

## **TENDER DOCUMENT**

### **INVITATION FOR PURCHASE OF PROPERTY**

#### **BY WAY OF PUBLIC TENDER**

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Tenders are invited for the purchase of

**the properties in City Hub**

**as set out in column (B) of the Schedule to the Tender Notice**

(unless previously withdrawn or sold)

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Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled “**Public Tender For City Hub**” placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked “**City Hub**”.

**Vendor:** **Urban Renewal Authority**  
26th Floor, COSCO Tower, 183 Queen’s Road Central, Hong Kong

**Vendor’s solicitors:** **P.C. Woo & Co.**  
Room 1225, 12th Floor, Prince’s Building, 10 Chater Road, Central, Hong Kong  
Ms. Emily Lam (Fax: 2810 1179)

**Vendor’s agent:** **Gold Standard Real Estate Agency Limited**  
Room 1102, Hong Kong Diamond Exchange Building, 8-10 Duddell Street, Central, Hong Kong  
Enquiry Hotline: 2953 3663

## 招標文件

### 公開招標承投購買物業

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現招標承投購買

#### 載於招標公告附表(B)欄之位於津匯之物業

(但若在招標截止時限之前物業已被撤回或出售則除外)

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

**賣方：**                  **市區重建局**  
香港皇后大道中 183 號中遠大廈 26 樓

**賣方律師：**          **胡百全律師事務所**  
香港中環遮打道 10 號太子大廈 12 樓 1225 室  
林月明律師 (傳真：2810 1179)

**賣方代理人：**        **宏隆地產代理有限公司**  
香港中環都爹利街 8-10 號鑽石會大廈 1102 室  
查詢熱線：2953 3663

## **PART 1: TENDER NOTICE**

### **1. Definitions**

In this Tender Document, the following expressions shall have the following meanings except where the context otherwise permits or requires:

<b>“Acceptance Period”</b>	means the period between the Tender Commencement Date and Time and the date which is the third (3rd) working day after the Tender Closing Date and Time, applicable to the relevant Property for Tender (both dates inclusive);
<b>“Agreement”</b>	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser pursuant to the Preliminary Agreement;
<b>“extreme conditions announcement”</b>	means an announcement made by the Chief Secretary for Administration stating the existence of extreme conditions arising from a super typhoon or other natural disaster of a substantial scale during the period (including any extended period) specified in the announcement;
<b>“Letter of Acceptance”</b>	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice;
<b>“Offer Form”</b>	means the Offer Form set out in Part 2 of this Tender Document;
<b>“Preliminary Agreement”</b>	means the Preliminary Agreement for Sale and Purchase in Annex 1;
<b>“Property”</b>	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
<b>“Property for Tender”</b>	means all or any of the properties set out in column (B) of the Schedule to the Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion;
<b>“Purchase Price”</b>	means, if and when this Tender Document is accepted by the Vendor, the Tender Price;
<b>“Purchaser”</b>	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
<b>“Sales Office”</b>	means 15/F, Sands Building, 17 Hankow Road, Tsim Sha Tsui, Kowloon;
<b>“Tender Closing Date and Time”</b>	means the date and time set out in column (D) of the Schedule to the Tender Notice;
<b>“Tender Commencement Date and Time”</b>	means the date and time set out in column (C) of the Schedule to the Tender Notice;

<b>“Tender Document”</b>	means this Tender Document (comprising Part 1 and Part 2 and the Preliminary Agreement but does not include the Annex (except for the Preliminary Agreement));
<b>“Tender Notice”</b>	means the Tender Notice set out in Part 1 of this Tender Document;
<b>“Tender Period”</b>	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and the Tender Closing Date and Time;
<b>“Tender Price”</b>	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
<b>“Tendered Property”</b>	means the properties as specified in the Schedule to the Offer Form;
<b>“Tenderer”</b>	means the person who is specified in the Schedule to the Offer Form as the tenderer;
<b>“Vendor”</b>	means Urban Renewal Authority; and
<b>“Vendor’s solicitors”</b>	means P.C. Woo & Co. of Room 1225, 12th Floor, Prince’s Building, 10 Chater Road, Central, Hong Kong

## **2. Procedures of Tender**

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender set out in column (B) of the Schedule to the Tender Notice on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Date and Time, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the Tender Closing Date and Time of the tender of any of the Property for Tender. Any adjustment of the Tender Closing Date and Time will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
- 2.6 Tenderers should note the Vendor’s solicitors do not act for any Tenderer in the process of this tender.
- 2.7 If the Tenderer has indicated on the Schedule to the Offer Form to purchase more than one (1) but not more than two (2) Property for Tender :-
  - (a) he/she/it must fill in one lump sum Tender Price for all such Tendered Property in the

Schedule to the Offer Form; and

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

2.8 A tender must be:-

- (a) made in the form of this Tender Document with the Offer Form (Part 2 of the Tender Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;**

- (b) accompanied with the following documents:-

- (i) Cashier order

One cashier order issued by a bank duly licensed under section 16 of the Banking Ordinance in the total amount equal to **5%** of the Tender Price for the Tendered Property, such sum being the **preliminary deposit** for the tender, made payable to “**P.C. WOO & CO.**”.

- (ii) Tenderer's identification document

If the Tenderer is/are individual(s), copy of the HKID Card/Passport of each individual of the Tenderer.

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return (if any) of the Tenderer.

- (iii) Intermediary's licence (if applicable)

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

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

- (1) Preliminary Agreement (in duplicate)
    - (2) Purchaser's Particulars
    - (3) Warning to Purchasers
    - (4) Declaration Regarding Intermediary
    - (5) Defects Warranty Letter
    - (6) Acknowledgement Letter Regarding Stamp Duty
    - (7) Acknowledgement Letter Regarding Open Kitchen
    - (8) Layout Plan, Floor Plan and Cross-Section Plan of the Property
    - (9) Acknowledgement Letter Regarding Viewing of Property
    - (10) Vendor's Information Form
    - (11) Gift, Financial Advantage or Benefit
    - (12) Letter of Consent to Collection and Use of Personal Data

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

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**City Hub**”; and

- (d) placed in the tender box labelled “**Public Tender For City Hub**” placed at the Sales Office during the Tender Period.

The tender will proceed irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any extreme conditions announcement is made at any time during the Tender Period.

- 2.9 The cashier order forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier order will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.10 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
- (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
- (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier order(s).
- 2.11 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

### **3. Acceptance of Tender**

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property. The Vendor shall sign the Preliminary Agreement submitted by the successful Tenderer.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of Acceptance**”) (together with the signed Preliminary Agreement) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor’s solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the period as specified in the Schedule to the Tender Notice at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.

Where the Property comprises more than one (1) property, (a) the Purchaser will sign only one (1) Agreement covering all of the Property; and (b) the Vendor will not and is not obliged to apportion the Purchase Price for each of the Property.

**4. Miscellaneous**

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's agent, Gold Standard Real Estate Agency Limited, Room 1102, Hong Kong Diamond Exchange Building, 8-10 Duddell Street, Central, Hong Kong (Enquiry Hotline: 2953 3663).
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

### **Schedule to the Tender Notice**

#### **Property For Tender**

<b>(A) Item</b>	<b>(B) Property for Tender</b>	<b>(C) Tender Commencement Date and Time</b>	<b>(D) Tender Closing Date and Time</b>
1.	Flat C on 27/F (including balcony and utility platform and flat roof(s))	18/10/2024 11:00 a.m	18/10/2024 12:00 noon
2.	Duplex A on 28/F & 29/F (including balcony and utility platform and flat roof(s) (inclusive of swimming pool) and roof(s))	18/10/2024 11:00 a.m.	18/10/2024 12:00 noon
3.	Duplex B on 28/F & 29/F (including balcony and utility platform and flat roof(s) (inclusive of jacuzzi) and roof(s))	18/10/2024 11:00 a.m.	18/10/2024 12:00 noon

#### **Period for Inspection of Agreement**

From 14 October 2024 to 17 October 2024 during office hours (i.e. from 11:00 a.m. to 5:00 p.m. on Mondays to Sundays) and 18 October 2024 from 11:00 a.m. to 12:00 noon.

*[End of Part 1: Tender Notice]*



## 第 1 部份：招標公告

### 1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	指適用於相關該招標物業的招標開始日期及時間至招標截止日期及時間後的第 3 個工作日(包括首尾兩日)的期間；
「正式合約」	指賣方與買方根據臨時合約擬簽訂的該物業的正式買賣合約；
「極端情況公布」	指政務司司長作出的公布，以述明由超強颱風或其他大規模天災引起的極端情況，在該公布所指明的期間(包括延展期間)存在；
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「要約表格」	指本招標文件第 2 部份的要約表格；
「臨時合約」	指附件 1 的臨時買賣合約；
「該物業」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「該招標物業」	指按照賣方單獨絕對酌情決定下不時修訂的招標公告附表(B)欄所列的所有或任何物業；
「樓價」	指如果及一旦本招標文件獲得賣方接納時的投標價；
「買方」	指中標者，其對該投標物業的投標書獲得賣方接納；
「售樓處」	指九龍尖沙咀漢口道 17 號新聲大廈 15 樓；
「招標截止日期及時間」	指載於招標公告附表(D)欄的日期及時間；
「招標開始日期及時間」	指載於招標公告附表(C)欄的日期及時間；
「招標文件」	指本招標文件(由第 1 部份及第 2 部份及臨時合約組成，但不包括附件(臨時合約除外))；
「招標公告」	指本招標文件第 1 部份的招標公告；
「招標期間」	就每一個該招標物業而言，指招標開始日期及時間至招標截止日期及時間的期間；
「投標價」	指要約表格的附中訂明投購該投標物業的價格；

「該投標物業」	指要約表格的附表中訂明的物業；
「投標者」	指要約表格的附表中訂明為投標者的人士；
「賣方」	指市區重建局；及
「賣方律師」	指胡百全律師事務所於香港中環遮打道 10 號太子大廈 12 樓 1225 室

## 2. 招標程序

- 2.1 賣方現按照載於本招標文件的條款及細則招標承投購載於招標公告附表(B)欄的該招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期及時間之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將全部或任何該招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- 2.5 賣方保留權利更改任何該招標物業的招標截止日期及時間。任何更改招標公告附表(D)欄訂明適用於任何該招標物業的招標截止日期的通知會張貼於售樓處。賣方無須就該等更改另行通知投標者。
- 2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.7 如果投標者在要約表格的附表中已顯示購買超過一個而不多於兩個該招標物業：
  - (a) 他／她／它必須在要約表格的附表中一筆過填寫全部該投標物業的投標價；及
  - (b) 本招標文件當作基於賣方將會接納投標一併購買全部該投標物業，以及買方只須簽署一份包括全部該投標物業的正式合約而遞交。
- 2.8 投標書必須：
  - (a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 2 部分)。  
請填妥及簽署要約表格的英文文本或要約表格的中文文本；
  - (b) 連同以下文件：
    - (i) 銀行本票  
  
由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張金額為投標物業的投標價的 **5%**銀行本票，作為投標的臨時訂金，抬頭寫「**胡百全律師事務所**」。
    - (ii) 投標者的身份證明文件

如投標者是個人或由個人組成，組成投標者的每名個人的香港身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，以及投標者最近期的董事登記冊及周年申報表(如有)的複印本。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

- (1) 臨時合約(兩份)
- (2) 買方資料
- (3) 對買方的警告
- (4) 關於中介人的聲明
- (5) 保證修繕缺漏的信件
- (6) 關於印花稅的確認書
- (7) 關於開放式廚房的確認書
- (8) 該物業布局圖、樓面平面圖及橫截面圖
- (9) 關於參觀物業的確認信
- (10) 賣方資料表格
- (11) 贈品, 財務優惠或利益
- (12) 個人資料收集及使用同意書

請不要於本第(iv)分段所述的任何文件內填上日期。

- (c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**津匯**」；及
- (d) 於招標期間的以下時間內放入位於售樓處擺放的標示為「**津匯公開招標**」的投標箱內。

即使於招標期間內任何時間有任何熱帶氣旋警告信號或任何暴雨警告信號生效或極端情況公布，招標仍會繼續進行。

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

- 2.10 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。
- (b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。
- (c) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票的地址。

- 2.11 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成

正式要約，可由賣方在承約期間隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。

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

### **3. 接納投標**

- 3.1 投標書如獲接納，中標者即成為該投標物業之買方。賣方須簽署中標者遞交的臨時合約。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)(連同已簽署之臨時合約)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標公告附表訂明期間的辦公時間在售樓處審閱。為免疑問，買方將被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。如該物業由多個一個物業組成，(a) 買方只須簽署一份包括全部該物業的正式合約，及(b)賣方不會及無責任為每一個該物業的樓價進行分攤。

### **4. 其他事項**

- 4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方的代理人宏隆地產代理有限公司，地址為香港中環都爹利街 8-10 號鑽石會大廈 1102 室 (查詢熱線: 2953 3663)。
- 4.2 賣方任何人員或代理或賣方的代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作為或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.3 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件任何種類的改動及/或增加，該投標書將被視為不符合規定的投標書。
- 4.4 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

招標公告附表

該招標物業

(A) 項目	(B) 該招標物業	(C) 招標開始日期及時間	(D) 招標截止日期及時間
1.	27 樓 C 單位(包括露台及工作平台及平台)	18/10/2024 上午 11 時	18/10/2024 中午 12 時
2.	28 及 29 樓複式 A 單位(包括露台、工作平台及平台(包含泳池)及天台)	18/10/2024 上午 11 時	18/10/2024 中午 12 時
3.	28 及 29 樓複式 B 單位(包括露台、工作平台及平台(包含按摩池)及天台)	18/10/2024 上午 11 時	18/10/2024 中午 12 時

審閱正式合約期間

2024 年 10 月 14 日至 2024 年 10 月 17 日的辦公時間 (即星期一至日由上午 11 時正至下午 5 時正) 及 2024 年 10 月 18 日上午 11 時至中午 12 時正

[第 1 部份：招標公告完]

## PART 2: OFFER FORM

*(To be completed by the Tenderer)*

To: **The Vendor**

1. Offer

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

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

2. Binding agreement if offer is accepted

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

3. Address for receipt of Letter of Acceptance

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

4. Declarations, representations and warranties

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

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

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

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

### Schedule to the Offer Form

(To be completed by the Tenderer)

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

<i>Section 2 – Tendered Property</i>		
Flat	Floor	Car Parking Space No.

<i>Section 3 – Tender Price</i>			
Tender price (HK\$)			
Cashier order	Amount (HK\$)	Bank	Cashier order no.

#### *Section 4 – Payment plan*

- A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)
- A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of Letter of Acceptance
- Part payment of the Purchase Price equivalent to 5% of the Purchase Price shall be paid within 90 days after the date of Letter of Acceptance
- 85% of the Purchase Price (balance of the Purchase Price) shall be paid within 180 days after the date of Letter of Acceptance

#### *Section 5 – Submission checklist*

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

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier order(s)
3. ☐ Tenderer's identification documents
4. ☐ Intermediary's licence (if applicable)
5. Documents in Annex, duly signed and completed by the Tenderer:
  - (1) ☐ Preliminary Agreement (in duplicate and undated)
  - (2) ☐ Purchaser's Particulars (undated)
  - (3) ☐ Warning to Purchasers (undated)
  - (4) ☐ Declaration Regarding Intermediary (undated)
  - (5) ☐ Defects Warranty Letter (undated)
  - (6) ☐ Acknowledgement Letter Regarding Stamp Duty (undated)
  - (7) ☐ Acknowledgement Letter Regarding Open Kitchen (undated)
  - (8) ☐ Layout Plan, Floor Plan and Cross-Section Plan of the Property (undated)
  - (9) ☐ Acknowledgement Letter Regarding Viewing of Property (undated)
  - (10) ☐ Vendor's Information Form (undated)
  - (11) ☐ Gift, Financial Advantage or Benefit (undated)
  - (12) ☐ Letter of Consent to Collection and Use of Personal Data (undated)



*Section 6 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)*

We declare and agree as follows:-

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

<b>Director(s)</b>		
	Name	Hong Kong Identity Card No. / Passport No. / B.R. No.
1.		
2.		
3.		
4.		
5.		

<i>Section 7 – Signature of the Tenderer and witness</i>
--

I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex, completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Document.

