

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

MIAMI QUAY I (Phase 1 of MIAMI QUAY)
23 Shing Fung Road, Kowloon, Hong Kong
Flat A on 30/F of Tower 1 (with flat roof and roof)

MIAMI QUAY I (MIAMI QUAY 第 1 期)
香港九龍承豐道 23 號
第 1 座 30 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: 06 December 2023
2023 年 12 月 06 日

From: Voyage Mile Limited (the “Vendor”)
本文件由 Voyage Mile Limited (「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 on Related Party;
「有關連人士聲明」；
- (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;
「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」；
- (vi) Acknowledgement Letter regarding Flat Roof/Roof ;
「有關平台/天台的確認函」；
- (vii) Acknowledgement Letter regarding Top Hung Windows; and
「有關上懸窗的確認函」；及
- (viii) Acknowledgement Letter relating to the Bulkhead/Sunken Slab/Thick Slab at Ceiling;
「有關天花假陣/跌級樓板/厚樓板的確認函」；
- (ix) Acknowledgement Letter for Properties Viewing;
「物業參觀確認函」；
- (x) Vendor's Information Form;
「賣方資料表格」；

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 MIAMI QUAY I” to **19/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「MIAMI QUAY I 投標」, 一併交回香港九龍尖沙咀海港城港威大廈第二座 19 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 5% of the purchase price you offered (as preliminary deposit) and made payable to “BAKER & MCKENZIE”, 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「貝克·麥堅時律師事務所」(即賣方律師)的港幣銀行本票;

- (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 on Related Party **(IN DUPLICATE)** ;
已簽署的「有關連人士聲明」（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 regarding Flat Roof/Roof **(IN DUPLICATE)** ;
已簽署的「有關平台/天台的確認函」（一式兩份）；
- ☐ the signed Acknowledgement Letter regarding Top Hung Windows **(IN DUPLICATE)** ;
已簽署的「有關上懸窗的確認函」（如適用）（一式兩份）；
- ☐ the signed Acknowledgement Letter relating to the Bulkhead/Sunken Slab/Thick Slab at Ceiling **(IN DUPLICATE)** ;
已簽署的「有關天花假陣/跌級樓板/厚樓板的確認函」（如適用）（一式兩份）；
- ☐ the signed Acknowledgement Letter for Properties Viewing **(IN DUPLICATE)** ;
已簽署的「物業參觀確認函」（一式兩份）；
- ☐ the signed Vendor's Information Form **(IN DUPLICATE)** ;
已簽署的「賣方資料表格」（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 “BAKER & MCKENZIE”, 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「貝克·麥堅時律師事務所」（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 : Voyage Mile Limited

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BAKER & MCKENZIE
貝克·麥堅時律師事務所14th Floor, One Taikoo Place, 979 King's Road,
Quarry Bay, Hong Kong
香港鰂魚涌英皇道 979 號太古坊一座 14 樓Tel. No. 電話號碼 2846-2426
Fax No. 傳真號碼 2810-1149Purchaser
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:

MIAMI QUAY I

(Phase 1 of MIAMI QUAY) (MIAMI QUAY 的第 1 期)

23 Shing Fung Road 承豐道 23 號

The Property
本物業Please tick ("✓") the appropriate box beside the property(ies) selected for making offer to purchase
請於所選作出要約購買之物業旁邊方格內填上剔號("✓"):Flat A on 30/F of Tower 1 (with flat roof and roof)
第 1 座 30 樓 A 單位 (連同平台及天台)

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 ("Completion Date"). (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("成交日期")內由買方繳付

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 ("Completion Date"). (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("成交日期")內由買方繳付

[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 —

- (a) “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;
- (b) “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;
- (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and 第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及
- (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance. 第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。

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 —

- (a) by the Purchaser on or before <<new_aspsignpurchaser>> (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and 由買方於 <<new_aspsignpurchaser>> (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
- (b) by the Vendor on or before <<new_aspsignvendor>> (i.e. the eighth working day after the date on which this Preliminary Agreement is signed). 由賣方於 <<new_aspsignvendor>> (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 prepared by the Vendor’s solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way, (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)簽署一份由賣方律師擬備的正式合約，該合約內容一概不能更改，(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 purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.
買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。本物業成交時，賣方需將本物業交吉予買方。
14. The sale and purchase of the Property shall be completed at the office of the Vendor's solicitors during office hours on or before the Completion Date.
本物業買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。
15. Notwithstanding anything to the contrary contained herein, the Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor's solicitors arising from any sub-sale or nomination by the Purchaser or as a result of the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.
不論本臨時合約含有何等相反的規定，買方必須獨力承擔所有因買方轉售本物業或提名或指派其他人士或個體作為轉讓契的承讓人或賣方因應買方要求簽署一份以上的轉讓契而產生的額外賣方代表律師費。

16. (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。
17. 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。
18. 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。
19. 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。
20. The Property is a 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。
21. 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。
22. 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。
23. 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.
賣方保留權利修改售價、付款方式及在計算售價方面之錯誤或遺漏。
24. 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。
25. 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。
26. 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。

27. 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 30/F in Tower 1

1 座 30 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 _____ square metres / _____ square feet of which —
本物業的實用面積為 _____ 124.015 _____ 平方米／ _____ 1335 _____ 平方呎，其中—
_____ square metres / _____ square feet is the floor area of the balcony;
_____ 平方米／ _____ 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 _____ 39.155 _____ 平方米／ _____ 421 _____ 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 _____ 104.358 _____ 平方米／ _____ 1123 _____ 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

