

Elize Park, 181 Sai Yee Street (the “Development”)
洗衣街 181 號 Elize Park (「發展項目」)

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF the following property(ies) in the Development (each a “**Property for Tender**”):

載有發展項目下述物業（每一該等物業稱為「**招標物業**」）招標條款及條件之招標公告：

Those properties set out in the Column of “Properties for Tender” in Paragraph A of Offer Section

要約部份 A 段「**招標物業**」一列所列出之物業

Vendor 賣方	Silverwealth Land Development Limited
Sales Arrangement 銷售安排	Information on Sales Arrangements of the following number (as amended from time to time): 以下編號之銷售安排資料（包括其不時之修定）： Sales Arrangements No. 1 銷售安排第1號
Commencement Time of Tender Sale 開始招標時間	See Tender Particulars Table 見招標詳情附表
Closing Time of Tender Sale 截止招標時間	See Tender Particulars Table 見招標詳情附表
Tender Period 招標期間	From Commencement Time of Tender Sale to Closing Time of Tender Sale 由開始招標時間至截止招標時間
Acceptance Period 接受中標期間	The period between (a) Commencement Time of Tender Sale concerned and (b) the date falling the 5th working day after the date of tender sale concerned (both days inclusive) 指由(a)開始招標時間至(b)相關招標出售日期後起計的第 5 個工作日內(包括首尾兩日)
Tender Box 投標箱	Tender box located at 投標箱設置於： LG1/F, Chuang's London Plaza, 219 Nathan Rd, Jordan 佐敦彌敦道219號莊士倫敦廣場LG1樓
Vendor's Solicitor 賣方律師	King & Wood Mallesons 金杜律師事務所 Miss Chan Kin Wah Catherine 陳健華小姐 (3443 8456) Miss Chan Mei Kuen May 陳美娟小姐 (3443 8457) Miss Lee Siu Foon Amy 李兆歡小姐 (3443 8460) Miss Mak Kwok Ling Fion 麥靚鈴小姐 (3443 8458)

PLEASE NOTE: the Vendor has the absolute right to change the Tender Period, Commencement Time of Tender Sale and/or Closing Time of Tender Sale from time to time by amending the Sales Arrangement. The tender sale of the Properties for Tender is subject to availability. Where any Property for Tender has been sold under a particular tender sale carried out on a date of tender sale, no tender sale of that Property for Tender will be carried out on subsequent date(s) of tender sale. The Vendor has the absolute right to accept or reject any offer for the purchase of any Property for Tender. Although a Property for Tender may be available for tender on a date of tender sale, it may become unavailable during that date of tender sale because the Vendor may accept a previous tender for that Property for Tender after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for that Property for Tender.

請注意：賣方有全權透過修改銷售安排不時更改招標期間、開始招標時間及／或截止招標時間。招標物業的招標出售視供應情況而定。如任何招標物業已在某招標出售日期進行的招標出售中售出，其後的招標出售日期將不會進行該招標物業的招標出售。賣方有絕對權利接受或拒絕購買任何招標物業的任何要約。儘管一招標物業可能會在招標出售日期進行招標，但由於賣方可能會在先前的投標結束後接受該招標物業的先前投標，因此在招標出售日期該招標物業可能變得不能再出售。在這種情況下，賣方將拒絕該招標物業的其他要約。

Should you have any query, please call the hotline of the Development: 2953 7555
如有任何問題，請致電發展項目的熱線查詢：2953 7555

Date of this Tender Notice: 2 February 2024
本招標公告日期：2024年2月2日

Revised on : 1 March 2024
修改日期：2024年3月1日

Revised on : 5 March 2024
修改日期：2024年3月5日

Tender Particulars Table 招標詳情附表:

Date of tender sale 招標出售日期	Commencement Time of Tender Sale 開始招標時間	Closing Time of Tender Sale 截止招標時間
Tender on every day from 6 February 2024 to 31 March 2024 (both dates inclusive) 招標於每日由2024年2月6日起至2024年3月31日(包括首尾兩日)	11 a.m. on the relevant date of tender sale 相關招標出售日期的上午11時	6 p.m. on the relevant date of tender sale 相關招標出售日期的下午6時