*(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)*

Signed by the Tenderer:

X

Witnessed by:

X

Name of the authorized signature (if the Tenderer is a company):

Name of the witness:

Date:

*[End of Part 2: Offer Form]  
[End of the Tender Document]*

## 第 2 部份：要約表格

(由投標者填寫)

致：賣方

### 1. 要約

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

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

### 2. 如要約獲接納將構成有效協議

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

### 3. 收取接納書的地址

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

### 4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

- (a) 本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。
- (b) 除樓價、提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該投標物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

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

要約表格的附表

(由投標者填寫)

第1節 – 投標者的資料				
名稱				
身份證／護照／商業登記證號碼				
地址／註冊辦事處				
香港通訊地址(如與上面不同)				
聯絡資料	聯絡人			
	電話		傳真	

第2節 – 投標物業		
單位	樓層	停車位編號

第3節 – 投標價			
投標價 (HK\$)			
銀行本票	金額 (HK\$)	銀行	本票編號

#### 第4節- 支付辦法

- 臨時訂金即樓價 5%於投標書獲賣方接納當日(即接納書的日期)繳付
- 加付訂金即樓價 5%於接納書的日期後 30 日內繳付
- 部分樓價即樓價 5%於接納書的日期後 90 日內繳付
- 樓價 85%(樓價餘額)於接納書的日期後 180 日內繳付

#### 第5節- 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2.8 段)：

1. ☐ 招標文件及要約表格已填妥及簽署
2. ☐ 銀行本票
3. ☐ 投標者的身份證明文件
4. ☐ 中介人的牌照(如適用)
5. 由投標者填妥並簽署的附件的文件：
  - (1) ☐ 臨時合約(兩份及未有填上日期)
  - (2) ☐ 買方資料(未有填上日期)
  - (3) ☐ 對買方的警告(未有填上日期)
  - (4) ☐ 關於中介人的聲明(未有填上日期)
  - (5) ☐ 保證修繕缺漏的信件(未有填上日期)
  - (6) ☐ 關於印花稅的確認書(未有填上日期)
  - (7) ☐ 關於開放式廚房的確認書(未有填上日期)
  - (8) ☐ 該物業布局圖、樓面平面圖及橫截面圖(未有填上日期)
  - (9) ☐ 關於參觀物業的確認信(未有填上日期)
  - (10) ☐ 賣方資料表格(未有填上日期)
  - (11) ☐ 贈品, 財務優惠或利益(未有填上日期)
  - (12) ☐ 個人資料收集及使用同意書(未有填上日期)

**第6節 – 關於公司投標者的聲明(不適用於個人投標者)**

我們聲明並同意如下：

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

董事		
	名稱	香港身份證號碼 / 護照號碼 / 商業登記號碼
1.		
2.		
3.		
4.		
5.		

**第7節 – 投標者及見證人的簽署**

本人／我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本人／我們同意遵守及接受招標文件的條款及細則。

(註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其獲授權人士簽署及蓋上公司印章。)

投標者簽署：

X

見證人簽署：

X

獲授權人士的名稱(如投標者為公司)：

見證人名稱：

日期：

[第2部份：要約表格完]  
[招標文件完]

## 附件 Annex

(除臨時合約外，附件不屬於招標文件的一部份。然而，投標者須簽署以下標有“#”的文件並連同招標文件一併遞交。)

(Except for the Preliminary Agreement, the Annex does not form part of the Tender Document. However, the Tenderer should note documents marked with “#” **should be signed and submitted** together with the Tender Document)

1. 臨時合約(兩份) #  
Preliminary Agreement (in duplicate) #
2. 買方資料 #  
Purchaser's Particulars #
3. 對買方的警告 #  
Warning to Purchasers #
4. 關於中介人的聲明 #  
Declaration Regarding Intermediary #
5. 保證修繕缺漏的信件#  
Defects Warrenty Letter #
6. 關於印花稅的確認書 #  
Acknowledgement Letter Regarding Stamp Duty #
7. 關於開放式廚房的確認書 #  
Acknowledgement Letter Regarding Open Kitchen #
8. 該物業布局圖、樓面平面圖及橫截面圖 #  
Layout Plan, Floor Plan and Cross-Section Plan of the Property #
9. 關於參觀物業的確認信 #  
Acknowledgement Letter Regarding Viewing of Property #
10. 賣方資料表格 #  
Vendor's Information Form #
11. 贈品, 財務優惠或利益 #  
Gift, Financial Advantage or Benefit #
12. 個人資料收集及使用同意書 #  
Letter of Consent to Collection and Use of Personal Data #
13. 律師收費表(附印花稅計算方法)  
Schedule for Legal Fee(s) (with stamp duty calculation)
14. 一手住宅物業買家須知  
Notes to Purchasers of First-hand Residential Properties



No.

**臨時買賣合約**

**PRELIMINARY AGREEMENT FOR SALE AND PURCHASE**

賣方律師： Vendor's Solicitors		胡百全律師事務所 P. C. Woo & Co	電話： Telephone	25337737
地址：中環遮打道 10 號太子大廈 12 樓 Address 12/F Prince's Building, 10 Chater Road Central, Hong Kong				
賣方： <b>市區重建局</b> Vendor <b>Urban Renewal Authority</b>			購買日期： Purchase Date	
買方： Purchaser(s)			身份證 / 護照 / 商業登記證號碼： ID/Passport/BR No.	
買方地址： Purchaser's Address			電話： Telephone	
發展項目名稱： <b>津匯</b> 九龍城道 8 號，浙江街 44 號及九龍城道 6 號 Name of the Development <b>City Hub</b> No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road				
本物業： Property		<u>單位 Flat</u>	<u>樓層 Floor</u>	<u>停車位編號</u> Car Parking Space No.
<p>1. 本物業的售價為 港幣 元，並須由買方按以下方式付予賣方— The purchase price of the Property is <u>HK\$</u>, which shall be paid by the Purchaser to the Vendor in the manner as follows—</p> <p>為數 港幣 元(即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付。 Preliminary deposit in the sum of <u>HK\$</u>, which is equal to 5% of the purchase price shall be paid upon signing of this Preliminary Agreement.</p> <p>加付訂金： 港幣 元於此日或之前付清。 Further deposit <u>HK\$</u> shall be paid on or before _____.</p> <p>部分價款： 港幣 元於此日或之前付清。 Part payment <u>HK\$</u> shall be paid on or before _____.</p> <p>售價餘額： 港幣 元於此日或之前付清。 Balance of purchase price <u>HK\$</u> shall be paid on or before _____.</p> <p>(The Vendor reserves the right to rectify any errors or omissions in calculating the purchase price referred to the above and the amount of the purchase price shall be as stated in the Agreement for Sale and Purchase to be prepared by the solicitor as stated below. 售價計算如有錯誤賣方保留權利修改任何錯誤或遺漏及以律師樓擬備之買賣合約內之售價為準。)</p> <p>2. 本臨時合約受以下之「其他條款及條件」所約束。 This Preliminary Agreement is subject to the "Other Terms and Conditions" printed hereinbelow.</p>				
買方簽署 Signed by the Purchaser(s)			如此聘用的人簽署 Signed by Person so Engaged	備註 Remarks
			獲授權人士 Authorized Signatory	
茲收到上述所列之臨時訂金 Received the above preliminary deposit 港幣 HK\$	本票號碼 Cashier Order No.	港幣 HK\$ 銀行 Bank	賣方簽署 Signed by the Vendor	
			獲授權人士 Authorized Signatory	

## Annex 1

### 附件 1

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

3. 按訂約雙方的意向，本臨時合約將會由一份買賣合約(“正式合約”)取代，正式合約須—  
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed —  
(a) 由買方於 (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立；及  
by the Purchaser on or before \_\_\_\_\_ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed);  
and  
(b) 由賣方於 (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。  
by the Vendor on or before \_\_\_\_\_ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
4. 在繳付售價餘額當日，買賣須於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。  
The sale and purchase shall be completed at the offices of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on the date when the balance of purchase price is payable.
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。  
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。  
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。  
The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
8. 買方須於本臨時合約的簽署日期之後的五個工作日內攜帶本臨時合約到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 19 條所載正式合約應付之所有印花稅。  
The Purchaser shall attend the offices of the Vendor's Solicitors together with this Preliminary Agreement within 5 working days after the date hereof (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's Solicitors; (ii) to pay the sum above-mentioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Agreement as set out in clause 19.
9. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—  
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed—  
(a) 本臨時合約即告終止；  
this Preliminary Agreement is terminated;  
(b) 買方支付的臨時訂金，即被沒收歸於賣方；及  
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and  
(c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。  
the Vendor does not have any further claim against the Purchaser for the failure.
10. 本物業的量度尺寸如下 – 見附表 1。  
The measurements of the Property are as follows – See Schedule 1.
11. 本物業買賣所包括的裝置、裝修物料及設備載如下 – 見附表 2。  
The sale and purchase of the Property includes the fittings, finishes and appliances as follows – See Schedule 2.
12. 在不損害《物業轉易及財產條例》(第219章)第13及13A條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。  
Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
13. 買方已確認收到第 14 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。  
The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 14 and fully understands its contents.
14. 就第 13 條而言，“對買方的警告”內容如下 —  
For the purposes of clause 13, the following is the "Warning to Purchasers" —  
(a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。  
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.  
(b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。  
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.  
(c) 現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。  
**YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.  
(d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。  
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.  
(e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。  
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
15. 買方須與賣方在正式合約中訂明，若買方轉售本物業或將正式合約權益轉讓予第三者，則每個轉購人、受贈人、獲提名人、受益人、代辦人或其他承讓人(i)在以後的轉售合約中列明所有確認人、獲提名人及其他買、賣本物業或任何相關利益人士的詳細資料(包括但不限于身

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**附件 1**

份証號碼及地址)，及全數金額或其他代價，包括但不限於任何佣金、訂購或代理費用、或任何在其間交易所需繳付予任何人士的款項，及(ii)在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人或新買家履行第(i)分條中的責任。

The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfer the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whosoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including but not limited to identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including but not limited to any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whosoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as sub-clause (i) above.

16. 如買方選用賣方指定之代表律師作為買方之代表律師同時處理正式合約、按揭契及轉讓契等法律文件，賣方同意為買方支付正式合約及其後之轉讓契約兩項法律文件律師費用。  
If the Purchaser appoints the Vendor's solicitors to act for his/her behalf in respect of all legal documentation in relation to the purchase (including the Agreement, Mortgage and subsequent Assignment, etc.), the Vendor agrees to bear the Purchaser's legal costs of the Agreement and the subsequent Assignment.
17. 若買方選擇另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
18. 買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。  
All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.
19. 有關本臨時合約及/或正式合約及/或轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅)，一概由買方負責支付。  
All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
20. 一切製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他支出，均由買方負責。查冊費、註冊費及其他支出款項均須由買方承擔。  
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser.
21. 如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。  
Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
22. 買方如有更改地址或電話，須以書面通知賣方。  
The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
23. 本物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。  
The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
24. 如本臨時合約下的本物業包括住宅物業也同時包括任何停車位，本物業必須由單一份正式合約及其後單一份轉讓契涵蓋。  
If the Property under this Preliminary Agreement consists of a residential property as well as any Car Parking Space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.
25. 此臨時合約是有約束力的合約，賣方必須按此臨時合約列出之條款出售本物業，買方亦必須按該等條款購買本物業。除臨時訂金外，所有訂金及售價餘額必須以抬頭寫賣方之代表律師的銀行本票繳付。買方必須根據本臨時合約之條款及條件繳付售價。所有售價付款均須在星期一至五下午 4:30 前繳付。  
This Preliminary Agreement is a binding agreement. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms set out in this Preliminary Agreement. Save and except the preliminary deposit, all deposit(s) and balance of purchase price shall be made by cashier orders drawn in favour of the Vendor's solicitors. The Purchaser shall pay the Purchase Price pursuant to the terms and conditions herein. All payments of the purchase price shall be paid at or before 4:30p.m. Mondays to Fridays.
26. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。  
Time shall in every respect be of the essence of this Preliminary Agreement.
27. (a) 賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(『該條例』)強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。  
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.  
(b) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條

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款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。

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

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

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

- (i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該條例第 6(1)條將不適用於臨時合約；及 this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
- (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。  
notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.

28. 在本臨時合約中—

In this Preliminary Agreement—

- (a) “實用面積”具有《一手住宅物業銷售條例》(第621章)第8條給予該詞的涵義；  
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
- (b) “工作日”具有該條例第2(1)條給予該詞的涵義；  
“working day” has the meaning given by section 2(1) of that Ordinance;
- (c) 附表1載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第8(3)條計算；及  
the floor area of an item under clause (a) of each Property set out in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance;  
and
- (d) 附表1載列之每個單位的(b)項所指的項目的面積，按照該條例附表2第2部計算。  
the area of an item under clause (b) of each Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

29. 本臨時合約之中文版本乃英文版本的譯本，謹供參考之用。如解釋有任何差異，出入或爭議，概以英文版本為準。

The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.

**臨時買賣合約附表1**  
**Schedule 1 to Preliminary Agreement for Sale and Purchase**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: Flat C on 27 Floor of City Hub, No.8 Kowloon City Road, Kowloon  
九龍九龍城道 8 號津匯 27 樓 C 單位

(a) 本物業的實用面積為 the saleable area of the Property is	<u>86.303</u> square metres/	<u>929</u> square feet of which—
	<u>2.000</u> square metres/	<u>22</u> square feet is the floor area of the balcony;
	<u>1.500</u> square metres/	<u>16</u> square feet is the floor area of the utility platform;
	<u>---</u> square metres/	<u>---</u> square feet is the floor area of the verandah; and

(b) 其他量度尺寸為— other measurements are—

*空調機房的面積為 the area of the air-conditioning plant room	<u>---</u> square metres/	<u>---</u> square feet;
*窗台的面積為 the area of the bay window is	<u>---</u> square metres/	<u>---</u> square feet;
*閣樓的面積為 the area of the cockloft is	<u>---</u> square metres/	<u>---</u> square feet;
*平台的面積為 the area of the flat roof is	<u>15.291</u> square metres/	<u>165</u> square feet;
*花園的面積為 the area of the garden is	<u>---</u> square metres/	<u>---</u> square feet;
*停車位的面積為 the area of the parking space is	<u>---</u> square metres/	<u>---</u> square feet;
*天台的面積為 the area of the roof is	<u>---</u> square metres/	<u>---</u> square feet;
*梯屋的面積為 the area of the stairhood is	<u>---</u> square metres/	<u>---</u> square feet;
*前庭的面積為 the area of the terrace is	<u>---</u> square metres/	<u>---</u> square feet;
*庭院的面積為 the area of the yard is	<u>---</u> square metres/	<u>---</u> square feet.

買方簽署 Signed by the Purchaser(s)

**臨時買賣合約附表1**  
**Schedule 1 to Preliminary Agreement for Sale and Purchase**

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

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: Duplex A on 28 and 29 Floors of City Hub, No.8 Kowloon City Road, Kowloon  
九龍九龍城道 8 號津匯 28 及 29 樓複式 A 單位

(a) 本物業的實用面積為 the saleable area of the Property is	144.118	平方米/ square metres/	1551	平方呎，其中— square feet of which—
	* 2.000	平方米/ square metres/	22	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	* 1.500	平方米/ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	* ---	平方米/ square metres/	---	平方呎為陽台的樓面面積； square feet is the floor area of the verandah; and

(b) 其他量度尺寸為— other measurements are—

*空調機房的面積為 the area of the air-conditioning plant room	---	平方米/ square metres/	---	平方呎； square feet;
*窗台的面積為 the area of the bay window is	---	平方米/ square metres/	---	平方呎； square feet;
*閣樓的面積為 the area of the cockloft is	---	平方米/ square metres/	---	平方呎； square feet;
*平台的面積為 the area of the flat roof is	36.972	平方米/ square metres/	398	平方呎； square feet;
*花園的面積為 the area of the garden is	---	平方米/ square metres/	---	平方呎； square feet;
*停車位的面積為 the area of the parking space is	---	平方米/ square metres/	---	平方呎； square feet;
*天台的面積為 the area of the roof is	54.616	平方米/ square metres/	588	平方呎； square feet;
*梯屋的面積為 the area of the stairhood is	---	平方米/ square metres/	---	平方呎； square feet;
*前庭的面積為 the area of the terrace is	---	平方米/ square metres/	---	平方呎； square feet;
*庭院的面積為 the area of the yard is	---	平方米/ square metres/	---	平方呎。 square feet.

買方簽署 Signed by the Purchaser(s)

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**臨時買賣合約附表1**  
**Schedule 1 to Preliminary Agreement for Sale and Purchase**

在本附表 1，買方根據本臨時合約購買的物業之量度尺寸才適用於本臨時合約。

In this Schedule 1, only the measurements of the Property purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement.

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 物業: Duplex B on 28 and 29 Floor of City Hub, No.8 Kowloon City Road, Kowloon  
九龍九龍城道 8 號津匯 28 及 29 樓複式 B 單位

(a) 本物業的實用面積為 the saleable area of the Property is	平方米/ square metres/	平方呎，其中— square feet of which—
	139.182	1498
	平方米／ square metres/	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
* 2.000	22	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
* 1.499	16	平方呎為陽台的樓面面積； square feet is the floor area of the verandah; and
* ---	---	

(b) 其他量度尺寸為— other measurements are—

*空調機房的面積為 the area of the air-conditioning plant room	平方米／ square metres/	平方呎； square feet;
---	---	
*窗台的面積為 the area of the bay window is	平方米／ square metres/	平方呎； square feet;
---	---	
*閣樓的面積為 the area of the cockloft is	平方米／ square metres/	平方呎； square feet;
---	---	
*平台的面積為 the area of the flat roof is	平方米／ square metres/	平方呎； square feet;
60.590	652	
*花園的面積為 the area of the garden is	平方米／ square metres/	平方呎； square feet;
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*停車位的面積為 the area of the parking space is	平方米／ square metres/	平方呎； square feet;
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*天台的面積為 the area of the roof is	平方米／ square metres/	平方呎； square feet;
44.875	483	
*梯屋的面積為 the area of the stairhood is	平方米／ square metres/	平方呎； square feet;
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*前庭的面積為 the area of the terrace is	平方米／ square metres/	平方呎； square feet;
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*庭院的面積為 the area of the yard is	平方米／ square metres/	平方呎。 square feet.
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買方簽署 Signed by the Purchaser(s)

**Schedule 2 to Preliminary Agreement for Sale and Purchase**

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

有關裝置、裝修物料及設備的詳情，請參閱附上 12 頁。  
Please refer to the 12 attached pages for details of the Fittings, Finishes and Appliances.

