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) in the total amount of 5% of the purchase price you offered (as preliminary deposit) and made payable to “Kao, Lee & Yip Solicitors”, the Vendor’s solicitors
一張或多張按《銀行業條例》(香港法例第155章)(「銀行業條例」)第16條的持牌銀行發出的金額合共相等於閣下出價的5%(作為臨時訂金)、而抬頭人為「高李葉律師行」(即賣方律師)的港幣銀行本票

- copy(ies) of identification document(s) of all tenderers; and
所有投標人的身份證明文件之副本；及
- original/ certified copy of a duly executed and properly witnessed Power of Attorney (if applicable)
妥為簽訂及見證的授權書的正本或經核證的副本 (如適用)

I/We hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.

我/我們特此確認我/我們同意上述條款並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣10元為代價）。

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：_____

Name of principal (if applicable): 主事人姓名(如適用)：_____

Name of attorney (if applicable): 授權人姓名(如適用)：_____

No(s). of identification documents of tender(s) 投標人的身份證明文件之號碼：

No(s). of identification documents of principal (if applicable): 主事人的身份證明文件之號碼(如適用)：

No(s). of identification documents of attorney (if applicable): 授權人的身份證明文件之號碼(如適用)：

(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 business registration 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）商業登記號碼（ii）公司成立地點）

(i) _____

(place of incorporation, if applicable 公司成立地點，如適用：(ii) _____)

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：_____

Vendor 賣方 : Milway Development Limited 萬瑋發展有限公司
Sales Agent for Vendor 賣方銷售代理人: Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)

Vendor's solicitors 賣方律師: KAO, LEE & YIP SOLICITORS 高李葉律師行
17/F, Gloucester Tower, The Landmark, Central, Hong Kong 香港中環置地廣場告羅士打大廈十七樓
Tel. No. 電話號碼: 2844-4888
Fax No. 傳真號碼: 2810-0620

Purchaser 買方: Purchasers' / Purchaser's Name(s) 買方姓名
HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/商業登記證號碼

(1) _____
(2) _____
(3) _____

Directors' names and HKID Nos. (for corporate purchasers only)
董事姓名及身份證號碼 (只適用於買方為有限公司)

(1) _____
(2) _____

Tel. No 電話號碼

Purchaser's Correspondence/Registered Address 買方通訊/註冊地址

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the "Other Terms and Conditions" set out hereto. 賣方及買方於此同意根據以下條款及後述的"其他條款及條件"出售及購買下述之物業。

Name and Address of the Phase of the Development 發展項目的期數的名稱及地址:

MONACO MARINE

(Phase 2 of MONACO ONE Development) (MONACO ONE Development 的第 2 期)

10 Muk Tai Street 沐泰街 10 號

(the provisional street number is subject to confirmation when the Phase is completed 臨時門牌號數有待期數建成時確認)

The Property 本物業	Tower <input type="checkbox"/>	座	Floor <input type="checkbox"/>	樓	Flat <input type="checkbox"/>	單位	with flat roof / roof 連同平台 / 天台	("Residential Unit" "住宅單位")
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Please tick ("✓") the applicable Payment Term (請剔選適用之付款方法)

Purchase Price and 90-day Cash Payment Plan

售價及 90 天現金優惠付款計劃

The Purchase Price of the Property is 本物業的售價為 HK\$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- , 並須由買方按以下方式付予賣方 ("付款方式") :-

Preliminary Deposit in the sum of 為數 HK\$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付

Balance of Purchase Price [note] 售價餘額 [備註] HK\$ 港幣 _____ 元, which is equal to 95% of the purchase price shall be paid within 90 days after the date on which this Preliminary Agreement is signed or within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. (即售價的 95%) 的售價餘額, 須於本臨時合約的簽署日期之後的 90 天內由買方繳付或於賣方向買方發出書面通知可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清, 以較早者為準

Purchase Price and 120-day Cash Payment Plan

售價及 120 天現金優惠付款計劃

The Purchase Price of the Property is 本物業的售價為 HK\$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- , 並須由買方按以下方式付予賣方 ("付款方式") :-

Preliminary Deposit in the sum of 為數 HK\$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付

Balance of Purchase Price [note] 售價餘額 [備註] HK\$ 港幣 _____ 元, which is equal to 95% of the purchase price shall be paid within 120 days after the date on which this Preliminary Agreement is signed or within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. (即售價的 95%) 的售價餘額, 須於本臨時合約的簽署日期之後的 120 天內或於賣方向買方發出書面通知可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清, 以較早者為準

Purchase Price and Stage Payment Plan
售價及建築期付款計劃



The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元	, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- ，並須由買方按以下方式付予賣方（「付款方式」）:-
Preliminary Deposit in the sum of 為數	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付
Further Deposit in the sum of [note] 加付訂金為數[備註]	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be payable within 60 days after the date on which this Preliminary Agreement is signed (即售價的 5%) 的加付訂金，須於本臨時合約的簽署日期之後的 60 天內支付
Balance of Purchase Price [note] 售價餘額[備註]	HK\$ 港幣	元	, which is equal to 90% of the purchase price shall be paid within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser. (即售價的 90%) 的售價餘額，須於賣方向買方發出書面通知可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清

[note] must not be paid before date of Agreement for Sale and Purchase [備註] 不能早於正式買賣合約日期

* delete whichever is not appropriate 將不適用者刪去

Received from the Purchaser the sum of HK\$ 茲收到買方港幣	元	Being the Preliminary Deposit payable Upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱		Cashier's Order/Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" as well as the Schedule and the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.

買方在此同意及明白所有上列條件及“其他條款及條件”下所述之規定以及附件和附錄均構成本臨時合約的部份，並納入本臨時合約。

OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement –

在本臨時合約中:

- “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
“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;
- “working day” has the meaning given by section 2(1) of that Ordinance;
“工作日”具有該條例第 2 (1) 條給予該詞的涵義;
- the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8 (3) of that Ordinance; and
附件一第 (a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及
- the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
附件一第 (b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

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。

3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed -
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 –

- by the Purchaser on or before _____ (Note: to be filled in by Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
由買方於 _____ (註：日期由賣方填寫) (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
- by the Vendor on or before _____ (Note: to be filled in by Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
由賣方於 _____ (註：日期由賣方填寫) (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。

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

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

6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form as approved by the Legal Advisory and Conveyancing Office ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.

買方需於本臨時合約之簽署日期之後五個工作天內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續:(a)簽署一份經地政總署法律諮詢及田土轉易處("地政總署")批核的正式合約，該合約內容除得地政總署書面批准，一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。

7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed — 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—

(a) this Preliminary Agreement is terminated;

本臨時合約即告終止；

(b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and

買方支付的臨時訂金，即被沒收歸於賣方；及

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

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。

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

Please refer to the "Schedule 1" attached to this Preliminary Agreement. The said "Schedule 1" forms part of this Preliminary Agreement.

請參閱隨本臨時合約附上之“附件一”。“附件一”屬本臨時合約一部份。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — fittings, finishes and appliances set out in the Appendix.

本物業買賣所包括的裝置、裝修物料及設備如下— 附錄所列明之裝置、裝修物料及設備。

10. 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.

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。

11. 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.

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。

12. For the purposes of clause 11, the following is the "Warning to Purchasers" —

就第 11 條而言，“對買方的警告”內容如下—

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

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

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

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

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

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

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

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

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

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

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that (a) the Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatsoever, and (b) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever 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 the Agreement of the Property.

買方須於正式合約中與賣方協議大概內容如下 (a)如正式合約於任何情況取消，賣方有權保留臨時訂金，及 (b)本物業之買方除可將本物業用作按揭或押記外，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或協議提名任何人接受本物業之轉讓契、轉售本物業或轉讓正式合約之利益。本物業的轉讓契必須以簽署本物業之正式合約的買方為受惠人。

14. The Vendor reserves the right to alter the building plans whenever the Vendor considers necessary Provided that the Vendor shall notify the Purchaser in writing of such alteration if the same affect in any way the Property within 14 days after its having been approved by the Building Authority.

賣方保留於其認為所需時修改建築圖則之權利，但賣方須由建築事務監督就有關影響本物業修改之批准後計 14 天內以書面通知買方。

15. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitor during office hours within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

買賣雙方同意於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期起計十四天內於辦公時間內在賣方律師辦公地點完成出售及購買本物業。

16. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 17, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.

雙方同意並聲明本臨時合約只適用於買方個人。除第 17 條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。

17. No attorney, trustee or nominee of any kind by the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
- 賣方並不接受買方任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約。除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。
18. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- 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。
- (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
- 上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。
- (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.
- 買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。
- (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.
- 買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。
19. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment of the Purchase Price and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors
- 上述加付訂金、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。
20. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
- 在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。
21. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
- 買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
22. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
- 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
23. Time shall in every respect be of the essence of this Preliminary Agreement.
- 本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

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

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

25. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.

賣方保留權利修改該付款方式及該售價在計算方面之錯誤或遺漏。

26. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。

27. 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.

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。

28. A person who is not a party to this Preliminary Agreement 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 Preliminary Agreement.

並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

29. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.

本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方已細閱此臨時合約，並完全明白其內容。

Purchaser
買方

For and on behalf of the Vendor
賣方代表

Signature of Purchaser(s)
買方簽署

Authorized signature(s) 經授權簽署
for and on behalf of
Wheelock Properties (Hong Kong) Limited
會德豐地產(香港)有限公司

SCHEDULE 1 附件一

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附件中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約：

Flat A on 38/F in Tower 1A

1A 座 38 樓 A 單位

The measurements of the Property are as follows —

本物業的量度尺寸如下 —

- (a) the saleable area of the Property is 158.674 square metres / 1708 square feet of which —
本物業的實用面積為 158.674 平方米 / 1708 平方呎，其中—
- 2.3 square metres / 25 square feet is the floor area of the balcony;
2.3 平方米 / 25 平方呎為露台的樓面面積；
- 1.5 square metres / 16 square feet is the floor area of the utility platform;
1.5 平方米 / 16 平方呎為工作平台的樓面面積；
- square metres / square feet is the floor area of the verandah; and
 平方米 / 平方呎為陽台的樓面面積；及
- (b) other measurements are —
其他量度尺寸為 —
- ~~the area of the air-conditioning plant room is square metres / square feet;~~
~~空調機房的面積為 平方米 / 平方呎；~~
- ~~the area of the bay window is square metres / square feet;~~
~~窗台的面積為 平方米 / 平方呎；~~
- ~~the area of the cockloft is square metres / square feet;~~
~~閣樓的面積為 平方米 / 平方呎；~~
- the area of the flat roof is 26.640 square metres / 265 square feet;
平台的面積為 26.640 平方米 / 265 平方呎；
- ~~the area of the garden is square metres / square feet;~~
~~花園的面積為 平方米 / 平方呎；~~
- ~~the area of the parking space is square metres / square feet;~~
~~停車位的面積為 平方米 / 平方呎；~~
- the area of the roof is 69.436 square metres / 747 square feet;
天台的面積為 69.436 平方米 / 747 平方呎；
- ~~the area of the stairhood is square metres / square feet;~~
~~梯屋的面積為 平方米 / 平方呎；~~
- ~~the area of the terrace is square metres / square feet;~~
~~前庭的面積為 平方米 / 平方呎；~~
- ~~the area of the yard is square metres / square feet;~~
~~庭院的面積為 平方米 / 平方呎。~~

APPENDIX

Fittings, Finishes and Appliances

Internal wall and Ceiling	Type of Wall Finishes Living room, dining room and bedroom finished with emulsion paint.
	Type of Ceiling Finishes Ceiling of living room, dining room and bedroom finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.
Internal Floor	Material of floor and skirting Living room, dining room and bedroom finished with engineered timber flooring and paint finish timber skirting. Natural stone border along edge of floor adjoining door to balcony, door to utility platform and door to flat roof.
Bathroom	Type of wall, floor and ceiling finishes Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bath tub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling (except those flats set out below).
	<u>Mansion B</u> Bathroom at Flat E of 1/F-3/F & 5/F-6/F <u>Mansion C</u> Bathroom at Flat D of G/F Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bath tub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.
	<u>Tower 1A</u> Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F <u>Mansion A</u> Bathroom at Flats A & C of G/F, 1/F-3/F Bathroom at Flat A of 5/F Bathroom at Flat C of 5/F and roof <u>Mansion B</u> Bathroom at Flat A of G/F, 1/F-3/F & 5/F Bathroom at Flat A of 6/F and roof <u>Mansion C</u> Bathroom at Flat A of G/F, 1/F-3/F & 5/F <u>Mansion D</u> Bathroom at Flat A of G/F Bathroom at Flats A, D & E of 1/F-3/F Bathroom at Flats A & E of 5/F Bathroom at Flat E of 6/F Bathroom at Flat A of 6/F and roof Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.

Tower 1A

Bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F
Bathroom 2 at Flat A of 38/F and roof

Tower 1B

Bathroom at Flat F of 3/F
Bathroom 2 at Flat A of 38/F and roof

Mansion A

Bathroom at Flat D of G/F, 1/F-3/F & 5/F

Mansion B

Bathroom at Flats C & D of 1/F-3/F & 5/F-6/F

Mansion D

Bathroom at Flat C of 1/F-3/F & 5/F-6/F

Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.

Tower 1A

Master bathroom at Flat A of 38/F and roof

Tower 1B

Master bathroom at Flat A of 38/F and roof

Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bath tub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.

Type and material of fittings and equipment:

Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated toilet paper holder and chrome plated hook (except those flats set out below).

Tower 1A

Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F

Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated toilet paper holder.

Tower 1A

Master bathroom at Flat A of 38/F and roof

Tower 1B

Master bathroom at Flat A of 38/F and roof

Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with colour electro-plated basin mixer, vitreous china water closet, colour electro-plated towel bar, colour electro-plated toilet paper holder and colour electro-plated hook.

Type and material of water supply system:

Copper pipes are used for cold and hot water supply system.

Type and material of bathing facilities (including shower or bath tub, if applicable) and size of bath tub, if applicable:

Press steel bath tub (1500mm L X 700mm W X 420mm D) with metal shower curtain rod

	<p>and chrome-plated bath mixer are provided in Bathrooms with bath tub (except those flats set out below).</p> <p><u>Tower 1A</u> Master bathroom at Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Master bathroom at Flat A of 38/F and roof</p> <p>Press steel bath tub (1500mm L X 700mm W X 420mm D) with colour electro-plated bath mixer and tempered glass shower cubicle with colour electro-plated shower mixer are provided in bathrooms with bath tub and shower cubicle.</p> <p><u>Tower 1A</u> Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Bathroom 2 at Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Bathroom at Flat F of 3/F Bathroom 2 at Flat A of 38/F and roof</p> <p><u>Mansion A</u> Bathroom at Flats A, C & D of G/F, 1/F-3/F Bathroom at Flats A & D of 5/F Bathroom at Flat C of 5/F and roof</p> <p><u>Mansion B</u> Bathroom at Flat A of G/F Bathroom at Flats A, C & D of 1/F-3/F & 5/F Bathroom at Flats C & D of 6/F Bathroom at Flat A of 6/F and roof</p> <p><u>Mansion C</u> Bathroom at Flat A of G/F, 1/F-3/F & 5/F</p> <p><u>Mansion D</u> Bathroom at Flat A of G/F Bathroom at Flats A, C, D & E of 1/F-3/F Bathroom at Flats A, C & E of 5/F Bathroom at Flats C & E of 6/F Bathroom at Flat A of 6/F and roof</p> <p>Tempered glass shower cubicle with chrome-plated shower mixer are provided in bathrooms with shower cubicle.</p>
Bathroom Appliance	<p>Thermo ventilator, duct type ventilation fan and instantaneous electric water heater are provided (except those flats set out below).</p> <p><u>Tower 1A</u> Bathroom at Flats A and C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Bathroom at Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Bathroom at Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F, 38/F and roof</p> <p><u>Mansion B</u> Bathroom at Flat C of G/F</p> <p><u>Mansion D</u> Bathroom at Flat C of G/F</p> <p>Thermo ventilator and duct type ventilation fan are provided.</p> <p><u>Mansion A</u> Bathroom at Flat C of G/F, 1/F-3/F, 5/F and roof</p> <p><u>Mansion B</u></p>

	<p>Bathroom at Flat A of G/F, 1/F-3/F, 5/F, 6/F and roof <u>Mansion C</u> Bathroom at Flat A of G/F, 1/F-3/F, 5/F <u>Mansion D</u> Bathroom at Flat A of G/F, 1/F-3/F, 5/F, 6/F and roof</p> <p>Thermo ventilator is provided.</p> <hr/> <p><u>Tower 1B</u> Bathroom at Flat D of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F <u>Mansion A</u> Bathroom at Flats A and D of G/F, 1/F-3/F, 5/F <u>Mansion B</u> Bathroom at Flats C, D and E of 1/F-3/F, 5/F, 6/F <u>Mansion C</u> Bathroom at Flat D of G/F, 1/F-3/F, 5/F Bathroom at Flat F of 1/F-3/F, 5/F <u>Mansion D</u> Bathroom at Flats C and E of 1/F-3/F, 5/F, 6/F Bathroom at Flat D of 1/F-3/F</p> <p>Thermo ventilator and instantaneous electric water heater are provided.</p> <hr/> <p><u>Tower 1A</u> Lavatory at Flat A of 38/F and roof <u>Tower 1B</u> Lavatory at Flat A of 38/F and roof <u>Mansion A</u> Lavatory at Flat C of G/F, 1/F-3/F, 5/F and roof</p> <p>Duct type ventilation fan is provided</p>
Bedroom	No fittings
Doors	<p>Material, finishes and accessories:</p> <p>Flat Entrance Solid core fire rated timber door finished with wood veneer and metal, and fitted with lockset, concealed door closer, door guard, door stopper and eye viewer (except the flat set out below).</p> <p><u>Mansion B</u> Flat Entrance at Flat C on G/F</p> <p>Solid core fire rated timber door finished with wood veneer and metal, and fitted with lockset, concealed door closer, door guard, door stopper and fire rated glass vision panel.</p> <hr/> <p>Private Lobby to Dining Room Solid core fire rated timber door finished with wood veneer and metal, and fitted with lockset, concealed door closer, door guard, door stopper and eye viewer.</p> <hr/> <p>Kitchen (All non-open Kitchen) Solid core fire rated timber door finished with paint and metal, and fitted with fire rated glass vision panel, door stopper and concealed type door closer.</p> <hr/> <p>Bedroom Hollow core timber door finished with paint and metal, and fitted with lockset and door stopper.</p>

Master Bathroom and Bathroom

Hollow core timber door finished with paint and metal, and fitted with lockset and door stopper (except those flats set out below).

Tower 1A

Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F

Hollow core timber sliding door finished with paint and metal, and fitted with lockset and timber louver.

Tower 1A

Bathroom at Flats A, B & C; master bathroom at Flat A of 3/F

Bathroom at Flats A, B, C, E & F; master bathroom at Flat A of 5/F

Bathroom at Flats A, B, C, D, E & F; master bathroom at Flat A of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Bathroom at Flats D, E & F of 38/F

Bathroom 1 & bathroom 2 at Flat A of 38/F and roof

Tower 1B

Bathroom at Flats A, B, C, E & F of 3/F

Bathroom at Flats A, B, C, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Bathroom at Flats E, F & G of 38/F

Bathroom 1, bathroom 2 & master bathroom at Flat A of 38/F and roof

Hollow core timber door finished with paint and metal, and fitted with lockset, door stopper and timber louver.