Interior Finishes

<p>Internal Wall and Ceiling</p>	<p>Internal wall of living room, dining room and bedroom(s) finished with paint, except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes.</p> <p>Except those flats set out below.</p> <p><u>Flat B of 11/F of Tower 1</u></p> <p>Internal wall of living room and dining room finished with fabric panel, wallpaper, mirror and metal trim to the exposed surface. Internal wall of master bedroom finished with wallpaper panel and metal trim. Internal wall of Bedroom 1 and Bedroom 2 are finished with wallpaper and paint to the exposed surface.</p> <p><u>Flat F of 11/F of Tower 1 and Flat D of 11/F of Tower 2</u></p> <p>Internal wall of living room and dining room, master bedroom and bedroom 1 finished with wallpaper and paint to the exposed surface.</p> <p><u>Flat F of 11/F of Tower 2</u></p> <p>Internal wall of living room and dining room, bedroom 1 finished with wallpaper and paint to the exposed surface.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Internal wall of living room and dining room finished with wood veneer, stone, and metal trim.</p> <p>Internal wall of bedroom 1 finished with wood veneer, metal, glass, mirror, and emulsion paint to the exposed surface.</p> <p>Internal wall of master bedroom finished with wood veneer, metal, vinyl, glass, and emulsion paint to the exposed surface.</p> <p>Ceiling of living room, dining room and bedroom(s) finished with paint where exposed; other parts provided with false ceiling and bulkhead, finished with paint.</p> <p>Except area above false ceiling level and area covered by bulkhead at which are no ceiling finishes.</p> <p>Except those flats set out below.</p> <p><u>Flat B of 11/F of Tower 1</u></p> <p>Ceiling of living room and dining room are finished with gypsum board false ceiling with paint and metal trim. Ceiling and bulkhead of living room and dining room are finished with paint where exposed. Ceiling of master bedroom, bedroom 1 and bedroom 2 are finished with paint where exposed; other parts provided with gypsum board bulkhead finished with paint. Except area above false ceiling level and area covered by bulkhead at which there are no ceiling finishes.</p> <p><u>Flat F of 11/F of Tower 1 and Flat D of 11/F of Tower 2</u></p> <p>Ceiling of living room, dining room, master bedroom and bedroom 1 are finished with paint where exposed; other parts provided with gypsum board bulkhead finished with paint. Except area above false ceiling level and area covered by bulkhead at which there are no ceiling finishes.</p>
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	<p><u>Flat F of 11/F of Tower 2</u></p> <p>Ceiling of living room, dining room and bedroom 1 are finished with paint where exposed; other parts provided with gypsum board bulkhead finished with paint. Except area above false ceiling level and area covered by bulkhead at which there are no ceiling finishes.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Ceiling of living room and dining room, master bedroom and bedroom 1 are finished with paint and metal trim where exposed; other parts provided with false ceiling and bulkhead finished with paint. Except area above false ceiling level and area covered by bulkhead at which are no wall finishes.</p>
Internal Floor	<p>Floor of living room, dining room and bedroom(s) finished with engineered timber flooring and timber skirting. Stone border along edge of floor adjoining door to balcony and utility platform and flat roof.</p> <p>Except those flats set out below.</p> <p><u>Flat B of 11/F of Tower 1</u></p> <p>Floor of living room and dining room finished with stone and metal trim. Skirting is finished with metal and timber.</p> <p>Floor of master bedroom, bedroom 1 and bedroom 2 finished with engineered timber flooring and timber skirting.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Floor of living room, dining room and bedroom 1 finished with stone and metal trim. Master bedroom finished with carpet. No skirting is provided in the above area.</p>
Bathroom	<p>Wall finished with tile (except those area covered by vanity counter,mirror cabinet and above false ceiling level).</p> <p>Floor finished with tile (except those area covered by vanity counter),floor of shower room finished with stone.</p> <p>Ceiling provided with false ceiling finished with paint, aluminium and metal panel. Wall finishes run up to the level of false ceiling.</p> <p>Except those flats set out below.</p> <p><u>Flat A & B on 2/F-29/F of Tower 1 Master Bathroom</u></p> <p><u>Flat A on 30/F of Tower 1 Bathroom 1</u></p> <p><u>Flat A on 2/F-30/F of Tower 3 Master Bathroom</u></p> <p>Wall finished with tile (except those area covered by vanity counter,mirror cabinet, bathtub and above false ceiling level).</p> <p>Floor finished with tile (except those area covered by vanity counter and bathtub).</p> <p>Ceiling provided with false ceiling finished with paint, aluminium and metal panel. Wall finishes run up to the level of false ceiling.</p> <p><u>Flat A on 30/F of Tower 1 Master Bathroom</u></p> <p>Wall finished with tile and stone (except those area covered by vanity counter, mirror cabinet, bathtub and above false ceiling level).</p> <p>Floor finished with tile (except those area covered by vanity counter and bathtub), shower room finished with stone.</p> <p>Ceiling provided with false ceiling finished with paint, aluminium and metal panel. Wall finishes run up to the level of false ceiling.</p>

	<p><u>Flat B on 28/F of Tower 2 Bathroom</u></p> <p>Wall finished with stone (except those area covered by vanity counter, mirror cabinet and above false ceiling level).</p> <p>Floor finished with stone (except those area covered by vanity counter).</p> <p>Ceiling provided with false ceiling finished with paint, aluminium and metal panel. Wall finishes run up to the level of false ceiling.</p> <p><u>Flat A on 2/F-30/F of Tower 1 Lavatory</u></p> <p>Wall finished with tile and wall finishes run up to the level of false ceiling.</p> <p>False ceiling finished with aluminium panel.</p> <p>Floor finished with tile.</p>
Kitchen	<p>Wall finished with tile (except those areas covered by kitchen cabinet and above false ceiling level), Wall behind floor cabinet finished with tiles.</p> <p>Floor finished with engineered timber flooring (except those areas covered by kitchen cabinet).</p> <p>Ceiling finished with false ceiling with paint finish; other parts provided with false ceiling and bulkhead, finished with paint.</p> <p>Cooking bench counter top is fitted with solid surface material.</p> <p>Except those flats set out below.</p> <p><u>Flat A & B on 2/F -29/F of Tower 1</u></p> <p>Wall finished with tile (except those areas covered by kitchen cabinet and above false ceiling level).</p> <p>Floor finished with tile (except those areas covered by kitchen cabinet).</p> <p>Ceiling finished with false ceiling with paint finish and metal panel; other parts provided with false ceiling and bulkhead, finished with paint.</p> <p>Cooking bench counter top is fitted with solid surface material.</p> <p><u>Flat A on 30/F of Tower 1</u></p> <p>Wall finished with tile (except those areas covered by kitchen cabinet and above false ceiling level).</p> <p>Floor finished with tile (except those areas covered by kitchen cabinet).</p> <p>Ceiling finished with false ceiling with paint finish, aluminium and metal panel; other parts provided with false ceiling and bulkhead, finished with paint.</p> <p>Cooking bench counter top is fitted with solid surface material.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Wall finished with glazing (except those areas covered by kitchen cabinet and above false ceiling level).</p> <p>Floor finished with stone, terrazzo and metal trim (except those areas covered by kitchen cabinet).</p> <p>Ceiling finished with paint where exposed; other parts provided with false ceiling and bulkhead finished with paint and metal trim.</p> <p>Cooking bench counter top is fitted with stone.</p>

Interior Fittings

Doors	<p>Main entrance of residential property</p> <p>Solid core fire rated timber door finished with wood veneer and metal trim, fitted with lockset, concealed door closer, door guard, door stopper and eye viewer.</p> <p>Kitchen</p> <p>Solid core fire rated timber door finished with wood veneer, metal trim and fire rated glass panel fitted with handle, concealed door closer and door stopper.</p> <p>Master bedroom and bedroom (except Flat B on 28/F of Tower 2)</p> <p>Hollow core timber door finished with wood veneer and metal trim fitted with lockset and door stopper.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Bedroom 1 - metal frame door with glass panel fitted with lockset.</p> <p>Master Bedroom - Hollow core timber door finished with wooden veneer fitted with lockset and door stopper.</p> <p>Master bathroom and bathroom (except Flat B on 28/F of Tower 2)</p> <p>Hollow core timber door finished with wood veneer and metal trim fitted with lockset and door stopper.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Hollow core timber door finished with wood veneer fitted with lockset and door stopper.</p> <p>Timber louver is provided for door of the master bathroom and bathroom of the following flats:</p> <p><u>Flat A, B, D, E, F & G on 2/F-29/F of Tower 1</u></p> <p><u>Flat A, D, E & F on 30/F of Tower 1</u></p> <p><u>Flat C, D, E, G, H & J on 2/F – 30/F of Tower 2</u></p> <p><u>Flat A, B, C, D, E, F, G & K on 2/F -30/F of Tower 3</u></p> <p>Store Room</p> <p><u>Flat C on 2/F – 30/F of Tower 1</u></p> <p><u>Flat A on 2/F – 30/F of Tower 2</u></p> <p><u>Flat B on 2/F – 30/F of Tower 3</u></p> <p>Hollow core timber door finished with wood veneer and metal trim fitted with lockset and door stopper.</p> <p>Study Room</p> <p><u>Flat G on 2/F -29/F of Tower 1</u></p> <p>Hollow core timber door finished with wood veneer and metal trim fitted with lockset and door stopper.</p>
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Utility Room**Flat A on 2/F-29/F of Tower 1**

Hollow core timber door with wood veneer, timber louver and metal trim fitted with lockset and door stopper.

Flat A on 30/F of Tower 1

Hollow core timber sliding door finished with wood veneer, timber louver and metal trim fitted with lockset.

Lavatory**Flat A of 2/F-30/F of Tower 1**

Frosted glass folding door with metal door frame, louver and lockset.

Balcony and Utility Platform and Flat Roof of Tower 1 and 2

Clear glass sliding door with metal door frame and lockset except for Flat A on 30/F of Tower 1 and Flat G on 2/F of Tower 2.