買方簽署 Signed by the Purchaser(s)
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Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

外部裝修物料

細項	描述
外牆	住宅大樓外牆外露部分鋪砌瓷磚及玻璃幕牆。 平台外牆鋪砌瓷磚、紋理噴塗油漆、玻璃牆及鋁質百葉。在廣告牌位置鋪砌瓷磚。
窗	除了以下隔音玻璃窗，所有窗戶均採用氟碳噴塗鋁質窗框鑲有色玻璃。 以下單位: <b>6樓至26樓J單位客/飯廳。</b> <b>13樓至26樓A單位睡房2。</b> <b>13樓至26樓J單位睡房。</b> 裝設隔音玻璃窗及採用氟碳噴塗鋁質窗框鑲有色玻璃。
花槽	28樓及天台草地位置鋪砌均質磚。 平台花槽鋪砌天然石、瓷磚及紋理噴塗油漆。
陽台或露台	露台裝設疊層玻璃欄杆及氟碳噴塗鋁質扶手。牆身鋪砌瓷磚。地台鋪砌均質磚。 天花外露部分髹上外部油漆，及鋪設鋁質假天花。所有露台設有上蓋。沒有陽台。
乾衣設施	每個住宅物業配備流動塑膠及金屬晾衫架。

室內裝修物料

細項	描述
大堂	<b>大廈入口大堂</b> 牆身鋪砌天然石面板及玻璃牆。地台鋪砌天然石。天花裝設石膏板假天花及髹上乳膠漆。 <b>5樓至26樓電梯大堂</b> 牆身鋪砌瓷磚、玻璃面板及木紋面板。地台鋪砌無釉高溫瓷質磚。天花裝設石膏板假天花及髹上乳膠漆。 <b>27樓至28樓電梯大堂</b> 牆身鋪砌天然石、玻璃面板及木紋面板。地台鋪砌天然石。天花裝設石膏板假天花及髹上乳膠漆。
內牆及天花板	<b>5樓至26樓單位客/飯廳 (25樓A, E, F, H及J單位除外)</b> 牆身外露部分： 鋪砌木紋面板/高亮漆中密度纖維板面板及髹上乳膠漆。 天花： 髹上乳膠漆，部分地方裝設石膏板假天花及假陣並髹上乳膠漆。  <b>25樓A單位客/飯廳</b> 牆身外露部分： 髹上乳膠漆及部分鋪砌聚氨酯裝飾線。 天花： 髹上乳膠漆，部分鋪砌聚氨酯裝飾線。部分地方裝設石膏板假天花及假陣並髹上乳膠漆及裝設鋁質百葉風咀。  <b>25樓E, F及H單位客/飯廳</b> 牆身外露部分： 鋪砌瓷磚、木紋面板、高亮漆中密度纖維板面板，髹上乳膠漆及部分貼牆紙。 天花： 髹上乳膠漆，部分地方裝設石膏板假天花及假陣並髹上乳膠漆  <b>25樓J單位客/飯廳</b> 牆身外露部分：鋪砌焗油木板連不銹鋼飾邊及貼牆紙。 天花：裝設木板假天花，髹上乳膠漆及裝設不銹鋼飾邊。  <b>5樓至26樓單位睡房 (25樓A及J單位除外)</b> 牆身外露部分：髹上乳膠漆。 天花： 髹上乳膠漆，部分地方裝設石膏板假天花及假陣並髹上乳膠漆。  <b>25樓A單位睡房</b> 牆身外露部分：髹上乳膠漆及部分鋪砌聚氨酯裝飾線。 天花：髹上乳膠漆，部分鋪砌聚氨酯裝飾線。部分地方裝設石膏板假天花及假陣並髹上乳膠漆。  <b>25樓J單位睡房</b> 牆身外露部分：貼牆紙及木皮條子。 天花：裝設木板假天花，髹上乳膠漆及裝設不銹鋼飾邊。  <b>27樓至29樓單位客/飯廳及睡房</b> 牆身：髹上乳膠漆。 天花： 髹上乳膠漆。部分地方裝設石膏板假天花及假陣並髹上乳膠漆。
內部地板	<b>所有單位客/飯廳(除5樓至12樓D單位、13樓至26樓A及D單位、27樓至29樓單位以外)</b> 地板鋪砌無釉高溫瓷質磚及瓷質腳線。 <b>5樓至12樓D單位、13樓至26樓A及D單位客/飯廳</b> 地板鋪砌複合木地板及木腳線。 <b>5樓E及F單位、5樓至12樓D單位、13樓至26樓A、B、C、D、G及J單位睡房</b> 地板鋪砌複合木地板及木腳線。 <b>27樓至29樓單位客/飯廳及睡房</b> 地板鋪砌複合木地板及木腳線。
浴室	<b>5樓至26樓所有單位的浴室：</b> 牆身外露部分鋪砌瓷磚至假天花。地台外露部分鋪砌無釉高溫瓷質磚。天花裝設石膏板假天花及髹上乳膠漆。 以下單位廁所/浴室： <b>27樓所有單位儲物室內的浴室，28至29樓A複式單位客廳，28至29樓B複式單位客廳</b> 牆身外露部分鋪砌瓷磚至假天花。地台外露部分鋪砌無釉高溫瓷質磚。天花裝設石膏板假天花及髹上乳膠漆。 以下單位浴室： <b>27樓A, 27樓B, 27樓C單位浴室 (由走廊進入)，28至29樓A複式單位睡房2的浴室，28至29樓A複式單位浴室 (由走廊進入)，28至29樓B複式單位睡房1的浴室，28至29樓B複式單位浴室 (由室內樓梯通道進入)</b> 牆身外露部分鋪砌瓷磚及馬賽克瓷磚至假天花。地台外露部分鋪砌無釉高溫瓷質磚。天花裝設石膏板假天花及髹上乳膠漆。

備註：11樓為底護層，不設14樓及24樓。

## Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

細項	描述
浴室	<p>以下單位浴室:</p> <p><b>27樓A單位睡房1的浴室</b></p> <p><b>27樓B單位睡房1的浴室</b></p> <p><b>27樓C單位睡房1的浴室</b></p> <p><b>28至29樓A複式單位睡房1的浴室</b></p> <p><b>28至29樓B複式單位睡房2的浴室</b></p> <p>牆身外露部分鋪砌天然石及馬賽克瓷磚至假天花。</p> <p>地台外露部分鋪砌天然石。</p> <p>天花裝設石膏板假天花及髹上乳膠漆。</p>
廚房	<p>以下單位：- <b>5樓至26樓D單位廚房</b></p> <p>牆身外露部分鋪砌瓷磚至假天花。吊櫃及地櫃中間牆身外露部分鋪砌不銹鋼面板。地台外露部分鋪砌無釉高溫瓷質磚。</p> <p>天花裝設鋁質假天花。灶台選用人造石檯面。</p> <p><b>5樓至26樓所有單位 (D單位除外) 開放式廚房</b></p> <p>牆身外露部分鋪砌瓷磚至假天花。吊櫃及地櫃中間牆身外露部分鋪砌不銹鋼面板。地台外露部分鋪砌無釉高溫瓷質磚。</p> <p>天花裝設石膏板假天花及髹上乳膠漆。灶台選用人造石檯面。</p> <p>以下單位：-</p> <p><b>27樓B單位廚房，27樓A及C單位開放式廚房，28至29樓A及B複式單位廚房及開放式廚房</b></p> <p>牆身外露部分鋪砌瓷磚至假天花。吊櫃及地櫃中間牆身外露部分鋪砌背面噴漆玻璃。地台外露部分鋪砌無釉高溫瓷質磚。</p> <p>天花裝設石膏板假天花及髹上乳膠漆。灶台選用天然石檯面。</p>

備註：11樓為底護層，不設14樓及24樓。

## Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

## 室內裝置

細項	描述
門	<p><b>大門</b> - 選用木皮飾面實心木門配置智慧型門鎖、防盜眼、嵌入式氣鼓、門擋及防盜扣。</p> <p><b>睡房門</b> - 選用木皮飾面空心木門配置拉手、門鎖及門擋。</p> <p><b>浴室門</b> - 以下單位浴室/廁所:</p> <p><b>5樓D及H單位, 6樓至12樓D及J單位, 13樓至26樓A、D及J單位(25樓J單位除外), 27樓B單位浴室(由走廊進入), 27樓C單位浴室(由走廊進入)及睡房1的浴室, 28至29樓A及B複式單位客廳, 28至29樓A複式單位浴室(由走廊進入)、睡房1及睡房2的浴室, 28至29樓B複式單位浴室(由室內樓梯通道進入)、睡房1及睡房2的浴室</b></p> <p>選用木皮飾面空心木門連百葉, 配置手柄、門鎖及門擋。</p> <p><b>以下單位浴室:</b></p> <p><b>5樓A、B、C、E、F及G單位, 6樓至12樓A、B、C、E、F、G及H單位, 13樓至26樓B、C、E、F、G及H單位, 27樓A單位浴室(由走廊進入)及睡房1的浴室, 27樓B單位睡房1的浴室</b></p> <p>選用木皮飾面空心木趟門連百葉, 配置趟門鉤鎖、趟門門軌及拉手。</p> <p><b>25樓J單位浴室</b>選用油漆飾面空心木門連百葉, 配置手柄、門鎖及門擋。</p> <p><b>27樓所有單位儲物室內的浴室</b>選用鋁框透明玻璃趟門。</p> <p><b>廚房門</b> -</p> <p><b>5樓至26樓D單位廚房</b>選用木皮飾面實心木門連玻璃小窗配不銹鋼面板, 配置手柄及暗藏氣鼓。</p> <p><b>27樓B單位及28至29樓A及B複式單位廚房</b>選用木皮飾面實心木門連玻璃小窗, 配置手柄、暗藏氣鼓及門擋。</p> <p><b>27樓A單位開放式廚房</b>選用木皮飾面空心木趟門, 配置趟門鉤鎖、趟門門軌及拉手。</p> <p><b>儲物室門</b> -</p> <p><b>27樓A及C單位及28至29樓A複式單位儲物室</b>選用木皮飾面空心木門, 配置手柄、門鎖及門擋。</p> <p><b>27樓B單位及28至29樓B複式單位儲物室</b>選用木皮飾面空心木趟門, 配置趟門鉤鎖、趟門門軌及拉手。</p> <p><b>28至29樓A及B複式單位(於室內樓梯通往天台處)夾板門</b>並裝設門鉸。</p> <p><b>露台門</b> - 選用氟碳噴塗鋁框有色玻璃門, 配置手柄及門鎖。</p> <p><b>工作平台門</b> - 選用氟碳噴塗鋁框有色玻璃門, 配置手柄及門鎖。</p> <p><b>平台門</b> - 選用氟碳噴塗鋁框有色玻璃門, 配置手柄及門鎖。</p> <p><b>艙門(28至29樓A及B複式單位天台)</b> - 鍍鋅軟鋼艙門並裝設門鉸。</p>
浴室	<p><b>所有5樓至26樓單位</b>裝設木鏡櫃、高亮漆中密度纖維板面板面盆櫃, 配人造石檯面及潔具, 包括玻璃淋浴間、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴間花灑龍頭及手提花灑、鍍鉻淋浴花灑、鍍鉻掛鉤及鍍鉻廁紙架。</p> <p><b>所有27樓至29樓單位 (27樓所有單位儲物室內的浴室, 28至29樓A及B複式單位客廳除外)</b>裝設木鏡櫃、高亮漆中密度纖維板面板面盆櫃, 配天然石檯面及潔具, 包括括瓷釉鑄鐵按摩浴缸。浴缸寸如下:-</p> <p>27樓A單位睡房1的浴室, 1500 毫米(長) x 750 毫米(闊) x 390毫米(高)、</p> <p>27樓B單位睡房1的浴室, 1200 毫米(長) x 700 毫米(闊) x 375毫米(高)、</p> <p>27樓C單位睡房1的浴室, 1200 毫米(長) x 700 毫米(闊) x 375毫米(高)、</p> <p>28至29樓A複式單位睡房1的浴室, 1500 毫米(長) x 750 毫米(闊) x 390毫米(高)、</p> <p>28至29樓B複式單位睡房2的浴室, 1200 毫米(長) x 700 毫米(闊) x 375毫米(高)</p> <p>玻璃淋浴間、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴間花灑及手提花灑、鍍鉻淋浴花灑、鍍鉻掛鉤及鍍鉻廁紙架。</p> <p><b>28至29樓A及B複式單位客廳</b>裝設潔具, 包括陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭及鍍鉻廁紙架。</p> <p><b>27樓所有單位儲物室內的浴室</b>裝設潔具, 包括玻璃淋浴間、陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭、鍍鉻淋浴間花灑龍頭及手提花灑、及鍍鉻廁紙架。</p> <p>供水系統的類型及用料, 請參考「供水」一欄。</p>
廚房	<p><b>所有5樓至26樓單位</b>裝設高亮漆中密度纖維板面板面廚櫃配人造石檯面, 連不銹鋼洗滌盆及裝設有水流控制器的鍍鉻冷熱水龍頭。</p> <p><b>所有27樓至29樓單位</b>裝設高壓美耐板配膠板面廚櫃配天然石檯面, 連不銹鋼洗滌盆及鍍鉻冷熱水龍頭。</p> <p>供水系統的用料, 請參考「供水」一欄。</p> <p>在開放式廚房內或附近裝有消防裝置及設備, 包括煙霧探測器及消防花灑頭。</p>
睡房	<p><b>25樓A單位睡房1</b>: 木皮飾面夾板衣櫃, 木皮飾面夾板睡床。</p> <p><b>25樓A單位睡房2</b>: 木皮飾面夾板衣櫃, 木皮飾面夾板睡床, 木皮及金屬飾面夾板書枱, 不銹鋼框噴漆飾面連內烯酸樹脂透光片吊掛清鏡。</p> <p><b>25樓J單位</b>: 木皮飾面夾板衣櫃。</p>
電話	設有電話插座, 接駁點的位置及數目, 請參考「住宅單位機電裝置數量說明表」。
天線	設有公共電視 / 電台接收插座, 接駁點的位置及數目, 請參考「住宅單位機電裝置數量說明表」。

備註: 11樓為底護層, 不設14樓及24樓。

## Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

## 室內裝置

細項	描述
電力裝置	所有5樓至26樓單位均附有單相電力並裝妥微型斷路器。所有27樓至29樓單位均附有三相電力並裝妥微型斷路器。導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、非混凝土間牆或其他物料遮蓋。電插座及空調機接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。
氣體供應	以下單位： <b>所有單位 (除5樓至26樓D單位、13樓至26樓A單位、所有27樓至29樓單位以外)</b> 開放式廚房內均裝設煤氣喉位並接駁循環式煤氣熱水爐，並裝有獨立煤氣錶。 <b>5樓至26樓D單位、13樓至26樓A單位、所有27樓至29樓單位</b> 廚房 / 開放式廚房內均裝設煤氣喉位並接駁煤氣煮食爐及循環式煤氣熱水爐，並裝有獨立煤氣錶。
洗衣機接駁點	設洗衣機來水接駁點 (其設計為直徑22毫米) 及去水接駁點 (其設計為直徑40毫米) 於廚房或開放式廚房內。
供水	冷熱水喉管全部採用有膠層保護之銅喉。水管部分隱藏，部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、非混凝土間牆或其他物料遮蓋。所有單位均裝有循環式煤氣熱水爐供應熱水予廚房及浴室之用。

## 雜項

細項	描述
升降機	裝置兩部“東芝”客用升降機 (型號：ELCOSMO (CV320))，每部客用升降機均來往地下、3樓至28樓，其中一部客用升降機可到達地庫2樓、地庫1樓、1樓及2樓。 裝置一部“東芝”客用升降機 (型號：ELCOSMO (CV320)) 可來往3樓至28樓。 裝置一部“東芝”客用升降機 (型號：SPACEL-UNI (CV300)) 可來往地庫2樓至1樓。
信箱	3樓設置不銹鋼信箱。
垃圾收集	5樓至28樓設有垃圾及物料回收室。家居垃圾會由清潔工人收集至地庫一層之垃圾及物料回收房作中央處理。
水錶、電錶及氣體錶	5樓至26樓每層之公用水錶櫃及電錶房均裝有該層每戶專用之獨立水錶及電錶。 27樓之公用水錶櫃裝有27樓A、B及C單位之獨立水錶。27樓之公用電線槽室裝有27樓A、B及C單位之獨立電錶。 28樓之公用水錶櫃裝有28至29樓A及B複式單位之獨立水錶。 29樓之公用電線槽室裝有28至29樓A複式單位之獨立電錶。 28樓之公用電線槽室裝有28至29樓B複式單位之獨立電錶。 以下單位的獨立煤氣錶設於廚房內：- <b>5樓至26樓D單位、27樓B單位、28至29樓B複式單位</b> 以下單位的獨立煤氣錶設於浴室內：- <b>5樓A及H單位、6樓至12樓A及J單位、13樓至26樓J單位</b> 以下單位的獨立煤氣錶設於工作平台假天花內：- <b>6樓至12樓B、C、E、F、G及H單位、13樓至26樓A、B、C、E、F、G及H單位、28至29樓A複式單位</b> 以下單位的獨立煤氣錶設於平台（於6樓工作平台下方的假天花內）：- <b>5樓B、C、E、F及G單位</b> 以下單位的獨立煤氣錶設於開放式廚房內：- <b>27樓A及C單位</b>
保安設施	大廈主要入口、大廈大堂、會所、升降機及停車場均設有閉路電視系統並連接到地下大堂管理處及大廈保安室。八達通進出管制系統設於大廈主要出入口、停車場及會所。每個住宅單位的客/飯廳備有視像對講機連警報按鈕。地下停車場入口裝置車輛監察系統。大廈設入護衛監察系統。地庫2樓至4樓樓梯及出口設有防盜警鐘系統。
設備	有關設備品牌名稱及產品型號，見「設備說明表」。

備註：11樓為底護層，不設14樓及24樓。

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## Exterior finishes

Item	Description
External wall	External Wall of Tower is finished with ceramic tiles (where exposed) and curtain wall. External Wall of Podium is finished with ceramic tiles, texture spray paint, glass walls and aluminum louvers. Signboard areas are finished with ceramic tiles.
Window	Save for the acoustic windows below, all windows are fitted with fluorocarbon coated aluminium frame and tinted glass. For flats as listed below: <b>Living/Dining Room at Flat J of 6/F to 26/F, Bedroom 2 at Flat A of 13/F to 26/F, Bedroom at Flat J of 13/F to 26/F</b> Acoustic window is provided, and finished with fluorocarbon coated aluminium frame and tinted glass.
Planter	Turfs at <b>28/F and R/F</b> are finished with homogenous tiles. Planter of Podium is finished with natural stone, ceramic tiles and texture spray paint.
Verandah or Balcony	Balcony is fitted with laminated glass balustrade with fluorocarbon coated aluminium handrail. Wall is finished with ceramic tiles. Floor is finished with homogeneous tiles. Ceiling is finished with external paint where exposed and fitted with aluminium suspended false ceiling. All Balconies are covered. No verandah.
Drying facilities for clothing	A movable plastic and metal drying rack is provided for each residential property.