TERMS AND CONDITIONS OF THE TENDER SALE

招標條款及條件

1. To make an offer to purchase any Property for Tender, a tenderer shall submit the items referred to in paragraph B of the Offer Section of this document below (the “**Offer Section**”) by delivering the same to the Tender Box during the Tender Period. A Property for Tender so offered to be purchased by the tenderer will be referred to as a “**Tendered Property**”.
如欲作出要約購買任何招標物業，投標人須於招標期間把本文件下文要約部份 B 段所述的所有項目（「**要約部份**」）交回投標箱。投標人如此投票要約購買的招標物業稱為「**投標物業**」。
2. A tenderer’s submission of a tender as aforesaid constitutes that tenderer’s agreement to these terms and conditions and a formal offer for the purchase of the Tendered Property which shall remain irrevocable and open for acceptance by the Vendor during the Acceptance Period and, on acceptance by the Vendor, a contract shall be constituted between the tenderer and the Vendor. The Tendered Property the offer of which is accepted by the Vendor will be referred to as the “**Purchased Property**”.
投標人如前述作出投標即視作投標人同意本文件條款及條件及就購買投標物業作出正式要約，且該要約於接受中標期間內不能收回及可供賣方接受，而一經賣方接受，投標人與賣方之間即有合約存在。獲賣方接受投標人要約的投標物業稱為「**所購物業**」。
3. A tenderer may offer to purchase of more than one Property for Tender in the Offer Section at the same time.
投標人可於要約部份中同時就多於一個招標物業提出要約購買。
4. The Vendor may accept an offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return, as soon as practicable, to the tenderer concerned one duplicate of the Preliminary Agreement for Sale and Purchase of the Purchased Property executed by the Vendor and dated not later than the last date of the Acceptance Period.
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受要約。賣方接受後，將盡快向有關投標人交回經賣方簽立且日期為不後於接受中標期間最後一日之所購物業之臨時買賣合約。
5. Before a tenderer’s offer is accepted, any cashier order and cheque submitted by that tenderer will remain uncashed. Once an offer is accepted by the Vendor, all cashier order and cheque submitted by the tenderer concerned will be cashed for the payment of the preliminary deposit of the Purchased Property. If a tenderer’s offer is not accepted, the Vendor will notify that tenderer. All cashier order and cheque submitted by that tenderer will be made available for collection by prior appointment Provided That the Vendor shall be entitled to return any cashier order and cheque to a tenderer (at the risk of that tenderer) by ordinary or registered post to the tenderer’s address specified in the Offer Section.
投標人的要約未被接受前，投標人所提交之任何本票和支票將不作兌現。一旦賣方接受投標人要約，所有有關投標人遞交的本票和支票將作兌現並用以支付所購物業的臨時訂金。倘投標人的要約不被賣方接受，賣方將通知該投標人。經預約該投標人可領回所有該投標人遞交的無兌現之本票和支票，唯賣方亦有權將任何本票和支票以普通或掛號郵遞至該投標人於要約部份填上之地址（遺失風險由該投標人承擔）。
6. If the successful tenderer is a company, there shall not be any change in directors /shareholders of the successful tenderer prior to the signing of the Agreement for Sale and Purchase.
如中標人為公司，在簽署正式買賣合約前其董事/股東不可有任何改動。
7. The Vendor does not undertake and is under no obligation whatsoever to, review, consider or accept the highest offer or any offer at all for the purchase of any Property for Tender. The Vendor shall have the absolute discretion to determine whether to accept any tender of any Property for Tender, and the tender

results decided by the Vendor are final and the tenderer shall not raise any claims or objections in respect thereof. The Vendor has the absolute right to withdraw from the sale of any Property for Tender at any time until the acceptance of an offer to purchase that Property for Tender.

賣方並不承諾亦無任何責任閱覽、考慮或接受認購任何招標物業最高出價之要約或任何要約。賣方有絕對酌情權決定是否接受任何招標物業的任何投標，賣方決定的投標結果為最終的，而投標人不得就此提出任何申索或反對。賣方有全權於任何時間撤回出售任何招標物業，直至接受購買該招標物業之要約。

8. Where a tenderer submits a tender through the introduction of an estate agent (the “Intermediary”), the tenderer shall fill in the details of the Intermediary in the Offer Section. By submitting a tender, the tenderer will be deemed to have acknowledged and confirmed that:

倘投標人經由地產代理（「介紹人」）介紹而投標，投標人須將介紹人資料填上要約部份。投交標書，投標人即被視作知悉和確認：

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

介紹人於交易中代表投標人（不論是否亦代表賣方）；

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

介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標人或任何其他人士負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束（不論投標人的購買要約是否獲接受）；

- (c) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, whether or not the tenderer’s offer to purchase is accepted. If the tenderer’s offer is accepted, the sale and purchase of the Purchased Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and;

投標人與介紹人或任何其他地產代理之任何纏繞（不論投標人的購買要約是否獲接受），一概與賣方無關。倘投標人的購買要約獲接受，所購物業之買賣將按照本文件條款及條件及交易文件條款及條件進行；及

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

賣方並無直接或間接、亦無授權任何其職員、介紹人或任何其他地產代理向任何投標人、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就投標人入標認購投標物業向該投標人索取任何其他利益，該投標人已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of the tenderer's submission of the offer to purchase the Tendered Properties is subject to the Vendor's confirmation.