Balcony and Utility Platform and Flat Roof of Tower 3

Clear glass sliding door with metal door frame and lockset.

Flat Roof for Flat A on 30/F of Tower 1

Clear glass bi-folding door, glass door and sliding door with metal door frame and lockset.

Flat Roof for Flat G on 2/F of Tower 2

Clear glass door and sliding door with metal door frame and lockset.

Those roofs set out below:

Aluminum gate with lockset.

Tower 1	Roof	Flat A, C & D
Tower 2	Roof	Flat A, B, F, G & J
Tower 3	Roof	Flat A, B & K

Bathroom

Timber mirror cabinet with metal frame and timber vanity counter with metal frame, metal panel and stone countertop. Fittings include vitreous china wash basin with basin mixer, vitreous china water closet, soap holder, hooks and toilet paper holder.

Except those flats set out below.

Flat D on 2/F-30/F of Tower 1 Bathroom**Flat C on 2/F -30/F of Tower 3 Bathroom**

Timber mirror cabinet with metal frame and timber vanity counter with metal frame, metal panel and stone countertop. Fittings include vitreous china wash basin with basin mixer, vitreous china water closet, hook and toilet paper holder.

Flat A & B on 2/F-29/F of Tower 1 Master Bathroom**Flat A on 30/F of Tower 1 of Bathroom 1****Flat A on 2/F-30/F of Tower 3 Master Bathroom**

Timber mirror cabinet with metal frame and timber vanity counter with metal frame, metal

	<p>panel and stone countertop. Fittings include vitreous china wash basin with basin mixer, vitreous china water closet, towel bar, hook, metal rod and toilet paper holder.</p> <p><u>Flat A on 30/F of Tower 1 Master Bathroom</u></p> <p>Timber mirror cabinet with metal frame and timber vanity counter with metal frame, metal panel and stone countertop. Fittings include vitreous china wash basin with basin mixer, vitreous china water closet, bathtub mixer, towel bar, soap holder, hooks and toilet paper holder.</p> <p><u>Flat B on 28/F of Tower 2 Bathroom</u></p> <p>Timber mirror cabinet with metal frame and timber vanity counter with metal frame, metal panel, and stone countertop. Fittings include vitreous china wash basin with basin mixer, vitreous china water closet, soap holder, hooks and toilet paper holder.</p> <p><u>Flat A on 2/F-30/F of Tower 1 Lavatory</u></p> <p>Vitreous china wash basin with basin mixer</p> <p>Type and material of water supply system:</p> <p>Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.</p> <p>Type and material of bathing facilities (including shower or bathtub, if applicable):</p> <p>Glass shower cubicle with shower mixer provided in bathrooms with shower cubicle.</p> <p>Except those flats set out below.</p> <p><u>Flat A & B on 2/F-29/F of Tower 1 Master Bathroom</u></p> <p><u>Flat A on 30/F of Tower 1 Bathroom 1</u></p> <p><u>Flat A on 2/F-30/F of Tower 3 Master Bathroom</u></p> <p>Cast iron bathtub with metal rod, cold and hot water bathtub and shower mixer provided in bathrooms with bathtub.</p> <p><u>Flat A on 30/F of Tower 1 Master Bathroom</u></p> <p>Cast iron bathtub with metal rod, cold and hot water bathtub mixer provided in bathrooms with bathtub.</p> <p>Glass shower cubicle with shower mixer provided in bathrooms with shower cubicle.</p> <p><u>Flat B on 28/F of Tower 2</u></p> <p>Glass shower cubicle with shower mixer provided in bathrooms with shower cubicle.</p>
Kitchen	<p>Fitted with stainless steel sink with hot and cold water mixer.</p> <p>Timber kitchen cabinet finished with plastic laminate and acrylic finished door panels and metal finishes.</p> <p>Except those flats set out below.</p> <p><u>Flat B of 11/F of Tower 1</u></p> <p>Fitted with stainless steel sink with hot and cold water mixer. Timber kitchen cabinet fitted with plastic laminate door panels and frosted mirror with metal door frame and metal finishes.</p>

	<p><u>Flat B on 28/F of Tower 2</u></p> <p>Fitted with stainless steel sink with hot and cold water mixer. Timber kitchen cabinet finished with stainless steel and acrylic finished door panels.</p> <p>Copper pipes are used for hot and cold water supply system.</p> <p>Fire service installations and equipment for open kitchen: Sprinkler heads installed in or near open kitchen. Smoke detector with sound base installed at the ceiling near open kitchen.</p>
Bedroom	<p>Type and material of fittings (including built-in wardrobe): No fittings.</p> <p>Except those flats set out below.</p> <p><u>Flat B of 11/F of Tower 1</u></p> <p>Master bedroom fitted with paint finish and vinyl backing with metal and timber wardrobe, fabric curtain and sheer, metal curtain track and wooden pelmet. Bedroom 1 fitted with veneer and stainless steel inlay bookshelf, fabric curtain and sheer, metal curtain track and wooden pelmet. Bedroom 2 fitted with veneer and paint finish and metal and timber wardrobe, fabric curtain and sheer, metal curtain track and wooden pelmet.</p> <p><u>Flat F of 11/F of Tower 1</u></p> <p>Master bedroom fitted glass door with metal frame and mirror backing wardrobe with veneer finish, fabric curtain and sheer, metal curtain track and metal pelmet. Bedroom 1 fitted with fabric on wooden headboard, glass door with metal frame and timber wardrobe with paint finish, fabric curtain, metal curtain track and metal pelmet.</p> <p><u>Flat D of 11/F of Tower 2</u></p> <p>Master bedroom fitted with glass, metal and timber wardrobe with mirror backing finish, display shelves in veneer finish and mirror finish with metal structure, fabric curtain, metal curtain track and metal pelmet. Bedroom 1 fitted with veneer and paint finished bookshelf, fabric curtain sheer, metal track and metal pelmet.</p> <p><u>Flat F of 11/F of Tower 2</u></p> <p>Bedroom 1 fitted with paint finished timber wardrobe, fabric curtain, metal curtain track and metal pelmet.</p> <p><u>Flat B of 28/F of Tower 2</u></p> <p>Bedroom 1 fitted with metal hanger, fabric curtain, metal curtain track, and wooden pelmet. Master Bedroom fitted with glass and metal wardrobe, fabric curtain, metal curtain track, and wooden pelmet.</p>

Appliances

Appliances	<u>For the following flats with open kitchen</u> Cooker Hood, Induction Hob, Steam Oven, Refrigerator, Washer Dryer are provided		
	Tower 1	2-30/F	Flat D
	Tower 2	2-30/F	Flat E, F, H
	Tower 3	2-30/F	Flat D, E, H, J, K
	<u>For the following flats with open kitchen</u> Cooker Hood, Induction Hob, Gas Hob, Connection Strip, Steam Oven, Refrigerator and Washer Dryer are provided		
	Tower 1	2-29/F	Flat C, E, F, G
	Tower 1	30/F	Flat C, E, F
	Tower 2	2-30/F	Flat A, B, C, D, G, J
	Tower 3	2-30/F	Flat B, C, F
	<u>For the following flats with open kitchen</u> Cooker Hood, Induction Hob, Connection Strip, Steam Oven, Refrigerator and Washer Dryer are provided		
	Tower 3	2-30/F	Flat G
	<u>For the following flats with open kitchen or enclosed kitchen</u> Cooker Hood, Gas Hob, Steam Oven, Microwave Oven, Refrigerator and Washer Dryer are provided		
	Tower 1	2-29/F	Flat A, B
	Tower 3	2-30/F	Flat A
	<u>For the following flat with enclosed kitchen</u> Cooker Hood, Gas Hob, Steam Oven, Barbecue Grill, Microwave Oven, Refrigerator, Dish Washer, Vacuum sealing drawer, Washing machine, Heap pump Tumble, Coffee machine and Wine conditioning unit are provided		
	Tower 1	30/F	Flat A
Other Provisions	Air Conditioners are provided in all living room/ dining room, master bedroom and bedroom of the flats. Ventilation Fan and Thermo Ventilator are provided in all bathrooms. Gas heater is provided in all flats. Timber cabinet is provided in the following flats.		
	Tower 1	2/F-29/F	Flat B
	Stone cabinet with metal frame support and metal louver door fitted with stainless steel sink with cold water faucet is provided in the roof on Roof Floor forming part of the following flats.		
	Tower 1	30/F	Flat A, Flat C, Flat D
	Tower 2	30/F	Flat A, Flat B, Flat F, Flat G, Flat J
	Tower 3	30/F	Flat A, Flat B, Flat K