## Interior finishes

Item	Description
Lobby	<b>Entrance Lift Lobby</b> Wall is finished with natural stone panels and glass walls. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. <b>5/F to 26/F Lift Lobby</b> Wall is finished with ceramic tiles, glass panels and wood veneer panels. Floor is finished with unglazed porcelain tiles. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. <b>27/F to 28/F Lift Lobby</b> Wall is finished with natural stone, glass panels and wood veneer panels. Floor is finished with natural stone. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint
Internal wall and ceiling	<b>For living/dining rooms of Flats of 5/F to 26/F (except Flat A, E, F, H and J of 25/F)</b> Wall is finished with wood veneer panels/high glossy lacquer finish medium-density fiberboard panels and emulsion paint where exposed. Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint. <b>For living/ dining rooms of Flat A of 25/F</b> Wall is finished with emulsion paint with polyurethane moulding where exposed. Ceiling is finished with emulsion paint. Some areas are fitted with polyurethane moulding. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint and aluminium diffuser. <b>For living/dining rooms of Flat E, F and H of 25/F</b> Wall is finished with ceramic tiles, wood veneer panels, high glossy lacquer finish medium-density fiberboard panels, emulsion paint and wallpaper where exposed. Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint. <b>For living/dining rooms of Flat J of 25/F</b> Wall is finished with painted wood panel with stainless steel edge and wall paper where exposed. Ceiling is fitted with wooden ceiling finished with emulsion paint and stainless steel edge. <b>For bedrooms of Flats of 5/F to 26/F (except Flat A and J of 25/F)</b> Wall is finished with emulsion paint where exposed. Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint. <b>For bedrooms of Flat A of 25/F</b> Wall is finished with emulsion paint with polyurethane moulding where exposed. Ceiling is finished with emulsion paint. Some areas are fitted with polyurethane moulding. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint. <b>For bedroom of Flat J of 25/F</b> Wall is finished with wall paper and veneer timber strip where exposed. Ceiling is fitted with wooden ceiling finished with emulsion paint and stainless steel edge. <b>For living/dining rooms and bedrooms of Flats of 27/F to 29/F</b> Wall is finished with emulsion paint. Ceiling is finished with emulsion paint. Some areas are fitted with gypsum board false ceiling and bulkhead with emulsion paint.
Internal floor	<b>For living/dining rooms of all flats (except Flat D of 5/F to 12/F, Flat A and D of 13/F to 26/F, Flats of 27/F to 29/F)</b> Floor is finished with unglazed porcelain tiles and porcelain skirting. <b>For living/dining rooms for Flat D at 5/F to 12/F, Flat A and D at 13/F to 26/F</b> Floor is finished with engineered timber floor and timber skirting. <b>For bedrooms at Flat E and F at 5/F, Flat D at 5/F to 12/F, Flat A, B, C, D, G and J at 13/F to 26/F</b> Floor is finished with engineered timber floor and timber skirting. <b>For living/dining rooms and bedrooms of Flats of 27/F to 29/F</b> Floor is finished with engineered timber floor and timber skirting.
Bathroom	<b>For bathrooms at all flats of 5/F to 26/F:</b> Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with unglazed porcelain tiles where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. <b>For toilets/ bathrooms as listed below:</b> <b>Bathroom inside Store Room at all flats at 27/F, Guest Toilet at Duplex Flat A of 28/F-29/F, Guest Toilet at Duplex Flat B of 28/F-29/F</b> Wall is finished with ceramic tiles where exposed up to false ceiling. Floor is finished with unglazed porcelain tiles where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. <b>For bathrooms as listed below:</b> <b>Bathroom (access from corridor) at Flat A, Flat B and Flat C of 27/F, Bathroom for Bedroom 2 at Duplex Flat A of 28/F-29/F, Bathroom (access from corridor) at Duplex Flat A of 28/F-29/F, Bathroom for Bedroom 1 at Duplex Flat B of 28/F-29/F, Bathroom (access from internal staircase landing) at Duplex Flat B of 28/F-29/F</b> Wall is finished with ceramic tiles and mosaic tile where exposed up to false ceiling. Floor is finished with unglazed porcelain tiles where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted

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Item	Description
Bathroom	<p><b>For bathrooms as listed below:</b>  <b>Bathroom for Bedroom 1 at Flat A of 27/F, Bathroom for Bedroom 1 at Flat B of 27/F, Bathroom for Bedroom 1 at Flat C of 27/F</b>  <b>Bathroom for Bedroom 1 at Duplex Flat A of 28/F-29/F, Bathroom for Bedroom 2 at Duplex Flat B of 28/F-29/F</b>                      Wall is finished with natural stone and mosaic tile where exposed up to false ceiling. Floor is finished with natural stone where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint.</p>
Kitchen	<p>For flats as listed below:  <b>Kitchen at Flat D of 5/F to 26/F</b>                      Wall is finished with glazed ceramic tile where exposed up to false ceiling. Wall between hanging cabinet and lower cabinet is finished with stainless steel panels. Floor is finished with unglazed porcelain tiles where exposed. Ceiling is fitted with suspended aluminium false ceiling. Cooking bench is finished with reconstituted stone.  <b>Open Kitchen at all flats (except Flat D) of 5/F to 26/F</b>                      Wall is finished with glazed ceramic tile where exposed up to false ceiling. Wall between hanging cabinet and lower cabinet is finished with stainless steel panels. Floor is finished with unglazed porcelain tiles where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with reconstituted stone.                      For flats as listed below:  <b>Kitchen at Flat B of 27/F, Open kitchen at Flat A and C of 27/F, Kitchen and Open Kitchen at Duplex Flat A &amp; B at 28/F-29/F</b>                      Wall is finished with glazed ceramic tile where exposed up to false ceiling. Wall between hanging cabinet and lower cabinet is finished with back-painted glass. Floor is finished with unglazed porcelain tiles where exposed. Ceiling is fitted with suspended gypsum board false ceiling with emulsion paint. Cooking bench is finished with natural stone.</p>

**Interior fittings**

Item	Description
Doors	<p><b>Entrance Door</b> - Solid core timber door finished with veneered timber and fitted with smart door lock, eye viewer, concealed door closer, door stopper and security door chain.  <b>Bedroom Door</b> - Hollow core timber door finished with veneered timber and fitted with lever handle, lockset and door stopper.  <b>Bathroom Door</b> -                      For bathrooms/toilets in flats as listed below:  <b>Flat D and H of 5/F, Flat D and J at 6/F to 12/F, Flat A, D, and J of 13/F to 26/F (except Flat J of 25/F)</b>  <b>Bathroom (access from corridor) at Flat B at 27/F, Bathroom (access from corridor) and Bathroom for Bedroom 1 at Flat C at 27/F, Guest Toilet at Duplex Flat A and B at 28/F-29/F,</b>  <b>Bathroom (access from corridor), Bathrooms for Bedroom 1 and Bedroom 2 at Duplex Flat A at 28/F-29/F</b>  <b>Bathroom (access from internal staircase landing), Bathrooms for Bedroom 1 and Bedroom 2 at Duplex Flat B at 28/F-29/F</b>                      Hollow core timber door finished with veneer timber with louver and fitted with lever handle, lockset and door stopper.                      For bathrooms in flats as listed below:  <b>Flat A, B, C, E, F and G of 5/F, Flat A, B, C, E, F, G and H at 6/F to 12/F, Flat B, C, E, F, G and H at 13/F to 26/F,</b>  <b>Bathroom (access from corridor) and Bathroom for Bedroom 1 at Flat A at 27/F, Bathroom for Bedroom 1 at Flat B at 27/F</b>                      Hollow core timber sliding door finished with veneered timber with louver and fitted with sliding door hook lock, sliding door track set and flush pull.  <b>For Bathroom in Flat J of 25/F</b>                      Hollow core timber door finished with paint with louver and fitted with lever handle, lockset and door stopper.  <b>Bathroom inside Store Room at all flats at 27/F</b>                      Clear glass sliding door with aluminium frame.  <b>Kitchen Door</b> -  <b>For Kitchen at Flat D of 5/F to 26/F</b>                      Solid core timber door finished with veneered timber with vision panel, stainless steel panel, and fitted with lever handle and concealed door closer.  <b>For Kitchen at Flat B of 27/F and Duplex Flat A and B of 28/F-29/F</b>                      Solid core timber door finished with veneered timber with vision panel, and fitted with lever handle, concealed door closer and door stopper.  <b>For Open Kitchen at Flat A of 27/F</b>                      Hollow core timber sliding door finished with veneered timber and fitted with sliding door hook lock, sliding door track set and flush pull.  <b>Store Room Door</b> -  <b>For store rooms at Flat A and C of 27/F and Duplex Flat A of 28/F-29/F</b>                      Hollow core timber door finished with veneered timber and fitted with lever handle, lockset and door stopper.  <b>For store rooms at Flat B of 27/F and Duplex Flat B of 28/F-29/F</b>                      Hollow core timber sliding door finished with veneered timber and fitted with sliding door hook lock, sliding door track set and flush pull.  <b>For store rooms at Duplex Flat A and B of 28/F-29/F (at internal staircase to Roof)</b>                      Plywood board door with door hinges.  <b>Balcony Door</b> - Tinted glass door with fluorocarbon coated aluminium frame, is fitted with lever handle and lockset.  <b>Utility Platform Door</b> - Tinted glass door with fluorocarbon coated aluminium frame, is fitted with lever handle and lockset.  <b>Roof Door</b> - Tinted glass door with fluorocarbon coated aluminium frame, is fitted with lever handle and lockset.  <b>Hatch Door</b> -  <b>For Duplex Flat A and B of 28/F-29/F at R/F</b> - Galvanised Mild Steel hatch door with side hinges.</p>
Bathroom	<p><b>For all flats at 5/F to 26/F</b>                      Bathroom is fitted with wooden mirror cabinet, vanity counter of medium-density fiberboard with high glossy lacquer finish, reconstituted stone counter top, sanitary wares and fittings, including glass shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer with hand shower, chrome plated rain shower, chrome plated hook, and chrome plated paper roll holder.</p>

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted

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Item	Description
Bathroom	<p><b>For flats at 27/F to 29/F (except Bathroom inside Store Room at all flats at 27/F, Guest Toilet of Duplex Flat A and B of 28/F-29/F)</b>  Bathroom is fitted with wooden mirror cabinet, basin cabinet of medium-density fiberboard with high glossy lacquer finish, natural stone counter top, sanitary wares and fittings, including enamelled cast iron massage bathtub. The dimensions of the bathtubs are listed as following:-  1500mm (L) x 750mm (W) x 390mm (H) for Bathroom for Bedroom 1 at Flat A of 27/F,  1200mm (L) x 700mm (W) x 375mm (H) for Bathroom for Bedroom 1 at Flat B of 27/F,  1200mm (L) x 700mm (W) x 375mm (H) for Bathroom for Bedroom 1 at Flat C of 27/F,  1500mm (L) x 750mm (W) x 390mm (H) for Bathroom for Bedroom 1 at Duplex Flat A of 28/F-29/F,  1200mm (L) x 700mm (W) x 375mm (H) for Bathroom for Bedroom 2 at Duplex Flat B of 28/F-29/F,  Glass shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer with hand shower, chrome plated rain shower, chrome plated hook, and chrome plated paper roll holder.  <b>For Guest Toilet of Duplex Flat A and B of 28/F-29/F</b>  Fitted with sanitary wares and fittings, including vitreous china water closet, vitreous china wash basin, chrome plated basin mixer and chrome plated paper roll holder.  <b>For Bathroom inside Store Room at all flats at 27/F</b>  Bathroom is fitted with sanitary wares and fittings, including glass shower cubicle, vitreous china water closet, vitreous china wash basin, chrome plated basin mixer, chrome plated shower mixer with hand shower, and chrome plated paper roll holder.  See “Water supply” below for details of type and materials of water supply system.</p>
Kitchen	<p><b>For all flats at 5/F to 26/F</b>  Fitted with cabinet of medium-density fiberboard with high glossy lacquer finish, reconstituted stone countertop, and fittings, including stainless steel sink and chrome plated sink mixer with flow regulator.  <b>For flats at 27/F to 29/F</b>  Fitted with cabinet of MFC with plastic laminate finish, natural stone countertop, and fittings, including stainless steel sink and chrome plated sink mixer.  See “Water supply” below for details of materials of water supply system.  Fire services installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head are provided.</p>
Bedroom	<p><b>For Bedroom 1 of Flat A of 25/F</b>  Plywood wardrobe with veneered timber finish. Plywood bed with veneered timber finish.  <b>For Bedroom 2 of Flat A of 25/F</b>  Plywood wardrobe with veneered timber finish. Plywood bed with veneered timber finish. Plywood desk with veneered timber and metal finish. Suspended clear mirror with acrylic panel and stainless steel frame coated with paint.  <b>For Flat J of 25/F</b>  Plywood Wardrobe with veneered timber finish.</p>
Telephone	Telephone connections points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”
Aerials	Communal TV/FM points are provided. For location and number of connection points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
Electrical installations	Single-phase electricity supply with miniature circuit breaker distribution board is provided for all flats at 5/F to 26/F Three-phase electricity supply with miniature circuit breaker distribution board is provided for all flats at 27/F to 29/F. Conduits are partly concealed and partly exposed. Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered or hidden by false ceiling, bulkheads, cabinets, non-concrete partition walls or other materials. For the location and number of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions of Residential Flats”.
Gas supply	<p>For flats as listed below:  <b>All flats (except Flat D at 5/F to 26/F, Flat A at 13/F to 26/F, all flats at 27/F to 29/F)</b>  Town gas point is provided in open kitchen and connected to circulating type gas water heater. Separate gas meter is provided.  <b>For Flat D at 5/F to 26/F, Flat A at 13/F to 26/F, all flats at 27/F to 29/F</b>  Town gas point is provided in kitchen / open kitchen and connected to gas hobs and circulating type gas water heater. Separate gas meter is provided.</p>
Washing machine connection point	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided at kitchens or open kitchens for washing machine connection.
Water supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are partly concealed and partly exposed. The exposed pipeworks may be covered or hidden by false ceiling, bulkheads, cabinets, non-concrete partition walls or other materials. Hot water supply to bathroom and kitchen is provided by circulating type gas water heater installed for all flats.

## Miscellaneous

Item	Description
Lifts	Two “Toshiba” passengers lifts (Model no. ELCOSMO (CV320)) serving G/F, 3/F to 28/F and one of the passengers lifts also serves B2/F, B1/F, 1/F and 2/F. One “Toshiba” passengers lift (Model no. ELCOSMO (CV320)) serving 3/F to 28/F. One “Toshiba” passengers lift (Model no. SPACEL-UNI (CV300) ) serving B2/F to 1/F.
Letter box	Stainless steel mail box is provided on 3/F.
Refuse collection	Refuse Storage and Material Recovery Room is provided on 5/F to 28/F. Domestic refuse will be collected by cleaners and centrally handled Refuse Storage and Material Recovery Chamber on Basement 1.

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted

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Item	Description
Water Meter, Electricity Meter and Gas Meter	<p>Separate water and electricity meters for residential properties on 5/F to 26/F are provided in common Water Meter Cabinet and Electrical Meter Room on each floor.</p> <p>Separate water meters for Flat A, B and C of 27/F are provided in common Water Meter Cabinet at 27/F.</p> <p>Separate electricity meters for Flat A, B and C of 27/F are provided in common Cable Duct Room at 27/F.</p> <p>Separate water meters for Duplex Flat A and B of 28/F-29/F are provided in common Water Meter Cabinet at 28/F.</p> <p>Separate electricity meter for Duplex Flat A of 28/F-29/F is provided in common Cable Duct Room at 29/F.</p> <p>Separate electricity meter for Duplex Flat B of 28/F-29/F is provided in common Cable Duct Room at 28/F.</p> <p>Separate meters for Town Gas are provided in the kitchen of each residential flat as listed below:  <b>Flat D at 5/F to 26/F, Flat B at 27/F, Duplex Flat B at 28/F-29/F</b></p> <p>Separate meters for Town Gas are provided in the bathroom of each residential flat as listed below:  <b>Flat A and H at 5/F, Flat A and J at 6/F to 12/F, Flat J at 13/F to 26/F</b></p> <p>Separate meters for Town Gas are provided inside the false ceiling of utility platform of each residential flat as listed below:  <b>Flat B, C, E, F, G and H at 6/F to 12/F, Flat A, B, C, E, F, G and H at 13/F to 26/F, Duplex Flat A at 28/F-29/F</b></p> <p>Separate meters for Town Gas are provided at the flat roof (inside the false ceiling underneath the utility platform of 6/F) as listed below:  <b>Flat B, C, E, F and G at 5/F</b></p> <p>Separate meters for Town Gas are provided in the open kitchen of each residential flat as listed below:  <b>Flat A and C at 27/F</b></p>
Security Facilities	<p>CCTV system connected to Caretaker's counter at G/F lobby and Guard Room are installed at main entrance, lift lobbies, clubhouse, lifts and carpark.</p> <p>Octopus card access control system is provided at main entrances, carpark and clubhouse.</p> <p>Video Doorphone System with panic alarm button is provided in the Living/Dining Room of each residential flat. Vehicular control system is installed at the carpark main entrance at G/F.</p> <p>Watchman Tour System is provided for entire building.</p> <p>Security Alarm system is provided at B2/F to 4/F staircase and exit door.</p>
Appliances	For brand names and model numbers of appliances, please refer to "Appliances Schedule".