介紹人是否為介紹投標人予賣方以入標認購投標物業之地產代理，須由賣方核實方作準。

9. All tenderers are advised to instruct their own solicitors to advise them on the terms and conditions of this document and of the forms of the documents enclosed herewith. If the offer is accepted, the tenderer concerned may instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the Agreement for Sale and Purchase to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Purchased Property, or he may instruct the Vendor's Solicitors to act for him as well as for the Vendor.

特此建議所有投標人就本文件及附夾於本文件之各文件之條款及條件向其律師尋求意見。如要約獲賣方接受，有關投標人。可以委託其自己的獨立律師代表其就以下事宜行事：

(i) 在賣方接納其投標後將會訂立的正式買賣合約，及 (ii) 所購物業的其後轉讓契；或其可委託賣方律師既代表賣方又代表其本人行事。

10. This document and the enclosed forms are all confidential Provided That they may be disclosed to professional advisor(s) upon reasonable discretion and on a need to know basis but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided in consideration of the agreement to the foregoing.

本文件及所附夾之表格均屬機密，唯可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予專業顧問，唯透露之目的僅限於就本文件條款及條件所預期交易之相關事宜提供專業意見。本文件及所附夾之表格之提供是以同意上文規定為代價。

11. In case a black rainstorm warning signal or a typhoon signal no.8 or above is issued on or before 10 a.m. on any Date of Tender Sale, no submission of tender shall be made on that particular Date of Tender Sale. 如於任何招標出售日期的上午 10 時或以前發出黑色暴雨警告或八號或以上颱風信號，當日將不設遞交投標書。

12. (a) Tenderers should note that whilst the Vendor may in its discretion answer questions of a general nature concerning the Properties for Tender, the Vendor will not provide legal or other advice in respect of this Tender Notice or statutory provisions affecting the Properties for Tender. All enquiries should be directed to the Vendor.

投標人請注意，賣方只會酌情回答關於招標物業的一般問題，而不會就本招標公告或關於招標物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方。

- (b) Any statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor in response to any enquiry made by a prospective or actual tenderer shall be for guidance and reference purposes only. No statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor in response to any enquiry made by a prospective or actual tenderer shall form or be deemed to form part of this Tender Notice or to amplify, alter, negate, waive, or otherwise vary any of the terms or conditions as are set out in this Tender Notice or give rise to any legal obligation on the part of the Vendor.

賣方任何人員或賣方對有意投標或確實投標人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，均只作指引及參考之用。賣方任何人員或賣方對有意投標或確實投標人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，不得作為或被視作為構成本招標公告或闡述、更改、否定、豁免或在其他方面修改本招標公告所列出的任何條款或條件或引起賣方的任何法律責任。

13. A person who is not a party to this document shall not have any rights under the Contracts (Rights of

Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document. 並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

14. In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
本文件條款及條件中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。
15. The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.
本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION**要約部份**

To be completed and signed by the tenderer:

由投標者填妥及簽署：

Date of Tender 招標日期：_____

A. I/We hereby specify my/our offer to purchase the following property(ies).

我/我們特此指明我/我們之要約購買以下物業。

Tendered Properties (please tick) 投標物業 (請以剔號表示)	Properties for Tender 招標物業
☐	20A
☐	19A
☐	18A
☐	17A
☐	16A
☐	15A
☐	12A
☐	11A
☐	10A
☐	9A
☐	22B
☐	21B
☐	20B
☐	19B
☐	17B
☐	16B
☐	15B
☐	12B
☐	11B
☐	10B
☐	9B
☐	8B
☐	7B
☐	6B
☐	16C
☐	15C
☐	12C
☐	11C
☐	10C
☐	9C

- B. I/We hereby submit the following materials to the Vendor, namely :
我/我們特此向賣方提交以下各項：

NOTE: Please submit a complete set of materials for each Tendered Property.

注意：請就每一投標物業遞交以下各項整套。

Part I 第 I 部分

	Item(s) 項目	No. of counterpart needed for submission 需遞交份 數	Need dated by Tenderer? 需要投標人 在文件填上 日期嗎?	Submitted? 是否已提 交?
1	This document together with Offer Section completed 已填妥之本文件連同要約部份	1	✓	☐
2	Completed Preliminary Agreement for Sale and Purchase of the Property 已填妥之本物業之臨時買賣合約	2	X	☐
3	Completed Warning to Purchasers 對買方的警告	2	X	☐
4	Completed Declaration Regarding Intermediary 已填妥之關於中介人的聲明 OR 或 Completed Declaration Regarding No Intermediary 已填妥之關於並無中介人的聲明	2	X	☐
5	Completed Acknowledgement Letter Regarding Open Kitchen 已填妥之關於開放式廚房的確認書	2	X	☐
6	Completed Acknowledgement Letter Regarding Operation of Building Maintenance Unit 已填妥之關於建築物維護設備操作的 確認書	2	X	☐

Note: the forms of this Part are enclosed in this document. No amendment is allowed.