Remarks:

- 4/F, 13/F, 14/F, 24/F are omitted for Tower 1, Tower 2 and Tower 3
- Flat I is omitted

附錄
裝置、裝修物料及設備

室內裝修物料

內牆及天花板	<p>客廳、飯廳及睡房內牆塗有油漆。但不包括假天花以上及被假陣遮蓋之牆身，該處牆身不設裝修物料。</p> <p>下述單位除外。</p> <p><u>第1座11樓B單位</u> 客廳及飯廳牆身以布料飾面、牆紙、鏡及金屬飾邊鋪砌。主人睡房牆身外露部分以牆紙飾面及金屬飾邊鋪砌。睡房1及睡房2牆身外露部分以牆紙鋪砌及部分髹上油漆。</p> <p><u>第1座11樓F單位及第2座11樓D單位</u> 客廳、飯廳、主人睡房及睡房1牆身外露部分以牆紙鋪砌及部分髹上油漆。</p> <p><u>第2座11樓F單位</u> 客廳、飯廳及睡房1牆身外露部分以牆紙鋪砌及部分髹上油漆。</p> <p><u>第2座28樓B單位</u> 客廳及飯廳 — 牆身以木皮飾面、石材及金屬飾邊鋪砌。 睡房1 — 牆身以木皮飾面、金屬、玻璃、鏡飾面鋪砌及部分髹上乳膠漆。 主人睡房 — 牆身以木皮飾面、金屬、仿皮織物、玻璃鋪砌及部分髹上乳膠漆。</p> <p>客廳、飯廳及睡房外露天花髹上油漆，其他部分設有假天花及假陣髹上油漆。但不包括假天花以上及被假陣遮蓋之天花，該處天花不設裝修物料。</p> <p>下述單位除外。</p> <p><u>第1座11樓B單位</u> 客廳及飯廳設有石膏板假天花及髹上油漆及金屬飾邊。其他外露部分及假陣髹上油漆。主人睡房、睡房1及睡房2外露天花髹上油漆。其他部分設有石膏板假陣髹上油漆。但不包括假天花以上及被假陣遮蓋之天花，該處天花不設裝修物料。</p> <p><u>第1座11樓F單位及第2座11樓D單位</u> 客廳、飯廳、主人睡房及睡房1外露天花髹上油漆。其他部分設有石膏板假陣髹上油漆。但不包括假天花以上及被假陣遮蓋之天花，該處天花不設裝修物料。</p> <p><u>第2座11樓F單位</u> 客廳、飯廳及睡房1外露天花髹上油漆。其他部分設有石膏板假陣髹上油漆。但不包括假天花以上及被假陣遮蓋之天花，該處天花不設裝修物料。</p> <p><u>第2座28樓B單位</u> 客廳及飯廳、主人睡房及睡房1外露天花髹上油漆及金屬飾邊。其他部分設有假天花及假陣髹上油漆。但不包括假天花以上及被假陣遮蓋之天花，該處天花不設裝修物料。</p>
內部地板	<p>客廳、飯廳及睡房地板以複合木鋪砌，配以木牆腳線。通往露台及工作平台及平台門之地板圍邊部分以石鋪砌。</p> <p>下述單位除外。</p> <p><u>第1座11樓B單位</u> 客廳及飯廳以石材及金屬飾邊鋪砌。牆腳線由金屬及木組合而成。 主人睡房、睡房1及睡房2地板以複合木鋪砌，配以木牆腳線。</p>

	<p><u>第 2 座 28 樓 B 單位</u> 客廳、飯廳、睡房 1 地板以石材及金屬飾邊鋪砌。主人睡房鋪砌地毯。沒有配以牆腳線。</p>
浴室	<p>牆壁以瓷磚鋪砌（面盆櫃、鏡櫃遮蓋的範圍及假天花以上除外）。 地板以瓷磚鋪砌（面盆櫃遮蓋的範圍除外），淋浴間地板以石材鋪砌。天花板裝設石膏板假天花髹上油漆、鋁板及金屬飾面。牆壁裝修物料鋪砌至假天花。</p> <p>下述單位除外。</p> <p><u>第 1 座 2 樓至 29 樓 A、B 單位之主人浴室</u> <u>第 1 座 30 樓 A 單位之浴室 1</u> <u>第 3 座 2 樓至 30 樓 A 單位之主人浴室</u></p> <p>牆壁以瓷磚鋪砌（面盆櫃、浴缸及鏡櫃遮蓋的範圍及假天花以上除外）。地板以瓷磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外）。天花板裝設石膏板假天花髹上油漆、鋁板及金屬飾面。牆壁裝修物料鋪砌至假天花。</p> <p><u>第 1 座 30 樓 A 單位之主人浴室</u></p> <p>牆壁以瓷磚及石材鋪砌（面盆櫃、浴缸及鏡櫃遮蓋的範圍及假天花以上 除外）。地板以瓷磚鋪砌（浴缸底及面盆櫃遮蓋的範圍除外），淋浴間地板以石材鋪砌。天花板裝設石膏板假天花髹上油漆、鋁板及金屬飾面。牆壁裝修物料鋪砌至假天花。</p> <p><u>第 2 座 28 樓 B 單位之浴室</u></p> <p>牆壁以石材鋪砌（面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外）。地板以石材鋪砌（面盆櫃遮蓋的範圍除外）。天花板裝設石膏板假天花髹上油漆、鋁板及金屬飾面。牆壁裝修物料鋪砌至假天花。</p> <p><u>第 1 座 2 樓至 30 樓 A 單位之洗手間：</u> 牆壁以瓷磚鋪砌。牆壁裝修物料鋪砌至假天花。假天花裝設鋁板。地板以瓷磚鋪砌。</p>
廚房	<p>牆壁以磚鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地台外露部分以複合木鋪砌，但不包括廚櫃遮蓋的地方。石膏板假天花髹上油漆，其他部分設有髹上油漆石膏板假天花及假陣。所有灶台面以實心面料安裝。</p> <p>下述單位除外。</p> <p><u>第 1 座 2 樓至 29 樓 A、B 單位</u> 牆壁以瓷磚鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。 地板以瓷磚鋪砌（廚櫃遮蓋的範圍除外）。 石膏板假天花髹上油漆，裝設鋁板及金屬飾面，其他部分設有髹上油漆之石膏板假天花及假陣。所有灶台面以實心面料安裝。</p> <p><u>第 1 座 30 樓 A 單位</u> 牆壁以瓷磚鋪砌（廚櫃遮蓋的範圍及假天花以上除外）。地板以瓷磚鋪砌（廚櫃遮蓋的範圍除外）。石膏板假天花髹上油漆，裝設金屬板飾面，其他部分設有髹上油漆之石膏板假天花及假陣。所有灶台面以實心面料安裝。</p> <p><u>第 2 座 28 樓 B 單位</u> 牆壁以玻璃飾面鋪砌（廚櫃遮蓋的範圍及假天花以上除外），地櫃背面牆身鋪砌瓷磚。地板以石材、水磨石及金屬飾邊鋪砌（廚櫃遮蓋的範圍除外）。外露天花髹上油漆，其他部分設有假天花及假陣髹上油漆及金屬飾邊。所有灶台面以石材安裝。</p>