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted.



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Appliances 設備	Brand 品牌	Model 型號	5/F 五樓 Flat 單位							
			A	B	C	D	E	F	G	H
Kitchen Appliances 廚房設備										
Induction Hob 電磁爐	Gorenje	IT332CSC	1	1	1	-	1	1	1	1
Gas Hob 煤氣煮食爐		GC341UC	-	-	-	1	-	-	-	-
Cooker Hood 抽油煙機		DF6405X	1	1	1	1	1	1	1	1
Refrigerator 雪櫃		RFI4121AW	1	1	1	-	-	-	1	1
Refrigerator 雪櫃		NRKI4181CW	-	-	-	1	1	1	-	-
Microwave 微波爐		BM171E2X	1	1	1	1	1	1	1	1
2-in-1 Washer & Dryer 二合一乾衣機		WDI73120	1	1	1	1	1	1	1	1
Bathroom Appliances 浴室設備										
Exhaust Fan 抽氣扇	Ostberg 奧斯博 格	CK200A-r	-	1	1	1	1	1	1	-
	Xpelair	GX6	1	-	-	1	-	-	-	1
Water Heater Appliances 熱水爐設備										
Gas Water Heater 煤氣熱水爐	TGC	TGW168L	1	-	-	-	-	-	-	-
		TN JW221TFQL	-	1	-	-	1	-	1	-
		TN JW221TFL	-	-	1	1	-	1	-	1
Air-conditioning Appliances 冷氣設備										
1hp Split Type Air Conditioner 一匹分體冷氣機	YORK 約克	YJHMXH009	-	-	-	2	1	1	-	-
2hp Split Type Air Conditioner 兩匹分體冷氣機		Y9HJXH018	1	1	1	-	-	-	1	1
2.5hp Split Type Air Conditioner 兩匹半分體冷氣機		YJHMXH024	-	-	-	1	1	1	-	-

備註：11樓為庇護層，不設14樓及24樓。

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted.

Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

Appliances 設備	Brand 品牌	Model 型號	6/F-12/F 六至十二樓 Flat 單位								
			A	B	C	D	E	F	G	H	J
Kitchen Appliances 廚房設備											
Induction Hob 電磁爐	Gorenje	IT332CSC	1	1	1	-	1	1	1	1	1
Gas Hob 煤氣煮食爐		GC341UC	-	-	-	1	-	-	-	-	-
Cooker Hood 抽油煙機		DF6405X	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃		RFI4121AW	1	1	1	-	1	1	1	1	1
Refrigerator 雪櫃		NRKI4181CW	-	-	-	1	-	-	-	-	-
Microwave 微波爐		BM171E2X	1	1	1	1	1	1	1	1	1
2-in-1 Washer & Dryer 二合一乾衣機		WDI73120	1	1	1	1	1	1	1	1	1
Bathroom Appliances 浴室設備											
Exhaust Fan 抽氣扇	Ostberg 奧斯博 格	CK200A-r	-	1	1	1	1	1	-	1	-
	Xpelair	GX6	1	-	-	1	-	-	1	-	1
Water Heater Appliances 熱水爐設備											
Gas Water Heater 煤氣熱水爐	TGC	TGW168L	1	-	-	-	-	-	-	-	-
		TN JW221TFQL	-	1	-	-	-	1	-	1	-
		TN JW221TFL	-	-	1	1	1	-	1	-	1
Air-conditioning Appliances 冷氣設備											
1hp Split Type Air Conditioner 一匹分體冷氣機	YORK 約克	YJHMXH009	-	-	-	2	-	-	-	-	-
2hp Split Type Air Conditioner 兩匹分體冷氣機		Y9HJXH018	1	1	1	-	1	1	1	1	1
2.5hp Split Type Air Conditioner 兩匹半分體冷氣機		YJHMXH024	-	-	-	1	-	-	-	-	-

備註：11樓為庇護層，不設14樓及24樓。

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted.

Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

Appliances 設備	Brand 品牌	Model 型號	13/F - 26/F 十三至二十六樓 Flat 單位								
			A	B	C	D	E	F	G	H	J
Kitchen Appliances 廚房設備											
Induction Hob 電磁爐	Gorenje	IT332CSC	-	1	1	-	1	1	1	1	1
Gas Hob 煤氣煮食爐		GC341UC	1	-	-	1	-	-	-	-	-
Cooker Hood 抽油煙機		DF6405X	1	1	1	1	1	1	1	1	1
Refrigerator 雪櫃		RFI4121AW	-	-	-	-	1	1	-	1	-
Refrigerator 雪櫃		NRKI4181CW	1	1	1	1	-	-	1	-	1
Microwave 微波爐		BM171E2X	1	1	1	1	1	1	1	1	1
2-in-1 Washer & Dryer 二合一乾衣機		WDI73120	1	1	1	1	1	1	1	1	1
Bathroom Appliances 浴室設備											
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK200A-r	-	1	1	1	1	1	1	1	-
	Xpelair	GX6	1	-	-	1	-	-	-	-	1
Water Heater Appliances 熱水爐設備											
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	1	1	-	-	-	1	-	-
		TNJW221TFL	1	-	-	1	1	1	-	1	1
Air-conditioning Appliances 冷氣設備											
1hp Split Type Air Conditioner 一匹分體冷氣機	YORK 約克	YJHMXH009	2	1	1	2	-	-	1	-	1
2hp Split Type Air Conditioner 兩匹分體冷氣機		Y9HJXH018	-	-	-	-	1	1	-	1	-
2.5hp Split Type Air Conditioner 兩匹半分體冷氣機		YJHMXH024	1	1	1	1	-	-	1	-	1
Living/Dining Room Appliances 客/飯廳設備											
40" Television 40 吋電視機	SHARP 聲寶	LC-40M3H	-	-	-	-	-	-	-	-	1 (25/F only 只適用於 25 樓)
32" Television 32 吋電視機	LG	32LJ570B	-	-	-	-	-	1 (25/F only 只適用於 25 樓)	-	1 (25/F only 只適用於 25 樓)	-
28" Television 28 吋電視機		28MT48DF	-	-	-	-	1 (25/F only 只適用於 25 樓)	-	-	-	-

備註：11樓為庇護層，不設14樓及24樓。  
Remark: 11/F is the refuge floor, 14/F and 24/F are omitted.

## Schedule 2 to Preliminary Agreement for Sale and Purchase

裝置、裝修物料及設備  
Fittings, Finishes and Appliances

Appliances 設備	Brand 品牌	Model 型號	27/F 二十七樓 Flat 單位			28/F - 29/F (Duplex) 二十八至二十九樓 (複式)	
			A	B	C	A	B
Kitchen Appliances 廚房設備							
Gas Hob 煤氣煮食爐	Miele	CS 1013-1	1	1	1	1	1
Induction Hob 電磁爐		CS 1212-li	1	1	1	1	1
Cooker Hood 抽油煙機		DA 6690 D	-	-	-	1	1
Cooker Hood (wall-mounted) 抽油煙機 (掛牆式)		DA429-6 C	1	1	1	-	-
Microwave 微波爐		H 6200BM	1	1	1	1	1
Steam Oven 蒸焗爐		DG 6200	-	1	-	1	1
Wine Cellar 酒櫃		KWT 6321 UG	-	1	-	1	1
Dishwasher 洗碗碟機		G 6260 SCVi	-	-	-	-	1
2-in-1 Washer & Dryer 二合一洗衣乾衣機		WT 2798 i WPM	1	1	1	1	1
Refrigerator 雪櫃		KFNS 37232 iD	1	1	1	1	1
Coffee Machine 咖啡機		CVA 6401	-	-	-	-	1
Bathroom Appliances 浴室設備							
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	CK200A-r	2	3	2	4	3
	Xpelair	GX6	2	1	1	-	2
	Ostberg 奧斯博格	LPK200B	-	-	-	1	-
Water Heater Appliances 熱水爐設備							
Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	1	1	1	2	2
Air-conditioning Appliances 冷氣設備							
3/4 hp Split Type Air Conditioner 四分三匹分體冷氣機	Daikin 大金	FTXS25EVMA	-	-	-	1	1
1hp Split Type Air Conditioner 一匹分體冷氣機		FTKS25EVMA	4	4	4	1	1
2hp Split Type Air Conditioner 兩匹分體冷氣機		FTXS50EVMA	-	-	-	1	-
2hp Split Type Air Conditioner 兩匹分體冷氣機		FTKS50FVMA	-	-	-	1	2
2hp Split Type Air Conditioner 兩匹分體冷氣機		FTKS60FVMA	-	-	2	2	2
2.5hp Split Type Air Conditioner 兩匹半分體冷氣機		FTKS71FVMA	1	1	-	-	-
Flat Roof Appliances 平台設備							
Jacuzzi 按摩浴缸	Teuco	Seaside 640	-	-	-	-	1

備註：11樓為庇護層，不設14樓及24樓。

Remark: 11/F is the refuge floor, 14/F and 24/F are omitted.

**Purchaser's Particulars**  
**買方資料**

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達貴有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / B.R. No. 身份證/商業登記證號碼			
Date 日期			

**(I) 買方資料 Purchaser's Particulars**

有否購入發展項目的其他單位或車位 Also purchased other flat(s) or parking space(s) in the above Development? **有 Yes / 否 No**  
如有 If yes: 單位 Flat(s): \_\_\_\_\_ 停車位編號 Car Parking Space No. \_\_\_\_\_

付款方法 Payment Term(s) : \_\_\_\_\_

買方姓名 Purchaser(s) Name: \_\_\_\_\_ 身份證 / 護照 / 商業登記證號碼 I.D. / Passport/B.R. No.: \_\_\_\_\_ 聯絡號碼 Contact No.: \_\_\_\_\_

- (1) \_\_\_\_\_  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_

通訊地址 Address: \_\_\_\_\_

閣下是否持有由地產代理監管局根據 地產代理條例(第 511 章)批出的牌照的人士及/或公司, 而有關人士及/或公司是有參與發展項目的一手住宅物業的銷售及/或購買事宜 Are you a holder of any licence issued under the Estate Agents Ordinance (Cap. 511) by the Estate Agents Authority and has participated in the sale and/or purchase of the first-hand residential properties in the Development? **是 Yes / 否 No**

**(II) 有關連人士購入單位申報 Declaration of related party:**

買方確認作出以下關於有關連人士的聲明:

The Purchaser(s) hereby make the following declaration on related party:

就《一手住宅物業銷售條例》(「條例」)而言, 買方是屬「賣方的有關連人士」(見備註(1)至(5))? **是 Yes / 否 No**

Are you “a related party to a vendor” for the purpose of the Residential Properties (First-hand Sales) Ordinance (the “Ordinance”) (see Notes (1) to (5))?

買方是屬寶聲(集團)有限公司及/或其士國際集團有限公司的有關連人士(見備註(5)及(6))? **是 Yes / 否 No**

Are you a connected person of Bonds Group Company Limited and/or Chevalier International Holdings Limited (see Notes (5) & (6))?

**備註 Notes**

- (1) 就發展項目及《一手住宅物業銷售條例》(「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。  
In respect of the Development and for the purpose of the Residential Properties (First-hand Sales) Ordinance (the “Ordinance”), a person is a related party to a 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 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.
- (2) 就發展項目而言, 「賣方」指以下每一人: (i)市區重建局(即買方所購單位的法律上的擁有人及實益擁有人); 及(ii)達貴有限公司(即市區重建局所聘用統籌和監管有關發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士)。  
“Vendor” in respect of the Development means each of (i) Urban Renewal Authority (as the legal and beneficial owner of the unit purchased by the Purchaser(s)) and (ii) Rosy Value Limited (as a person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development).
- (3) 市區重建局並無任何控股公司。達貴有限公司並無任何控股公司。  
Urban Renewal Authority does not have any holding company. Rosy Value Limited does not have any holding company.
- (4) 上文「有聯繫法團」、「控股公司」、「經理」及「私人公司」各詞意義與條例下該詞意義相同。  
The above terms of “associate corporation”, “holding company”, “manager” and “private company” have the same meanings prescribed under the Ordinance.
- (5) 所收集的個人資料會供達貴有限公司及/或市區重建局申報有關連人士購買單位之用。  
The personal data collected is for the purpose of the making of a declaration by Rosy Value Limited and/or Urban Renewal Authority in respect of purchase by the related party(ies).
- (6) 就寶聲(集團)有限公司及其士國際集團有限公司(每一間公司稱為「投資者」)而言, 如買方為投資者或其控股公司或該控股公司的附屬公司的任

## Annex 2

### 附件 2

何董事局成員或經理級或以上的高層職員或以上各人士的配偶、同居者、子女、繼子女、父母、繼父母、兄弟、姊妹、繼兄弟、繼姊妹、或以上任何人士的信託人，則屬投資者的關連人士。就本定義而言，附屬公司是指一間公司被另一間公司控制其董事局的組成或持有其 30%或以上已發行股本，而控股公司是指一間公司控制另一間公司之董事局的組成或持有其 30%或以上已發行股本。

In relation to Bonds Group Company Limited and Chevalier International Holdings Limited (each an “Investor”), a person is a connected person of the Investor if the person is a Board member or senior executive (manager or above) of the Investor or its holding company or subsidiary of this holding company or his/her spouse, cohabitee, child, step-child, parent, step-parent, brother, sister, step-brother, step-sister or the trustee of any of the persons aforesaid. For the purpose of this definition, subsidiary of a company means any company where the composition of its board of directors is controlled by the other company or more than 30% of its issued share capital is held by such other company, and holding company of a company means such company which controls the composition of the board of directors of the other company or which holds more than 30% of the issued share capital of such other company.

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

Signed by the Purchaser(s) 買方簽署

(III) 上述買方並非本公司員工亦沒有協助銷售發展項目及持有由地產代理監管局所發出之有效地產代理牌照之任何地產代理/中介人。

The purchaser is not a staff member of our company who holds a valid EAA licence issued by Estate Agents Authority and participates in the sales of the Development.