註：本部分項目的格式附夾於本文件，不得修改。

Part II 第 II 部分

	Item(s) 項目	Submitted? 是否已提交?
1	one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong (or one or more Hong Kong Dollar cheques drawn on a licensed bank in Hong Kong if Vendor agrees) in the amount of at least HK\$100,000 AND one or more Hong Kong Dollar cheques drawn on a licensed bank in Hong Kong in the amount of 5% of the purchase price offered less the total amount payable under all such cashier orders. 一張或多張由香港持牌銀行發出港幣的銀行本票（或如賣方同意，一張或多張由香港持牌銀行戶口開出的支票）金額合共至少 HK\$100,000 及一張或多張由香港持牌銀行戶口開出金額合共等於出價 5% 減去上述本票總金額之港幣支票。 <i>(all cashier orders and cheques mentioned above made payable to “King & Wood Mallesons” 所有上述本票和支票抬頭人為「金杜律師事務所」)</i>	☐
2	copy(ies) of identification document(s) of the tenderer (if the tenderer comprises more than one person, each such person) note: i. <i>If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport.</i> ii. <i>If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any) and business registration certificate.</i> 所有投標人的身份證明文件之副本 註：i. 若投標人為自然人，指香港身份證，如不適用，則指其他有效身份證明文件（如護照）； ii. 而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證	☐
3	<i>(Applicable only if the tenderer concerned is a company)</i> a copy of the board resolutions of the tenderer authorizing the signing of the Offer Section and other documents mentioned above in the manner as they are signed (只適用於投標人為公司) 投標人的董事決議授權簽署要約部份及上述其他文件和其簽署方式	☐

C. I/we hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.
我/我們特此確認我/我們同意上述條款及條件並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣 10 元為代價）。

D. I/We hereby make the following declaration on related party (please choose one of the following):
我/我們特此確認作出以下關於有關連人士的聲明（請選擇以下其一）：

- ☐ I/We/one or more of us am/is/are a related party(ies)* of the Vendor.
我/我們/我們中有一名或多於一名人士乃賣方的有關連人士。
- ☐ I am not/We are not/None of us is a related party* of the Vendor.
我/我們均並非賣方的有關連人士。

- * A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.
- 如有以下情況，某人即屬賣方的有關連人士 – 該人是 – (i) 該賣方的董事，或該董事的父母、配偶或子女；(ii) 該賣方的經理；(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；(iv) 該賣方的有聯繫法團或控權公司；(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控權公司的經理。

Remarks 備註：

- (i) “holding company of that vendor” means any of the following companies:
“賣方的控權公司” 指任何下列公司：

SWL Holding Limited, Silverwealth Land International Limited

- (ii) “associate corporation”, in relation to a corporation or specified body, means –
“有聯繫法團” 就某法團或指明團體而言，指 –
- (a) a subsidiary of the corporation or specified body; or
該法團或指明團體的附屬公司；或
 - (b) a subsidiary of a holding company of the corporation or specified body;
該法團或指明團體的控權公司的附屬公司；
- (iii) “manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);
“經理” 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；
- (iv) “private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622); and
“私人公司” 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及
- (v) “subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622).
“附屬公司” 指《公司條例》(第 622 章)所指的附屬公司。

E. Contact Information of the Tenderer(s) 投標人資料

Name of tenderer(s) 投標人的姓名: _____

(applicable if the tenderer is a natural person 適用於投標人為自然人)

Identification documents no. 身份證明文件號碼: _____

Note: please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify).

註: 請填上香港身份證號碼 (如不適用則填上其他有效身份證明文件號碼如護照 (請列明))

(applicable if the tenderer is a company 適用於投標人為公司)

(i) the company number 公司號碼

(i) _____

(ii) place of incorporation 公司成立地點

(ii) _____

Address地址: _____

Correspondence address 聯絡地址 *(if different from address above 如與上述地址不同)*: _____

Telephone number 電話號碼: _____

Fax number 傳真號碼: _____

Email address 電郵地址: _____

(applicable for tenderer (natural person) who is not in Hong Kong OR for tenderer (company) which is not incorporated in Hong Kong (適用於投標人(自然人)並非身處香港或投標人(公司)並非於香港成立)

i. Contact person in Hong Kong 在港聯絡人:

(i) _____

ii. Hong Kong telephone number 香港電話號碼:

(ii) _____

F. Particulars of Intermediary 介紹人資料

Name of Intermediary 介紹人姓名: _____

EA Licence No. 地產代理牌照號碼: _____

Estate Agency 所屬地產代理公司: _____

G. Personal Data 個人資料

- ☐ I/We hereby acknowledge the contents of Schedule hereto and disclosure of my/our personal data as mentioned in paragraph 1 in that Schedule.
我/我們茲確認本文件附表及該附表第 1 段所述使用及披露我/我們的個人資料。
- ☐ I/We object to the use and provision of my/our personal data for direct marketing purposes as mentioned in that Schedule. * (*Should the tenderer finds such use or provision of the tenderer's personal data not acceptable, please indicate objection by ticking this box before signing this document.)
我/我們反對使用及提我/我們的個人資料作本文件附表所述的直接促銷用途。*
（*如投標人不同意對投標人的個人資料之該等使用或提供，請在空格加上剔號，然後簽署本文件。）