室內裝置

門	<p>住宅物業大門 實心防火木門配木皮飾面及金屬飾邊，裝設門鎖、暗氣鼓、防盜扣、門擋及防盜眼。</p> <p>廚房 實心防火木門配木皮飾面，金屬飾邊及防火玻璃，裝設門抽、暗氣鼓及門擋。</p> <p>主人睡房及睡房（第2座28樓B單位除外） 空心木門配木皮飾面及金屬飾邊，裝設門鎖及門擋。</p> <p><u>第2座28樓B單位</u> 睡房1 — 金屬門框配玻璃飾面，裝設門鎖。 主人睡房 — 空心木門配木皮飾面，裝設門鎖及門擋。</p> <p>主人浴室及浴室（第2座28樓B單位除外） 空心木門配木皮飾面及金屬飾邊，裝設門鎖及門擋。</p> <p><u>第2座28樓B單位</u> 空心木門配木皮飾面，裝設門鎖及門擋。</p> <p>以下單位的主人浴室及浴室門配以木製百葉： <u>第1座2樓至29樓A、B、D、E、F及G單位</u> <u>第1座30樓A、D、E及F單位</u> <u>第2座2樓至30樓C、D、E、G、H及J單位</u> <u>第3座2樓至30樓A、B、C、D、E、F、G及K單位</u></p> <p>儲物室 <u>第1座2樓至30樓C單位</u> <u>第2座2樓至30樓A單位</u> <u>第3座2樓至30樓B單位</u> 空心木門配木皮飾面及金屬飾邊、裝設門鎖及門擋。</p> <p>書房 <u>第1座2樓至29樓G單位</u> 空心木門配木皮飾面及金屬飾邊、裝設門鎖及門擋。</p> <p>工作間 <u>第1座2樓至29樓A單位</u> 空心木門配木皮飾面、木製百葉及金屬飾邊，裝設門鎖及門擋。 <u>第1座30樓A單位</u> 空心木趟門配木皮飾面、木製百葉及金屬飾邊，裝設門鎖。</p> <p>洗手間 <u>第1座2樓至30樓A單位</u> 帶有金屬門框、百葉窗和門鎖的磨砂玻璃折疊門。</p> <p><u>第1座及第2座之露台及工作平台</u> 帶有金屬製門框和門鎖的玻璃趟門，<u>第1座30樓的A單位和第2座2樓的G單位除外。</u></p> <p><u>第3座之露台、工作平台及天台</u> 帶有金屬製門框和門鎖的玻璃趟門。 <u>第1座30樓A單位之天台</u> 帶有金屬製門框和門鎖的玻璃折疊門、玻璃門和趟門。</p> <p><u>第2座2樓G單位之天台</u> 帶有金屬製門框和門鎖的玻璃門和趟門。</p>
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以下單位之天台：
金屬製及門鎖。

第 1 座	天台	A、C 及 D 單位
第 2 座	天台	A、B、F、G 及 J 單位
第 3 座	天台	A、B 及 K 單位

浴室

木鏡櫃配金屬框及木面盆櫃配金屬框及金屬板連石檯面。裝置包括：搪瓷洗手盆配水龍頭、搪瓷坐廁、肥皂架、掛鉤及廁紙架。

下述單位除外。

第 1 座 2 樓至 30 樓 D 單位之浴室

第 3 座 2 樓至 30 樓 C 單位之浴室

木鏡櫃配金屬框及木面盆櫃配金屬框及金屬板連石檯面。裝置包括：搪瓷洗手盆配水龍頭、搪瓷坐廁、掛鉤及廁紙架。

第 1 座 2 樓至 29 樓 A、B 單位之主人浴室

第 1 座 30 樓 A 單位之浴室 1

第 3 座 2 樓至 30 樓 A 單位之主人浴室

木鏡櫃配金屬框及木面盆櫃配金屬框及金屬板連石檯面。裝置包括：搪瓷洗手盆配水龍頭、搪瓷坐廁、毛巾架、掛鉤及廁紙架。

第 1 座 30 樓 A 單位之主人浴室

木鏡櫃配金屬框及木面盆櫃配金屬框及金屬板連石檯面。裝置包括：搪瓷洗手盆配水龍頭、搪瓷坐廁、浴缸龍頭、毛巾架、肥皂架、掛鉤及廁紙架。

第 2 座 28 樓 B 單位之浴室

木鏡櫃配金屬框及木面盆櫃配金屬框及金屬板連石檯面。裝置包括：搪瓷洗手盆配水龍頭、搪瓷坐廁、肥皂架、掛鉤及廁紙架。

第 1 座 2 樓至 30 樓 A 單位之洗手間

搪瓷洗手盆配水龍頭。

供水系統的類型及用料：

冷熱水供水系統採用銅喉管。

沖廁水供水系統採用膠喉管。

沐浴設施（包括花灑或浴缸，如適用的話），如適用的話：

設有淋浴間之浴室配備玻璃淋浴間及淋浴花灑。

下述單位除外。

第 1 座 2 樓至 29 樓 A、B 單位之主人浴室

第 1 座 30 樓 A 單位之浴室 1

第 3 座 2 樓至 30 樓 A 單位之主人浴室

設有浴缸之浴室配備鑄鐵浴缸、金屬杆、冷熱水供水的浴缸及花灑龍頭。

第 1 座 30 樓 A 單位之主人浴室

設有浴缸之浴室配備鑄鐵浴缸、冷熱水供水的浴缸及花灑龍頭。設有淋浴間之浴室配備玻璃淋浴間及淋浴花灑。

第 2 座 28 樓 B 單位

設有淋浴間之浴室配備玻璃淋浴間及淋浴花灑。

廚房	<p>裝設不銹鋼洗滌盆連冷熱水水龍頭。 木製廚櫃配膠板飾面門板及亞克力飾面門板及金屬飾面組成。</p> <p>下述單位除外。</p> <p><u>第1座11樓B單位</u> 裝設不銹鋼洗滌盆連冷熱水水龍頭。 木製廚櫃以膠板飾面門板及磨砂鏡併金屬門框及金屬飾面組成。</p> <p><u>第2座28樓B單位</u> 裝設不銹鋼洗滌盆連冷熱水水龍頭。 木製廚櫃配不銹鋼飾面及亞克力飾面門板組成。</p> <p>冷熱供水系統均採用銅喉管。</p> <p>安裝在開放式廚房（如適用）內或附近的消防裝置及設備： 消防花灑頭安裝在開放式廚房內或附近。 煙霧探測器安裝在開放式廚房內或附近。</p>
睡房	<p>裝置（包括嵌入式衣櫃）的類型及用料：</p> <p>沒有任何裝置。</p> <p>下述單位除外。</p> <p><u>第1座11樓B單位</u> 主人睡房設油漆飾面及仿皮連金屬木衣櫃、布窗簾、窗紗、金屬窗簾路軌及木擋板。 睡房1設木皮及不銹鋼書架、布窗簾、窗紗、金屬路軌及木擋板。 睡房2設木皮連油漆金屬及木衣櫃、布窗簾、窗紗、金屬窗簾路軌及木擋板。</p> <p><u>第1座11樓F單位</u> 主人睡房設玻璃門連金屬門框及鏡飾面連木皮飾面木衣櫃、布窗簾、窗紗、金屬窗簾路軌及金屬擋板。 睡房1設布藝飾面床板、玻璃門連金屬門框油漆飾面木衣櫃、布窗簾、金屬窗簾路軌及金屬擋板。</p> <p><u>第2座11樓D單位</u> 主人睡房設鏡飾面玻璃、金屬及木衣櫃、鏡飾面及木飾面金屬展示架、布窗簾、金屬窗簾路軌及金屬擋板。 睡房1設木皮及油漆飾面木書架、布窗簾、金屬窗簾路軌及金屬擋板。</p> <p><u>第2座11樓F單位</u> 睡房1設油漆飾面木衣櫃、布窗簾、窗紗、金屬窗簾路軌及金屬擋板。</p> <p><u>第2座28樓B單位</u> 睡房1配以金屬掛衣架、布窗簾、金屬窗簾路軌及木擋板。 主人睡房配以玻璃連金屬衣櫃、布窗簾、金屬窗簾路軌及木擋板。</p>