Company Name of Agency/Sub-Agency 地產代理/中介人公司名稱	
Name of Agency/Sub-Agency 地產代理/中介人姓名	
Individual Licence No. 個人牌照號碼	
Verified by (Director of the Agency / Sub-Agency) 確認人 (須為下列地產代理 / 中介人所屬公司之董事)	
Name 姓名	
Signature 簽署	

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

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證號碼			
Date 日期			

**WARNING TO PURCHASERS**  
**PLEASE READ CAREFULLY**

**對買方的警告**  
**買方請小心閱讀**

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

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

Dated this            day of  
公曆            年            月            日

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

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

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證號碼			
Intermediary 中介人	(公司名稱) (地產代理姓名)		
Estate Agent I.D. No. 地產代理身份證號碼		EA Licence No. 地產代理牌照號碼	
Date 日期			

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

- The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.  
買方是經由中介人介紹到賣方的售樓處簽署購買本物業的臨時買賣合約。
- The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of residential units in the Development. The Intermediary is not the agent of the Vendor.  
賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目住宅單位一事中介紹買家給賣方，中介人並非賣方的代理人。
- The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.  
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
- The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.  
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買本物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
- The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.  
買方與中介人之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。
- The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.  
賣方並無授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會繳付)向中介人繳付有關上述該物業任何費用或佣金。
- In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.  
如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Signed by the Intermediary 中介人簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。



**Defects Warranty Letter**  
**保證修繕缺漏的信件**

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

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達貴有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證 號碼			
Date 日期			

We refer to your purchase of the Property. Subject to and conditional upon your completion of the purchase of the Property directly from Urban Renewal Authority (the “**Owner**”) in all aspects in accordance and in compliance with the Preliminary Agreement for Sale and Purchase (the “**PASP**”) of the Property and its subsequent Agreement for Sale and Purchase (the “**ASP**”) between you and the Owner and becoming the registered owner of the Property, Rosy Value Limited (the “**Person so Engaged**”) (i.e. the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development), is prepared to, but not in derogation from your rights under the ASP, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by you within 24 months commencing after the date of the first assignment of the Property (the “**Time Limit**”) remedy any defects to the Property (caused otherwise than by any act or neglect of you or your agent, contractor or resident, occupier or visitor of the Property), provided that:

本函是有關閣下購買本物業之事宜。在閣下按照閣下與市區重建局(「**擁有人**」)簽訂之臨時買賣合約(「**臨時合約**」)及其後之正式買賣合約(「**正式合約**」)完成買賣並完全遵守其條款直接從擁有人買入本物業及成為本物業之註冊業主為前提下，達貴有限公司(「**如此聘用的人**」)(即獲擁有人聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士)將在不減損閣下於正式合約下之權利下於將收到閣下於本物業首張轉讓契之日期後起計 24 個月內(「**時限**」)所發出的書面通知後，在合理地切實可行的範圍內盡快自費就本物業欠妥之處作出補救(閣下或閣下的代理人、承辦商或本物業的住客、使用者或訪客的行為或疏忽所導致除外)，惟前提是：

1. You shall give prompt written notice to the Person so Engaged within the Time Limit specifying the defects to the Property that should be ascertainable upon reasonable inspection.  
閣下須盡快在時限內書面通知如此聘用的人有關本物業的欠妥之處，該欠妥之處應為在合理檢查下可以被確定。
2. The Person so Engaged shall, at its own cost (by its contractor or by procuring other responsible parties) and as soon as reasonably practicable after receipt of your written notice served within the Time Limit, remedy the defects stated therein. The Person so Engaged shall not by reason of this obligation be liable to any person(s) for any consequential loss or any loss of use of the Property or any fittings, finishes or appliances therein.  
如此聘用的人當收到於時限內發出的書面通知後，須要在合理地切實可行的範圍內，盡快自費(由其承包商或促使其他相關負責人士)就閣下於書面通知內列出的欠妥之處作出補救。如此聘用的人不須因此責任而向任何人士承擔任何因未能使用本物業或其中之裝置、裝修物料及設備的損失或其相應而生的損失。
3. This obligation does not cover any electrical appliances, furniture, plants or landscaping in, sold with the Property, nor to any wear and tear of the Property or any matter added to the Property after the completion of the sale and purchase.  
此項責任不包括任何位於本物業內或隨該物業出售的電器、家具、花草植物或園藝設計，亦不包括任何本物業之損耗及在買賣完成後所增的事物。
4. The rights or benefits conferred on you upon the terms and conditions of this letter shall be personal to you solely and are non-assignable and non-transferable and will terminate automatically when you sell/transfer or contract to sell/transfer the Property. In any event the Person so Engaged shall not be liable to your sub-purchaser(s), nominee(s) or assignee(s).  
本函賦予閣下之權利或利益只屬閣下個人的，不得轉讓或轉移。當閣下出售、轉讓該物業或簽訂有關協議，該等權利及利益將會自動終止。如此聘用的人在任何情況下均不須向閣下之轉購人、被提名人或承讓人負責。
5. This obligation is given on an entirely without prejudice basis and as a gesture of goodwill of the Person so Engaged. For the avoidance of doubt, the Person so Engaged bears no liability to the Purchaser for any failure to perform this obligation. In case of any dispute in relation to his obligation of the Person so Engaged herein mentioned, the decision of the Person so Engaged shall be final and binding on you.

**Annex 5**  
**附件 5**

此項責任是在完全無損如此聘用的人及買賣雙方基礎及純為如此聘用的人之良好商譽而提供。為免生疑問，如此聘用的人無須為未能履行此項責任向買方負上任何責任或賠償任何損失。如對如此聘用的人於此項責任有任何爭議，如此聘用的人享有最終及具約束力的決定權。

6. Without prejudice to the generality of the foregoing, this obligation is not applicable to any defects caused by vandalism, wrongful act or negligence or normal fair wear and tear and the Person so Engaged is not responsible for the remedy of any defects arising out of or resulting from improper operation or maintenance, or for defect or damage aggravated through failure or delay in giving notice to the Person so Engaged. This obligation shall no longer be applicable if and when the subject matter of the defects has been altered, relocated or otherwise modified or varied, sold or disposed of.

在無損上述條款的通用性為前提下，此項責任是不包括任何蓄意、錯誤或疏忽或正常損耗造成的損壞，且如此聘用的人不會對因不恰當使用或管理造成、和因閣下未能及時通知如此聘用的人而加深的損壞作出執修。若閣下把該等有欠妥之處的事物更改或修改、重新安置、出售或丟棄，此項責任將會終止。

7. This obligation of the Person so Engaged is conditional on the Purchaser giving to the Person so Engaged and/or its authorized representative reasonable access to the Property.

如此聘用的人的責任須符合一項先決條件，即買方須讓如此聘用的人或其授權代理人合理地進入本物業。

8. This letter is independent of the PASP and the ASP. Nothing herein shall supersede, vary or modify any terms or conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Vendor or you under the PASP or the ASP. In case the Person so Engaged fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and you shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and ASP.

本函獨立於臨時合約及正式合約，其任何內容均不取代、改變或修改臨時合約或正式合約中任何條款。本函不應被解釋為影響或損害臨時合約或正式合約下賣方或閣下之責任、權利或補償。倘如此聘用的人未能遵守或履行其在本函下之任何責任，臨時合約或正式合約中任何條款將不受影響、並維持不變、依舊有效及可予執行，而閣下仍有責任遵守及履行臨時合約及正式合約所有條款並受其約束。

9. In case of any dispute in relation to any terms and conditions of this letter, the Person so Engaged shall have the right of final decision.

與本函任何條款有關的任何爭議，概由如此聘用的人享有最終決定權。

10. The parties do not intend any term of this letter to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “**CRTPO**”) and agree that this letter shall be excluded from the application of the CRTPO.

各方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「**該條例**」)強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。

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

本信件中文譯本僅供參考，如與英文版本有歧義，概以英文版本為準。

經適當及仔細考慮本函內容後，我／我們同意接受本函內所有條款並受其約束。

After due and careful consideration of the contents of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

Signed by the Purchaser(s) 買方簽署

Signed by the Person so Engaged 如此聘用的人簽署

Authorized Signatory 獲授權代表簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售

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

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

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證號碼			
Date 日期			

The Purchaser hereby confirms and acknowledges that the Purchaser is aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase (the “**Preliminary Agreement**”) and the formal agreement for sale and purchase (“**Agreement for Sale and Purchase**”) of the Property :

買方謹此確認及知悉在簽署本物業之臨時買賣合約(以下稱「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前, 買方已獲悉以下事項及其影響:

**Demand-side Management Measures for Residential Properties**

住宅物業的需求管理措施

1. The Stamp Duty (Amendment) Ordinance 2024 (“**2024 Amendment Ordinance**”) was published in the Gazette on 19 April 2024 to give effect to the proposals in the 2024-25 Budget to cancel all demand-side management measures for residential properties. Under the 2024 Amendment Ordinance, (a) the ad valorem stamp duty (“**AVD**”) rate of 7.5% under Part 1 of Scale 1 is amended to the same rate as those of AVD at Scale 2 with effect from 28 February 2024; and (b) any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property is no longer subject to special stamp duty and buyer’s stamp duty.

《2024 年印花稅(修訂)條例》(《2024 年修訂條例》)已於 2024 年 4 月 19 日刊憲, 以實施 2024-25 年度財政預算案中的建議, 即撤銷所有住宅物業需求管理措施。根據《2024 年修訂條例》, (a) 由 2024 年 2 月 28 日起, 第 1 標準第 1 部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第 2 標準的稅率相同; 及 (b) 在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。

**Series of transactions**

系列交易

2. Purchaser should be aware that the purchase of two or more properties from the same vendor on the same date or within a short time span under two or more Preliminary Agreements / Agreements for Sale and Purchase may be considered by the Stamp Office to form a larger transaction or series of transactions. In such scenario, the AVD of the Preliminary Agreements / Agreements for Sale and Purchase will then be computed at the rate pertinent to the total amount or value of the considerations of all the properties.

買方應注意, 在同一日或一段短時間內根據兩份或以上的臨時合約/買賣合約向相同的賣方購買兩個或以上的物業, 可能會被印花稅署視為構成一宗更大交易或一系列交易。在此情況下, 臨時合約/買賣合約的從價印花稅將按所有物業的總代價款額或價值的從屬印花稅率計算。

3. For details of the stamp duty, please browse the Inland Revenue Department website (www.ird.gov.hk).

有關印花稅詳情, 請瀏覽稅務局網頁 (www.ird.gov.hk)。

**Other Matters**

其他事項

4. I/We confirm and acknowledge that I/we shall indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.

本人/吾等確認及知悉, 若本人/吾等不能全數或準時支付任何印花稅, 以致賣方蒙受或招致罰款、損失、申索及費用, 本人/我們須就此向賣方作出十足的彌償。

## Annex 6

### 附件 6

5. I/We acknowledge that this acknowledgement letter does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt.  
本確認書不構成你們給予本人／吾等任何意見或陳述。本人／吾等明白如有疑問，本人／吾等應徵詢專業人士之意見。
6. Nothing in this acknowledgement letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.  
本確認書任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。
7. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.  
如本確認書之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

**Acknowledgement Letter Regarding the Open Kitchen**  
**關於開放式廚房的確認書**

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達貴有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證號碼			
Date 日期			

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 that :-

本人/吾等，下方簽署人，特此確認，本人/吾等在簽署買賣合約前明白和接納:-

- I/We shall observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan (including but not limited to repair and maintenance of the fire services system (which forms part of the Property) at my/our own costs and expenses) and shall cause my/our tenants and other occupants of the Property to observe and comply with the same.  
本人/吾等須遵守及執行及須令本物業的租客及其他佔用人同樣遵守及執行消防安全管理計劃及經理人不時發出或作出關於實行消防安全管理計劃的指引或指示(包括但不限於本人/吾等須自行使費維修及保養消防系統(其為本物業的部分者))。
- I/We shall not in any way or manner (i) remove or obstruct the smoke detectors provided inside the Property and at the common lobby outside the Property; (ii) remove or obstruct the sprinkler head provided at the ceiling immediately above the Open Kitchen; (iii) remove the full height wall having an FRR of not less than -/30/30 adjacent to the flat exit door; or (iv) replace the fire rated entrance door (if any) except with the prior written consent of the Manager provided that the door shall have the same fire rated specification and self-closing device and the certificate of the fire rated entrance door so replaced shall be submitted to the Manager for record.  
本人/吾等不得以任何方法或方式 (i) 移除或阻礙裝設於本物業內及本物業外公共廊的煙霧探測器; (ii) 移除或阻礙裝設於開放式廚房對上天花的灑水器; (iii) 移除位於本物業出口門旁之全高度擁有防火時效 FRR 不少於 -/30/30 的牆壁; 或 (iv) 更換耐火入口防火門(如有者) 除非得到經理人的事前書面同意，唯該門須擁有同等的耐火規格和自動關閉設施，及如此更換的耐火入口防火門之證明書亦須呈交經理人以作記錄。
- I/We shall not remove or obstruct the smoke detectors provided at the common lobbies of the Residential Accommodation.  
本人/吾等不得移除或阻礙設於住宅部分公共廊的煙霧探測器。
- The fire service installation shall be subject to annual check conducted by the Registered Fire Service Installation Contractor appointed by the Manager for the purpose. I/We shall carry out the annual maintenance and check of the fire service installations and cause the relevant maintenance certificate to be submitted by the Registered Fire Service Installation Contractor to the Fire Service Department.  
消防裝置須由經理人為目的委任的註冊消防裝置承辦商每年進行檢查。本人/吾等須每年對消防裝置進行保養和檢查並確保相關保養證明書經由註冊消防裝置承辦商呈交至消防處。
- I/We shall keep the fire service installation in good order and condition and shall not alter, demolish, remove or relocate or do anything which may alter, damage or interfere with any such installation, its power connection or its connection with any other fire alarm or fighting system.  
本人/吾等須確保消防裝置處於良好情況和狀態，不可改動、拆除、移除或移動或做任何事情引致可能改動、損害或干擾任何該些消防裝置、其電源接駁或其與任何其他消防警鐘或防火系統之接駁。
- I/We shall permit the Manager, its servants, agents, contractors (including the said Registered Fire Service Installation Contractor carrying out the annual maintenance and check) and persons duly authorized by the Manager on prior reasonable notice (except in case of emergency) to gain access to and enter upon the Property for the purposes of carrying out the duties, check, inspection, maintenance, commissioning, mandatory annual testing and certification of the fire safety provisions installed therein as stipulated and/or in accordance with the Fire Safety Management Plan by suitable qualified personnel or registered fire services installation contractors in accordance with all applicable rules and legislations.

## **Annex 7**

### **附件 7**

本人/吾等須容許經理人、其工人、代理人、承建商(包括進行每年保養和檢查的上述註冊消防裝置承辦商)及經理人的授權人在事前合理通知下(緊急情況除外) 通過及進入本物業以進行列於及/或依據消防安全管理計劃由合適資格人士或註冊消防裝置承辦商依所有適用條例執行的職務、檢查、查驗、保養、任務、規定之年測和其消防安全裝設的證明。

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.

本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

All capitalised items in this document, unless otherwise defined, shall have the meanings ascribed to them in the Deed of Mutual Covenant incorporating Management Agreement in respect of the Development.

除非本文件中另有定義，發展項目的公契及管理協議中各用語的定義適用於本文件的用語。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。



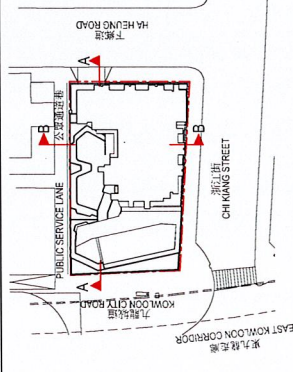
## City Hub

No. 8 Kowloon City Road,  
No. 44 Chi Kiang Street,  
No. 6 Kowloon City Road, Kowloon

獲集

九龍九龍城道8號、浙江街44號  
及九龍城道6號

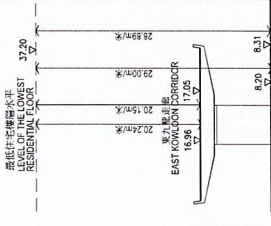
## Floor 樓層 27 Flat 單位 C



Boundary line of the Development



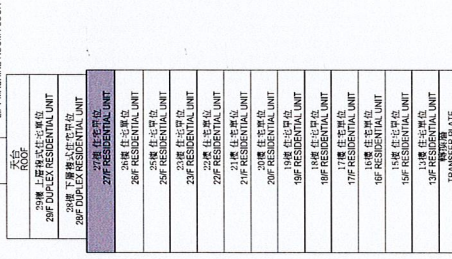
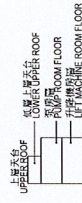
發展項目邊界線



Signed by the Purchaser(s)  
買方簽署

1. ▽ Height in metres above Hong Kong Principal Datum (HKPD).
2. ----- Dotted line denotes the lowest residential floor of the building.
3. The part of Kowloon City Road adjacent to the building is 9.20 to 9.60 metres above HKPD.
4. The part of Ha Heung Road adjacent to the building is 6.89 to 6.91 metres above HKPD.
5. The part of Public Service Lane adjacent to the building is 6.88 metres above HKPD.
6. The part of Chi Kiang Street adjacent to the building is 9.39 to 9.60 metres above HKPD.
7. The part of East Kowloon Corridor adjacent to the building is 16.14 to 16.24 metres above HKPD.
8. 14F and 24F are omitted.

Purchasers are reminded to refer to the Sales Brochure for more details. E-mail Development: 'www.cityhub.com.hk'.  
This document and the information contained herein are for reference only.  
A complete set of updated building plans approved by the Building Authority  
Where there is discrepancy in meaning between the English and Chinese versions

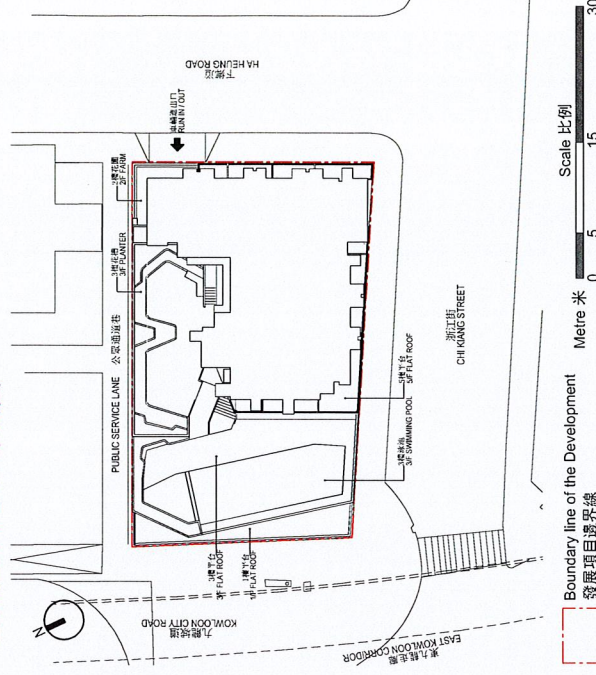


Metre 米

Scale 比例

0 1 2 5 10

## LAYOUT PLAN 布局圖



Boundary line of the Development  
發展項目邊界線

1. ▽香港主水平基準以上高度(米)。
2. ----- 屋頂為該建築物最低住宅層樓水平。
3. 毗連建築物的一段九龍新填地為香港水平基準以上8.20至8.31米。
4. 毗連建築物的一段九龍新填地為香港水平基準以上6.89至6.98米。
5. 毗連建築物的一段公棚為香港水平基準以上6.89至8.31米。
6. 毗連建築物的一段新江灣為香港水平基準以上6.98至8.20米。
7. 毗連建築物的一段東九龍土地面為香港水平基準以上1.96至7.05米。  
不設1/4樓及24樓。

and Register of Transactions are available in the website of the sales office for inspection by prospective purchasers free of charge.