Mansion A

Bathroom at Flat B; master bathroom at Flat C of G/F

Bathroom at Flats B & E; master bathroom at Flat C of 1/F-3/F

Bathroom at Flat E of 5/F

Bathroom at Flat B of 5/F and roof

Master bathroom at Flat C of 5/F and roof

Mansion B

Bathroom at Flat B; bathroom 1 & bathroom 2 at Flat C; master bathroom at Flat A of G/F

Bathroom at Flats B, D & E; master bathroom at Flat A of 1/F-3/F & 5/F

Bathroom at Flats D & E of 6/F

Bathroom at Flat B of 6/F and roof

Master bathroom at Flat A of 6/F and roof

Mansion C

Bathroom at Flats B & C; master bathroom at Flat A of G/F

Bathroom at Flats B, C, D, E & F; master bathroom at Flat A of 1/F-3/F

Bathroom at Flats D, E & F of 5/F

Bathroom at Flats B & C of 5/F and roof

Mansion D

Bathroom at Flat B; bathroom 1 & bathroom 2 at Flat C; master bathroom at Flat A of G/F

Bathroom at Flat B; master bathroom at Flat A of 1/F-3/F & 5/F

Bathroom at Flat B of 6/F and roof

Master bathroom at Flat A of 6/F and roof

Hollow core timber door finished with paint and metal, and fitted with lockset, door stopper and timber louver.

Store Room

Hollow core timber door finished with paint and metal and fitted with lockset and door stopper.

	<p>Utility Room Solid core fire-rated timber door finished with paint and metal, and fitted with lockset and door stopper (except those flats set out below).</p> <p><u>Tower 1B</u> Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Hollow core timber sliding door finished with paint and metal, and fitted with lockset and door stopper.</p> <p>Walk-in closet Hollow core timber door finished with paint and metal, and fitted with lockset and door stopper.</p> <p>Lavatory Metal framed door finished with paint and fitted with frosted glass, louver and lockset.</p> <p>Balcony and Utility platform Aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and tinted low-e coating glass, handle and lockset.</p> <p>Flat Roof and Garden (if applicable) Aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and tinted low-e coating glass, handle and lockset.</p> <p>Internal Staircase to Roof Aluminium framed door finished with fluorocarbon coating fitted with fire rated glass, door closer, pull handle and lockset.</p>
Kitchen	<p>Type of wall, floor, ceiling and cooking bench finishes Wall finished with porcelain tile and glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling (except those flats set out below).</p> <p><u>Tower 1A</u> Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Flat A of 38/F and roof</p> <p>Wall finished with porcelain tile and glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with reconstituted stone. Wall finishes run up to the false ceiling.</p> <p><u>Tower 1B</u> Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p><u>Mansion A</u> Flat D of G/F, 1/F-3/F & 5/F</p> <p><u>Mansion B</u> Flat C of 1/F-3/F & 5/F-6/F</p> <p><u>Mansion C</u> Flat D of G/F</p> <p><u>Mansion D</u></p>

Flat C of 1/F-3/F & 5/F-6/F

Wall finished with glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

Tower 1A

Flat B of 3/F

Flats B, E, F, G & H of 5/F

Flats B, D, E, F, G & H of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats D, E, F, G & H of 38/F

Tower 1B

Flats C, D, E & F of 3/F

Flats C, D, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats E, F & G of 38/F

Mansion A

Flats A & B of G/F

Flats A, B & E of 1/F-3/F

Flats A & E of 5/F

Flat B of 5/F and roof

Mansion B

Flat B of G/F

Flats B, D & E of 1/F-3/F & 5/F

Flats D & E of 6/F

Flat B of 6/F and roof

Mansion C

Flats B & C of G/F

Flats B, C, D, E & F of 1/F-3/F

Flats D, E & F of 5/F

Flats B & C of 5/F and roof

Mansion D

Flat B of G/F

Flats B, D & E of 1/F-3/F

Flats B & E of 5/F

Flat E of 6/F

Flat B of 6/F and roof

Wall finished with glazing, high gloss lacquer paint panel and metal trim (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

Material of sink unit and material and finishes of kitchen cabinet:

Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in plywood board with high gloss acrylic finished door panels (except those flats set out below).

Tower 1A

Flats A & C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Mansion A

Flats B & C of G/F, 1/F-3/F

Flat C of 5/F and roof

Mansion C

Flat B of G/F, 1/F-3/F
Flat B of 5/F and roof

Fitted with stainless steel sink with chrome-plated hot and cold water mixer and metal wall unit lift system. Kitchen cabinet in plywood board with high gloss acrylic finished door panels.

Tower 1A

Flat A of 38/F and roof

Tower 1B

Flat A of 38/F and roof

Fitted with stainless steel sink with colour electro-plated hot and cold water mixer. Kitchen cabinet in wooden fiber board, door panels finished with wood melamine and medium-density fiberboard door panels finished with high gloss lacquer paint.

Material of water supply system:

Copper pipes for cold and hot water supply system.

Type of all other fittings and equipment:

Fire service installations and equipment fitted in or near open kitchen (if applicable) of the flats below

-Smoke detector and sprinkler head

Tower 1A

Flat B of 3/F

Flats B, E, F, G & H of 5/F

Flats B, D, E, F, G & H of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats D, E, F, G & H of 38/F

Tower 1B

Flats B, C, D, E & F of 3/F

Flats B, C, D, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats E, F & G of 38/F

Mansion A

Flats A, B & D of G/F

Flats A, B, D & E of 1/F-3/F

Flats A, D & E of 5/F

Flat B of 5/F and roof

Mansion B

Flat B of G/F

Flats B, C, D & E of 1/F-5/F

Flats C, D & E of 6/F

Flat B of 6/F and roof

Mansion C

Flats B, C & D of G/F

Flats B, C, D, E & F of 1/F-3/F

Flats D, E & F of 5/F

Flats B & C of 5/F and roof

Mansion D

Flat B of G/F

Flats B, C, D & E of 1/F-3/F

Flats B, C & E of 5/F

Flats C & E of 6/F

Flat B of 6/F and roof

Kitchen Appliances	<p>Duct type ventilation fan, gas hob, cooker hood, microwave oven, steam combination oven, built-in washer dryer, built-in refrigerator and gas water heater are provided (except those flats set out below).</p>
	<p><u>Tower 1A</u> Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F</p> <p><u>Tower 1B</u> Flat F of 3/F</p> <p><u>Mansion A</u> Flat D of G/F</p> <p><u>Mansion B</u> Flats C & D of 1/F-3/F, 5/F,6/F</p> <p><u>Mansion D</u> Flats C & D of 1/F to 3/F Flat C of 5/F to 6/F</p> <p>Duct type ventilation fan, induction hob, cooker hood, steam oven, built-in washer dryer and built-in refrigerator are provided.</p>
	<p><u>Tower 1A</u> Flat D of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Flats E & F of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F</p> <p><u>Tower 1B</u> Flats C, D & E of 3/F Flats C, D, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flats E, F & G of 38/F</p> <p><u>Mansion A</u> Flats D & E of 1/F-3/F, 5/F</p> <p><u>Mansion B</u> Flats B of G/F, 1/F-3/F, 5/F,6/F and roof Flats E of 1/F-3/F, 5/F,6/F</p> <p><u>Mansion C</u> Flats C & D of G/F Flats D, E & F of 1/F-3/F, 5/F Flat C of 1/F-3/F, 5/F and roof</p> <p><u>Mansion D</u> Flat B of G/F, 1/F-3/F, 5/F, 6/F and roof Flat E of 1/F-3/F, 5/F,6/F</p> <p>Duct type ventilation fan, induction hob, cooker hood, steam combination oven, built-in washer dryer and built-in refrigerator are provided.</p>
	<p><u>Tower 1A</u> Flat A on 38/F and roof</p> <p><u>Tower 1B</u> Flat A on 38/F and roof</p> <p>Duct type ventilation fan, gas hob, steam combination oven, built-in washer dryer, barbecue grill, wall mounted range hood, microwave oven, fridge-freezer, wine cellar, coffee machine, dishwasher and gas water heater are provided.</p>
	<p><u>Tower 1B</u> Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Duct type ventilation fan, induction hob, cooker hood, microwave oven, steam combine oven, built-in washer dryer and built-in refrigerator are provided.</p> <p><u>Mansion A</u></p>

	<p>Flat A of G/F, 1/F-3/F, 5/F Flat B of G/F, 1/F-3/F, 5/F and roof <u>Mansion C</u> Flat B of G/F, 1/F-3/F, 5/F and roof</p> <p>Duct type ventilation fan, induction hob, cooker hood, microwave oven, steam combination oven, built-in washer dryer and built-in refrigerator are provided</p> <hr/> <p><u>Mansion D</u> Flat C of G/F</p> <p>Duct type ventilation fan, gas hob, cooker hood, steam combination oven, built-in washer dryer and built-in refrigerator are provided.</p> <hr/> <p><u>Tower 1B</u> Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F <u>Mansion B</u> Flat C of G/F</p> <p>Duct type ventilation fan, gas hob, cooker hood, steam combination oven, built-in washer dryer, built-in refrigerator and gas water heater are provided.</p>
Other Provisions	<p>Air-conditioner: Air-conditioner(s) is/are provided in living room, dining room, master ensuite/master bedroom, ensuite, bedroom, bedroom 1, bedroom 2, bedroom 3, utility room and store room (except the store rooms set out below).</p> <p><u>Tower 1A</u> Store room of Flat A of 38/F and roof <u>Tower 1B</u> Store room of Flat A of 38/F and roof</p> <hr/> <p>Telephone: Telephone connection points are provided.</p> <hr/> <p>Aerials: TV/FM outlets for local TV/FM radio programmes are provided.</p> <hr/> <p>Gas Supply Type, System and Location: Towngas pipes are installed and connected to gas appliances at the kitchen in the following residential flats:</p> <p><u>Tower 1A</u> Flats A & C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flat A of 38/F and Roof <u>Tower 1B</u> Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flat A of 38/F and Roof <u>Mansion A</u> Flat C of G/F-3/F Flat C of 5/F and roof <u>Mansion B</u> Flats A & C of G/F Flat A of 1/F-3/F & 5/F Flat A of 6/F and roof <u>Mansion C</u> Flat A of G/F, 1/F-3/F & 5/F</p>

Mansion D

Flats A & C of G/F

Flat A of 1/F-3/F & 5/F

Flat A of 6/F and roof

Washing Machine Connection Point:

Water inlet connection point of a design of 22mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine inside kitchen cabinet.

Water Supply:

Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.

附錄

裝置、裝修物料及設備

內牆及天花板	<p>牆壁的裝修物料的類型 客廳、飯廳及睡房髹上乳膠漆。</p>
	<p>天花板的裝修物料的類型 客廳、飯廳及睡房天花的外露部分髹上乳膠漆，石膏板假陣髹上乳膠漆。</p>
內部地板	<p>地板及牆腳線的用料 客廳、飯廳及睡房內部地板以複合木地板鋪砌，配以油漆飾面木牆腳線。通往露台門、工作平台門及平台門之地板圍邊部分以天然石材鋪砌。</p>
浴室	<p>牆壁、地板及天花板的裝修物料的類型： 牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。（下述單位除外）</p>
	<p>低座 B 座 1 樓至 3 樓及 5 樓至 6 樓 E 單位之浴室 低座 C 座 地下 D 單位之浴室</p> <p>牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
	<p>第 1A 座 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 38 樓 G 及 H 單位之浴室 低座 A 座 地下、1 樓至 3 樓 A 及 C 單位之浴室 5 樓 A 單位之浴室 5 樓及天台 C 單位之浴室 低座 B 座 地下、1 樓至 3 樓及 5 樓 A 單位之浴室 6 樓及天台 A 單位之浴室 低座 C 座 地下、1 樓至 3 樓及 5 樓 A 單位之浴室 低座 D 座 地下 A 單位之浴室 1 樓至 3 樓 A、D 及 E 單位之浴室 5 樓 A 及 E 單位之浴室 6 樓 E 單位之浴室 6 樓及天台 A 單位之浴室</p> <p>牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
	<p>第 1A 座 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B 單位之浴室 38 樓及天台 A 單位之浴室 2 第 1B 座 3 樓 F 單位之浴室 38 樓及天台 A 單位之浴室 2 低座 A 座 地下、1 樓至 3 樓及 5 樓 D 單位之浴室 低座 B 座 1 樓至 3 樓及 5 樓至 6 樓 C 及 D 單位之浴室 低座 D 座</p>

<p>1樓至3樓及5樓至6樓C單位之浴室</p> <p>牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
<p>第1A座 38樓及天台A單位之主人浴室 第1B座 38樓及天台A單位之主人浴室</p> <p>牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
<p>裝置及設備的類型及用料： 木鏡櫃及木面盆櫃連天然石材檯面。 裝置包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛勾。（下述單位除外）</p>
<p>第1A座 5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓G及H單位之浴室</p> <p>木鏡櫃及木面盆櫃連天然石材檯面。 裝置包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架。</p>
<p>第1A座 38樓及天台A單位之主人浴室 第1B座 38樓及天台A單位之主人浴室</p> <p>木鏡櫃及木面盆櫃連天然石材檯面。 裝置包括：搪瓷洗手盆配有電鍍水龍頭、搪瓷坐廁、有色電鍍毛巾架、有色電鍍廁紙架及有色電鍍掛勾。</p>
<p>供水系統的類型及用料： 冷熱水供水系統採用銅喉管。</p> <p>沐浴設施（包括花灑或浴缸（如適用的話））及浴缸大小（如適用的話）： 設有浴缸之浴室配備鋼板浴缸（1500毫米長 X 700毫米闊 X 420毫米深）連金屬浴簾杆及鍍鉻浴缸花灑龍頭。（下述單位除外）</p>
<p>第1A座 38樓及天台A單位之主人浴室 第1B座 38樓及天台A單位之主人浴室</p> <p>設有浴缸及淋浴間之浴室配備鋼板浴缸（1500毫米長 X 700毫米闊 X 420毫米深）及有色電鍍浴缸花灑龍頭，配備強化玻璃淋浴間及有色電鍍花灑龍頭。</p>
<p>第1A座 5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓G及H單位之浴室 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B單位之浴室 38樓及天台A單位之浴室2 第1B座 3樓F單位之浴室 38樓及天台A單位之浴室2 低座A座 地下、1樓至3樓A、C及D單位之浴室 5樓A及D單位之浴室</p>

	<p>5樓及天台 C 單位之浴室 低座 B 座 地下 A 單位之浴室 1樓至 3樓及 5樓 A、C 及 D 單位之浴室 6樓 C 及 D 單位之浴室 6樓及天台 A 單位之浴室 低座 C 座 地下、1樓至 3樓及 5樓 A 單位之浴室 低座 D 座 地下 A 單位之浴室 1樓至 3樓 A、C、D 及 E 單位之浴室 5樓 A、C 及 E 單位之浴室 6樓 C 及 E 單位之浴室 6樓及天台 A 單位之浴室</p> <p>設有淋浴間之浴室配備強化玻璃淋浴間及鍍鉻花灑龍頭。</p>
浴室配套	<p>裝設浴室寶、抽氣扇及電熱水爐。(下述單位除外)</p> <p><u>第 1A 座</u> 3樓、5樓至 12樓、15樓至 23樓、25樓至 33樓、35樓至 37樓 A 及 C 單位之浴室 38樓及天台 A 單位之浴室</p> <p><u>第 1B 座</u> 3樓、5樓至 12樓、15樓至 23樓、25樓至 33樓、35樓至 38樓及天台 A 單位之浴室</p> <p><u>低座 B 座</u> 地下 C 單位之浴室</p> <p><u>低座 D 座</u> 地下 C 單位之浴室</p> <p>裝設浴室寶及抽氣扇。</p> <hr/> <p><u>低座 A 座</u> 地下、1樓至 3樓, 5樓及天台 C 單位之浴室</p> <p><u>低座 B 座</u> 地下、1樓至 3樓, 5樓, 6樓及天台 A 單位之浴室</p> <p><u>低座 C 座</u> 地下、1樓至 3樓, 5樓及天台 A 單位之浴室</p> <p><u>低座 D 座</u> 地下、1樓至 3樓, 5樓, 6樓及天台 A 單位之浴室</p> <p>裝設浴室寶。</p> <hr/> <p><u>第 1B 座</u> 3樓、5樓至 12樓、15樓至 23樓、25樓至 33樓、35樓至 37樓 D 單位之浴室</p> <p><u>低座 A 座</u> 地下、1樓至 3樓, 5樓 A 及 D 單位之浴室</p> <p><u>低座 B 座</u> 1樓至 3樓, 5樓, 6樓 C、D 及 E 單位之浴室</p> <p><u>低座 C 座</u> 地下、1樓至 3樓, 5樓 D 單位之浴室 1樓至 3樓, 5樓 F 單位之浴室</p> <p><u>低座 D 座</u> 1樓至 3樓, 5樓, 6樓 C 及 E 單位之浴室 1樓至 3樓 D 單位之浴室</p> <p>裝設浴室寶及電熱水爐。</p>

	<p><u>第 1A 座</u> 38 樓及天台 A 單位之廁所</p> <p><u>第 1B 座</u> 38 樓及天台 A 單位之廁所</p> <p><u>低座 A 座</u> 地下、1 樓至 3 樓, 5 樓及天台 C 單位之廁所</p> <p>裝設抽氣扇。</p>
睡房	沒有任何裝置
門	<p>用料、裝修物料及配件 單位入口 實心防火木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、防盜扣、門擋及防盜眼。(下述單位除外)</p> <p>低座 B 座 地下 C 單位之單位入口</p> <p>實心防火木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、防盜扣、門擋及防火玻璃小窗。</p>
	<p>私人大堂往飯廳 實心防火木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、防盜扣、門擋及防盜眼。</p>
	<p>廚房(所有非開放式廚房) 實心防火木門配油漆及金屬，裝設防火玻璃小窗、門擋及隱藏式氣鼓。</p>
	<p>睡房 空心木門配油漆及金屬，配以門鎖及門擋。</p>
	<p>主人浴室及浴室 空心木門配油漆及金屬，配以門鎖及門擋(以下單位除外)。</p>
	<p><u>第 1A 座</u> 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 38 樓 G 及 H 單位之浴室</p> <p>空心木趟門配油漆及金屬，配以門鎖及木百葉。</p>
	<p><u>第 1A 座</u> 3 樓 A、B 及 C 單位之浴室；A 單位之主人浴室 5 樓 A、B、C、E 及 F 單位之浴室；A 單位之主人浴室 6 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 A、B、C、D、E 及 F 單位之浴室； A 單位之主人浴室 38 樓 D、E 及 F 單位之浴室 38 樓及天台 A 單位之浴室 1、浴室 2</p> <p><u>第 1B 座</u> 3 樓 A、B、C、E 及 F 單位之浴室 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 A、B、C、E、F 及 G 單位之浴室 38 樓 E、F 及 G 單位之浴室 38 樓及天台 A 單位之浴室 1、浴室 2 及主人浴室</p> <p>空心木門配油漆及金屬，配以門鎖、門擋及木百葉。</p>
	<p><u>低座 A 座</u> 地下 B 單位之浴室；C 單位之主人浴室 1 樓至 3 樓 B 及 E 單位之浴室；C 單位之主人浴室 5 樓 E 單位之浴室 5 樓及天台 B 單位之浴室 5 樓及天台 C 單位之主人浴室</p> <p><u>低座 B 座</u> 地下 B 單位之浴室；C 單位之浴室 1 及浴室 2；A 單位之主人浴室</p>