設備

設備	<u>以下單位之開放式廚房</u> 裝置抽油煙機、電磁煮食爐、蒸爐、雪櫃及洗衣乾衣機。		
	第 1 座	2 樓至 30 樓	D 單位
	第 2 座	2 樓至 30 樓	E, F, H 單位
	第 3 座	2 樓至 30 樓	D, E, H, J, K 單位
	<u>以下單位之開放式廚房</u> 裝置抽油煙機、煤氣煮食爐(炒鑊用)、電磁煮食爐、煮食爐承托支架、蒸焗爐、雪櫃及洗衣乾衣機。		
	第 1 座	2 樓至 29 樓	C, E, F, G 單位
	第 1 座	30 樓	C, E, F 單位
	第 2 座	2 樓至 30 樓	A, B, C, D, G, J 單位
	第 3 座	2 樓至 30 樓	B, C, F 單位
	<u>以下單位之開放式廚房</u> 裝置抽油煙機、電磁煮食爐、煮食爐承托支架、蒸焗爐、雪櫃及洗衣乾衣機		
	第 3 座	2 樓至 30 樓	G 單位
	<u>以下單位之開放式廚房或封閉式廚房</u> 裝置抽油煙機、煤氣煮食爐、蒸焗爐、微波爐、雪櫃及洗衣乾衣機		
	第 1 座	2 樓至 29 樓	A, B 單位
	第 3 座	2 樓至 30 樓	A 單位
	<u>以下單位之封閉式廚房</u> 裝置抽油煙機、煤氣煮食爐、蒸焗爐、燒烤爐、微波爐、雪櫃、洗碗碟機、真空處理櫃、洗衣機、熱泵乾衣機、咖啡機及酒櫃		
	第 1 座	30 樓	A 單位

其他配套	所有單位的客廳、飯廳、主人睡房及睡房均配備空調機 所有浴室均配備抽氣扇及浴室寶 所有單位均配備熱水爐		
	以下單位設有木櫃以木夾板配木紋膠板飾面門板於玄關		
	第 1 座	2 樓 - 29 樓	B 單位
	位於天台層並屬以下單位一部分的天台設有金屬支架石櫃枱鑲配金屬百葉門及裝配不銹鋼洗滌盆配冷水水龍頭。		
	第 1 座	30 樓	A, C, D 單位
	第 2 座	30 樓	A, B, F, G, J 單位
	第 3 座	30 樓	A, B, K 單位

備註：

1. 第 1 座、第 2 座及第 3 座 不設 4 樓，13 樓，14 樓、24 樓
2. 不設 I 單位

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**”):
發展項目的期數的名稱及地址(「期數」):

MIAMI QUAY I, No.23 Shing Fung Road
MIAMI QUAY I, 承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)
第 1 座 30 樓 A 單位 (連同平台及天台)
(the “Property” “本物業”)

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

Signature of Purchaser(s)

買方簽署 : _____

Declaration on Related Party 有關連人士聲明

Vendor 賣方: Voyage Mile Limited

Name and address of the Phase of the Development (“the Phase”):
發展項目的期數的名稱及地址(「期數」):

MIAMI QUAY I, No.23 Shing Fung Road
MIAMI QUAY I, 承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)

第 1 座 30 樓 A 單位 (連同平台及天台)

(the “Property” 「該物業」)

Name of Purchaser 買方姓名: ____

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

Date 日期:

To: The Vendor

致: 賣方

I / We, the Purchaser(s), hereby make the following declaration on related party:

本人/吾等買方確認作出以下關於有關連人士的聲明:

Are you a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (the “Ordinance”)? 就《一手住宅物業銷售條例》(「條例」)而言, 買方是否賣方的有關連人士?

Yes 是 ☐ / No 否 ☐ (Please “✓” 請選擇)

In respect of the Development and for the purpose of the Ordinance, a person is a related party to the vendor if the person is –

(i) a director of that Vendor, or a parent, spouse or child of such a director; (ii) a manager of that Vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that Vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.

For the purpose of this declaration:-

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

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

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

“holding company of that Vendor” means Galaxy Blossom Limited;

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

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

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

就發展項目及該條例而言, 如有以下情況, 某人即屬賣方的有關連人士: 該人是 –

(i) 該賣方的董事, 或該董事的父母、配偶或子女; (ii) 該賣方的經理; (iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司; (iv) 該賣方的有聯繫法團或控股公司; (v) 上述有聯繫法團或控股公司的董事, 或該董事的父母、配偶或子女; 或(vi) 上述有聯繫法團或控股公司的經理。

就本聲明而言:-

“有聯繫法團”就某法團或指明團體而言, 指 -

(a) 該法團或指明團體的附屬公司; 或

(b) 該法團或指明團體的控股公司的附屬公司;

“賣方的控股公司”指 Galaxy Blossom Limited;

“經理”具有《公司條例》(第622章)第2(1)條給予該詞的涵義;

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

“附屬公司”指《公司條例》(第 622 章)所指的附屬公司。

I/We declare that the above information is accurate and complete. 本人 / 吾等謹此聲明上述提供資料正確及完整。

Signature of Purchaser(s) 買方簽署

The Purchaser 買方

Date 日期:

Personal Data Collection Statement
收集個人資料聲明

Name and address of the Phase of the Development (“the Phase”):
發展項目的期數的名稱及地址(「期數」):

MIAMI QUAY I, No.23 Shing Fung Road
MIAMI QUAY I, 承豐道 23 號

Vendor 賣方: Voyage Mile Limited

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”) wish to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “personal data”) for the purposes of:

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」)作下列用途:

- (i) dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Development and/or the Phase by the Vendor, the Developer (as defined below) and WPHKL, protecting their interests in the Development and/or the Phase, and monitoring the work of WPHKL by the Vendor and the Developer (“**Obligatory Purposes**”); and
供賣方、發展商(如下文定義)以及會德豐地產代理處理與閣下購買發展項目及/或期數的住宅單位及/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發展項目及/或期數中的權益，以及供賣方及發展商監督會德豐地產代理的工作(「強制性用途」); 及
- (ii) sales and direct marketing to you by WPHKL and/or the Developer regarding investment opportunities in the Development and/or the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Development and/or the Phase and conducting marketing, sale and statistical analysis (“**Voluntary Purposes**”).
供會德豐地產代理及/或發展商就在發展項目及/或期數的投資機會向閣下作出銷售及直接促銷，包括但不限於向閣下作出在發展項目及/或期數的住宅單位及/或車位的直接促銷，以及進行促銷、銷售及統計分析(「自願性用途」)。

The “Developer” refers to Wheelock Properties Limited, New World Development Company Limited, Henderson Property Agency Limited, Juliyam Limited, Empire Development Hong Kong (BVI) Limited and any other members of the above companies and any/all of their respective parent companies, subsidiaries, associated and/or related companies.