即方請參閱舊樓說明書所載之詳情。舊樓說明書、價單及成交紀錄冊之電子版本，已載本發展項目之網址供參考。  
 「www.cityhub.com.hk」。  
 本文件及其內容僅供參考。  
 建築事務監察處將根據建築事務條例批准之最新全幢建築圖則於舊樓發展申請期間，向五五五新樓及五五五舊樓提供。  
 五五五新樓和五五五舊樓。



# City Hub

No. 8 Kowloon City Road,

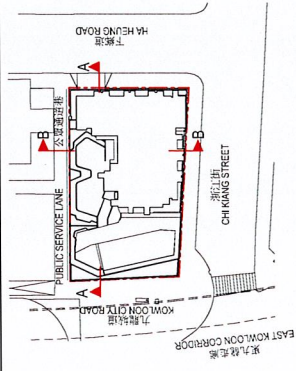
No. 44 Chi Kiang Street,

No. 6 Kowloon City Road, Kowloon

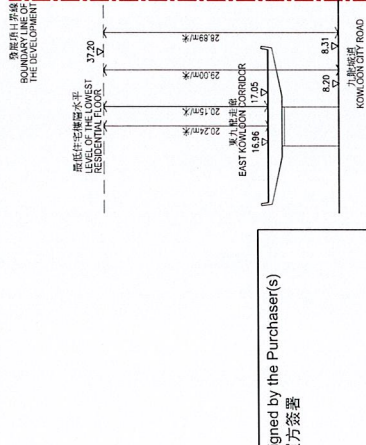
津匯

九龍九龍城道8號、浙江街44號  
及九龍城道6號

## Floor 樓層 28-29 Flat 單位 A

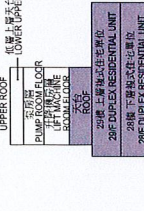


Boundary line of the Development  
發展項目邊界線

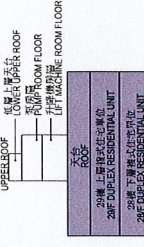


Signed by the Purchaser(s)  
買方簽署

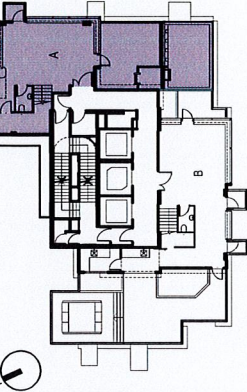
### CROSS-SECTION PLAN A-A 橫截面圖 A-A



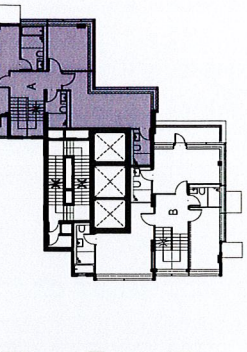
### CROSS-SECTION PLAN B-B 橫截面圖 B-B



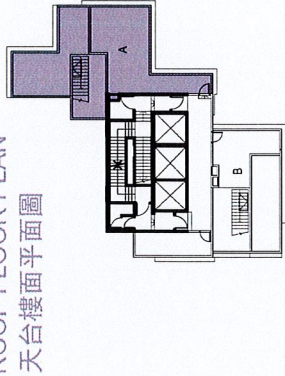
### 28/F FLOOR PLAN 二十八樓樓面平面圖



### 29/F FLOOR PLAN 二十九樓樓面平面圖



### ROOF FLOOR PLAN 天台樓面平面圖

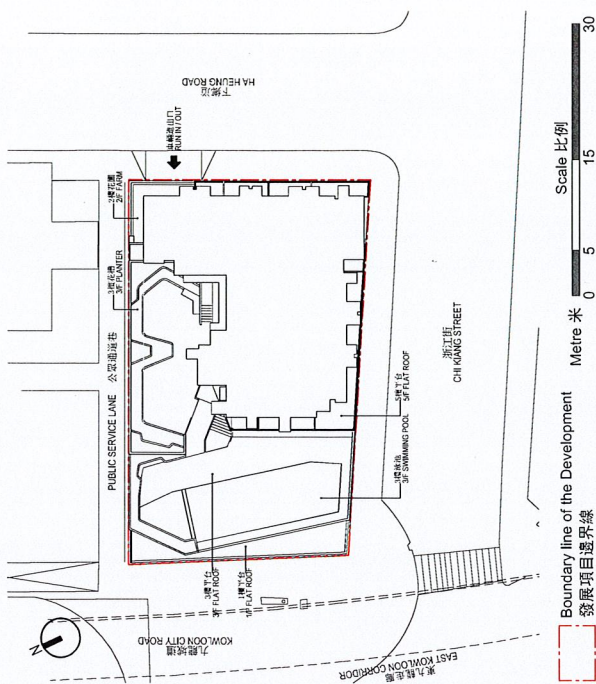


### PART PLAN FOR 29/F 二十九樓部分平面圖



Metre 米  
0 1 2 5 10  
Scale 比例

### LAYOUT PLAN 布局圖



Metre 米  
0 5 15 30  
Scale 比例

- ▽ Height in metres above Hong Kong Principal Datum (HKPD).
- Dotted line denotes the lowest residential floor of the building.
- The part of Kowloon City Road adjacent to the building is 8.20 to 8.31 metres above the Hong Kong Principal Datum.
- The part of Ha Heung Road adjacent to the building is 6.89 to 6.98 metres above the Hong Kong Principal Datum.
- The part of Public Service Lane adjacent to the building is 6.89 to 8.31 metres above the Hong Kong Principal Datum.
- The part of Chi Kiang Street adjacent to the building is 6.98 to 8.20 metres above the Hong Kong Principal Datum.
- The part of East Kowloon Corridor adjacent to the building is 16.96 to 17.05 metres above the Hong Kong Principal Datum.
- 14/F and 24/F are omitted.

Purchasers are reminded to refer to the Sales Brochure for more details. Electronic copies of the Sales Brochure, Price List(s) and Register of Transactions are available in the website of the Development: [www.cityhub.com.hk](http://www.cityhub.com.hk).  
This document and the information contained herein are for reference only.  
A complete set of updated building plans approved by the Building Authority under the Buildings Ordinance is available in the sales office for inspection by prospective purchasers free of charge.  
Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

買方請參閱售樓說明書所載之詳情。售樓說明書、價單及成交紀錄冊之電子版本，已上載本發展項目之網址供參考：  
[www.cityhub.com.hk](http://www.cityhub.com.hk)。  
本文件及其內容僅供參考。  
建築事務監督根據建築物條例批准之最新全套建築圖可於售樓處免費查閱。  
中英文版本如有歧義，以英文版本為準。



買方請參閱售楼說明書所載之詳情。售楼說明書、價單及成交紀錄單之電子版本，已載本發展項目之網址供參考。  
[[www.cityhub.com.hk](http://www.cityhub.com.hk)]。  
本文件及其內容僅供參考。  
建築事務監督根據建築物條例批准之最新全套建築圖可於售楼處免費參閱。  
中英文版本如有歧異，以英文版本為準。



**Acknowledgement Letter Regarding Viewing of Property**  
**關於參觀物業的確認信**

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證 號碼			
Date 日期			

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 (“**Preliminary Agreement**”) that: -

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署臨時買賣合約(「**臨時合約**」)前明白和接納：-

- The Purchaser has been advised by the Vendor to make arrangements to view the Property prior to my/our signing of the Preliminary Agreement.  
買方已獲賣方建議於簽署臨時合約前安排參觀本物業。
  - The Vendor is deemed to have complied with Division 5 of Part 2 of the Residential Properties (First-hand Sales) Ordinance regarding the requirements for viewing of property in completed development.  
賣方視為已符合《一手住宅物業銷售條例》第 2 部第 5 分部有關參觀已落成發展項目中的物業之要求。
  - In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.  
如本文件之中英文文本有任何歧義，一切以英文文本為準。
  - The Purchaser hereby confirms and acknowledges that before the signing of the Preliminary Agreement in respect of the Property :-  
買方謹此確認及知悉在簽署該物業的臨時合約之前:-
- ☐ The Vendor has made the Property available for viewing by the Purchaser and the Purchaser has viewed the Property.  
賣方已開放本物業供買方參觀，且買方參觀過本物業。
- ☐ The Purchaser understands that he has the right to view the Property before signing of the Preliminary Agreement and the Vendor has offered to arrange the Purchaser to view the Property, however, the Purchaser has declined to do so.  
買方明白他有權在簽署臨時合約之前參觀本物業，而賣方已邀請買方參觀本物業，但買方拒絕參觀。

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

**Vendor's Information Form**  
**賣方資料表格**

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#	
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號，浙江街 44 號及九龍城道 6 號	
Property 本物業	Flat 單位	Floor 樓層
	C	27
Purchaser(s) 買方		
I.D. / Passport / B.R. No. 身份證/護照/商業登記證 號碼		
Date 日期		

a) The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$4,177 per month 每月 HK\$4,177
b) The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	HK\$2,936 per quarter 每季 HK\$2,936
c) The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
d) The name of the manager of the Development 發展項目的管理人的姓名或名稱	Chevalier Property Management Limited 其士富居物業管理有限公司
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 Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有
f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有
h) Date of Printing (i.e. the date on which the information above is prepared) 印製日期(即以上資料之擬備日期)	9 October 2024 2024 年 10 月 9 日

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Vendor's Information Form  
賣方資料表格

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達貴有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#	
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號	
Property 本物業	Flat 單位	Floor 樓層
	A	28&29
Purchaser(s) 買方		
I.D. / Passport / B.R. No. 身份證/護照/商業登記證 號碼		
Date 日期		

a) The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$7,308 per month 每月 HK\$7,308
b) The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	HK\$6,795 per quarter 每季 HK\$6,795
c) The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
d) The name of the manager of the Development 發展項目的管理人的姓名或名稱	Chevalier Property Management Limited 其士富居物業管理有限公司
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 Development 賣方自政府或管理處接獲的關於發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有
f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有
h) Date of Printing (i.e. the date on which the information above is prepared) 印製日期(即以上資料之擬備日期)	9 October 2024 2024 年 10 月 9 日

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

**Vendor's Information Form**  
**賣方資料表格**

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達貴有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#	
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號	
Property 本物業	Flat 單位	Floor 樓層
	B	28&29
Purchaser(s) 買方		
I.D. / Passport / B.R. No. 身份證/護照/商業登記證 號碼		
Date 日期		

a) The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額	HK\$7,119 per month 每月 HK\$7,119
b) The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	HK\$6,574 per quarter 每季 HK\$6,574
c) The name of the owners' incorporation (if any) 業主立案法團 (如有的話) 的名稱	No 沒有
d) The name of the manager of the Development 發展項目的管理人的姓名或名稱	Chevalier Property Management Limited 其士富居物業管理有限公司
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 Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知	No 沒有
f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有
h) Date of Printing (i.e. the date on which the information above is prepared) 印製日期(即以上資料之擬備日期)	9 October 2024 2024 年 10 月 9 日

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

**Gift, Financial Advantage or Benefit**  
**贈品、財務優惠或利益**

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

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號，浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證 號碼			
Date 日期			

**PART I**  
**第 I 部份**

1. The gift, financial advantage or benefit set out in Part II of this Annex will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.  
賣方將就購買本物業向買方提供本附件第II部分所列之贈品、財務優惠或利益。
2. All capitalised items in this Annex, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.  
除非本附件另有定義，招標文件中各用語的定義適用於本附件的用語。
3. The Vendor's offer to provide the gift, financial advantage or benefit shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.  
如臨時合約及正式合約因任何原因終止或取消，則賣方提供之贈品、財務優惠或利益將撤回。
4. All of the gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to the Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to such gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of such gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.  
所有就購買本物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該贈品、財務優惠或利益。賣方亦保留解釋該贈品、財務優惠或利益的相關條款及條件的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

**PART II**

**第 II 部份**

**Offer of Residential Car Parking Space**

**住宅停車位優惠**

1. The Purchaser of the Property is entitled to have an option to purchase not more than three residential car parking space in the Development. The Purchaser can exercise his/her/their/its option to purchase residential car parking space in accordance with the time limit and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor.  
本物業之買方可享有認購該發展項目內的不多於三個住宅停車位的權利。買方可根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購住宅停車位的權利。
2. If the Purchaser does not exercise the option to purchase residential car parking spaces in accordance with the time limit and manner prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking spaces shall lapse automatically and the Purchaser shall not be entitled to any loss, damages or compensation in any form therefor.  
如買方不根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其認購住宅停車位的權利，其認購住宅停車位的權利將會自動失效，買方不會為此獲得任何損失、申索或任何形式的補償。
3. The price and sales arrangements details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.  
住宅停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

Signed by the Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

**Letter of Consent to Collection and Use of Personal Data**  
**個人資料收集及使用同意書**

Vendor 賣方	Urban Renewal Authority 市區重建局 (as “Owner” 作為「擁有人」)* Rosy Value Limited 達賞有限公司 (as “Person so Engaged” 作為「如此聘用的人」)#		
Development 發展項目	City Hub - No.8 Kowloon City Road, No.44 Chi Kiang Street and No.6 Kowloon City Road 津匯 - 九龍城道 8 號, 浙江街 44 號及九龍城道 6 號		
Property 本物業	Flat 單位	Floor 樓層	Car Parking Space No. 停車位編號
Purchaser(s) 買方			
I.D. / Passport/ B.R. No. 身份證/護照/商業登記證號碼			
Date 日期			

I/We, the undersigned, hereby acknowledge the below and consent to the use and provision of my/our personal data as mentioned below:

本人／我等，簽署人，茲確認下文內容及同意本人／我等的個人資料如下述般被使用及提供：

- (1) The Vendor intends to use your personal data in direct marketing and provide your personal data to the agent of the Person so Engaged, namely Urban Renewal Authority and Rosy Value Limited, for use by them in direct marketing.  
賣方擬使用閣下的個人資料作直接促銷及提供閣下的個人資料給如此聘用的人之代理人，即市區重建局及達賞有限公司供他們作直接促銷使用。
- (2) The Person so Engaged may not use or provide your personal data unless it has received your written consent for the intended use and provision.  
如此聘用的人不得使用或提供閣下的個人資料，除非已獲得閣下就有關此等使用或提供的書面同意。
- (3) Your personal data to be used and provided includes but not limited to: names, contact numbers and addresses.  
將會被使用或提供的閣下個人資料包括但不限於：姓名、聯絡電話及地址。
- (4) Your personal data will be used for the following services/products/activities:  
閣下的個人資料會被用作有關以下服務／產品／活動的用途：
  - The leasing/sales information of Urban Renewal Authority and Rosy Value Limited on the understanding that the leasing or sales arrangement shall be subject to the sole discretion of the Vendor and the promotional activities of Urban Renewal Authority and Rosy Value Limited;  
市區重建局及達賞有限公司之租售資料（而租售之安排將由賣方全權酌情決定）及市區重建局及達賞有限公司之推廣活動；
  - All promotional materials/information of the properties which Urban Renewal Authority and Rosy Value Limited acts as the marketing agent;  
市區重建局及達賞有限公司所代理的樓盤之宣傳資料／資訊；
  - Handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;  
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
  - Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;  
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；
  - Where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;  
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
  - Handling your applications or requests for services, products, memberships or benefits;  
處理閣下就服務、產品、會籍或利益的申請或要求；
  - Facilitating property management and security;  
促進物業管理及保安；



- Communicating with you;  
與閣下溝通；
- Preventing or detecting illegal or suspicious activities; and  
預防或偵測非法或可疑活動；及
- Making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.  
在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

- (5) If you fail to provide your personal data, the Vendor will be unable to process the above services/products/activities to you. If you consent to the use and provision of your personal data for the direct marketing, you may subsequently withdraw your consent. You also have the right to access and correct your personal data held by the Vendor time to time. If you wish to access or correct your personal data or withdraw your consent, please inform Urban Renewal Authority (Address: 26<sup>th</sup> Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong, Attention to External Relations Department) and/or Rosy Value Limited (Address: 22/F, Chevalier Commercial Centre, 8 Wan Hoi Road, Kowloon Bay, Hong Kong, Attention to Data Protection Officer). Any such request should clearly state the details of the personal data in respect of which the request is being made. No handling fees will be charged.

如閣下未能提供其個人資料，賣方就不能為閣下提供以上服務／產品／活動。若閣下同意個人資料之使用及提供作直接促銷，閣下日後可撤回同意。閣下亦可不時向查閱或更正賣方持有的閣下的個人資料。若閣下希望查閱或更正賣方持有的閣下的個人資料或撤回同意，請通知市區重建局（地址：香港皇后大道中 183 號中遠大廈 26 樓，致：對外關係處）及／或達賞有限公司（地址：香港九龍灣宏開道 8 號其士商業中心 22 樓，致：資料保障主任）。任何此等要求均須清楚說明相關要求針對的個人資料。無須繳付任何手續費。

- (6) You may view the Privacy Policy Statement of Urban Renewal Authority at <http://www.ura.org.hk/en/privacy-policy-statement.aspx>.

閣下可於網站(<http://www.ura.org.hk/tc/privacy-policy-statement.aspx>)瀏覽市區重建局的私隱聲明。

- (7) The English text of this Letter shall prevail.

本函以英文文本為準。

I have read and I understand this Letter, including the information about the use and provision of my personal data for direct marketing. I understand that I have the right to opt out from such use or provision by ticking (✓) the box(es) below. If I do not tick the relevant box, Urban Renewal Authority and Rosy Value Limited may use my personal data in direct marketing or provide my personal data to the agent of Rosy Value Limited, for use by them in direct marketing (as the case may be), as more particularly set out in this Letter above.