	<p>1樓至3樓及5樓B、D及E單位之浴室；A單位之主人浴室 6樓D及E單位之浴室 6樓及天台B單位之浴室 6樓及天台A單位之主人浴室 低座C座 地下B及C單位之浴室；A單位之主人浴室 1樓至3樓B、C、D、E及F單位之浴室；A單位之主人浴室 5樓D、E及F單位之浴室 5樓及天台B及C單位之浴室 低座D座 地下B單位之浴室；C單位之浴室1及浴室2；A單位之主人浴室 1樓至3樓及5樓B單位之浴室；A單位之主人浴室 6樓及天台B單位之浴室 6樓及天台A單位之主人浴室</p> <p>空心木門配油漆及金屬，配以門鎖、門擋及木百葉。</p>
	<p>儲物房 空心木門配油漆及金屬，配以門鎖及門擋。</p>
	<p>工作間 實心防火木門配油漆及金屬，配以門鎖及門擋(下述單位除外)。</p>
	<p>第1B座 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A單位 空心木趟門配油漆及金屬，配以門鎖及門擋。</p>
	<p>衣帽間 空心木門配油漆及金屬，配以門鎖及門擋。</p>
	<p>廁所 油漆金屬框門，配以磨砂玻璃、百葉及門鎖。</p>
	<p>露台及工作平台 氟化碳塗層鋁框門連雙層中空玻璃（一面清玻璃及一面有色低輻射鍍膜玻璃），配以拉手及門鎖。</p>
	<p>露台及工作平台 氟化碳塗層鋁框門連雙層中空玻璃（一面清玻璃及一面有色低輻射鍍膜玻璃），配以拉手及門鎖。</p>
	<p>平台及花園（如適用） 氟化碳塗層鋁框門連雙層中空玻璃（一面清玻璃及一面有色低輻射鍍膜玻璃），配以拉手及門鎖。</p>
	<p>通往天台的內部樓梯 氟化碳塗層鋁框門，配以防火玻璃，氣鼓，把手及門鎖。</p>
<p>廚房</p>	<p>牆壁、地板、天花板及灶台的裝修物料的類型 牆壁以高溫瓷質磚及玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。（下述單位除外）</p> <p>第1A座 38樓及天台A單位 第1B座 38樓及天台A單位</p> <p>牆壁以高溫瓷質磚及玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以人造石安裝。牆壁裝修物料鋪砌至假天花。</p> <p>第1B座 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B單位 低座A座</p>

地下、1樓至3樓及5樓D單位
低座B座
1樓至3樓及5樓至6樓C單位
低座C座
地下D單位
低座D座
1樓至3樓及5樓至6樓C單位

牆壁以玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。

第1A座
3樓B單位
5樓B、E、F、G及H單位
6樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B、D、E、F、G及H單位
38樓D、E、F、G及H單位
第1B座
3樓C、D、E及F單位
5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓C、D、E、F及G單位
38樓E、F及G單位
低座A座
地下A及B單位
1樓至3樓A、B及E單位
5樓A及E單位
5樓及天台B單位
低座B座
地下B單位
1樓至3樓及5樓B、D及E單位
6樓D及E單位
6樓及天台B單位
低座C座
地下B及C單位
1樓至3樓B、C、D、E及F單位
5樓D、E及F單位
5樓及天台B及C單位
低座D座
地下B單位
1樓至3樓B、D及E單位
5樓B及E單位
6樓E單位
6樓及天台B單位

牆壁以玻璃、高光度油漆飾面板及金屬線鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。

洗滌盆的用料及廚櫃的用料及裝修物料

裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃以木夾板及高光度亞克力飾面門板組成。（下述單位除外）

第1A座
3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A及C單位
低座A座
地下、1樓至3樓B及C單位
5樓及天台C單位
低座C座
地下、1樓至3樓B單位
5樓及天台B單位

裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭及金屬吊櫃手拉升降架。廚櫃以木夾板及高光度亞克力飾面門

	板組成。
	<p>第 1A 座 38 樓及天台 A 單位 第 1B 座 38 樓及天台 A 單位</p> <p>裝設不銹鋼洗滌盆連有色電鍍冷熱水水龍頭。廚櫃以木纖維板，木紋膠板飾面門板及高光度油漆飾面中級密度纖維門板組成。</p>
	<p>供水系統的用料 冷熱水供水系統採用銅喉管。</p>
	<p>所有其他裝置及設備的類型 安裝在以下單位開放式廚房（如適用）內或附近的消防裝置及設備 - 煙霧探測器及消防花灑頭</p> <p>第 1A 座 3 樓 B 單位 5 樓 B、E、F、G 及 H 單位 6 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B、D、E、F、G 及 H 單位 38 樓 D、E、F、G 及 H 單位 第 1B 座 3 樓 B、C、D、E 及 F 單位 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B、C、D、E、F 及 G 單位 38 樓 E、F 及 G 單位 低座 A 座 地下 A、B 及 D 單位 1 樓至 3 樓 A、B、D 及 E 單位 5 樓 A、D 及 E 單位 5 樓及天台 B 單位 低座 B 座 地下 B 單位 1 樓至 5 樓 B、C、D 及 E 單位 6 樓 C、D 及 E 單位 6 樓及天台 B 單位 低座 C 座 地下 B、C 及 D 單位 1 樓至 3 樓 B、C、D、E 及 F 單位 5 樓 D、E 及 F 單位 5 樓及天台 B 及 C 單位 低座 D 座 地下 B 單位 1 樓至 3 樓 B、C、D 及 E 單位 5 樓 B、C 及 E 單位 6 樓 C 及 E 單位 6 樓及天台 B 單位</p>
廚房配套	裝設抽氣扇、氣體煮食爐、抽油煙機、微波爐、蒸焗爐、嵌入式洗衣乾衣機、嵌入式雪櫃及煤氣熱水爐。（下述單位除外）
	<p>第 1A 座 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B 單位 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 38 樓 G 及 H 單位 第 1B 座 3 樓 F 單位 低座 A 座 地下 D 單位 低座 B 座 1 樓至 3 樓、5 樓、6 樓 C 及 D 單位 低座 D 座</p>

	<p>1樓至3樓C及D單位 5樓至6樓C單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、蒸爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>第1A座</u> 6樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓D單位 5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓E及F單位</p> <p><u>第1B座</u> 3樓C、D及E單位 5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓C、D、E、F及G單位 38樓E、F及G單位</p> <p><u>低座A座</u> 1樓至3樓,5樓D及E單位</p> <p><u>低座B座</u> 地下、1樓至3樓,5樓,6樓及天台B單位 1樓至3樓,5樓,6樓E單位</p> <p><u>低座C座</u> 地下C及D單位 1樓至3樓,5樓D、E及F單位 1樓至3樓,5樓及天台C單位</p> <p><u>低座D座</u> 地下,1樓至3樓,5樓,6樓及天台B單位 1樓至3樓,5樓,6樓E單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>第1A座</u> 38樓及天台A單位</p> <p><u>第1B座</u> 38樓及天台A單位</p> <p>裝設抽氣扇、氣體煮食爐、蒸焗爐、嵌入式洗衣乾衣機、燒烤爐、抽油煙機、微波爐、雪櫃連冰箱、酒櫃、咖啡機、洗碗碟機及煤氣熱水爐。</p>
	<p><u>第1B座</u> 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、微波爐、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>低座A座</u> 地下、1樓至3樓,5樓A單位 地下、1樓至3樓,5樓及天台B單位</p> <p><u>低座C座</u> 地下、1樓至3樓,5樓及天台B單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、微波爐、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>低座D座</u> 地下C單位</p> <p>裝設抽氣扇、氣體煮食爐、抽油煙機、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>第1B座</u> 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A單位</p> <p><u>低座B座</u> 地下C單位</p> <p>裝設抽氣扇、氣體煮食爐、抽油煙機、蒸焗爐、嵌入式洗衣乾衣機、嵌入式雪櫃及煤氣熱水爐。</p>
其他配置	冷氣機

客廳、飯廳、主人套房／主人睡房、套房、睡房、睡房1、睡房2、睡房3、工作間和儲物房(下述儲物房除外)均提供冷氣機。

第1A座
38樓及天台A單位之儲物房

第1B座

38樓及天台A單位之儲物房

電話

裝設有電話接駁點。

天線

裝設電視及電台插座，可接收本地電視及電台節目。

氣體供應

以下單位均裝置煤氣喉管及接駁至住宅單位廚房之煤氣爐具：

第1A座

3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A及C單位

38樓及天台A單位

第1B座

3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A單位

38樓及天台A單位

低座A座

地下至3樓C單位

5樓及天台C單位

低座B座

地下A及C單位

1樓至3樓及5樓A單位

6樓及天台A單位

低座C座

地下、1樓至3樓及5樓A單位

低座D座

地下A及C單位

1樓至3樓及5樓A單位

6樓及天台A單位

洗衣機接駁點

廚櫃內設有洗衣機來水接駁喉位（其設計為直徑 22 毫米）及去水接駁喉位（其設計為直徑 40 毫米）。

供水

冷熱水供水系統採用銅喉管，沖水供水系統採用膠喉管。

**WARNING TO PURCHASERS
PLEASE READ CAREFULLY**

**對買方的警告
買方請小心閱讀**

Name and address of the Phase of the Development (“the **Phase**”): MONACO MARINE, 10 Muk Tai Street#

發展項目的期數的名稱及地址(「期數」): MONACO MARINE, 沐泰街 10 號#

The provisional street number is subject to confirmation when the Phase is completed

臨時門牌號數有待期數建成時確認

Tower __ 座 Floor _ 樓 Flat __ 單位 [(with flat roof/roof 連同平台/天台)]

(the “Property” “該物業”)

Purchaser(s) 買方: _____

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

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

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

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

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

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

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

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

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

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

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of

公曆 年 月 日

(Note: To be dated by the Vendor.)

(註：日期由賣方填寫)

Signature of Purchaser(s)

買方簽署: _____

To: Milway Development Limited 萬璋發展有限公司 (“the Vendor” “賣方”)

From: _____ (the “Purchaser” “買方”)

Dear Sirs,
敬啟者

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

Name and address of the Phase of the Development (“the Phase”): MONACO MARINE, 10 Muk Tai Street#
發展項目的期數的名稱及地址(「期數」): MONACO MARINE, 沐泰街 10 號#

The provisional street number is subject to confirmation when the Phase is completed

臨時門牌號數有待期數建成時確認

Tower __ 座 Floor _ 樓 Flat __ 單位 [(with flat roof/roof 連同平台/天台)]
(the “Property” “該物業”)

We/I hereby confirm that we/I [are/am] or [are not/am not]*:-

- (a) a director of the Vendor, or a parent, spouse or child of such a director;
- (b) a manager of the Vendor;
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (d) an associate corporation or holding company of the Vendor;
- (e) a director of such an associate corporation or holding company, or a parent, spouse, child of such a director; or
- (f) a manager of such an associate corporation or holding company.

holding company of the Vendor (賣方的控權公司) means Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Twinpeak Assets Limited;

associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;

subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)

manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and

private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

We/I declare that the above information is accurate and complete.

We/I hereby further undertake to immediately notify you in writing on any change of the above information after making the above declaration and on or prior to our/my signing of the formal Agreement for Sale and Purchase.

**Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是* :-

- (a) 賣方的董事，或該董事的父母、配偶或子女；
- (b) 賣方的經理；
- (c) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (d) 賣方的有聯繫法團或控權公司；
- (e) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (f) 上述有聯繫法團或控權公司的經理；

賣方的控權公司 (holding company of the Vendor) 指會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Twinpeak Assets Limited；

有聯繫法團(associate corporation)就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在作出上述聲明後至簽立該物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以立即書面通知貴公司。

**刪除不適用者*

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signature of Purchaser(s):

買方簽署：

Name of Purchaser 買方姓名：

Date 日期：

(Note: To be dated by the Tenderer.)

(註：日期由投標人填寫)

Personal Data Collection Statement
收集個人資料聲明

Name and address of the Phase of the Development (“the Phase”): MONACO MARINE, 10 Muk Tai Street#
發展項目的期數的名稱及地址(「期數」): MONACO MARINE, 沐泰街 10 號#
The provisional street number is subject to confirmation when the Phase is completed
臨時門牌號數有待期數建成時確認

Vendor 賣方: Milway Development Limited 萬瑋發展有限公司
Purchaser(s) 買方: _____

Please read the following notes carefully as they contain important information about how we would like to use your personal data.

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

Wheelock Properties (Hong Kong) Limited (“WPHKL”) wishes to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “personal data”) for the purpose of dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Phase by the Vendor, Wheelock Properties Limited (“the Developer”) and WPHKL, protecting their interests in the Phase, and monitoring the work of WPHKL by the Vendor and the Developer (“Obligatory Purposes”).

會德豐地產(香港)有限公司(「會德豐地產代理」)擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)，供賣方、會德豐地產有限公司(「發展商」)以及會德豐地產代理用於處理與閣下購買期數的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在期數中的權益，以及供賣方及發展商用於監督會德豐地產代理的工作(「強制性用途」)。

WPHKL intends to use your name, mailing address, telephone number, email address and fax number for the purpose of sales and direct marketing regarding investment opportunities in the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Phase and conducting statistical analysis in relation to the same (“Voluntary Marketing Purposes”), and your consent is required in order for WPHKL to do so. WPHKL also intends to transfer your name, mailing address, telephone number, email address and fax number to the Developer who may then use your personal data for the Voluntary Marketing Purposes, and your written consent is required in order for WPHKL to do so.

會德豐地產代理擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼用於就在期數的投資機會作出銷售及直接促銷，包括但不限於向閣下作出在期數的住宅單位及/或車位的直接促銷，以及進行與之有關的統計分析(「自願性促銷用途」)，且會德豐地產代理須獲得閣下同意後方可如此行事。會德豐地產代理亦擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼轉移予發展商，發展商繼而可使用閣下的個人資料作自願性促銷用途，且會德豐地產代理須獲得閣下書面同意後方可如此行事。

Your personal data is required by WPHKL for the Obligatory Purposes. If you do not provide your personal data to WPHKL for these purposes, WPHKL will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Phase and/or administrative matters relating to the same.

會德豐地產代理乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予會德豐地產代理作此等用途，會德豐地產代理將不能夠作出強制性用途，這可能對閣下購買在期數中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Marketing Purposes are only voluntary purposes and you are not obliged to consent to the use and/or provision of your personal data for these purposes if you do not wish WPHKL and/or the Developer to use your personal data for direct marketing. 自願性促銷用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商將閣下的個人資料用於直接促銷，閣下並無責任同意閣下的個人資料被用及/或被提供作此等用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Marketing Purposes. WPHKL will not transfer your personal data to any other person without your consent.

會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) **將會**把閣下的個人資料提供及轉移予發展商作強制性用途，及 (ii) **如果閣下同意及提供書面同意**，將會把閣下的個人資料提供及轉移予發展商，而前述各方繼而可使用閣下的個人資料作自願性促銷用途。在沒有閣下同意下，會德豐地產代理不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require WPHKL and/or the Developer at any time to cease using your personal data for the Voluntary Marketing Purposes and WPHKL and/or the Developer must so cease, without charge.

閣下可隨時撤回閣下的同意並要求會德豐地產代理及/或發展商停止使用閣下的個人資料作自願性促銷用途，而會德豐地產代理及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes. WPHKL will not retain your personal data for the Voluntary Marketing Purposes if you withdraw your consent and request WPHKL to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes, or withdrawal of your consent in relation to the Voluntary Marketing Purposes or occurrence of other circumstances where your personal data is no longer required, WPHKL will destroy your personal data as soon as practicable after WPHKL is no longer obliged to retain such data by law.

會德豐地產代理將只在為落實強制性用途及(如果閣下同意)自願性促銷用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理停止如此使用閣下的個人資料，會德豐地產代理將不會保留該等資料作自願性促銷用途。在落實強制性用途及(如果閣下同意)自願性促銷用途後或閣下撤回就自願性促銷用途所作同意或者發生不再需要閣下的個人資料之其他情況時，會德豐地產代理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。

You have the right, at any time, to request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact the Personal Data Privacy Officer of WPHKL at the address below.

閣下有權隨時要求查閱及/或改正在會德豐地產代理的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與會德豐地產代理個人資料私隱主任聯絡。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data or (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料或(2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer

Wheelock Properties (Hong Kong) Limited

Address: 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong] (please mark your communication as "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港中環畢打街 20 號會德豐大廈 23 樓 (請將閣下的通訊註明「保密」字樣)

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Marketing Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Marketing Purposes described above and transfer my personal data to the Developer for the Voluntary Marketing Purposes described above.)
- 本人在此空格加上別(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性促銷用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上別(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性促銷用途並把本人的個人資料轉移予發展商作上述自願性促銷用途。)

Signature of Purchaser(s):

買方簽署： _____

Name of Purchaser(s):

買方姓名： _____

Date:

日期： _____

(Note: To be dated by the Tenderer.)

(註：日期由投標人填寫)

Where the Purchaser is a company, "you" above shall be deemed to include any director, shareholder or representative of the Purchaser who has provided personal data to the Vendor (each a "Representative"). "Your" shall be constructed accordingly. Below is for the signing of Representative(s):

倘買方為公司，上文中之「閣下」包括指稱買方的任何已向賣方提供個人資料之董事、股東或代表（每一該等人士稱為

「公司代表」)。以下為公司代表簽署位置：

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Marketing Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Marketing Purposes described above and transfer my personal data to the Developer for the Voluntary Marketing Purposes described above.)
- 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性促銷用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性促銷用途並把本人的個人資料轉移予發展商作上述自願性促銷用途。)

Signature of Representative(s):

公司代表簽署： _____

Name of Representative (s):

公司代表姓名： _____

Date:

日期： _____

(Note: To be dated by the Tenderer.)

(註：日期由投標人填寫)

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

英文版本與中文版本如有任何抵觸，應以英文版本為準。

Declaration in relation to Intermediary

有關中介人的聲明

Name and address of the Phase : MONACO MARINE, Phase 2 of MONACO ONE Development
10 Muk Tai Street (the provisional street number is subject to confirmation when the Phase is completed)
期數名稱及地址 : MONACO MARINE, MONACO ONE 發展項目的第 2 期
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

Tower 第__座 Floor __樓 Flat __單位 [(with roof/flat roof 連同天台/平台)]
("the Property" "該物業")

Vendor 賣方: Milway Development Limited 萬瑋發展有限公司

Purchaser(s) 買方: _____

Purchaser's H.K.I.D./ Passport/B.R. No(s). 香港身份證/護照/商業登記證號碼:

1. 買方確認經由下述人士介紹到會德豐地產(香港)有限公司(「**會德豐地產**」)(賣方的銷售代理)投標及/或簽署臨時買賣合約購買該物業:

The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to Wheelock Properties (Hong Kong) Limited ("Wheelock Properties") (Sales agent of the Vendor) to submit tender and/or sign a Preliminary Agreement for Sale and Purchase of the Property:

地產代理姓名 Name of estate agent : _____

地產代理牌照號碼 EAA Licence No. : _____

所屬地產代理公司名稱 Estate Agency: _____

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方及中介人確認知悉及確認以下各項:

The Purchaser(s) and the Intermediary acknowledge and confirm the followings:

- (a) 中介人身份只是於出售本物業一事中介紹買方給賣方, 中介人並非賣方或會德豐地產的代理人。

The role of the Intermediary is simply to introduce purchaser(s) to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor or Wheelock Properties.

- (b) 任何中介人均沒有代賣方或會德豐地產作出、亦沒有被賣方或會德豐地產授權或批准代賣方或會德豐地產作出任何口頭或書面的協議、陳述、承諾或保證。賣方及會德豐地產不須就任何中介人所作出的任何協議、陳述、承諾或保證(如有)向買方或任何其他人士以任何形式負責, 在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。

Each Intermediary did not make and is not authorized or permitted by the Vendor or Wheelock Properties to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor or Wheelock Properties. The Vendor and Wheelock Properties are not and will not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary (if any) and are not and will not in any circumstances be liable to perform the same for any Intermediary.

- (c) 賣方、會德豐地產及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方或會德豐地產僱員或代理之名義, 在

購買該物業時向其索取任何金錢或其他利益時，買方應向廉政公署(I.C.A.C.)舉報。

The Vendor, Wheelock Properties and their staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser(s) or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor or Wheelock Properties demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) should report the case to the Independent Commission Against Corruption (I.C.A.C.).

- (c) 賣方及會德豐地產並無授權任何中介人向買方收取任何費用或佣金。

The Vendor and Wheelock Properties did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

- (d) 買方與任何中介人之任何轉讓，一概與賣方及會德豐地產無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。

The Vendor and Wheelock Properties are not and will not be involved in any dispute between the Purchaser(s) and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

The Chinese translation of this declaration is for reference only. In case of any discrepancy, the English version shall prevail.

Signature of Purchaser(s):

買方簽署:

Signature of Intermediary:

中介人簽署:

Date 日期: _____

(Note: To be dated by the Tenderer.)