「發展商」指會德豐有限公司、新世界發展有限公司、恒基物業代理有限公司、祖利任有限公司、帝國集團地產香港有限公司及上述各公司之任何其他成員及/或任何/所有其各自之母公司、附屬公司、有聯繫及/或關連公司。

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 Development and/or 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發展項目及/或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 Purposes are only voluntary purposes and you are not obliged to consent to the use 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 in relation to the investment opportunities in the Development and/or the Phase including but not limited to the residential units and parking spaces in the Development and/or the Phase, or marketing, sale and statistical analysis.

自願性用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商使用閣下的個人資料於發展項目及/或期數中的投資機會(包括但不限於在發展項目及/或期數的住宅單位及/或車位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

WPHKL may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.

除非已獲得閣下有關此等使用或提供的書面同意，會德豐地產代理不得使用或提供閣下的個人資料作自願性用途。

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 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 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 Purposes. WPHKL will not retain your personal data 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 Purposes, and withdrawal of your consent 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 are 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。在落實強制性用途及(如果閣下同意)自願性用途後，閣下撤回同意或者出現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 may at any time request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact WPHKL at the addresses below by stating your communication as "Confidential".

閣下可隨時要求查閱及/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聯絡，並在閣下的通訊註明「保密」字樣。

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 and (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及 (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: 2nd Floor, One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong (Marked "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港黃竹坑香葉道二號 One Island South 二樓 (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 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 Purposes described above and transfer my personal data to the Developer for the Voluntary 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用途並把本人的個人資料轉移予發展商作上述自願性用途。)

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。

Signature of Purchaser(s) 買方簽署：_____

Name of Purchaser(s) 買方姓名：

Date 日期：

Declaration in relation to Intermediary

有關中介人的聲明

Name and address of the Phase of the Development : MIAMI QUAY I (Phase 1 of MIAMI QUAY)
發展項目期數名稱及地址 : No.23 Shing Fung Road
MIAMI QUAY I, MIAMI QUAY 第 1 期
承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)
第 1座 30樓 A單位 (連同平台及天台)
("the Property" "該物業")

Purchaser(s) 買方 :

Vendor 賣方: Voyage Mile Limited

1. 買方確認經由下述人士介紹到賣方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 the Vendor for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

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) 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.

- (b) 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輾轉，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:

Date 日期:

Signature of Intermediary 中介人簽署:

Date 日期:

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") :
發展項目的期數的名稱及地址(「期數」):

MIAMI QUAY I, No.23 Shing Fung Road
MIAMI QUAY I, 承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)
第 1座 30 樓 A 單位(連同平台及天台)
(the "Property" 「該物業」)

Purchaser(s) 買方:

The Vendor 賣方: Voyage Mile Limited

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 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:

1. 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.

2. 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.

3. 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.

4. 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. 如賣方作出出售期數住宅停車位的要約(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 Phase 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:

Acknowledgement Letter regarding Flat Roof/ Roof
有關平台 / 天台的確認函

To : Voyage Mile Limited ("the Vendor")
致 Voyage Mile Limited (「賣方」)

Date :
日期

Phase : MIAMI QUAY I (Phase 1 of MIAMI QUAY)
期數 MIAMI QUAY I (MIAMI QUAY 第 1 期)

Address : No.23 Shing Fung Road
地址 承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)
第 1座 30 樓 A 單位 (連同平台及天台)
(the "Property" "該物業")

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前明白和接納：
I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") of the Property that:-

根據發展項目的公共契約及管理協議（「公契」），管理人有權在構成單位（定義見公契）的露台、工作平台、平台、天台、梯屋頂或空調機平台的上空操作、使用及移動吊船、其他管理設備或裝置，以檢修、清潔、優化、保養、維修、翻新、裝飾、改善及／或更換期數任何外部的任何部分。

Pursuant to the Deed of Mutual Covenant and Management Agreement ("DMC") of the Development, the manager will have the right to operate, use and move the gondola, other equipment or device of management through the airspace over any balcony, utility platform, flat roof, roof, cover of stairhood or air-conditioner platform forming part of any Unit (as defined in the DMC) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Phase.

本人／吾等確認對上述事項無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。

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

本文件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批准為準。

This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (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.

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。

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.

如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

經妥當及謹慎考慮本函之內容後，本人 / 吾等確認及聲明本人 / 吾等同意購入該物業時已完全知悉並接受和同意上述事項。

After due and careful consideration of the content of this letter, I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge and accept and agree of the above.

Signature of Purchase(s)買方簽署:

Name(s) of Purchaser(s) 買方姓名:

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

Acknowledgement Letter regarding Top Hung Windows

有關上懸窗的確認函

To : Voyage Mile Limited ("the Vendor")
致 Voyage Mile Limited (「賣方」)

Date :
日期

Phase : MIAMI QUAY I (Phase 1 of MIAMI QUAY)
期數 MIAMI QUAY I (MIAMI QUAY 第 1 期)

Address : No.23 Shing Fung Road
地址 承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)
第 1座 30樓 A 單位 (連同平台及天台)
(the "Property" "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. One of the openable windows of the Property is a top hung window instead of a side hung window. The approximate location of such window is set out in the Schedule hereto.
該物業之其中一扇可開的窗戶為上懸窗而非側懸窗。該窗戶之大概位置列出於本函之附件。
2. The Vendor reserves the right to alter, amend and change the size(s) and location(s) of the top hung window(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上懸窗或其任何部分的尺寸及位置。
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 Purchase(s)買方簽署:

Name(s) of Purchaser(s) 買方姓名:

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

Schedule 附表

Location of Top Hung Window 上懸窗的位置

Tower 座數	Floor 層數	Flat 單位	Location of Top Hung Window 上懸窗的位置
1	2-29	A	Master Bedroom 主人睡房
1	30	A	Master Bedroom 主人睡房
1	2-29	G	Study 書房
2	2-30	G	Master Bedroom 主人睡房
3	2-30	D	Bedroom 1 睡房 1
3	2-30	E	Bedroom 1 睡房 1
3	2-30	K	Bedroom 1 睡房 1

Acknowledgement Letter relating to the Bulkhead/Sunken Slab/Thick Slab at Ceiling

有關天花假陣/跌級樓板/厚樓板的確認函

To : Voyage Mile Limited ("the Vendor")
致 Voyage Mile Limited (「賣方」)

Date :
日期

Phase : MIAMI QUAY I (Phase 1 of MIAMI QUAY)
期數 MIAMI QUAY I (MIAMI QUAY 第 1 期)

Address : No.23 Shing Fung Road
地址 承豐道 23 號

Flat A, 30 Floor, Tower 1 (with flat roof and roof)
第 1座 30樓 A 單位 (連同平台及天台)
(the "Property" "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 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. There will be bulkhead(s) and/or sunken slab(s) and/or thick slab(s) installed at the ceiling of part(s) of the Property. As a result thereof, the headroom of the relevant part(s) of the Property (i.e. the height between the top surface of the structural slab of the floor and the exposed bottom surface of the bulkhead(s) and/or sunken slab(s) and/or thick slab(s) at the ceiling) will vary. The location(s) of the said bulkhead(s) and/or sunken slab(s) and/or thick slab(s) and the information on the headroom of the relevant part(s) of the Property are, for identification purpose only, shown on the plan of the Property annexed hereto ("Plan"). The thickness of the finishes of the floor and the thickness of the finishes of the bulkhead(s) and/or sunken slab(s) and/or thick slab(s) at the ceiling has not been taken into account in the calculation of the said headroom of the relevant part(s) of the Property as shown on the Plan. Furthermore, due to the normal construction deviation and variation in the thickness of the finishes, there may be a difference between the headroom of the relevant part(s) of the actual Property obtained by taking measurements inside the actual Property and the headroom as shown on the Plan.