Tenderer's Signature 投標人簽署

Date 日期：_____

Schedule 附表

Personal Information Collection Statement 個人資料收集聲明

“group companies” below means the group companies of the Vendor, i.e., Silverwealth Land Development Limited, SWL Holding Limited, Silverwealth Land International Limited

「集團公司」指賣方的集團公司，即 Silverwealth Land Development Limited、SWL Holding Limited、Silverwealth Land International Limited

“applicable address” means Suite A, 20/F., Wah Hen Commercial Centre, 383 Hennessy Road, Hong Kong

「適用地址」指香港軒尼詩道 383 號華軒商業中心 20 樓 A 室

1. The Vendor (“we” or “us”) needs the personal data of you (i.e. the tenderer) for purposes including: dealing with matters relating to the tender and the sale and purchase of the Property, providing services to you and meeting requirements imposed by law. Your provision of personal data is voluntary but we may not be able to process your request or provide the required services to you if you do not provide us with the required data. We will keep your personal data confidential at all times, but may disclose and transfer your data to the group companies, and/or any appropriate government or regulatory authorities for one or more of the purposes stated above.
賣方（「我們」）需要閣下（即投標人）個人資料作不同用途，包括處理本物業之招標及買賣相關事宜、為閣下提供服務及遵守法律的規定。閣下的個人資料為自願提供的，但如果閣下未能提供我們所需的資料，我們可能無法處理閣下的要求或向閣下提供服務。我們在任何時候都會將閣下的個人資料保密，惟我們可能將閣下的個人資料，就上述一項或多項用途向集團公司，及／或任何適當的政府或監管機構作出披露和移轉。
2. We intend to use your personal data in direct marketing and provide your personal data to the group companies for use by them in direct marketing.
我們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集團公司供他們作直接促銷之用。
3. We may not so use or provide your personal data unless we have received your written consent to the intended use and provision.
我們不得如此使用或提供閣下的個人資料，除非已獲得閣下有關於此等使用及提供的書面同意。
4. Your personal data to be used and provided includes your name, contact number and address.
將會被使用及提供的閣下個人資料包括閣下的姓名、聯絡電話號碼及地址。
5. Your personal data will be used and provided for marketing property development projects including but not limited to:
閣下的個人資料會被使用及提供作促銷物業發展項目包括但不限於：
 - The leasing/sales information (including but not limited to leasing/sales information relating to car parking spaces) and promotional activities in relation to the Development on the understanding that the sale or leasing arrangements shall be determined by the Vendor at its sole discretion; and
有關發展項目之租售資料（包括但不限於車位之租售資料）及推廣活動，而閣下明白租售之安排將由賣方全權決定；及
 - The promotional materials of the properties marketed by the Vendor and/or the group companies
賣方及／或集團公司所推廣的物業的相關宣傳資料。

6. If you do not consent to the use and provision of your personal data for direct marketing purposes as stated above, you may tick the relevant box in the Offer Section. If you consent to the use and provision of your personal data for direct marketing but wish to withdraw your consent at a later stage, please inform us in writing at the applicable address. Any such request should clearly state the details of the personal data in respect of which the request is made.

若閣下不同意個人資料被使用及提供作上述的直接促銷用途，閣下可在要約部分相關空格加上剔號。若閣下同意個人資料被使用及提供作直接促銷用途但日後希望撤回同意，請致函適用地址通知我們。任何此等要求均須清楚說明相關要求所針對的個人資料的詳情。

7. You have the right to ascertain whether we hold your personal data, to obtain a copy of the data, and to correct any data that is inaccurate. You may also request us to inform you of the type of personal data held by us. Requests for access and correction or for information regarding our privacy policies and practices should be addressed to our Marketing Officer by writing at the applicable address.

閣下有權確認我們是否持有閣下的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。閣下亦可要求我們通知閣下我們持有之個人資料類別。閣下可透過書面方式致函適用地址聯絡我們的市場推廣主任要求查閱或改正閣下的個人資料或了解我們的資料保護政策和實務詳情。

PRELIMINARY AGREEMENT
臨時合約

Serial No. 編號:
Date 日期:

Vendor 賣方	Silverwealth Land Development Limited		
Vendor's solicitors 賣方律師	King & Wood Mallesons 金杜律師事務所	13/F Gloucester Tower, The Landmark, 15 Queen's Road Central, Hong Kong 香港中環皇后大道中 15 號置地廣場告羅士打大廈 13 樓	Tel. No. 電話號碼 3443-1000 Fax No. 傳真號碼 3443-1299
Purchaser 買方	Purchasers' / Purchaser's Name(s) 買方姓名	HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/商業登記證號碼	
	(1) _____	_____	
	(2) _____	_____	
	(3) _____	_____	
	(4) _____	_____	
	Directors' / Director's name(s) and HKID No(s). (for corporate purchasers only) 董事姓名及身份證號碼 (只適用於買方為有限公司)		
	(1) _____	_____	
	(2) _____	_____	
		Tel. No 電話號碼	
Purchaser's Correspondence/ Registered Address 買方通訊 / 註冊地址	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

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

Name and Address of the Development 發展項目名稱及地址: Elize Park 181 Sai Yee Street, Mong Kok 旺角洗衣街 181 號			
The Property 本物業	Floor 樓	Flat 單位	with flat roof/roof 連同平台/天台

Purchase Price and Payment Terms 售價及付款方式		Payment Plan 付款計劃
The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣	元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- 並須由買方按以下方式付予賣方 (“付款方式”) :-
Preliminary Deposit in the sum of 為數	HK\$ 港幣	元, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付
*Further Deposit see [note] 加付訂金 見[備註]	HK\$ 港幣	元 payable on or before 於 日或之前支付
*Part Payment of Purchase Price 部份售價價款	HK\$ 港幣	元 payable on or before 於 日或之前支付
*Part Payment of Purchase Price 部份售價價款	HK\$ 港幣	元 payable on or before 於 日或之前支付
Balance of Purchase Price 售價餘額	HK\$ 港幣	元 payable on or before 於 日或之前支付 or upon completion, whichever is the earlier 或於完成交易時支付, 以較早者為準
	HK\$ 港幣	元 payable upon completion 於完成交易時 支付

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

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

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

OTHER TERMS AND CONDITIONS

其他條款及條件:

1. In this Preliminary Agreement —

在本臨時合約中:

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

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

- (b) “working day” has the meaning given by section 2(1) of that Ordinance;

“工作日” 具有該條例第 2 (1) 條給予該詞的涵義;

- (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and
第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及

- (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。

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

買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed —
按訂約雙方的意向，本臨時合約將會由一份買賣合約 (“正式合約”) 取代，正式合約須 —

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

- (b) by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
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。

4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。

5. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。

6. The form of the Agreement shall be as prescribed by the Vendor. The Purchaser shall not be entitled to request for any amendment thereto.
正式合約格式由賣方訂定，買方無權要求更改。

7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—

- (a) this Preliminary Agreement is terminated;

本臨時合約即告終止;

- (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金，即被沒收歸於賣方; 及

- (c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

8. The measurements of the Property are as follows —

本物業的量度尺寸如下：

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

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

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

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

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

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

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

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

就第 11 條而言，“對買方的警告”內容如下—

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

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

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

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

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

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

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

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

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

13. The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) whenever the Vendor considers necessary Provided that the Vendor shall notify the Purchaser in writing of such alteration if the same affect in any way the Property within 14 days after the approval by the Building Authority has been obtained.

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

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

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

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

雙方同意並聲明本臨時合約只適用於買方個人。除第 16 條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。

16. No attorney, trustee or nominee of any kind by the Purchaser will be accepted by the Vendor for the purpose of signing the Agreement except a named attorney appointed under a duly executed power of attorney to the satisfaction of the Vendor in the name and on behalf of the Purchaser.

賣方並不接受買方任何形式之授權人、受托人或獲提名人代買方簽署正式合約。除非該名獲授權人是由一份為買方妥為簽署並為賣方滿意的授權書委任的獲授權人。

17. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。

- (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (“DMC”) and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.

業權契約認證副本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約(“大廈公契”)製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，由買方單獨承擔及繳付。

- (c) The Purchaser shall solely bear and pay all legal costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment. If the Purchaser instructs another firm of solicitors to act for him in the Agreement and the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors’ cost and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.

於此買賣交易中買方須負責繳付所有有關擬定、完成、釐印及登記正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。如果買方聘請其他律師，而非由賣方的代表律師代表處理正式合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關擬定、完成、釐印及登記正式合約及轉讓契法律之費用及支出。

- (d) The Purchaser shall bear his own solicitors’ legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.

買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。

18. All Further Deposit, any part payment of the Purchase Price and the balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) or cheque(s) certified good for payment by a licensed bank in the Hong Kong Special Administrative Region drawn in favour of the Vendor’s solicitors.

上述加付訂金、任何部份售價價款及售價餘額須以香港特別行政區持牌銀行所發出的本票或書面保付的支票並以賣方律師行作抬頭人支付。

19. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.

在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約註冊於土地註冊處登記冊內，賣方可單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。

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

買方如有更改通訊地址或聯絡電話，須以書面通知賣方。

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

本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。

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

本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

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

賣方保留權利修改有關付款方式及售價之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。

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

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

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

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

26. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap. 623) to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.