(註: 日期由投標人填寫)

Acknowledgement letter regarding the eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space
有關被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格之確認函

Name and address of the Phase of the Development (“the **Phase**”): MONACO MARINE, 10 Muk Tai Street#
發展項目的期數的名稱及地址(「**期數**」): MONACO MARINE, 沐泰街 10 號#
The provisional street number is subject to confirmation when the Phase is completed
臨時門牌號數有待期數建成時確認

Tower ___ 座 Floor ___ 樓 Flat ___ 單位 [(with flat roof/roof 連同平台/天台)]
(the “Property” 「該物業」)

The Purchaser 買方:

The Vendor 賣方: Milway Development Limited 萬瑋發展有限公司

就閣下購買該物業一事，受制於合約，賣方可於其全權及絕對酌情決定的時間向買方出售一個 MONACO ONE 發展項目 (「發展項目」) 的住宅停車位(該停車位由賣方全權及絕對酌情決定) (「停車位」)，及受下列的條款及條件約束：

We refer to your purchase of the Property. Subject to contract, the Vendor may sell to the Purchaser one residential car parking space in MONACO ONE Development (the “Development”) (to be determined by the Vendor in its sole and absolute discretion) (a “Parking Space”) at such time as the Vendor may in its sole and absolute discretion determine, and subject to and upon the following terms and conditions:

- 閣下須於簽署有關該物業的臨時買賣合約 (「臨時合約」) 後的 5 個工作日內按臨時合約之條款及條件簽立有關該物業的買賣合約 (「買賣合約」)。
You shall execute the agreement for sale and purchase in respect of the Property (“Agreement”) within 5 working days after signing the Preliminary Agreement for Sale and Purchase in respect of the Property (“Preliminary Agreement”) in accordance with the terms and conditions contained in the Preliminary Agreement.
- 閣下必須完全遵守、履行及符合買賣合約內所有條款及條件，包括但不限於其中所列的支付條款。
You shall observe, perform and comply with all the terms and conditions in the Agreement including but not limited to the payment terms as specified therein.
- 閣下必須完全遵守、履行及符合賣方可能不時發給閣下有關於出售停車位的安排事宜的通知書 (「通知書」) 中所列的條款及條件。出售將以賣方不時指定之方式進行，包括但不限於以招標或拍賣形式出售。如通知書已經以一般預付郵遞方式送出至該物業地址或賣方所知的閣下的任何地址，閣下將被視作已收到通知書並知悉其內容。
You shall observe, perform and comply with the terms and conditions as may be specified in the notice that the Vendor may serve upon you from time to time regarding the arrangement of the sale of Parking Spaces (the “Notice”). The sale shall be in such manner as the vendor may from time to time decide, including without limitation by way of tender or auction. Where the Notice is sent by ordinary prepaid post to the correspondence address of the Property or any address of you known / registered to the Vendor, you will be deemed to have received the Notice and have known the contents thereof.
- 若閣下未能遵守、履行或符合臨時合約、買賣合約、本函及/或通知書內任何條款或條件，本函即告作廢並無效而上述優惠將即時被撤銷 (且不損害賣方於臨時合約、買賣合約及其他適用法律下之其他權利及申索) 而如已就購入停車位簽立任何合約 (不論臨時或其他合約)，閣下必須立即按賣方要求採取一切行動及簽立所有文件將之取消及終止 (無任何賠償)。
In the event you fail to observe, perform or comply with any of the terms or conditions contained in the Preliminary Agreement, the Agreement, this Letter and /or the Notice, this Letter shall become null and void upon which you shall not be entitled to any of the benefit(s) contained in this Letter which shall be deemed to have been withdrawn (without prejudice to the Vendor’s rights and claims against you under the Preliminary Agreement, the Agreement and the applicable laws), and where any agreement, whether preliminary or otherwise, has been entered into for the purchase of the Parking Space, you shall forthwith take all steps and execute all documents required by the Vendor to cancel and terminate the same without any compensation.

5. 如閣下未能於賣方不時指定的時段及地點購買及／或採取所有相關行動（包括但不限於接受任何出售要約、作出要約購買、投標購買或出價購買），閣下將被視為已放棄所有本函下的優惠，賣方無責任將閣下納入任何停車位的銷售（包括但不限於任何停車位的其他或後續銷售），亦不須給予閣下任何補償或替代優惠。
If you fail to purchase and/or carry out all relevant actions (including without limitation accept any offer of sale, offer to purchase, submit a tender or bid for purchase) during such period of time and at such location as may be prescribed by the Vendor from time to time, you shall be deemed to have given up all benefits of eligibility under this Letter and the Vendor shall have no obligation to invite or include you in any sale of any Parking Space (including any other or further sale of any Parking Space) and the Vendor shall also have no obligation to provide any compensation or alternative benefit to you.
6. 如賣方作出出售發展項目住宅停車位的要約(賣方無須作出任何出售要約)而閣下接受該要約，閣下必須於簽署住宅停車位的臨時買賣合約時出示本函予賣方。
In the event an offer to sell a residential car parking space of the Development is made by the Vendor (which offer the Vendor is not obliged to make) and you have accepted such offer, you shall present this Letter to the Vendor at the time of signing the preliminary agreement for sale and purchase of the residential car parking space.
7. 本函獨立於臨時合約及買賣合約，本函任何內容均不得視作取替或更改臨時合約或買賣合約內的任何條款及／或條件。賣方所有於臨時合約及買賣合約下之權利及補償均不受本函影響。本函任何內容均不會以任何方式損害、變更或影響臨時合約或買賣合約的運作、有效性或可強制執行性或臨時合約或買賣合約各方的權利、義務或責任。為免生疑問，若賣方決定不出售、不要約出售或不作出任何安排出售停車位，閣下無權享有任何補償或損害賠償，及閣下仍須遵守、符合及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約的條款完成購買物業。
This Letter is independent of the Preliminary Agreement or the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. Nothing in this letter shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, the Vendor's decision not to sell, offer to sell or arrange for the selling of a Parking Space shall not entitle the Purchaser to any remedy or damages whatsoever and you shall still be obliged to observe, perform and comply with all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement.
8. 本函及其下之優惠不能轉讓及轉移，及只能由閣下本人享有，而停車位亦只能由閣下本人購買。
This Letter and any benefit thereunder are non-assignable and non-transferable and can only be enjoyed by, and the Parking Space may only be purchased by you personally.
9. 不論本函任何其他條款的規定，並非本函一方的人無權根據《合約（第三者權利）條例》強制執行本函的任何條款。
Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this Letter.
10. 如有任何爭議，以賣方之決定為準及為最終決定。本函下之優惠並不保證閣下一定能購入任何停車位。
The Vendor's decisions on all matters of dispute shall prevail and be final. The benefit hereunder does not guarantee that you will be able to purchase any Parking Space.
11. 本函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 this Letter is for reference only and in case of inconsistency, the English version shall prevail.

賣方代表
For and on behalf of the Vendor

Authorized Signature(s) 授權人士簽署

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

Signature of Purchaser(s):

買方簽署:

日期 Date:

(Note: To be dated by the Vendor.)

(註：日期由賣方填寫)

Acknowledgement Letter relating to Building Maintenance Unit

有關樓宇維修單元的確認函

To : **Milway Development Limited (“the Vendor”)**
致 萬瑋發展有限公司(「賣方」)

Date :
日期

(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase : **MONACO MARINE (Phase 2 of MONACO ONE Development)**
期數 **MONACO MARINE (MONACO ONE 發展項目第 2 期)**

Address : **No.10 Muk Tai Street (The provisional street number is subject to**
地址 **confirmation when the Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property : **Flat [], [] Floor, Tower []with flat roof/roof]**
該物業 第[]座[]樓[]單位(連同平台/天台)

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約（「臨時合約」）之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. Pursuant to the Deed of Mutual Covenant incorporating Management Agreement (“DMC”) of the Development, 根據發展項目的公共契約及管理協議（「公契」）的規定：
 - (a) The manager shall, have the right to maintain, repair, operate and install telescopic gondola and free moving trackless mounted gondola and/or davit arm and/or other equipment or device in connection with the operation, management and maintenance of the building maintenance units (“Building Maintenance Unit”) to cleanse, inspect, maintain and repair any part of any exterior of the Phase, and shall, on prior reasonable notice, have access to any airspaces, external walls, curtain walls, top roofs, upper roofs, roofs, flat roofs, gardens, passages and/or canopy for the purposes of maintaining, repairing, operating, installing, moving, keeping, storing and/or temporary parking the Building Maintenance Unit.
管理人有權保養、維修、操作及安裝任何吊船及/或吊臂架及/或其他有關吊船操作、管理及保養的設備及裝置（「樓宇維修單元」）以進行清潔、檢查、保養及維修期數任何外部的任何部分，並有權在事先合理通知下出入任何上空、外牆、幕牆、頂層天台、上層天台、天台、平台、花園、通道及/或簷篷，藉以保養、維修、操作、組裝、移動、保留、存放及/或臨時停泊樓宇維修單元。
 - (b) The owner of any flat roof and/or roof and/or garden shall not enclose or cause or permit or suffer to be enclosed any brackets, sockets or parts used or intended to be used in connection with any Building Maintenance Unit, nor shall the Owner of any flat roof and/or roof and/or garden do or permit or suffer to be done anything which may affect the operation of the Building Maintenance Unit.
業主不得在其平台及/或天台及/或花園圍封或准許或容許圍封任何托架、外接頭或在使用樓宇維修單元所用或擬用的部件，亦不得在任何平台及/或天台及/或花園作出或准許或容許任何行為以影響樓宇維修單元的操作。

2. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and

purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.

本確認函並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。

3. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.

本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature of Purchaser(s):

買方簽署:

Name(s) of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

Acknowledgement Letter regarding Bathroom Exhaust Air Duct(s)

有關浴室排氣風管的確認函

To 致 : **Milway Development Limited (“the Vendor”)**
萬瑋發展有限公司(「賣方」)

Date 日期 :
(*Note: To be dated by the Vendor.*)
(註：日期由賣方填寫)

Phase 期數 : **MONACO MARINE (Phase 2 of MONACO ONE Development)**
MONACO MARINE (MONACO ONE 發展項目第 2 期)

Address 地址 : **No.10 Muk Tai Street (The provisional street number is subject to confirmation when the Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property 該物業 : **Flat A of 38th Floor and Roof, Tower 1A**
第 1A 座 38 樓及天台 A 單位

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約(「臨時合約」)之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The exhaust air ducts outlets for bathrooms (i.e. master bathroom, bathroom 1, bathroom 2 and lavatory) of the Property are located at Residential Common Areas on the Roof Floor of the building.
該物業的浴室(包括主人浴室,浴室 1, 浴室 2 及廁所)之排氣風管出風口位於大廈之天台樓層之住宅公用地方。
2. The Vendor reserves the right to alter, amend and change the size(s), location(s) and routing of the exhaust air duct(s) for bathroom (s) of the Property or any part(s) thereof according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業的浴室排氣風管或其任何部分的尺寸、位置及走綫。
3. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
本確認函並不影響臨時合約及其後之正式買賣合約(「買賣合約」)，包括(但不限於)買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。
5. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.

本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature of Purchaser(s):

買方簽署:

Name(s) of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

Acknowledgement Letter regarding Bathroom Exhaust Air Duct(s)

有關浴室排氣風管的確認函

To : **Milway Development Limited (“the Vendor”)**
致 : **萬瑋發展有限公司(「賣方」)**

Date :
日期 :
(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase : **MONACO MARINE (Phase 2 of MONACO ONE**
期數 : **Development)**
MONACO MARINE (MONACO ONE 發展項目第 2 期)

Address : **No.10 Muk Tai Street (The provisional street number is subject to**
地址 : **confirmation when the Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property : **Flat A of 38th Floor and Roof, Tower 1B 1B 座 38 樓及天台 A 單位**
該物業

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約(「臨時合約」)之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The exhaust air ducts outlets for bathrooms (i.e. master bathroom, bathroom 1, bathroom 2 and lavatory) of the Property are located at Residential Common Areas on the Roof Floor of the building.
該物業的浴室(包括主人浴室,浴室 1, 浴室 2 及廁所)之排氣風管出風口位於大廈之天台樓層之住宅公用地方。
2. The Vendor reserves the right to alter, amend and change the size(s), location(s) and routing of the exhaust air duct(s) for bathroom (s) of the Property or any part(s) thereof according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業的浴室排氣風管或其任何部分的尺寸、位置及走綫。
3. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
本確認函並不影響臨時合約及其後之正式買賣合約(「買賣合約」)，包括(但不限於)買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。
4. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.
本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature of Purchaser(s):

買方簽署:

Name(s) of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

Acknowledgement Letter relating to the layout of window on curtain wall

有關玻璃幕牆上窗戶佈局的確認函

To : **Milway Development Limited (“the Vendor”)**
致 : **萬瑋發展有限公司(「賣方」)**

Date :
日期 :
(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase : **MONACO MARINE (Phase 2 of MONACO ONE Development)**
期數 : **MONACO MARINE (MONACO ONE 發展項目 2 期)**

Address : **No.10 Muk Tai Street (The provisional street number is subject to confirmation when the**
地址 : **Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property : **Flat A of 38th Floor and Roof, Tower 1A**
該物業 : **第 1A 座 38 樓及天台 A 單位**

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The layout of the windows on the curtain wall enclosing the living room of the Property may change. The proposed changes to the layout of the windows are shown in the attached plan(s) (The plan(s) is/are for reference only and subject to amendment(s) from time to time. The plan(s) is/are for the purpose of showing the aforesaid matters only and may not reflect the latest conditions of other matters).
圍着該物業之客廳的玻璃幕牆上之窗戶佈局或有改動。擬對窗戶佈局所作出之改動見附圖（附圖僅供參考及可能不時更改，且只作顯示上述事項之用，未必能反映其他事項之最新狀況）。
2. The Vendor reserves the right to alter, amend and change the layout of windows of the Property or any part(s) thereof according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業窗戶或其任何部分的佈局。
3. Any proposed amendment(s) to the latest approved building plans of the Property is subject to the approval of the Building Authority. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
任何擬對最新經批准的建築圖則之更改受制於屋宇署的批准。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。
4. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.
本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

SIGNATURE(S) OF THE PURCHASER(S) 買方簽署

Name(s) of Purchaser(s) 買方姓名:

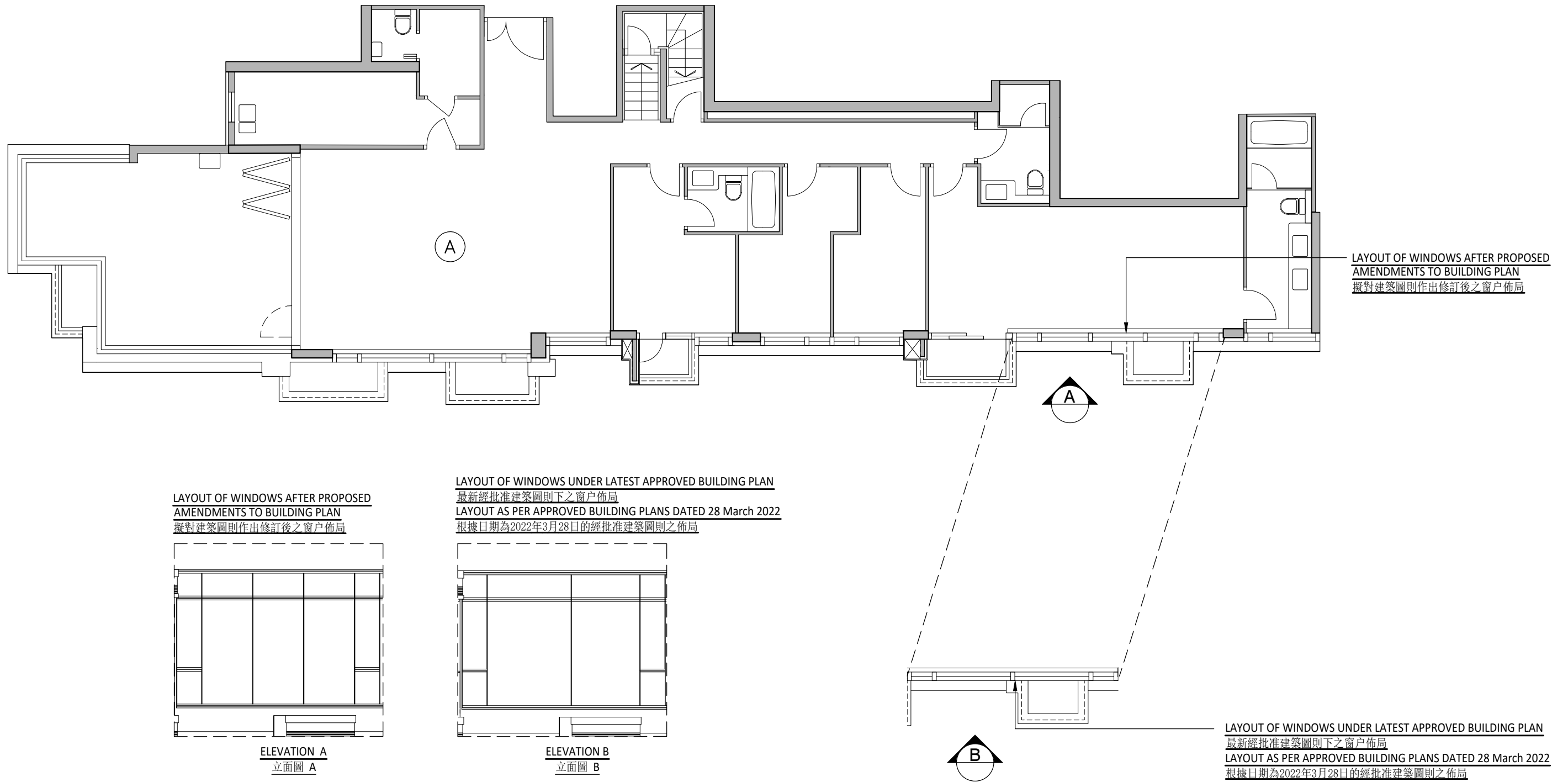
I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

TOWER 1A

第1A座

FLAT A of 38/F AND ROOF

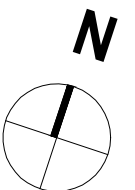
38樓及天台 A單位



FOR IDENTIFICATION ONLY
僅供識別

MONACO MARINE (PHASE 2 OF MONACO ONE DEVELOPMENT)
MONACO MARINE (MONACO ONE 發展項目第2期)
NEW KOWLOON INLAND LOT NO. 6563
新九龍內地段6563號

SCALE: 0M/米 5M/米



Vendor 賣方 : Milway Development Limited 萬瑋發展有限公司
Sales Agent for Vendor 賣方銷售代理人: Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)

Vendor's solicitors 賣方律師: KAO, LEE & YIP SOLICITORS 17/F, Gloucester Tower, The Landmark, Central, Hong Kong Tel. No. 電話號碼 2844-4888
高李葉律師行 香港中環置地廣場告羅士打大廈十七樓 Fax No. 傳真號碼 2810-0620

Purchaser 買方: Purchasers' / Purchaser's Name(s) HKID No./ Passport No./ B.R.No.
買方姓名 香港身份證號碼/護照號碼/商業登記證號碼

(1) _____
(2) _____
(3) _____

Directors' names and HKID Nos. (for corporate purchasers only)
董事姓名及身份證號碼 (只適用於買方為有限公司)

(1) _____
(2) _____

Tel. No 電話號碼

Purchaser's Correspondence/Registered Address 買方通訊/註冊地址

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the "Other Terms and Conditions" set out hereto. 賣方及買方於此同意根據以下條款及後述的"其他條款及條件"出售及購買下述之物業。

Name and Address of the Phase of the Development 發展項目的期數的名稱及地址:

MONACO MARINE

(Phase 2 of MONACO ONE Development) (MONACO ONE Development 的第 2 期)

10 Muk Tai Street 沐泰街 10 號

(the provisional street number is subject to confirmation when the Phase is completed 臨時門牌號數有待期數建成時確認)

The Property 本物業	Tower <input type="checkbox"/>	座	Floor <input type="checkbox"/>	樓	Flat <input type="checkbox"/>	單位	with flat roof / roof 連同平台 / 天台	("Residential Unit" "住宅單位")
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Please tick ("✓") the applicable Payment Term (請剔選適用之付款方法)

Purchase Price and 90-day Cash Payment Plan

售價及 90 天現金優惠付款計劃

The Purchase Price of the Property is 本物業的售價為 HK\$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- , 並須由買方按以下方式付予賣方 ("付款方式") :-

Preliminary Deposit in the sum of 為數 HK\$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付

Balance of Purchase Price [note] 售價餘額 [備註] HK\$ 港幣 _____ 元, which is equal to 95% of the purchase price shall be paid within 90 days after the date on which this Preliminary Agreement is signed or within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. (即售價的 95%) 的售價餘額, 須於本臨時合約的簽署日期之後的 90 天內由買方繳付或於賣方向買方發出書面通知可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清, 以較早者為準

Purchase Price and 120-day Cash Payment Plan

售價及 120 天現金優惠付款計劃

The Purchase Price of the Property is 本物業的售價為 HK\$ 港幣 _____ 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- , 並須由買方按以下方式付予賣方 ("付款方式") :-

Preliminary Deposit in the sum of 為數 HK\$ 港幣 _____ 元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付

Balance of Purchase Price [note] 售價餘額 [備註] HK\$ 港幣 _____ 元, which is equal to 95% of the purchase price shall be paid within 120 days after the date on which this Preliminary Agreement is signed or within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. (即售價的 95%) 的售價餘額, 須於本臨時合約的簽署日期之後的 120 天內或於賣方向買方發出書面通知可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清, 以較早者為準

Purchase Price and Stage Payment Plan
售價及建築期付款計劃



The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元	, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- ，並須由買方按以下方式付予賣方（「付款方式」）:-
Preliminary Deposit in the sum of 為數	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付
Further Deposit in the sum of [note] 加付訂金為數[備註]	HK\$ 港幣	元	, which is equal to 5% of the Purchase Price shall be payable within 60 days after the date on which this Preliminary Agreement is signed (即售價的 5%) 的加付訂金，須於本臨時合約的簽署日期之後的 60 天內支付
Balance of Purchase Price [note] 售價餘額[備註]	HK\$ 港幣	元	, which is equal to 90% of the purchase price shall be paid within 14 days of the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser. (即售價的 90%) 的售價餘額，須於賣方向買方發出書面通知可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清

[note] must not be paid before date of Agreement for Sale and Purchase [備註] 不能早於正式買賣合約日期

* delete whichever is not appropriate 將不適用者刪去

Received from the Purchaser the sum of HK\$ 茲收到買方港幣	元	Being the Preliminary Deposit payable Upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱		Cashier's Order/Cheque No. 本票/支票號碼	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" as well as the Schedule and the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.