該物業部分之天花將裝設假陣及/或跌級樓板及/或厚樓板，因此該物業的相關部分之淨空高度（即石屎地台面與天花假陣及/或跌級樓板及/或厚樓板之外露底之高度距離）有所不同。假陣及/或跌級樓板及/或厚樓板之位置及該物業的相關部分的淨空高度之資料在本函所附之該物業之平面圖（「該平面圖」）上顯示，僅供識別。標示於該平面圖上之該物業的相關部分之淨空高度並無將地面的裝修物料及天花假陣及/或跌級樓板及/或厚樓板的裝修物料的厚度納入計算之中，且因正常施工誤差及裝修物料厚薄不一，實際於該物業的相關部分量度得出之淨空高度可能會與標示於該平面圖上之淨空高度不同。

2. The Vendor reserves the right to alter, amend and change the size(s), height(s) and location(s) of the bulkhead(s) and/or sunken slab(s) and/or thick slab(s) of the Property or any part(s) thereof and the headroom of any part(s) of the Property according to the latest approved building plans from time to time.

賣方保留權利根據最新經批准的建築圖則不時更改、修訂和修改該物業的假陣及/或跌級樓板及/或厚樓板或其任何部分的尺寸、高度及位置及該物業任何部分之淨空高度。

3. Any proposed amendment(s) to the latest approved building plans of the Property (including the headroom of any part(s) 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(包括該物業任何部分之淨空高度)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 of the Purchaser(s) 買方簽署

Name(s) of Purchaser(s) 買方姓名:

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

Acknowledgement Letter for Properties Viewing
物業參觀確認函

Name of the Phase : MIAMI QUAY I (Phase 1 of MIAMI QUAY)
期數名稱 : MIAMI QUAY I (MIAMI QUAY 第 1 期)

Flat Δ, 30 Floor, Tower 1 [(with roof/flat roof)]
第 1 座 30 樓 Δ 單位[(連同天台/平台)]
("the Property" "該物業")

Purchaser(s) 買方:
Vendor 賣方 : Voyage Mile Limited

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

- ☐ 本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人/我們參觀：
I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property:
- ☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。
and I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property

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

或 OR

- ☐ 但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀該物業。
but after due consideration and out of my/our free will and choice I/we decided not to view the Property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

- ☐ 本人/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人/我們參觀：
I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us the Vendor has made the comparable residential property stated below available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property.
- ☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。
and I/we have viewed the comparable residential property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀與該物業相若的住宅物業日期
Date of viewing the comparable residential property : _____

或 OR

- ☐ 但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀與該物業相若的住宅物業。
but after due consideration and out of my/our free will and choice I/we decided not to view the comparable residential property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

與該物業相若的住宅物業 Comparable Tower ____ 座 Floor ____ 樓 Flat ____ 單位
residential property :

- ☐ 本人/我們現確認，由於在本人/我們簽署該物業之臨時買賣合約之前，開放該物業或與該物業相若的住宅物業供本人/我們參觀並非合理地切實可行，本人/我們同意賣方無須在該物業售予本人/我們之前開放該物業或與該物業相若的住宅物業供本人/我們參觀。

I/We hereby confirm that since it is not reasonably practicable for the Property or a comparable residential property in the Development to be viewed by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property, I/we agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me/us before the Property is sold to me/us..

Signature(s) of Purchaser(s) 買方簽署

Date 日期

Vendor's Information Form

賣方資料表格

Name of the Phase : MIAMI QUAY I (Phase 1 of MIAMI QUAY)

期數名稱 : MIAMI QUAY I (MIAMI QUAY 第 1 期)

Flat A, 30 Floor, Tower 1 [(with roof/flat roof)]

第 1 座 30 樓 A 單位[(連同天台/平台)]

("the Property" "該物業")

Purchaser 買方 :

Vendor 賣方 : Voyage Mile Limited

- (a) The amount of the management fee that is payable for the Property:
須就該物業支付的管理費用的款額:
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百份之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase: Miami Quay Property Management Company Limited
期數的管理人的姓名或名稱: Miami Quay Property Management Company Limited
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase: Nil
賣方自政府或管理處接獲的關乎期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase: Nil
賣方自政府接獲的規定賣方拆卸期數的任何部分或將期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil
賣方所知的影響該物業的任何待決的申索: 沒有

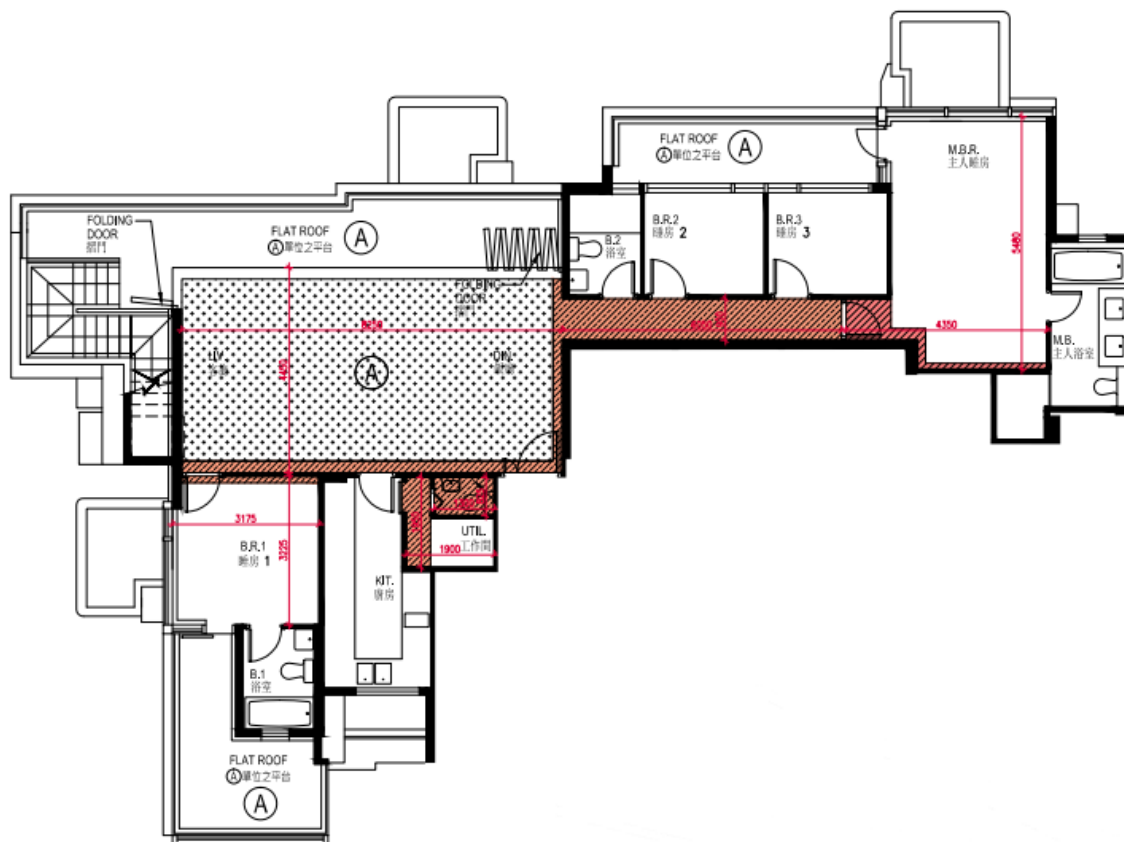
Date of Printing 印製日期:

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.

買方現確認在簽署該物業之臨時買賣合約之前, 買方已收到此份賣方資料表格。

Signature(s) of Purchaser(s) 買方簽署

Date 日期



-  BULKHEAD B.L. AFFL. 2600mm
假陣底部離地完成面高為 2600毫米
-  BULKHEAD B.L. AFFL. 2650mm
假陣底部離地完成面高為 2650毫米
-  THICK SLAB
厚樓板



Scale
0 0.5 1 2m

FLAT A OF 30/F OF TOWER 1
第1座30樓A單位