本人已閱讀及明白本函，包括使用及提供本人的個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號（“✓”）表示拒絕該等使用或提供。若本人不在有關方格內加上剔號（“✓”），市區重建局及達賞有限公司可在直接促銷中使用本人的個人資料或將本人的個人資料提供予達賞有限公司之代理人以供他們在直接促銷中使用（視情況而定），有關詳情請參閱本函以上部分。

- ☐ Please do NOT send direct marketing information to me.  
請不要向我發送直接促銷資訊。
- ☐ Please do NOT provide my personal data to the agent of Rosy Value Limited for use by them in direct marketing.  
請不要將本人的個人資料提供予達賞有限公司之代理人以供他們在直接促銷中使用。

Signature(s) of Purchaser(s) 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

# “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

## City Hub ( 津匯 )

### 胡百全律師事務所

香港中環遮打道十號  
太子大廈 12 樓  
(港鐵中環站 K 出口)  
電話: 25337700 傳真: 28101179

### P. C. WOO & CO., SOLICITORS

12th Floor, Prince's Building,  
10 Chater Road, Central, Hong Kong.  
(MTR Central Station Exit K)  
Tel: 25337700 Fax: 28101179

Please make the necessary appointment and call at **P. C. WOO & CO., SOLICITORS** of **12th Floor, Prince's Building, No. 10 Chater Road, Central, Hong Kong** to sign the formal Agreement for Sale and Purchase during office hours **as soon as possible after the signing** of the Preliminary Agreement for Sale and Purchase.

請於簽署臨時買賣合約後盡早(敬請預約)駕臨 **香港中環遮打道 10 號太子大廈 12 樓「胡百全律師事務所」** 簽署正式買賣合約。

Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office or can be downloaded from the website: [http://www.hklawsoc.org.hk/pub\\_e/aml/images/Leaflet\\_Eng.jpg](http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Eng.jpg) and bring the following to the office of **P. C. WOO & CO., SOLICITORS** when signing the formal Agreement for Sale and Purchase:-

務請首先詳閱香港律師公會所發出有關「嚴禁清洗黑錢」之單張，該單張由售樓處派發或可在互聯網下載：[http://www.hklawsoc.org.hk/pub\\_e/aml/images/Leaflet\\_Chi.jpg](http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg)，並於預約時間內攜帶以下文件駕臨**胡百全律師事務所**及親自簽署正式買賣合約:-

1. The original Preliminary Agreement for Sale and Purchase  
正本臨時買賣合約
2. Hong Kong Identity Card OR other identification document (if applicable) and **Original Address Proof** (e.g. utility bill or bank statement within the last 3 months) of the Purchaser  
買家香港身份證或其他身份證明文件(如適用)及**住址證明正本**(例如最近三個月之水電費單或銀行月結單)
3. **CASHIER ORDER(S)** drawn in favour of "P. C. WOO & CO. Clients' Account - URA - CITY HUB " for part payment of purchase price (if applicable).  
**銀行本票**抬頭請寫「胡百全律師事務所」，以支付部份樓價(如適用)
4. Cheque drawn in favour of "P. C. WOO & CO." for payment of Agreement plan fee, miscellaneous charges (details see table below) and advance payment (see "Note/Remark" below)  
支票抬頭請寫「胡百全律師事務所」，以支付有關正式買賣合約圖則費、雜項支出(詳情請參閱收費表)及預繳之費用(請參閱備忘錄)
5. **CASHIER ORDER** drawn in favour of "P. C. WOO & CO." for payment of stamp duty payable under the formal Agreement for Sale and Purchase  
**銀行本票** 抬頭請寫「胡百全律師事務所」，以支付有關正式買賣合約的印花稅

If the Purchaser is a limited company, please bring the following documents upon signing of the formal Agreement for Sale and Purchase:

如買家為有限公司，簽署正式買賣合約時，請同時攜帶以下文件：

- |   |  |
|---|--|
| a. Memorandum and Articles of Association<br>公司組織及章程  | d. Latest Business Registration Certificate (certified copy)<br>最近期之商業登記證(驗證本) |
| b.. Certificate of Incorporation (certified copy)<br>公司註冊證書(驗證本)  | e. Board Minutes for the purchase of the premises<br>購買有關單位之公司董事會議議記錄          |
| c. Latest register of directors and annual return (certified copy)<br>(Form NAR1/NNC1/ND2A/ND2B)<br>最近期之董事名冊驗證副本及公司周年申報表(驗證本)<br>(表格 NAR1/NNC1/ND2A/ND2B) | f. Company Chop<br>公司簽署印章(膠印)  |

#### Important Notice 重要的提醒

**Further Deposit / Part Payment of Purchase Price and Balance of Purchase Price shall be paid by CASHIER ORDER drawn in favour of "P. C. WOO & CO. Clients' Account - URA - CITY HUB"**

加付訂金或繳付部份樓價及樓價餘款須以**銀行本票**支付，抬頭請寫「胡百全律師事務所」

**If payments are made by direct cash deposit or by a third party, then further due diligence may have to be carried out by us on the source of funds as well as on the third party and this might delay the transaction.**

如果直接以現金存款方式付款或由第三者付款，我們或須要對資金來源和第三者作進一步盡職調查，就此可能引致交易延誤。

### TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment

#### 收費表(祇供參考之用，須作最後確認及調整)

Type of Documents 文件類別		(A) Legal Costs 律師費	(B) Disbursements and other charges payable by Purchaser 買方須付雜項費用及其他收費		
I	Formal Agreement for Sale and purchase  正式買賣合約	see Note 見附註	1)	Land Registration fee 土地註冊署登記費	HK\$210.00
			2)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費	HK\$400.00
			3)	Agreement and Assignment Plan fee 買賣合約及轉讓契約圖則費) - Typical Unit (per set) 標準單位 (每套)	HK\$4,000.00
			4)	Statutory Declaration (for exemption from (i) Buyer's Stamp Duty and/or (ii) new rates of Ad Valorem Stamp Duty) (each) 法定聲明 (申請豁免 (i) 「買家印花稅」及/或 (ii) 按新的稅率徵收「從價印花稅」)(每份)	HK\$500.00 (each)
			5)	Stamp Duty for Agreement  買賣合約厘印費	Please see Note on Stamp Duty 請參閱印花稅須知
			6)	Company search fee ( <b>applicable to Corporate Purchaser only</b> ) 公司註冊處查冊費) (只適用於有限公司買家	HK\$200.00
			7)	Part of certified copy charges of title deeds 部份業權契據認證副本費用  **Figures are quoted for reference only and may be varied upon signing the formal Agreement for Sale and Purchase **此數目只供參考作用並且可能會於簽署正式買賣合約時調整  ** The Purchaser is required to pay this payment to the Vendor's solicitors whether or not he/she/it is separately represented. 無論是否自聘代表律師，買家均須支付此項費用予賣方律師。	Around/大約 HK\$1,000.00 **
II	Assignment 轉讓契約	see Note 3 見附註 3	1)	Certified copies charges for the <b>remaining</b> title deeds and documents (including but not limited to the costs for preparing certified copy of Deed of Mutual Covenant incorporating Management Agreement) <b>剩餘</b> 業權契據認證副本 (包括但不限於大廈公契認證副本費)等費用	To be advised before completion 入伙時通知
			2)	Land Registration fee 土地註冊署登記費	HK\$450.00
			3)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費)	HK\$400.00
			4)	Stamp Duty for Assignment 轉讓契約厘印費)	HK\$100.00
			7)	Company search fee ( <b>applicable to Corporate Purchaser only</b> ) 公司註冊處查冊費 (只適用於有限公司買家)	HK\$200.00
			8)	Board Resolution ( <b>applicable to Corporate Purchaser only</b> ) 公司會議記錄 (只適用於有限公司買家)	HK\$1,000.00
III	Mortgages 按揭契		1)	Land Registration fee (each document) 土地註冊署登記費)(每份文件)	HK\$450.00

**Annex 13**  
**附件 13**

	HK\$5,000.00 (if loan amount is less than HK\$5,000,00.00) 如貸款金額少於 HK\$5,000,00.00	2)	Land search fees and miscellaneous charges 土地註冊署查冊費及其他雜費	HK\$400.00
		3)	Bankruptcy / Winding-up search fee (each) 破產/公司清盤查冊費 (每人/每間公司)	HK\$80.00
		4)	Company search fee ( <b>applicable to Corporate Purchaser only</b> ) (each) 公司註冊處查冊費 (只適用於有限公司買家) (每間公司)	HK\$200.00
		5)	Filing fee ( <b>applicable to Corporate Purchaser only</b> ) (each) 公司註冊處存檔費 (只適用於有限公司買家) (每份)	HK\$340.00
		6)	Board Resolution and Particulars of Charge ( <b>applicable to Corporate Purchaser only</b> ) (each) 公司會議記錄及公司註冊處按揭或押記詳情表 (只適用於有限公司買家) (每間公司每套)	HK\$2,500.00
		7a)	Guarantee ( <b>if necessary</b> ) (each) 按揭擔保書 (如需要) (每份)	HK\$2,500.00
		7b)	Warning Notice and Confirmation Letter ( <b>if necessary</b> ) (each) 擬備忠告及確認書 (如需要) (每份)	HK\$2,500.00
		8)	Warning Notice and Confirmation Letter in case of Three Party Mortgage ( <b>if necessary</b> ) (each) 若按揭為三方按揭，擬備忠告及確認書 (如需要) (每份)	HK\$2,500.00

The above registration fee, filing fee and adjudication fee will be subject to the final confirmation by the government.

上述的登記費，公司註冊存檔費及釐印裁定費以政府最後收費為準。

**Note 備忘錄:**

- If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase, the assignment and the mortgage (if any), the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment.  
如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約、轉讓契及按揭契(如有)，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
- If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase, the assignment and/or the mortgage (if any), each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.  
如買方選擇另聘代表律師為買方之代表律師處理其買賣合約、轉讓契及/或按揭契(如有)，買賣雙方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用。
- If the Purchaser shall instruct his own solicitors in preparing and completing the subsequent Assignment and/or Mortgage after signing of the Formal Agreement for Sale and Purchase, the Purchaser shall forthwith pay the Vendor's Solicitors the sum of HK\$3,000.00 being the costs of preparing the Formal Agreement for Sale and Purchase. If the Purchaser appoints the Vendor's Solicitors to complete the purchase and the Vendor's Solicitors are not instructed to handle the mortgage, the Purchaser is required to pay the Vendor's Solicitors the costs for preparing Agreement for Sale and Purchase and the Assignment and all relevant disbursements.  
若買方在簽署正式買賣合約後，另行聘請自己的代表律師處理隨後之樓契及/或按揭契，則買方須立即向賣方代表律師支付港幣 3,000.00 元作為賣方律師準備正式買賣合約的律師費。如買方委託賣方律師行完成買樓文件手續而賣方律師行不受委託處理按揭事宜，則買方須付賣方律師行有關擬備買賣合約及轉讓契所有律師費及雜費。
- The Purchaser is required to pay the stamp duty by way of CASHIER'S ORDER in favour of "P. C. WOO & CO., SOLICITORS" upon signing of the formal Agreement for Sale and Purchase at the offices of P. C. WOO & CO., SOLICITORS.  
買家須於胡百全律師事務所簽署正式買賣合約時以銀行本票支付買賣合約印花稅，銀行本票抬頭請寫「胡百全律師事務所」。
- P. C. WOO & CO., SOLICITORS will only act for the mortgagee including bank (but not the Purchaser, the borrower or the guarantor) in the preparation of the Legal Charge/Mortgage and (if applicable) the Guarantee.  
胡百全律師事務所將會只代表包括銀行之按揭承按人(但並不代表買方、借款人或擔保人)處理按揭契及(如適用)擔保書。

**Other Charges (If applicable)**  
**其他費用(若適用)**

(1)	Supplemental Agreement 補充合約	HK\$3,000.00 each (excluding disbursements) 每份\$3,000.00 (不包括雜項費用)
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**Annex 13****附件 13**

(2)	Power of Attorney 授權書	HK\$3,000.00 each (excluding disbursements) 每份\$3,000.00 (不包括雜項費用)
(3)	Nomination 委託書	HK\$3,000.00 each (excluding disbursements) 每份\$3,000.00 (不包括雜項費用)
(4)	For foreign corporate purchasers :- 適用於海外公司買家:- (i) fees for obtaining foreign lawyers' opinion 安排海外律師法律意見之費用 (ii) fees for obtaining up-to-date confirmation or opinion 安排最新確認或意見文件之費用 (Remarks : Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are <u>NOT</u> included) (備註:須支付海外律師之律師費、支出及費用等並不包括在內)	(i) HK\$6,500.00 each (excluding disbursements) 每份\$6,500.00 (不包括雜項費用) (ii) HK\$1,500.00 each (excluding disbursements) 每份\$1,500.00 (不包括雜項費用)
(5)	Mortgage costs as mentioned herein are applicable only for preparation of one single simple security deed for financing the purchase. Preparation of additional security documents (including but not limited to Rental Assignment, Share Mortgage/Share Charge, Subordination Agreement, Assignment of Loan and Loan Agreement, etc.) will be charged on time costs basis. Quotation of costs will be supplied upon request.  本收費表內有關按揭之律師費用只適用於草擬一份以物業為抵押之簡單按揭文件。若需草擬其他抵押文件（包括但不限於租金轉讓文件，股票按揭/押記，從屬協議，貸款轉讓文件及貸款協議書等），收費將會按所需時間計算。有關費用之報價可應要求另外提供。	

**Annex 13**  
**附件 13**

**Contact Person 聯絡人**

You may contact our staff as listed below during office hour: Monday to Friday (9:30 a.m. to 12:00 noon and 2:15 p.m. to 5:00 p.m.) (except Saturdays and Public Holidays) for enquiries about signing the formal Agreement for Sale and Purchase.

如有查詢，請於辦公時間內星期一至星期五(上午 9 時 30 分至中午 12 時正及下午 2 時 15 分至 5 時)(星期六及公眾假期除外)，與本行負責職員聯絡諮詢有關簽署正式買賣合約事宜(有關本行負責職員聯絡資料如下)。

Mr. Frankie Chan	陳先生 (Tel: 2533 7737)
Ms. Jackie Chung	鍾小姐 (Tel: 2533 7791)

## **Notes to Purchasers of First-hand Residential Properties**

You are advised to take the following steps before purchasing first-hand residential properties.

### **For all first-hand residential properties**

#### **1. Important information**

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://www.srpe.gov.hk)) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

#### **2. Fees, mortgage loan and property price**

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.

- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

### **3. Price list, payment terms and other financial incentives**

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

### **4. Property area and its surroundings**

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the

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<sup>1</sup> The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.



Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

## **5. Sales brochure**

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3

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<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

months.

- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

**6. Government land grant and deed of mutual covenant (DMC)**

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

**7. Information on Availability of Residential Properties for Selection at Sales Office**

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

**8. Register of Transactions**

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

## **9. Agreement for sale and purchase**

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

#### **10. Expression of intent of purchasing a residential property**

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

#### **11. Appointment of estate agent**

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the

agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

## **12. Appointment of solicitor**

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

## **For first-hand uncompleted residential properties**

### **13. Pre-sale Consent**

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the “Pre-sale Consent” has been issued by the Lands Department for the development.

### **14. Show flats**

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified

show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

**For first-hand uncompleted residential properties and completed residential properties pending compliance**

**15. Estimated material date and handing over date**

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

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<sup>3</sup> Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;



- force majeure or Act of God;
  - fire or other accident beyond the vendor's control;
  - war; or
  - inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

**For first-hand completed residential properties**

**16. Vendor's information form**

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

**17. Viewing of property**

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons

viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	: 2817 3313
Email	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	: 2219 2220

Other useful contacts:

**Consumer Council**

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

**Estate Agents Authority**

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

**Real Estate Developers Association of Hong Kong**

Telephone : 2826 0111  
Fax : 2845 2521

Sales of First-hand Residential Properties Authority  
March 2023

## **一手住宅物業買家須知**

您在購置一手住宅物業之前，應留意下列事項：

### **適用於所有一手住宅物業**

#### **1. 重要資訊**

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：[www.srpe.gov.hk](http://www.srpe.gov.hk)），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

#### **2. 費用、按揭貸款和樓價**

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。

- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及／或清理廢料的費用（如有）。

### **3. 價單、支付條款，以及其他財務優惠**

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

### **4. 物業的面積及四周環境**

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：（i）露台；（ii）工作平台；以及（iii）陽台。實用

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<sup>1</sup> 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

## **5. 售樓說明書**

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能

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<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

## **6. 政府批地文件和公契**

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

## **7. 售樓處內有關可供揀選住宅物業的資料**

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷

售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

## **8. 成交紀錄冊**

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的 24 小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

## **9. 買賣合約**

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價

**5% 的臨時訂金。**

- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

#### **10. 表達購樓意向**

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

#### **11. 委託地產代理**

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。



- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

## **12. 委聘律師**

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

## **適用於一手未落成住宅物業**

## **13. 預售樓花同意書**

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

## **14. 示範單位**

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方

如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### **適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業**

#### **15. 預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書

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<sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第 2 條。

面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

- 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。

- 如對收樓日期有任何疑問，可向賣方查詢。

### **適用於一手已落成住宅物業**

#### **16. 賣方資料表格**

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

#### **17. 參觀物業**

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話	: 2817 3313
電郵	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真	: 2219 2220

其他相關聯絡資料：

#### **消費者委員會**

網址：[www.consumer.org.hk](http://www.consumer.org.hk)

電話：2929 2222

**Annex 14**

**附件 14**

電郵：cc@consumer.org.hk

傳真：2856 3611

**地產代理監管局**

網址：www.eaa.org.hk

電話：2111 2777

電郵：enquiry@eaa.org.hk

傳真：2598 9596

**香港地產建設商會**

電話：2826 0111

傳真：2845 2521

一手住宅物業銷售監管局

2023 年 3 月