買方在此同意及明白所有上列條件及“其他條款及條件”下所述之規定以及附件和附錄均構成本臨時合約的部份，並納入本臨時合約。

OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement –

在本臨時合約中:

- “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
“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;
- “working day” has the meaning given by section 2(1) of that Ordinance;
“工作日”具有該條例第 2 (1) 條給予該詞的涵義;
- the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8 (3) of that Ordinance; and
附件一第 (a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及
- the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
附件一第 (b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。

2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

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。

3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed -
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 –

- by the Purchaser on or before _____ (Note: to be filled in by Vendor) (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
由買方於 _____ (註：日期由賣方填寫) (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
- by the Vendor on or before _____ (Note: to be filled in by Vendor) (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
由賣方於 _____ (註：日期由賣方填寫) (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。

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

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

6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form as approved by the Legal Advisory and Conveyancing Office ("LACO") in respect of which none of the terms of the Agreement is permitted to be altered in any way without prior written approval of LACO, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.

買方需於本臨時合約之簽署日期之後五個工作天內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續:(a)簽署一份經地政總署法律諮詢及田土轉易處("地政總署")批核的正式合約，該合約內容除得地政總署書面批准，一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。

7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed — 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 —

(a) this Preliminary Agreement is terminated;

本臨時合約即告終止；

(b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and

買方支付的臨時訂金，即被沒收歸於賣方；及

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

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。

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

Please refer to the "Schedule 1" attached to this Preliminary Agreement. The said "Schedule 1" forms part of this Preliminary Agreement.

請參閱隨本臨時合約附上之“附件一”。“附件一”屬本臨時合約一部份。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — fittings, finishes and appliances set out in the Appendix.

本物業買賣所包括的裝置、裝修物料及設備如下 — 附錄所列明之裝置、裝修物料及設備。

10. 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.

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。

11. 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.

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。

12. For the purposes of clause 11, the following is the "Warning to Purchasers" —

就第 11 條而言，“對買方的警告”內容如下 —

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

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

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

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

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

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

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

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

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

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

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that (a) the Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatsoever, and (b) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever 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 the Agreement of the Property.

買方須於正式合約中與賣方協議大概內容如下 (a)如正式合約於任何情況取消，賣方有權保留臨時訂金，及 (b)本物業之買方除可將本物業用作按揭或押記外，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或協議提名任何人接受本物業之轉讓契、轉售本物業或轉讓正式合約之利益。本物業的轉讓契必須以簽署本物業之正式合約的買方為受惠人。

14. The Vendor reserves the right to alter the building plans whenever the Vendor considers necessary Provided that the Vendor shall notify the Purchaser in writing of such alteration if the same affect in any way the Property within 14 days after its having been approved by the Building Authority.

賣方保留於其認為所需時修改建築圖則之權利，但賣方須由建築事務監督就有關影響本物業修改之批准後計 14 天內以書面通知買方。

15. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitor during office hours within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

買賣雙方同意於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期起計十四天內於辦公時間內在賣方律師辦公地點完成出售及購買本物業。

16. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of clause 17, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.

雙方同意並聲明本臨時合約只適用於買方個人。除第 17 條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。

17. No attorney, trustee or nominee of any kind by the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
- 賣方並不接受買方任何形式之獲授權人、受托人或獲提名人代買方簽署正式合約。除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。
18. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- 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。
- (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
- 上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。
- (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.
- 買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。
- (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.
- 買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。
19. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment of the Purchase Price and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors
- 上述加付訂金、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。
20. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
- 在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。
21. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
- 買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
22. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
- 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
23. Time shall in every respect be of the essence of this Preliminary Agreement.
- 本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

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

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

25. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.

賣方保留權利修改該付款方式及該售價在計算方面之錯誤或遺漏。

26. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。

27. 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.

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。

28. A person who is not a party to this Preliminary Agreement 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 Preliminary Agreement.

並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

29. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.

本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方已細閱此臨時合約，並完全明白其內容。

Purchaser
買方

For and on behalf of the Vendor
賣方代表

Signature of Purchaser(s)
買方簽署

Authorized signature(s) 經授權簽署
for and on behalf of
Wheelock Properties (Hong Kong) Limited
會德豐地產(香港)有限公司

SCHEDULE 1 附件一

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附件中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約：

Flat A on 38/F in Tower 1A

1A 座 38 樓 A 單位

The measurements of the Property are as follows —

本物業的量度尺寸如下 —

- (a) the saleable area of the Property is 158.674 square metres / 1708 square feet of which —
本物業的實用面積為 158.674 平方米 / 1708 平方呎，其中—
- 2.3 square metres / 25 square feet is the floor area of the balcony;
2.3 平方米 / 25 平方呎為露台的樓面面積；
- 1.5 square metres / 16 square feet is the floor area of the utility platform;
1.5 平方米 / 16 平方呎為工作平台的樓面面積；
- square metres / square feet is the floor area of the verandah; and
 平方米 / 平方呎為陽台的樓面面積；及
- (b) other measurements are —
其他量度尺寸為 —
- ~~the area of the air-conditioning plant room is square metres / square feet;~~
~~空調機房的面積為 平方米 / 平方呎；~~
- ~~the area of the bay window is square metres / square feet;~~
~~窗台的面積為 平方米 / 平方呎；~~
- ~~the area of the cockloft is square metres / square feet;~~
~~閣樓的面積為 平方米 / 平方呎；~~
- the area of the flat roof is 26.640 square metres / 265 square feet;
平台的面積為 26.640 平方米 / 265 平方呎；
- ~~the area of the garden is square metres / square feet;~~
~~花園的面積為 平方米 / 平方呎；~~
- ~~the area of the parking space is square metres / square feet;~~
~~停車位的面積為 平方米 / 平方呎；~~
- the area of the roof is 69.436 square metres / 747 square feet;
天台的面積為 69.436 平方米 / 747 平方呎；
- ~~the area of the stairhood is square metres / square feet;~~
~~梯屋的面積為 平方米 / 平方呎；~~
- ~~the area of the terrace is square metres / square feet;~~
~~前庭的面積為 平方米 / 平方呎；~~
- ~~the area of the yard is square metres / square feet;~~
~~庭院的面積為 平方米 / 平方呎。~~

Flat A on 38/F in Tower 1B

1B 座 38 樓 A 單位

The measurements of the Property are as follows –

本物業的量度尺寸如下 –

- (a) the saleable area of the Property is 145.858 square metres / 1570 square feet of which –
本物業的實用面積為 145.858 平方米 / 1570 平方呎，其中 –
- 2.3 square metres / 25 square feet is the floor area of the balcony;
2.3 平方米 / 25 平方呎為露台的樓面面積；
- square metres / square feet is the floor area of the utility platform;
 平方米 / 平方呎為工作平台的樓面面積；
- square metres / square feet is the floor area of the verandah; and
 平方米 / 平方呎為陽台的樓面面積；及
- (b) other measurements are –
其他量度尺寸為 –
- the area of the air conditioning plant room is square metres / square feet;
空調機房的面積為 平方米 / 平方呎；
- the area of the bay window is square metres / square feet;
窗台的面積為 平方米 / 平方呎；
- the area of the cockloft is square metres / square feet;
閣樓的面積為 平方米 / 平方呎；
- the area of the flat roof is square metres / square feet;
平台的面積為 24.014 平方米 / 258 平方呎；
- the area of the garden is square metres / square feet;
花園的面積為 平方米 / 平方呎；
- the area of the parking space is square metres / square feet;
停車位的面積為 平方米 / 平方呎；
- the area of the roof is square metres / square feet;
天台的面積為 59.130 平方米 / 636 平方呎；
- the area of the stairhood is square metres / square feet;
梯屋的面積為 平方米 / 平方呎；
- the area of the terrace is square metres / square feet;
前庭的面積為 平方米 / 平方呎；
- the area of the yard is square metres / square feet;
庭院的面積為 平方米 / 平方呎。

APPENDIX

Fittings, Finishes and Appliances

Internal wall and Ceiling	Type of Wall Finishes Living room, dining room and bedroom finished with emulsion paint.
	Type of Ceiling Finishes Ceiling of living room, dining room and bedroom finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.
Internal Floor	Material of floor and skirting Living room, dining room and bedroom finished with engineered timber flooring and paint finish timber skirting. Natural stone border along edge of floor adjoining door to balcony, door to utility platform and door to flat roof.
Bathroom	Type of wall, floor and ceiling finishes Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bath tub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling (except those flats set out below).
	<u>Mansion B</u> Bathroom at Flat E of 1/F-3/F & 5/F-6/F <u>Mansion C</u> Bathroom at Flat D of G/F Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bath tub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.
	<u>Tower 1A</u> Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F <u>Mansion A</u> Bathroom at Flats A & C of G/F, 1/F-3/F Bathroom at Flat A of 5/F Bathroom at Flat C of 5/F and roof <u>Mansion B</u> Bathroom at Flat A of G/F, 1/F-3/F & 5/F Bathroom at Flat A of 6/F and roof <u>Mansion C</u> Bathroom at Flat A of G/F, 1/F-3/F & 5/F <u>Mansion D</u> Bathroom at Flat A of G/F Bathroom at Flats A, D & E of 1/F-3/F Bathroom at Flats A & E of 5/F Bathroom at Flat E of 6/F Bathroom at Flat A of 6/F and roof Wall finished with porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.

Tower 1A

Bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F
Bathroom 2 at Flat A of 38/F and roof

Tower 1B

Bathroom at Flat F of 3/F
Bathroom 2 at Flat A of 38/F and roof

Mansion A

Bathroom at Flat D of G/F, 1/F-3/F & 5/F

Mansion B

Bathroom at Flats C & D of 1/F-3/F & 5/F-6/F

Mansion D

Bathroom at Flat C of 1/F-3/F & 5/F-6/F

Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and natural stone (except those areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.

Tower 1A

Master bathroom at Flat A of 38/F and roof

Tower 1B

Master bathroom at Flat A of 38/F and roof

Wall finished with porcelain tile and mirror (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bath tub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. Wall finishes run up to the false ceiling.

Type and material of fittings and equipment:

Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated toilet paper holder and chrome plated hook (except those flats set out below).

Tower 1A

Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F

Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome-plated toilet paper holder.

Tower 1A

Master bathroom at Flat A of 38/F and roof

Tower 1B

Master bathroom at Flat A of 38/F and roof

Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings include vitreous china wash basin with colour electro-plated basin mixer, vitreous china water closet, colour electro-plated towel bar, colour electro-plated toilet paper holder and colour electro-plated hook.

Type and material of water supply system:

Copper pipes are used for cold and hot water supply system.

Type and material of bathing facilities (including shower or bath tub, if applicable) and size of bath tub, if applicable:

Press steel bath tub (1500mm L X 700mm W X 420mm D) with metal shower curtain rod

	<p>and chrome-plated bath mixer are provided in Bathrooms with bath tub (except those flats set out below).</p> <p><u>Tower 1A</u> Master bathroom at Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Master bathroom at Flat A of 38/F and roof</p> <p>Press steel bath tub (1500mm L X 700mm W X 420mm D) with colour electro-plated bath mixer and tempered glass shower cubicle with colour electro-plated shower mixer are provided in bathrooms with bath tub and shower cubicle.</p> <p><u>Tower 1A</u> Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Bathroom at Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Bathroom 2 at Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Bathroom at Flat F of 3/F Bathroom 2 at Flat A of 38/F and roof</p> <p><u>Mansion A</u> Bathroom at Flats A, C & D of G/F, 1/F-3/F Bathroom at Flats A & D of 5/F Bathroom at Flat C of 5/F and roof</p> <p><u>Mansion B</u> Bathroom at Flat A of G/F Bathroom at Flats A, C & D of 1/F-3/F & 5/F Bathroom at Flats C & D of 6/F Bathroom at Flat A of 6/F and roof</p> <p><u>Mansion C</u> Bathroom at Flat A of G/F, 1/F-3/F & 5/F</p> <p><u>Mansion D</u> Bathroom at Flat A of G/F Bathroom at Flats A, C, D & E of 1/F-3/F Bathroom at Flats A, C & E of 5/F Bathroom at Flats C & E of 6/F Bathroom at Flat A of 6/F and roof</p> <p>Tempered glass shower cubicle with chrome-plated shower mixer are provided in bathrooms with shower cubicle.</p>
Bathroom Appliance	<p>Thermo ventilator, duct type ventilation fan and instantaneous electric water heater are provided (except those flats set out below).</p> <p><u>Tower 1A</u> Bathroom at Flats A and C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Bathroom at Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Bathroom at Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F, 38/F and roof</p> <p><u>Mansion B</u> Bathroom at Flat C of G/F</p> <p><u>Mansion D</u> Bathroom at Flat C of G/F</p> <p>Thermo ventilator and duct type ventilation fan are provided.</p> <p><u>Mansion A</u> Bathroom at Flat C of G/F, 1/F-3/F, 5/F and roof</p> <p><u>Mansion B</u></p>

	<p>Bathroom at Flat A of G/F, 1/F-3/F, 5/F, 6/F and roof <u>Mansion C</u> Bathroom at Flat A of G/F, 1/F-3/F, 5/F <u>Mansion D</u> Bathroom at Flat A of G/F, 1/F-3/F, 5/F, 6/F and roof</p> <p>Thermo ventilator is provided.</p> <hr/> <p><u>Tower 1B</u> Bathroom at Flat D of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F <u>Mansion A</u> Bathroom at Flats A and D of G/F, 1/F-3/F, 5/F <u>Mansion B</u> Bathroom at Flats C, D and E of 1/F-3/F, 5/F, 6/F <u>Mansion C</u> Bathroom at Flat D of G/F, 1/F-3/F, 5/F Bathroom at Flat F of 1/F-3/F, 5/F <u>Mansion D</u> Bathroom at Flats C and E of 1/F-3/F, 5/F, 6/F Bathroom at Flat D of 1/F-3/F</p> <p>Thermo ventilator and instantaneous electric water heater are provided.</p> <hr/> <p><u>Tower 1A</u> Lavatory at Flat A of 38/F and roof <u>Tower 1B</u> Lavatory at Flat A of 38/F and roof <u>Mansion A</u> Lavatory at Flat C of G/F, 1/F-3/F, 5/F and roof</p> <p>Duct type ventilation fan is provided</p>
Bedroom	No fittings
Doors	<p>Material, finishes and accessories:</p> <p>Flat Entrance Solid core fire rated timber door finished with wood veneer and metal, and fitted with lockset, concealed door closer, door guard, door stopper and eye viewer (except the flat set out below).</p> <p><u>Mansion B</u> Flat Entrance at Flat C on G/F</p> <p>Solid core fire rated timber door finished with wood veneer and metal, and fitted with lockset, concealed door closer, door guard, door stopper and fire rated glass vision panel.</p> <hr/> <p>Private Lobby to Dining Room Solid core fire rated timber door finished with wood veneer and metal, and fitted with lockset, concealed door closer, door guard, door stopper and eye viewer.</p> <hr/> <p>Kitchen (All non-open Kitchen) Solid core fire rated timber door finished with paint and metal, and fitted with fire rated glass vision panel, door stopper and concealed type door closer.</p> <hr/> <p>Bedroom Hollow core timber door finished with paint and metal, and fitted with lockset and door stopper.</p>

Master Bathroom and Bathroom

Hollow core timber door finished with paint and metal, and fitted with lockset and door stopper (except those flats set out below).

Tower 1A

Bathroom at Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F

Hollow core timber sliding door finished with paint and metal, and fitted with lockset and timber louver.

Tower 1A

Bathroom at Flats A, B & C; master bathroom at Flat A of 3/F

Bathroom at Flats A, B, C, E & F; master bathroom at Flat A of 5/F

Bathroom at Flats A, B, C, D, E & F; master bathroom at Flat A of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Bathroom at Flats D, E & F of 38/F

Bathroom 1 & bathroom 2 at Flat A of 38/F and roof

Tower 1B

Bathroom at Flats A, B, C, E & F of 3/F

Bathroom at Flats A, B, C, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Bathroom at Flats E, F & G of 38/F

Bathroom 1, bathroom 2 & master bathroom at Flat A of 38/F and roof

Hollow core timber door finished with paint and metal, and fitted with lockset, door stopper and timber louver.

Mansion A

Bathroom at Flat B; master bathroom at Flat C of G/F

Bathroom at Flats B & E; master bathroom at Flat C of 1/F-3/F

Bathroom at Flat E of 5/F

Bathroom at Flat B of 5/F and roof

Master bathroom at Flat C of 5/F and roof

Mansion B

Bathroom at Flat B; bathroom 1 & bathroom 2 at Flat C; master bathroom at Flat A of G/F

Bathroom at Flats B, D & E; master bathroom at Flat A of 1/F-3/F & 5/F

Bathroom at Flats D & E of 6/F

Bathroom at Flat B of 6/F and roof

Master bathroom at Flat A of 6/F and roof

Mansion C

Bathroom at Flats B & C; master bathroom at Flat A of G/F

Bathroom at Flats B, C, D, E & F; master bathroom at Flat A of 1/F-3/F

Bathroom at Flats D, E & F of 5/F

Bathroom at Flats B & C of 5/F and roof

Mansion D

Bathroom at Flat B; bathroom 1 & bathroom 2 at Flat C; master bathroom at Flat A of G/F

Bathroom at Flat B; master bathroom at Flat A of 1/F-3/F & 5/F

Bathroom at Flat B of 6/F and roof

Master bathroom at Flat A of 6/F and roof

Hollow core timber door finished with paint and metal, and fitted with lockset, door stopper and timber louver.