並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》（第 623 章）強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

27. Except for provisions required to be contained herein by Residential Properties (First-hand Sales) Ordinance (Cap.621) (of which both the Chinese version and the English version shall have the same effect), if there is any conflict or inconsistency in the English and Chinese versions of this Preliminary Agreement, the English version shall prevail.

除了《一手住宅物業銷售條例》（第 621 章）規定須於本臨時合約載有的條文（該等條文中文版和英文版具同等效力），如本臨時合約之中英文版本有任何衝突或不一致之處，概以英文版本為準。

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

買方已細閱此臨時合約，並完全明白其內容。

Purchaser
買方

For and on behalf of the Vendor
賣方代表

Purchaser's Signature
買方簽署

Authorized signature(s) 經授權簽署
for and on behalf of
Silverwealth Land Development Limited

APPENDIX: Fittings, Finishes and Appliances

附錄: 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. Exterior finishes						
Item		Description				
(a)	External wall	Type of finishes	Aluminium curtain wall, glass wall, natural stone, ceramic tiles, aluminium cladding, aluminium louvre, PVC louvre, glass balustrade, metal grilles and paint.			
(b)	Window	Material of frame	Aluminium			
		Material of glass	Insulated Glass Unit (IGU) with low-e coating is used for curtain wall windows. Tempered glass for bathrooms (if any window), kitchen, open kitchens (if any window) and bedrooms.			
(c)	Bay window	Material and window sill finishes	Not applicable			
(d)	Planter	Type of finishes	Not applicable			
(e)	Verandah or balcony	Type of finishes	Verandah	Not applicable		
			Balcony			
			Balustrade	Floor	Wall	Ceiling
			Laminated glass and aluminum cladding with aluminum top rail	Ceramic tiles	Ceramic tiles	Paint
		Whether it is covered	Verandah	Not applicable		
		Verandah	Balcony	Covered		
(f)	Drying facilities for clothing	Type and material	Wall mounted aluminium drying rack (except Flat B on 18/F) Aluminium motorized drying rack (Flat B on 18/F)			

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. 外部裝修物料						
細項		描述				
(a)	外牆	裝修物料的類型	鋁幕牆、玻璃牆、天然石、瓷磚、鋁面板、鋁百葉、聚氣乙烯塑膠百葉、玻璃圍欄、金屬欄杆及油漆			
(b)	窗	框的用料	鋁			
		玻璃的用料	幕牆窗採用雙層中空低輻射鍍膜玻璃 浴室（如有窗戶）、廚房、開放式廚房（如有窗戶）及睡房採用強化玻璃			
(c)	窗台	用料及窗台板的裝修物料	不適用			
(d)	花槽	裝修物料的類型	不適用			
(e)	陽台或露台	裝修物料的類型	陽台	不適用		
			露台			
			欄河	地板	牆壁	天花板
			夾層玻璃及鋁面板 連鋁頂扶手	瓷磚	瓷磚	油漆
		是否有蓋	陽台	不適用		
			露台	設有上蓋		
(f)	乾衣設施	類型及用料	掛牆鋁質乾衣架 (18樓B單位除外) 鋁質電動晾衣架 (18樓B單位)			

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. Interior finishes					
Item		Description			
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling
		Main entrance lobby (G/F)	Ceramic tiles, aluminum panel, stainless steel, aluminum, mirror	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint, plastic laminate, aluminum panel, stainless steel
		Typical residential lift lobby (5/F-12/F, 15/F-23/F and 25/F)	Ceramic tiles, plastic laminate, artistic paint, tempered glass, stainless steel	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint, stainless steel
(b)	Internal wall and ceiling	Type of finishes	Wall	Ceiling	
		Living and Dining Room (except Flat B on 18/F)	Emulsion paint	Emulsion paint, gypsum board bulkhead finished with emulsion paint	
		Living and Dining Room (Flat B on 18/F)	Emulsion paint, wood furring finished with wallpaper, stainless steel	Emulsion paint, gypsum board bulkhead finished with emulsion paint	
		Bedroom (except Flat B on 18/F)	Emulsion paint	Emulsion paint, gypsum board bulkhead finished with emulsion paint	
		Bedroom (Flat B on 18/F)	plastic laminate, wallpaper, stainless steel, emulsion paint	Gypsum board false ceiling finished with emulsion paint, plastic laminate	
(c)	Internal floor	Material	Floor	Skirting	
		Living and Dining Room	Ceramic tiles	Timber skirting	
		Bedroom	Ceramic tiles	Timber skirting	