Store Room

Hollow core timber door finished with paint and metal and fitted with lockset and door stopper.

	<p>Utility Room Solid core fire-rated timber door finished with paint and metal, and fitted with lockset and door stopper (except those flats set out below).</p> <p><u>Tower 1B</u> Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Hollow core timber sliding door finished with paint and metal, and fitted with lockset and door stopper.</p> <p>Walk-in closet Hollow core timber door finished with paint and metal, and fitted with lockset and door stopper.</p> <p>Lavatory Metal framed door finished with paint and fitted with frosted glass, louver and lockset.</p> <p>Balcony and Utility platform Aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and tinted low-e coating glass, handle and lockset.</p> <p>Flat Roof and Garden (if applicable) Aluminium framed door finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass and tinted low-e coating glass, handle and lockset.</p> <p>Internal Staircase to Roof Aluminium framed door finished with fluorocarbon coating fitted with fire rated glass, door closer, pull handle and lockset.</p>
Kitchen	<p>Type of wall, floor, ceiling and cooking bench finishes Wall finished with porcelain tile and glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling (except those flats set out below).</p> <p><u>Tower 1A</u> Flat A of 38/F and roof</p> <p><u>Tower 1B</u> Flat A of 38/F and roof</p> <p>Wall finished with porcelain tile and glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint, aluminium panel and metal. All cooking bench countertop is fitted with reconstituted stone. Wall finishes run up to the false ceiling.</p> <p><u>Tower 1B</u> Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p><u>Mansion A</u> Flat D of G/F, 1/F-3/F & 5/F</p> <p><u>Mansion B</u> Flat C of 1/F-3/F & 5/F-6/F</p> <p><u>Mansion C</u> Flat D of G/F</p> <p><u>Mansion D</u></p>

Flat C of 1/F-3/F & 5/F-6/F

Wall finished with glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

Tower 1A

Flat B of 3/F

Flats B, E, F, G & H of 5/F

Flats B, D, E, F, G & H of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats D, E, F, G & H of 38/F

Tower 1B

Flats C, D, E & F of 3/F

Flats C, D, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats E, F & G of 38/F

Mansion A

Flats A & B of G/F

Flats A, B & E of 1/F-3/F

Flats A & E of 5/F

Flat B of 5/F and roof

Mansion B

Flat B of G/F

Flats B, D & E of 1/F-3/F & 5/F

Flats D & E of 6/F

Flat B of 6/F and roof

Mansion C

Flats B & C of G/F

Flats B, C, D, E & F of 1/F-3/F

Flats D, E & F of 5/F

Flats B & C of 5/F and roof

Mansion D

Flat B of G/F

Flats B, D & E of 1/F-3/F

Flats B & E of 5/F

Flat E of 6/F

Flat B of 6/F and roof

Wall finished with glazing, high gloss lacquer paint panel and metal trim (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

Material of sink unit and material and finishes of kitchen cabinet:

Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Kitchen cabinet in plywood board with high gloss acrylic finished door panels (except those flats set out below).

Tower 1A

Flats A & C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Mansion A

Flats B & C of G/F, 1/F-3/F

Flat C of 5/F and roof

Mansion C

Flat B of G/F, 1/F-3/F
Flat B of 5/F and roof

Fitted with stainless steel sink with chrome-plated hot and cold water mixer and metal wall unit lift system. Kitchen cabinet in plywood board with high gloss acrylic finished door panels.

Tower 1A

Flat A of 38/F and roof

Tower 1B

Flat A of 38/F and roof

Fitted with stainless steel sink with colour electro-plated hot and cold water mixer. Kitchen cabinet in wooden fiber board, door panels finished with wood melamine and medium-density fiberboard door panels finished with high gloss lacquer paint.

Material of water supply system:

Copper pipes for cold and hot water supply system.

Type of all other fittings and equipment:

Fire service installations and equipment fitted in or near open kitchen (if applicable) of the flats below

-Smoke detector and sprinkler head

Tower 1A

Flat B of 3/F

Flats B, E, F, G & H of 5/F

Flats B, D, E, F, G & H of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats D, E, F, G & H of 38/F

Tower 1B

Flats B, C, D, E & F of 3/F

Flats B, C, D, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F

Flats E, F & G of 38/F

Mansion A

Flats A, B & D of G/F

Flats A, B, D & E of 1/F-3/F

Flats A, D & E of 5/F

Flat B of 5/F and roof

Mansion B

Flat B of G/F

Flats B, C, D & E of 1/F-5/F

Flats C, D & E of 6/F

Flat B of 6/F and roof

Mansion C

Flats B, C & D of G/F

Flats B, C, D, E & F of 1/F-3/F

Flats D, E & F of 5/F

Flats B & C of 5/F and roof

Mansion D

Flat B of G/F

Flats B, C, D & E of 1/F-3/F

Flats B, C & E of 5/F

Flats C & E of 6/F

Flat B of 6/F and roof

Kitchen Appliances	<p>Duct type ventilation fan, gas hob, cooker hood, microwave oven, steam combination oven, built-in washer dryer, built-in refrigerator and gas water heater are provided (except those flats set out below).</p>
	<p><u>Tower 1A</u> Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flats G & H of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F</p> <p><u>Tower 1B</u> Flat F of 3/F</p> <p><u>Mansion A</u> Flat D of G/F</p> <p><u>Mansion B</u> Flats C & D of 1/F-3/F, 5/F,6/F</p> <p><u>Mansion D</u> Flats C & D of 1/F to 3/F Flat C of 5/F to 6/F</p> <p>Duct type ventilation fan, induction hob, cooker hood, steam oven, built-in washer dryer and built-in refrigerator are provided.</p>
	<p><u>Tower 1A</u> Flat D of 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Flats E & F of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F</p> <p><u>Tower 1B</u> Flats C, D & E of 3/F Flats C, D, E, F & G of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flats E, F & G of 38/F</p> <p><u>Mansion A</u> Flats D & E of 1/F-3/F, 5/F</p> <p><u>Mansion B</u> Flats B of G/F, 1/F-3/F, 5/F,6/F and roof Flats E of 1/F-3/F, 5/F,6/F</p> <p><u>Mansion C</u> Flats C & D of G/F Flats D, E & F of 1/F-3/F, 5/F Flat C of 1/F-3/F, 5/F and roof</p> <p><u>Mansion D</u> Flat B of G/F, 1/F-3/F, 5/F, 6/F and roof Flat E of 1/F-3/F, 5/F,6/F</p> <p>Duct type ventilation fan, induction hob, cooker hood, steam combination oven, built-in washer dryer and built-in refrigerator are provided.</p>
	<p><u>Tower 1A</u> Flat A on 38/F and roof</p> <p><u>Tower 1B</u> Flat A on 38/F and roof</p> <p>Duct type ventilation fan, gas hob, steam combination oven, built-in washer dryer, barbecue grill, wall mounted range hood, microwave oven, fridge-freezer, wine cellar, coffee machine, dishwasher and gas water heater are provided.</p>
	<p><u>Tower 1B</u> Flat B of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F</p> <p>Duct type ventilation fan, induction hob, cooker hood, microwave oven, steam combine oven, built-in washer dryer and built-in refrigerator are provided.</p> <p><u>Mansion A</u></p>

	<p>Flat A of G/F, 1/F-3/F, 5/F Flat B of G/F, 1/F-3/F, 5/F and roof <u>Mansion C</u> Flat B of G/F, 1/F-3/F, 5/F and roof</p> <p>Duct type ventilation fan, induction hob, cooker hood, microwave oven, steam combination oven, built-in washer dryer and built-in refrigerator are provided</p> <hr/> <p><u>Mansion D</u> Flat C of G/F</p> <p>Duct type ventilation fan, gas hob, cooker hood, steam combination oven, built-in washer dryer and built-in refrigerator are provided.</p> <hr/> <p><u>Tower 1B</u> Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F <u>Mansion B</u> Flat C of G/F</p> <p>Duct type ventilation fan, gas hob, cooker hood, steam combination oven, built-in washer dryer, built-in refrigerator and gas water heater are provided.</p>
Other Provisions	<p>Air-conditioner: Air-conditioner(s) is/are provided in living room, dining room, master ensuite/master bedroom, ensuite, bedroom, bedroom 1, bedroom 2, bedroom 3, utility room and store room (except the store rooms set out below).</p> <p><u>Tower 1A</u> Store room of Flat A of 38/F and roof <u>Tower 1B</u> Store room of Flat A of 38/F and roof</p> <hr/> <p>Telephone: Telephone connection points are provided.</p> <hr/> <p>Aerials: TV/FM outlets for local TV/FM radio programmes are provided.</p> <hr/> <p>Gas Supply Type, System and Location: Towngas pipes are installed and connected to gas appliances at the kitchen in the following residential flats:</p> <p><u>Tower 1A</u> Flats A & C of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flat A of 38/F and Roof <u>Tower 1B</u> Flat A of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Flat A of 38/F and Roof <u>Mansion A</u> Flat C of G/F-3/F Flat C of 5/F and roof <u>Mansion B</u> Flats A & C of G/F Flat A of 1/F-3/F & 5/F Flat A of 6/F and roof <u>Mansion C</u> Flat A of G/F, 1/F-3/F & 5/F</p>

Mansion D

Flats A & C of G/F

Flat A of 1/F-3/F & 5/F

Flat A of 6/F and roof

Washing Machine Connection Point:

Water inlet connection point of a design of 22mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine inside kitchen cabinet.

Water Supply:

Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.

附錄

裝置、裝修物料及設備

內牆及天花板	牆壁的裝修物料的類型 客廳、飯廳及睡房髹上乳膠漆。
	天花板的裝修物料的類型 客廳、飯廳及睡房天花的外露部分髹上乳膠漆，石膏板假陣髹上乳膠漆。
內部地板	地板及牆腳線的用料 客廳、飯廳及睡房內部地板以複合木地板鋪砌，配以油漆飾面木牆腳線。通往露台門、工作平台門及平台門之地板圍邊部分以天然石材鋪砌。
浴室	牆壁、地板及天花板的裝修物料的類型： 牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。（下述單位除外）
	低座 B 座 1 樓至 3 樓及 5 樓至 6 樓 E 單位之浴室 低座 C 座 地下 D 單位之浴室 牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。
	第 1A 座 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 38 樓 G 及 H 單位之浴室 低座 A 座 地下、1 樓至 3 樓 A 及 C 單位之浴室 5 樓 A 單位之浴室 5 樓及天台 C 單位之浴室 低座 B 座 地下、1 樓至 3 樓及 5 樓 A 單位之浴室 6 樓及天台 A 單位之浴室 低座 C 座 地下、1 樓至 3 樓及 5 樓 A 單位之浴室 低座 D 座 地下 A 單位之浴室 1 樓至 3 樓 A、D 及 E 單位之浴室 5 樓 A 及 E 單位之浴室 6 樓 E 單位之浴室 6 樓及天台 A 單位之浴室 牆壁以高溫瓷質磚鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。
	第 1A 座 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B 單位之浴室 38 樓及天台 A 單位之浴室 2 第 1B 座 3 樓 F 單位之浴室 38 樓及天台 A 單位之浴室 2 低座 A 座 地下、1 樓至 3 樓及 5 樓 D 單位之浴室 低座 B 座 1 樓至 3 樓及 5 樓至 6 樓 C 及 D 單位之浴室 低座 D 座

<p>1樓至3樓及5樓至6樓C單位之浴室</p> <p>牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚及天然石材鋪砌（面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
<p>第1A座 38樓及天台A單位之主人浴室 第1B座 38樓及天台A單位之主人浴室</p> <p>牆壁以高溫瓷質磚及鏡鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。牆壁裝修物料鋪砌至假天花。</p>
<p>裝置及設備的類型及用料： 木鏡櫃及木面盆櫃連天然石材檯面。 裝置包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架及鍍鉻掛勾。（下述單位除外）</p>
<p>第1A座 5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓G及H單位之浴室</p> <p>木鏡櫃及木面盆櫃連天然石材檯面。 裝置包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻廁紙架。</p>
<p>第1A座 38樓及天台A單位之主人浴室 第1B座 38樓及天台A單位之主人浴室</p> <p>木鏡櫃及木面盆櫃連天然石材檯面。 裝置包括：搪瓷洗手盆配有電鍍水龍頭、搪瓷坐廁、有色電鍍毛巾架、有色電鍍廁紙架及有色電鍍掛勾。</p>
<p>供水系統的類型及用料： 冷熱水供水系統採用銅喉管。</p> <p>沐浴設施（包括花灑或浴缸（如適用的話））及浴缸大小（如適用的話）： 設有浴缸之浴室配備鋼板浴缸（1500毫米長 X 700毫米闊 X 420毫米深）連金屬浴簾杆及鍍鉻浴缸花灑龍頭。（下述單位除外）</p>
<p>第1A座 38樓及天台A單位之主人浴室 第1B座 38樓及天台A單位之主人浴室</p> <p>設有浴缸及淋浴間之浴室配備鋼板浴缸（1500毫米長 X 700毫米闊 X 420毫米深）及有色電鍍浴缸花灑龍頭，配備強化玻璃淋浴間及有色電鍍花灑龍頭。</p>
<p>第1A座 5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓G及H單位之浴室 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B單位之浴室 38樓及天台A單位之浴室2 第1B座 3樓F單位之浴室 38樓及天台A單位之浴室2 低座A座 地下、1樓至3樓A、C及D單位之浴室 5樓A及D單位之浴室</p>

	<p>5樓及天台 C 單位之浴室 低座 B 座 地下 A 單位之浴室 1樓至 3樓及 5樓 A、C 及 D 單位之浴室 6樓 C 及 D 單位之浴室 6樓及天台 A 單位之浴室 低座 C 座 地下、1樓至 3樓及 5樓 A 單位之浴室 低座 D 座 地下 A 單位之浴室 1樓至 3樓 A、C、D 及 E 單位之浴室 5樓 A、C 及 E 單位之浴室 6樓 C 及 E 單位之浴室 6樓及天台 A 單位之浴室</p> <p>設有淋浴間之浴室配備強化玻璃淋浴間及鍍鉻花灑龍頭。</p>
浴室配套	<p>裝設浴室寶、抽氣扇及電熱水爐。(下述單位除外)</p> <p><u>第 1A 座</u> 3樓、5樓至 12樓、15樓至 23樓、25樓至 33樓、35樓至 37樓 A 及 C 單位之浴室 38樓及天台 A 單位之浴室</p> <p><u>第 1B 座</u> 3樓、5樓至 12樓、15樓至 23樓、25樓至 33樓、35樓至 38樓及天台 A 單位之浴室</p> <p><u>低座 B 座</u> 地下 C 單位之浴室</p> <p><u>低座 D 座</u> 地下 C 單位之浴室</p> <p>裝設浴室寶及抽氣扇。</p> <hr/> <p><u>低座 A 座</u> 地下、1樓至 3樓, 5樓及天台 C 單位之浴室</p> <p><u>低座 B 座</u> 地下、1樓至 3樓, 5樓, 6樓及天台 A 單位之浴室</p> <p><u>低座 C 座</u> 地下、1樓至 3樓, 5樓及天台 A 單位之浴室</p> <p><u>低座 D 座</u> 地下、1樓至 3樓, 5樓, 6樓及天台 A 單位之浴室</p> <p>裝設浴室寶。</p> <hr/> <p><u>第 1B 座</u> 3樓、5樓至 12樓、15樓至 23樓、25樓至 33樓、35樓至 37樓 D 單位之浴室</p> <p><u>低座 A 座</u> 地下、1樓至 3樓, 5樓 A 及 D 單位之浴室</p> <p><u>低座 B 座</u> 1樓至 3樓, 5樓, 6樓 C、D 及 E 單位之浴室</p> <p><u>低座 C 座</u> 地下、1樓至 3樓, 5樓 D 單位之浴室 1樓至 3樓, 5樓 F 單位之浴室</p> <p><u>低座 D 座</u> 1樓至 3樓, 5樓, 6樓 C 及 E 單位之浴室 1樓至 3樓 D 單位之浴室</p> <p>裝設浴室寶及電熱水爐。</p>

	<p><u>第 1A 座</u> 38 樓及天台 A 單位之廁所</p> <p><u>第 1B 座</u> 38 樓及天台 A 單位之廁所</p> <p><u>低座 A 座</u> 地下、1 樓至 3 樓, 5 樓及天台 C 單位之廁所</p> <p>裝設抽氣扇。</p>
睡房	沒有任何裝置
門	<p>用料、裝修物料及配件 單位入口 實心防火木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、防盜扣、門擋及防盜眼。(下述單位除外)</p> <p>低座 B 座 地下 C 單位之單位入口</p> <p>實心防火木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、防盜扣、門擋及防火玻璃小窗。</p>
	<p>私人大堂往飯廳 實心防火木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、防盜扣、門擋及防盜眼。</p>
	<p>廚房(所有非開放式廚房) 實心防火木門配油漆及金屬，裝設防火玻璃小窗、門擋及隱藏式氣鼓。</p>
	<p>睡房 空心木門配油漆及金屬，配以門鎖及門擋。</p>
	<p>主人浴室及浴室 空心木門配油漆及金屬，配以門鎖及門擋(以下單位除外)。</p>
	<p><u>第 1A 座</u> 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 38 樓 G 及 H 單位之浴室</p> <p>空心木趟門配油漆及金屬，配以門鎖及木百葉。</p>
	<p><u>第 1A 座</u> 3 樓 A、B 及 C 單位之浴室；A 單位之主人浴室 5 樓 A、B、C、E 及 F 單位之浴室；A 單位之主人浴室 6 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 A、B、C、D、E 及 F 單位之浴室； A 單位之主人浴室 38 樓 D、E 及 F 單位之浴室 38 樓及天台 A 單位之浴室 1、浴室 2</p> <p><u>第 1B 座</u> 3 樓 A、B、C、E 及 F 單位之浴室 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 A、B、C、E、F 及 G 單位之浴室 38 樓 E、F 及 G 單位之浴室 38 樓及天台 A 單位之浴室 1、浴室 2 及主人浴室</p> <p>空心木門配油漆及金屬，配以門鎖、門擋及木百葉。</p>
	<p><u>低座 A 座</u> 地下 B 單位之浴室；C 單位之主人浴室 1 樓至 3 樓 B 及 E 單位之浴室；C 單位之主人浴室 5 樓 E 單位之浴室 5 樓及天台 B 單位之浴室 5 樓及天台 C 單位之主人浴室</p> <p><u>低座 B 座</u> 地下 B 單位之浴室；C 單位之浴室 1 及浴室 2；A 單位之主人浴室</p>

	<p>1樓至3樓及5樓B、D及E單位之浴室；A單位之主人浴室 6樓D及E單位之浴室 6樓及天台B單位之浴室 6樓及天台A單位之主人浴室 低座C座 地下B及C單位之浴室；A單位之主人浴室 1樓至3樓B、C、D、E及F單位之浴室；A單位之主人浴室 5樓D、E及F單位之浴室 5樓及天台B及C單位之浴室 低座D座 地下B單位之浴室；C單位之浴室1及浴室2；A單位之主人浴室 1樓至3樓及5樓B單位之浴室；A單位之主人浴室 6樓及天台B單位之浴室 6樓及天台A單位之主人浴室</p> <p>空心木門配油漆及金屬，配以門鎖、門擋及木百葉。</p>
	<p>儲物房 空心木門配油漆及金屬，配以門鎖及門擋。</p>
	<p>工作間 實心防火木門配油漆及金屬，配以門鎖及門擋(下述單位除外)。</p>
	<p>第1B座 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A單位 空心木趟門配油漆及金屬，配以門鎖及門擋。</p>
	<p>衣帽間 空心木門配油漆及金屬，配以門鎖及門擋。</p>
	<p>廁所 油漆金屬框門，配以磨砂玻璃、百葉及門鎖。</p>
	<p>露台及工作平台 氟化碳塗層鋁框門連雙層中空玻璃（一面清玻璃及一面有色低輻射鍍膜玻璃），配以拉手及門鎖。</p>
	<p>露台及工作平台 氟化碳塗層鋁框門連雙層中空玻璃（一面清玻璃及一面有色低輻射鍍膜玻璃），配以拉手及門鎖。</p>
	<p>平台及花園（如適用） 氟化碳塗層鋁框門連雙層中空玻璃（一面清玻璃及一面有色低輻射鍍膜玻璃），配以拉手及門鎖。</p>
	<p>通往天台的內部樓梯 氟化碳塗層鋁框門，配以防火玻璃，氣鼓，把手及門鎖。</p>
<p>廚房</p>	<p>牆壁、地板、天花板及灶台的裝修物料的類型 牆壁以高溫瓷質磚及玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。（下述單位除外）</p> <p>第1A座 38樓及天台A單位 第1B座 38樓及天台A單位</p> <p>牆壁以高溫瓷質磚及玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以高溫瓷質磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆，裝設鋁板及金屬。所有灶台面以人造石安裝。牆壁裝修物料鋪砌至假天花。</p> <p>第1B座 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B單位 低座A座</p>

地下、1樓至3樓及5樓D單位
低座B座
1樓至3樓及5樓至6樓C單位
低座C座
地下D單位
低座D座
1樓至3樓及5樓至6樓C單位

牆壁以玻璃鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。

第1A座
3樓B單位
5樓B、E、F、G及H單位
6樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B、D、E、F、G及H單位
38樓D、E、F、G及H單位
第1B座
3樓C、D、E及F單位
5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓C、D、E、F及G單位
38樓E、F及G單位
低座A座
地下A及B單位
1樓至3樓A、B及E單位
5樓A及E單位
5樓及天台B單位
低座B座
地下B單位
1樓至3樓及5樓B、D及E單位
6樓D及E單位
6樓及天台B單位
低座C座
地下B及C單位
1樓至3樓B、C、D、E及F單位
5樓D、E及F單位
5樓及天台B及C單位
低座D座
地下B單位
1樓至3樓B、D及E單位
5樓B及E單位
6樓E單位
6樓及天台B單位

牆壁以玻璃、高光度油漆飾面板及金屬線鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以天然石材鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上乳膠漆。所有灶台面以實心面料安裝。牆壁裝修物料鋪砌至假天花。

洗滌盆的用料及廚櫃的用料及裝修物料

裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。廚櫃以木夾板及高光度亞克力飾面門板組成。（下述單位除外）

第1A座
3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A及C單位
低座A座
地下、1樓至3樓B及C單位
5樓及天台C單位
低座C座
地下、1樓至3樓B單位
5樓及天台B單位

裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭及金屬吊櫃手拉升降架。廚櫃以木夾板及高光度亞克力飾面門

	板組成。
	<p>第 1A 座 38 樓及天台 A 單位 第 1B 座 38 樓及天台 A 單位</p> <p>裝設不銹鋼洗滌盆連有色電鍍冷熱水水龍頭。廚櫃以木纖維板，木紋膠板飾面門板及高光度油漆飾面中級密度纖維門板組成。</p>
	<p>供水系統的用料 冷熱水供水系統採用銅喉管。</p>
	<p>所有其他裝置及設備的類型 安裝在以下單位開放式廚房（如適用）內或附近的消防裝置及設備 - 煙霧探測器及消防花灑頭</p> <p>第 1A 座 3 樓 B 單位 5 樓 B、E、F、G 及 H 單位 6 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B、D、E、F、G 及 H 單位 38 樓 D、E、F、G 及 H 單位 第 1B 座 3 樓 B、C、D、E 及 F 單位 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B、C、D、E、F 及 G 單位 38 樓 E、F 及 G 單位 低座 A 座 地下 A、B 及 D 單位 1 樓至 3 樓 A、B、D 及 E 單位 5 樓 A、D 及 E 單位 5 樓及天台 B 單位 低座 B 座 地下 B 單位 1 樓至 5 樓 B、C、D 及 E 單位 6 樓 C、D 及 E 單位 6 樓及天台 B 單位 低座 C 座 地下 B、C 及 D 單位 1 樓至 3 樓 B、C、D、E 及 F 單位 5 樓 D、E 及 F 單位 5 樓及天台 B 及 C 單位 低座 D 座 地下 B 單位 1 樓至 3 樓 B、C、D 及 E 單位 5 樓 B、C 及 E 單位 6 樓 C 及 E 單位 6 樓及天台 B 單位</p>
廚房配套	裝設抽氣扇、氣體煮食爐、抽油煙機、微波爐、蒸焗爐、嵌入式洗衣乾衣機、嵌入式雪櫃及煤氣熱水爐。（下述單位除外）
	<p>第 1A 座 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 37 樓 B 單位 5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 38 樓 G 及 H 單位 第 1B 座 3 樓 F 單位 低座 A 座 地下 D 單位 低座 B 座 1 樓至 3 樓、5 樓、6 樓 C 及 D 單位 低座 D 座</p>

	<p>1樓至3樓C及D單位 5樓至6樓C單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、蒸爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>第1A座</u> 6樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓D單位 5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓E及F單位</p> <p><u>第1B座</u> 3樓C、D及E單位 5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓C、D、E、F及G單位 38樓E、F及G單位</p> <p><u>低座A座</u> 1樓至3樓, 5樓D及E單位</p> <p><u>低座B座</u> 地下、1樓至3樓, 5樓, 6樓及天台B單位 1樓至3樓, 5樓, 6樓E單位</p> <p><u>低座C座</u> 地下C及D單位 1樓至3樓, 5樓D、E及F單位 1樓至3樓, 5樓及天台C單位</p> <p><u>低座D座</u> 地下, 1樓至3樓, 5樓, 6樓及天台B單位 1樓至3樓, 5樓, 6樓E單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>第1A座</u> 38樓及天台A單位</p> <p><u>第1B座</u> 38樓及天台A單位</p> <p>裝設抽氣扇、氣體煮食爐、蒸焗爐、嵌入式洗衣乾衣機、燒烤爐、抽油煙機、微波爐、雪櫃連冰箱、酒櫃、咖啡機、洗碗碟機及煤氣熱水爐。</p>
	<p><u>第1B座</u> 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓B單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、微波爐、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>低座A座</u> 地下、1樓至3樓, 5樓A單位 地下、1樓至3樓, 5樓及天台B單位</p> <p><u>低座C座</u> 地下、1樓至3樓, 5樓及天台B單位</p> <p>裝設抽氣扇、電磁爐、抽油煙機、微波爐、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>低座D座</u> 地下C單位</p> <p>裝設抽氣扇、氣體煮食爐、抽油煙機、蒸焗爐、嵌入式洗衣乾衣機及嵌入式雪櫃。</p>
	<p><u>第1B座</u> 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A單位</p> <p><u>低座B座</u> 地下C單位</p> <p>裝設抽氣扇、氣體煮食爐、抽油煙機、蒸焗爐、嵌入式洗衣乾衣機、嵌入式雪櫃及煤氣熱水爐。</p>
其他配置	冷氣機

客廳、飯廳、主人套房／主人睡房、套房、睡房、睡房1、睡房2、睡房3、工作間和儲物房(下述儲物房除外)均提供冷氣機。

第1A座
38樓及天台A單位之儲物房

第1B座

38樓及天台A單位之儲物房

電話

裝設有電話接駁點。

天線

裝設電視及電台插座，可接收本地電視及電台節目。

氣體供應

以下單位均裝置煤氣喉管及接駁至住宅單位廚房之煤氣爐具：

第1A座

3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A及C單位

38樓及天台A單位

第1B座

3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓A單位

38樓及天台A單位

低座A座

地下至3樓C單位

5樓及天台C單位

低座B座

地下A及C單位

1樓至3樓及5樓A單位

6樓及天台A單位

低座C座

地下、1樓至3樓及5樓A單位

低座D座

地下A及C單位

1樓至3樓及5樓A單位

6樓及天台A單位

洗衣機接駁點

廚櫃內設有洗衣機來水接駁喉位（其設計為直徑 22 毫米）及去水接駁喉位（其設計為直徑 40 毫米）。

供水

冷熱水供水系統採用銅喉管，沖水供水系統採用膠喉管。

**WARNING TO PURCHASERS
PLEASE READ CAREFULLY**

**對買方的警告
買方請小心閱讀**

Name and address of the Phase of the Development (“the **Phase**”): MONACO MARINE, 10 Muk Tai Street#

發展項目的期數的名稱及地址(「期數」): MONACO MARINE, 沐泰街 10 號#

The provisional street number is subject to confirmation when the Phase is completed

臨時門牌號數有待期數建成時確認

Tower __ 座 Floor _ 樓 Flat __ 單位 [(with flat roof/roof 連同平台/天台)]

(the “Property” “該物業”)

Purchaser(s) 買方: _____

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

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

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

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

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

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

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

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

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

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

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of

公曆 年 月 日

(Note: To be dated by the Vendor.)

(註：日期由賣方填寫)

Signature of Purchaser(s)

買方簽署: _____

To: Milway Development Limited 萬璋發展有限公司 (“the Vendor” “賣方”)

From: _____ (the “Purchaser” “買方”)

Dear Sirs,
敬啟者

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

Name and address of the Phase of the Development (“the Phase”): MONACO MARINE, 10 Muk Tai Street#
發展項目的期數的名稱及地址(「期數」): MONACO MARINE, 沐泰街 10 號#

The provisional street number is subject to confirmation when the Phase is completed

臨時門牌號數有待期數建成時確認

Tower __ 座 Floor _ 樓 Flat __ 單位 [(with flat roof/roof 連同平台/天台)]
(the “Property” “該物業”)

We/I hereby confirm that we/I [are/am] or [are not/am not]*:-

- (a) a director of the Vendor, or a parent, spouse or child of such a director;
- (b) a manager of the Vendor;
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (d) an associate corporation or holding company of the Vendor;
- (e) a director of such an associate corporation or holding company, or a parent, spouse, child of such a director; or
- (f) a manager of such an associate corporation or holding company.

holding company of the Vendor (賣方的控權公司) means Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Twinpeak Assets Limited;

associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;

subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)

manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and

private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

We/I declare that the above information is accurate and complete.

We/I hereby further undertake to immediately notify you in writing on any change of the above information after making the above declaration and on or prior to our/my signing of the formal Agreement for Sale and Purchase.

**Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是* :-

- (a) 賣方的董事，或該董事的父母、配偶或子女；
- (b) 賣方的經理；
- (c) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (d) 賣方的有聯繫法團或控權公司；
- (e) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (f) 上述有聯繫法團或控權公司的經理；

賣方的控權公司 (holding company of the Vendor) 指會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Twinpeak Assets Limited；

有聯繫法團(associate corporation)就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在作出上述聲明後至簽立該物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以立即書面通知貴公司。

**刪除不適用者*

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signature of Purchaser(s):

買方簽署：

Name of Purchaser 買方姓名：

Date 日期：

(Note: To be dated by the Tenderer.)

(註：日期由投標人填寫)

Personal Data Collection Statement
收集個人資料聲明

Name and address of the Phase of the Development (“the Phase”): MONACO MARINE, 10 Muk Tai Street#
發展項目的期數的名稱及地址(「期數」): MONACO MARINE, 沐泰街 10 號#
The provisional street number is subject to confirmation when the Phase is completed
臨時門牌號數有待期數建成時確認

Vendor 賣方: Milway Development Limited 萬瑋發展有限公司
Purchaser(s) 買方: _____

Please read the following notes carefully as they contain important information about how we would like to use your personal data.

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

Wheelock Properties (Hong Kong) Limited (“WPHKL”) wishes to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “personal data”) for the purpose of dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Phase by the Vendor, Wheelock Properties Limited (“the Developer”) and WPHKL, protecting their interests in the Phase, and monitoring the work of WPHKL by the Vendor and the Developer (“Obligatory Purposes”).

會德豐地產(香港)有限公司(「會德豐地產代理」)擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)，供賣方、會德豐地產有限公司(「發展商」)以及會德豐地產代理用於處理與閣下購買期數的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在期數中的權益，以及供賣方及發展商用於監督會德豐地產代理的工作(「強制性用途」)。

WPHKL intends to use your name, mailing address, telephone number, email address and fax number for the purpose of sales and direct marketing regarding investment opportunities in the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Phase and conducting statistical analysis in relation to the same (“Voluntary Marketing Purposes”), and your consent is required in order for WPHKL to do so. WPHKL also intends to transfer your name, mailing address, telephone number, email address and fax number to the Developer who may then use your personal data for the Voluntary Marketing Purposes, and your written consent is required in order for WPHKL to do so.

會德豐地產代理擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼用於就在期數的投資機會作出銷售及直接促銷，包括但不限於向閣下作出在期數的住宅單位及/或車位的直接促銷，以及進行與之有關的統計分析(「自願性促銷用途」)，且會德豐地產代理須獲得閣下同意後方可如此行事。會德豐地產代理亦擬將閣下的姓名、通訊地址、電話號碼、電郵地址及傳真號碼轉移予發展商，發展商繼而可使用閣下的個人資料作自願性促銷用途，且會德豐地產代理須獲得閣下書面同意後方可如此行事。

Your personal data is required by WPHKL for the Obligatory Purposes. If you do not provide your personal data to WPHKL for these purposes, WPHKL will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Phase and/or administrative matters relating to the same.

會德豐地產代理乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予會德豐地產代理作此等用途，會德豐地產代理將不能夠作出強制性用途，這可能對閣下購買在期數中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Marketing Purposes are only voluntary purposes and you are not obliged to consent to the use and/or provision of your personal data for these purposes if you do not wish WPHKL and/or the Developer to use your personal data for direct marketing. 自願性促銷用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商將閣下的個人資料用於直接促銷，閣下並無責任同意閣下的個人資料被用及/或被提供作此等用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Marketing Purposes. WPHKL will not transfer your personal data to any other person without your consent.

會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) **將會**把閣下的個人資料提供及轉移予發展商作強制性用途，及 (ii) **如果閣下同意及提供書面同意**，將會把閣下的個人資料提供及轉移予發展商，而前述各方繼而可使用閣下的個人資料作自願性促銷用途。在沒有閣下同意下，會德豐地產代理不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require WPHKL and/or the Developer at any time to cease using your personal data for the Voluntary Marketing Purposes and WPHKL and/or the Developer must so cease, without charge.

閣下可隨時撤回閣下的同意並要求會德豐地產代理及/或發展商停止使用閣下的個人資料作自願性促銷用途，而會德豐地產代理及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes. WPHKL will not retain your personal data for the Voluntary Marketing Purposes if you withdraw your consent and request WPHKL to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Marketing Purposes, or withdrawal of your consent in relation to the Voluntary Marketing Purposes or occurrence of other circumstances where your personal data is no longer required, WPHKL will destroy your personal data as soon as practicable after WPHKL is no longer obliged to retain such data by law.

會德豐地產代理將只在為落實強制性用途及(如果閣下同意)自願性促銷用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理停止如此使用閣下的個人資料，會德豐地產代理將不會保留該等資料作自願性促銷用途。在落實強制性用途及(如果閣下同意)自願性促銷用途後或閣下撤回就自願性促銷用途所作同意或者發生不再需要閣下的個人資料之其他情況時，會德豐地產代理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。

You have the right, at any time, to request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact the Personal Data Privacy Officer of WPHKL at the address below.

閣下有權隨時要求查閱及/或改正在會德豐地產代理的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與會德豐地產代理個人資料私隱主任聯絡。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data or (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料或(2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer

Wheelock Properties (Hong Kong) Limited

Address: 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong] (please mark your communication as "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港中環畢打街 20 號會德豐大廈 23 樓 (請將閣下的通訊註明「保密」字樣)

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Marketing Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Marketing Purposes described above and transfer my personal data to the Developer for the Voluntary Marketing Purposes described above.)
- 本人在此空格加上別(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性促銷用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上別(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性促銷用途並把本人的個人資料轉移予發展商作上述自願性促銷用途。)

Signature of Purchaser(s):

買方簽署： _____

Name of Purchaser(s):

買方姓名： _____

Date:

日期： _____

(Note: To be dated by the Tenderer.)

(註：日期由投標人填寫)

Where the Purchaser is a company, "you" above shall be deemed to include any director, shareholder or representative of the Purchaser who has provided personal data to the Vendor (each a "Representative"). "Your" shall be constructed accordingly. Below is for the signing of Representative(s):

倘買方為公司，上文中之「閣下」包括指稱買方的任何已向賣方提供個人資料之董事、股東或代表（每一該等人士稱為

「公司代表」)。以下為公司代表簽署位置：

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Marketing Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Marketing Purposes described above and transfer my personal data to the Developer for the Voluntary Marketing Purposes described above.)
- 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性促銷用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性促銷用途並把本人的個人資料轉移予發展商作上述自願性促銷用途。)

Signature of Representative(s):

公司代表簽署： _____

Name of Representative (s):

公司代表姓名： _____

Date:

日期： _____

(Note: To be dated by the Tenderer.)

(註：日期由投標人填寫)

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

英文版本與中文版本如有任何抵觸，應以英文版本為準。

Declaration in relation to Intermediary

有關中介人的聲明

Name and address of the Phase : MONACO MARINE, Phase 2 of MONACO ONE Development
10 Muk Tai Street (the provisional street number is subject to confirmation when the Phase is completed)

期數名稱及地址 : MONACO MARINE, MONACO ONE 發展項目的第 2 期
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

Tower 第__座 Floor __樓 Flat __單位 [(with roof/flat roof 連同天台/平台)]
("the Property" "該物業")

Vendor 賣方: Milway Development Limited 萬瑋發展有限公司

Purchaser(s) 買方: _____

Purchaser's H.K.I.D./ Passport/B.R. No(s). 香港身份證/護照/商業登記證號碼:

1. 買方確認經由下述人士介紹到會德豐地產(香港)有限公司 (「**會德豐地產**」) (賣方的銷售代理) 投標及/或簽署臨時買賣合約購買該物業:

The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to Wheelock Properties (Hong Kong) Limited ("**Wheelock Properties**") (Sales agent of the Vendor) to submit tender and/or sign a Preliminary Agreement for Sale and Purchase of the Property:

地產代理姓名 Name of estate agent : _____

地產代理牌照號碼 EAA Licence No. : _____

所屬地產代理公司名稱 Estate Agency: _____

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方及中介人確認知悉及確認以下各項:

The Purchaser(s) and the Intermediary acknowledge and confirm the followings:

- (a) 中介人身份只是於出售本物業一事中介紹買方給賣方, 中介人並非賣方或會德豐地產的代理人。

The role of the Intermediary is simply to introduce purchaser(s) to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor or Wheelock Properties.

- (b) 任何中介人均沒有代賣方或會德豐地產作出、亦沒有被賣方或會德豐地產授權或批准代賣方或會德豐地產作出任何口頭或書面的協議、陳述、承諾或保證。賣方及會德豐地產不須就任何中介人所作出的任何協議、陳述、承諾或保證(如有)向買方或任何其他人士以任何形式負責, 在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。

Each Intermediary did not make and is not authorized or permitted by the Vendor or Wheelock Properties to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor or Wheelock Properties. The Vendor and Wheelock Properties are not and will not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary (if any) and are not and will not in any circumstances be liable to perform the same for any Intermediary.

- (c) 賣方、會德豐地產及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方或會德豐地產僱員或代理之名義, 在

購買該物業時向其索取任何金錢或其他利益時，買方應向廉政公署(I.C.A.C.)舉報。

The Vendor, Wheelock Properties and their staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser(s) or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor or Wheelock Properties demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) should report the case to the Independent Commission Against Corruption (I.C.A.C.).

- (c) 賣方及會德豐地產並無授權任何中介人向買方收取任何費用或佣金。

The Vendor and Wheelock Properties did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

- (d) 買方與任何中介人之任何轉讓，一概與賣方及會德豐地產無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。

The Vendor and Wheelock Properties are not and will not be involved in any dispute between the Purchaser(s) and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

The Chinese translation of this declaration is for reference only. In case of any discrepancy, the English version shall prevail.

Signature of Purchaser(s):

買方簽署:

Signature of Intermediary:

中介人簽署:

Date 日期: _____

(Note: To be dated by the Tenderer.)

(註: 日期由投標人填寫)

Acknowledgement letter regarding the eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space
有關被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格之確認函

Name and address of the Phase of the Development (“the **Phase**”): MONACO MARINE, 10 Muk Tai Street#

發展項目的期數的名稱及地址(「**期數**」): MONACO MARINE, 沐泰街 10 號#

The provisional street number is subject to confirmation when the Phase is completed

臨時門牌號數有待期數建成時確認

Tower ___ 座 Floor ___ 樓 Flat ___ 單位 [(with flat roof/roof 連同平台/天台)]

(the “Property” 「該物業」)

The Purchaser 買方:

The Vendor 賣方: Milway Development Limited 萬瑋發展有限公司

就閣下購買該物業一事，受制於合約，賣方可於其全權及絕對酌情決定的時間向買方出售一個 MONACO ONE 發展項目 (「發展項目」) 的住宅停車位(該停車位由賣方全權及絕對酌情決定) (「停車位」)，及受下列的條款及條件約束：

We refer to your purchase of the Property. Subject to contract, the Vendor may sell to the Purchaser one residential car parking space in MONACO ONE Development (the “Development”) (to be determined by the Vendor in its sole and absolute discretion) (a “Parking Space”) at such time as the Vendor may in its sole and absolute discretion determine, and subject to and upon the following terms and conditions:

- 閣下須於簽署有關該物業的臨時買賣合約 (「臨時合約」) 後的 5 個工作日內按臨時合約之條款及條件簽立有關該物業的買賣合約 (「買賣合約」)。
You shall execute the agreement for sale and purchase in respect of the Property (“Agreement”) within 5 working days after signing the Preliminary Agreement for Sale and Purchase in respect of the Property (“Preliminary Agreement”) in accordance with the terms and conditions contained in the Preliminary Agreement.
- 閣下必須完全遵守、履行及符合買賣合約內所有條款及條件，包括但不限於其中所列的支付條款。
You shall observe, perform and comply with all the terms and conditions in the Agreement including but not limited to the payment terms as specified therein.
- 閣下必須完全遵守、履行及符合賣方可能不時發給閣下有關於出售停車位的安排事宜的通知書 (「通知書」) 中所列的條款及條件。出售將以賣方不時指定之方式進行，包括但不限於以招標或拍賣形式出售。如通知書已經以一般預付郵遞方式送出至該物業地址或賣方所知的閣下的任何地址，閣下將被視作已收到通知書並知悉其內容。
You shall observe, perform and comply with the terms and conditions as may be specified in the notice that the Vendor may serve upon you from time to time regarding the arrangement of the sale of Parking Spaces (the “Notice”). The sale shall be in such manner as the vendor may from time to time decide, including without limitation by way of tender or auction. Where the Notice is sent by ordinary prepaid post to the correspondence address of the Property or any address of you known / registered to the Vendor, you will be deemed to have received the Notice and have known the contents thereof.
- 若閣下未能遵守、履行或符合臨時合約、買賣合約、本函及/或通知書內任何條款或條件，本函即告作廢並無效而上述優惠將即時被撤銷 (且不損害賣方於臨時合約、買賣合約及其他適用法律下之其他權利及申索) 而如已就購入停車位簽立任何合約 (不論臨時或其他合約)，閣下必須立即按賣方要求採取一切行動及簽立所有文件將之取消及終止 (無任何賠償)。
In the event you fail to observe, perform or comply with any of the terms or conditions contained in the Preliminary Agreement, the Agreement, this Letter and /or the Notice, this Letter shall become null and void upon which you shall not be entitled to any of the benefit(s) contained in this Letter which shall be deemed to have been withdrawn (without prejudice to the Vendor’s rights and claims against you under the Preliminary Agreement, the Agreement and the applicable laws), and where any agreement, whether preliminary or otherwise, has been entered into for the purchase of the Parking Space, you shall forthwith take all steps and execute all documents required by the Vendor to cancel and terminate the same without any compensation.

5. 如閣下未能於賣方不時指定的時段及地點購買及／或採取所有相關行動（包括但不限於接受任何出售要約、作出要約購買、投標購買或出價購買），閣下將被視為已放棄所有本函下的優惠，賣方無責任將閣下納入任何停車位的銷售（包括但不限於任何停車位的其他或後續銷售），亦不須給予閣下任何補償或替代優惠。
If you fail to purchase and/or carry out all relevant actions (including without limitation accept any offer of sale, offer to purchase, submit a tender or bid for purchase) during such period of time and at such location as may be prescribed by the Vendor from time to time, you shall be deemed to have given up all benefits of eligibility under this Letter and the Vendor shall have no obligation to invite or include you in any sale of any Parking Space (including any other or further sale of any Parking Space) and the Vendor shall also have no obligation to provide any compensation or alternative benefit to you.
6. 如賣方作出出售發展項目住宅停車位的要約(賣方無須作出任何出售要約)而閣下接受該要約，閣下必須於簽署住宅停車位的臨時買賣合約時出示本函予賣方。
In the event an offer to sell a residential car parking space of the Development is made by the Vendor (which offer the Vendor is not obliged to make) and you have accepted such offer, you shall present this Letter to the Vendor at the time of signing the preliminary agreement for sale and purchase of the residential car parking space.
7. 本函獨立於臨時合約及買賣合約，本函任何內容均不得視作取替或更改臨時合約或買賣合約內的任何條款及／或條件。賣方所有於臨時合約及買賣合約下之權利及補償均不受本函影響。本函任何內容均不會以任何方式損害、變更或影響臨時合約或買賣合約的運作、有效性或可強制執行性或臨時合約或買賣合約各方的權利、義務或責任。為免生疑問，若賣方決定不出售、不要約出售或不作出任何安排出售停車位，閣下無權享有任何補償或損害賠償，及閣下仍須遵守、符合及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約的條款完成購買物業。
This Letter is independent of the Preliminary Agreement or the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. Nothing in this letter shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement, or the rights duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, the Vendor's decision not to sell, offer to sell or arrange for the selling of a Parking Space shall not entitle the Purchaser to any remedy or damages whatsoever and you shall still be obliged to observe, perform and comply with all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and the Agreement.
8. 本函及其下之優惠不能轉讓及轉移，及只能由閣下本人享有，而停車位亦只能由閣下本人購買。
This Letter and any benefit thereunder are non-assignable and non-transferable and can only be enjoyed by, and the Parking Space may only be purchased by you personally.
9. 不論本函任何其他條款的規定，並非本函一方的人無權根據《合約（第三者權利）條例》強制執行本函的任何條款。
Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this Letter.
10. 如有任何爭議，以賣方之決定為準及為最終決定。本函下之優惠並不保證閣下一定能購入任何停車位。
The Vendor's decisions on all matters of dispute shall prevail and be final. The benefit hereunder does not guarantee that you will be able to purchase any Parking Space.
11. 本函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 this Letter is for reference only and in case of inconsistency, the English version shall prevail.

賣方代表
For and on behalf of the Vendor

Authorized Signature(s) 授權人士簽署

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

Signature of Purchaser(s):

買方簽署:

日期 Date:

(Note: To be dated by the Vendor.)

(註：日期由賣方填寫)

Acknowledgement Letter relating to Building Maintenance Unit

有關樓宇維修單元的確認函

To : **Milway Development Limited (“the Vendor”)**
致 萬瑋發展有限公司(「賣方」)

Date :
日期

(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase : **MONACO MARINE (Phase 2 of MONACO ONE Development)**
期數 **MONACO MARINE (MONACO ONE 發展項目第 2 期)**

Address : **No.10 Muk Tai Street (The provisional street number is subject to**
地址 **confirmation when the Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property : **Flat [], [] Floor, Tower []with flat roof/roof]**
該物業 第[]座[]樓[]單位(連同平台/天台)

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約(「臨時合約」)之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. Pursuant to the Deed of Mutual Covenant incorporating Management Agreement (“DMC”) of the Development, 根據發展項目的公共契約及管理協議(「公契」)的規定：
 - (a) The manager shall, have the right to maintain, repair, operate and install telescopic gondola and free moving trackless mounted gondola and/or davit arm and/or other equipment or device in connection with the operation, management and maintenance of the building maintenance units (“Building Maintenance Unit”) to cleanse, inspect, maintain and repair any part of any exterior of the Phase, and shall, on prior reasonable notice, have access to any airspaces, external walls, curtain walls, top roofs, upper roofs, roofs, flat roofs, gardens, passages and/or canopy for the purposes of maintaining, repairing, operating, installing, moving, keeping, storing and/or temporary parking the Building Maintenance Unit.
管理人有權保養、維修、操作及安裝任何吊船及/或吊臂架及/或其他有關吊船操作、管理及保養的設備及裝置(「樓宇維修單元」)以進行清潔、檢查、保養及維修期數任何外部的任何部分，並有權在事先合理通知下出入任何上空、外牆、幕牆、頂層天台、上層天台、天台、平台、花園、通道及/或簷篷，藉以保養、維修、操作、組裝、移動、保留、存放及/或臨時停泊樓宇維修單元。
 - (b) The owner of any flat roof and/or roof and/or garden shall not enclose or cause or permit or suffer to be enclosed any brackets, sockets or parts used or intended to be used in connection with any Building Maintenance Unit, nor shall the Owner of any flat roof and/or roof and/or garden do or permit or suffer to be done anything which may affect the operation of the Building Maintenance Unit.
業主不得在其平台及/或天台及/或花園圍封或准許或容許圍封任何托架、外接頭或在使用樓宇維修單元所用或擬用的部件，亦不得在任何平台及/或天台及/或花園作出或准許或容許任何行為以影響樓宇維修單元的操作。

2. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and

purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.

本確認函並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。

3. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.

本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature of Purchaser(s):

買方簽署:

Name(s) of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

Acknowledgement Letter regarding Bathroom Exhaust Air Duct(s)

有關浴室排氣風管的確認函

To 致 : **Milway Development Limited (“the Vendor”)**
萬瑋發展有限公司(「賣方」)

Date 日期 :
(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase 期數 : **MONACO MARINE (Phase 2 of MONACO ONE Development)**
MONACO MARINE (MONACO ONE 發展項目第 2 期)

Address 地址 : **No.10 Muk Tai Street (The provisional street number is subject to confirmation when the Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property 該物業 : **Flat A of 38th Floor and Roof, Tower 1A**
第 1A 座 38 樓及天台 A 單位

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約(「臨時合約」)之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The exhaust air ducts outlets for bathrooms (i.e. master bathroom, bathroom 1, bathroom 2 and lavatory) of the Property are located at Residential Common Areas on the Roof Floor of the building.
該物業的浴室(包括主人浴室、浴室 1、浴室 2 及廁所)之排氣風管出風口位於大廈之天台樓層之住宅公用地方。
2. The Vendor reserves the right to alter, amend and change the size(s), location(s) and routing of the exhaust air duct(s) for bathroom (s) of the Property or any part(s) thereof according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業的浴室排氣風管或其任何部分的尺寸、位置及走綫。
3. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
本確認函並不影響臨時合約及其後之正式買賣合約(「買賣合約」)，包括(但不限於)買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。
5. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.

本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature of Purchaser(s):

買方簽署:

Name(s) of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

Acknowledgement Letter regarding Bathroom Exhaust Air Duct(s)

有關浴室排氣風管的確認函

To : **Milway Development Limited (“the Vendor”)**
致 : **萬瑋發展有限公司(「賣方」)**

Date :
日期 :
(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase : **MONACO MARINE (Phase 2 of MONACO ONE**
期數 : **Development)**
MONACO MARINE (MONACO ONE 發展項目第 2 期)

Address : **No.10 Muk Tai Street (The provisional street number is subject to**
地址 : **confirmation when the Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property : **Flat A of 38th Floor and Roof, Tower 1B 1B 座 38 樓及天台 A 單位**
該物業

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約(「臨時合約」)之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The exhaust air ducts outlets for bathrooms (i.e. master bathroom, bathroom 1, bathroom 2 and lavatory) of the Property are located at Residential Common Areas on the Roof Floor of the building.
該物業的浴室(包括主人浴室,浴室 1, 浴室 2 及廁所)之排氣風管出風口位於大廈之天台樓層之住宅公用地方。
2. The Vendor reserves the right to alter, amend and change the size(s), location(s) and routing of the exhaust air duct(s) for bathroom (s) of the Property or any part(s) thereof according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業的浴室排氣風管或其任何部分的尺寸、位置及走綫。
3. This acknowledgement shall not prejudice the Preliminary Agreement nor the subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
本確認函並不影響臨時合約及其後之正式買賣合約(「買賣合約」)，包括(但不限於)買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門最終批准為準。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。
4. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.
本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

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本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signature of Purchaser(s):

買方簽署:

Name(s) of Purchaser(s) 買方姓名:

I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

Acknowledgement Letter relating to the layout of window on curtain wall

有關玻璃幕牆上窗戶佈局的確認函

To : **Milway Development Limited (“the Vendor”)**
致 : **萬瑋發展有限公司(「賣方」)**

Date :
日期 :
(Note: To be dated by the Vendor.)
(註：日期由賣方填寫)

Phase : **MONACO MARINE (Phase 2 of MONACO ONE Development)**
期數 : **MONACO MARINE (MONACO ONE 發展項目 2 期)**

Address : **No.10 Muk Tai Street (The provisional street number is subject to confirmation when the**
地址 : **Phase is completed)**
沐泰街 10 號 (臨時門牌號數有待期數建成時確認)

The Property : **Flat A of 38th Floor and Roof, Tower 1A**
該物業 : **第 1A 座 38 樓及天台 A 單位**

I/We, the undersigned, hereby acknowledge and confirm that I/we understand and accept the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:

本人/我們即下述簽署人，特此確認在本人/我們簽署該物業之臨時買賣合約之前，本人/我們已清楚明白及接受以下事項及其所有影響：

1. The layout of the windows on the curtain wall enclosing the living room of the Property may change. The proposed changes to the layout of the windows are shown in the attached plan(s) (The plan(s) is/are for reference only and subject to amendment(s) from time to time. The plan(s) is/are for the purpose of showing the aforesaid matters only and may not reflect the latest conditions of other matters).
圍着該物業之客廳的玻璃幕牆上之窗戶佈局或有改動。擬對窗戶佈局所作出之改動見附圖（附圖僅供參考及可能不時更改，且只作顯示上述事項之用，未必能反映其他事項之最新狀況）。
2. The Vendor reserves the right to alter, amend and change the layout of windows of the Property or any part(s) thereof according to the latest approved building plans from time to time.
賣方保留權利，根據最新經批准的建築圖則不時更改、修訂和修改該物業窗戶或其任何部分的佈局。
3. Any proposed amendment(s) to the latest approved building plans of the Property is subject to the approval of the Building Authority. The Property will be delivered to me/us at completion of the sale and purchase of the Property in accordance with the latest approved building plans as of the date of completion of the sale and purchase of the Property.
任何擬對最新經批准的建築圖則之更改受制於屋宇署的批准。於買賣成交時，該物業將根據其時最新經批准的建築圖則交付予本人/我們。
4. I/We do not have any objection and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the above, whether before or after completion of the sale and purchase of the Property.
本人/我們就此及對有關上述無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

The Chinese translation of this acknowledgement is for reference only. In case of any discrepancy between the Chinese translation and the English version, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有差異，仍以英文本為準。

SIGNATURE(S) OF THE PURCHASER(S) 買方簽署

Name(s) of Purchaser(s) 買方姓名:

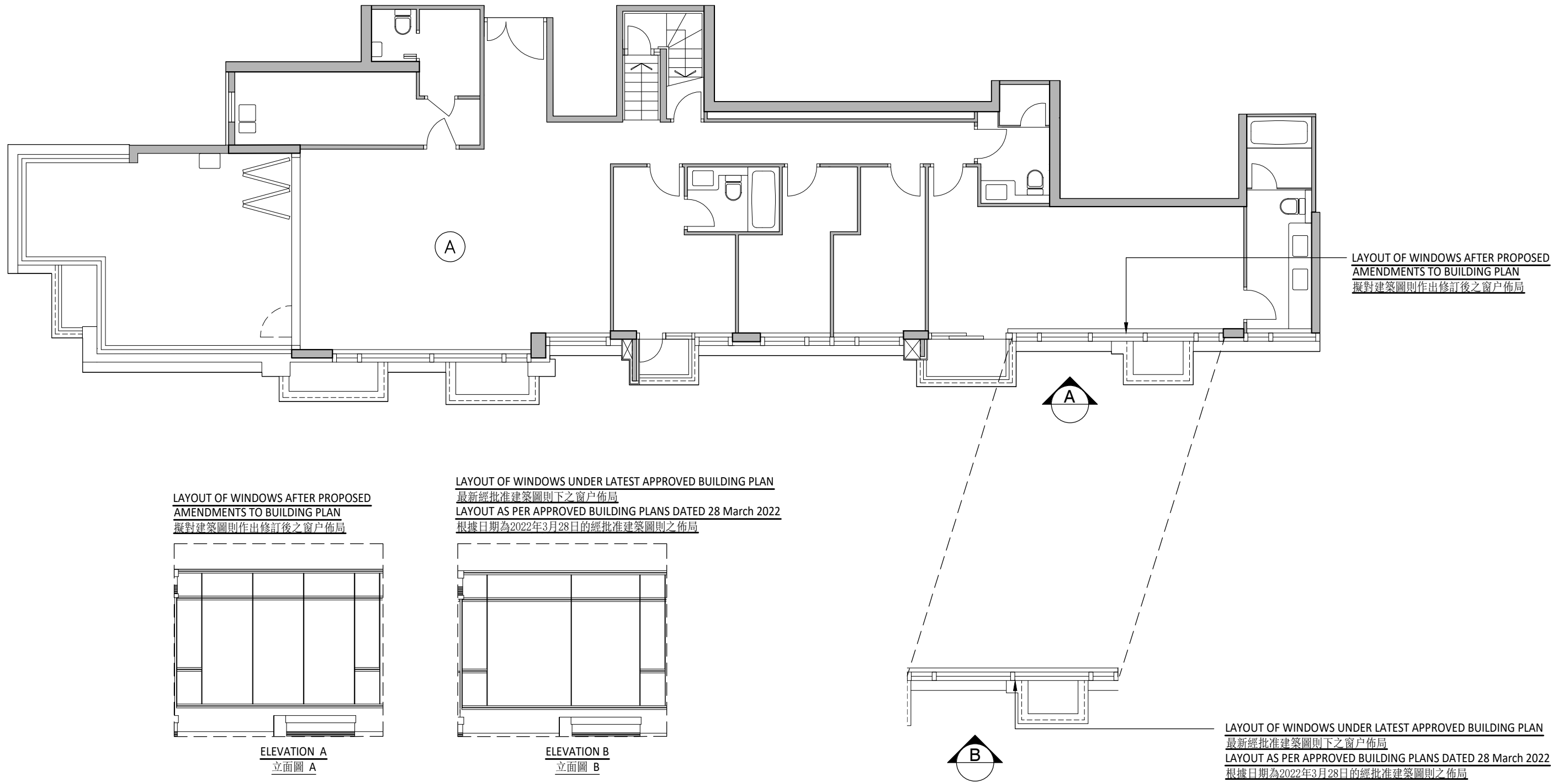
I.D./Passport/B.R. No(s). 身份證/護照/商業登記號碼:

TOWER 1A

第1A座

FLAT A of 38/F AND ROOF

38樓及天台 A單位



FOR IDENTIFICATION ONLY
僅供識別

MONACO MARINE (PHASE 2 OF MONACO ONE DEVELOPMENT)
MONACO MARINE (MONACO ONE 發展項目第2期)
NEW KOWLOON INLAND LOT NO. 6563
新九龍內地段6563號

SCALE: 0M/米 5M/米