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. 室內裝修物料					
細項		描述			
(a)	大堂	裝修物料的類型	牆壁	地板	天花板
		主入口大堂 (地下)	瓷磚，鋁板，不鏽鋼， 鋁，鏡	瓷磚	乳膠漆面石膏板假天花，膠板飾面， 鋁板，不鏽鋼
		標準樓層住宅大堂 (5樓 - 12樓， 15樓 - 23樓及25樓)	瓷磚，膠板飾面，藝術 油漆，強化玻璃，不鏽鋼	瓷磚	乳膠漆面石膏板假天花，不鏽鋼
(b)	內牆及 天花板	裝修物料的類型	牆壁	天花板	
		客廳及飯廳 (18樓B單位除外)	乳膠漆	乳膠漆，乳膠漆面石膏板裝飾橫樑	
		客廳及飯廳 (18樓B單位)	乳膠漆，牆紙飾面木板， 不鏽鋼	乳膠漆，乳膠漆面石膏板裝飾橫樑	
		睡房 (18樓B單位除外)	乳膠漆	乳膠漆，乳膠漆面石膏板裝飾橫樑	
		睡房 (18樓B單位)	膠板飾面，牆紙，不鏽 鋼，乳膠漆	乳膠漆面石膏板假天花，膠板飾面	
(c)	內部地板	用料	地板	牆腳線	
		客廳及飯廳	瓷磚	木腳線	
		睡房	瓷磚	木腳線	

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. Interior finishes						
Item		Description				
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling	
		Exposed surfaces	Ceramic tiles	Ceramic tiles (include floor inside shower cubicle)	Gypsum board false ceiling finished with emulsion paint	
		Wall finishes on exposed walls run up to level of false ceiling				
(e)	Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench
		Exposed surfaces	Ceramic tiles and stainless steel (Flat A on 6/F-12/F, 15/F-23F & 25/F) Ceramic tiles (Flat A on 5/F, Flat B on 5/F - 12/F, 15/F-23/F & 25/F, Flat C on 5/F-12/F & 15/F-22/F) Wall behind kitchen cabinet finished with ceramic tiles (All Flats)	Ceramic tiles	Emulsion paint and Gypsum board false ceiling finished with emulsion paint	Solid surface
		Wall finishes on exposed walls run up to level of false ceiling				

3. Interior fittings						
Item		Description				
(a)	Doors	Location	Material	Finishes		Accessories
		Flat main entrance door	Solid core fire rated timber door	Plastic laminate and stainless steel		Lockset, concealed door closer and eye viewer
		Bedroom door (except Flat B on 18/F)	Hollow timber door	Plastic laminate		Lockset and door stopper
		Store room door	Hollow timber door	Plastic laminate		Lockset and sliding track set
		Bathroom door	Hollow timber door	Plastic laminate		Lockset and door stopper
		Kitchen Door	Solid core fire rated timber door	Plastic laminate		Lockset, concealed door closer, fire rated glass panel and door stopper
		Balcony door	Aluminum frame with glass door	Fluorocarbon coating aluminum frame with Insulated Glass Unit (IGU) with low-e coating		Lockset and sliding track set
		Flat roof swing door (Flat A & Flat C on 5/F, Flat C on 6/F)	Aluminum frame with glass door	Fluorocarbon coating aluminum frame with single pane glass		Lockset
		Flat roof sliding door (Flat A, Flat B & Flat C on 5/F, Flat A & Flat C on 6/F and Flat A & Flat B on 23/F)	Aluminum frame with glass door	Fluorocarbon coating aluminum frame with Insulated Glass Unit (IGU) with low-e coating		Lockset
		Roof door	Stainless steel door	Stainless steel		Lockset

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. 室內裝修物料						
細項		描述				
(d)	浴室	裝修物料的類型	牆壁	地板	天花板	
		外露表面	瓷磚	瓷磚 (包括淋浴間內的地板)	乳膠漆面石膏板假天花	
		牆壁外露位置的裝修物料鋪至假天花板底				
(e)	廚房	裝修物料的類型	牆壁	地板	天花板	灶台
		外露表面	瓷磚及不鏽鋼 (6樓-12樓、15樓-23樓及25樓A單位) 瓷磚 (5樓A單位，5樓-12樓、15-23樓及25樓B單位，5樓-12樓及15-22樓C單位) 廚櫃背牆壁為瓷磚飾面 (所有單位)	瓷磚	乳膠漆及乳膠漆面石膏板假天花	實心面材
		牆壁外露位置的裝修物料鋪至假天花板底				

3. 室內裝置						
細項		描述				
(a)	門	位置	用料	裝修物料	配件	
		單位入口大門	實心防火木門	膠板飾面及不鏽鋼	門鎖、暗氣鼓及防盜眼	
		睡房門 (18樓B單位除外)	空心木門	膠板飾面	門鎖及門擋	
		儲物室門	空心木門	膠板飾面	門鎖及趟門路軌套裝	
		浴室門	空心木門	膠板飾面	門鎖及門擋	
		廚房門	實心防火木門	膠板飾面	門鎖、暗氣鼓、防火玻璃嵌板及門擋	
		露台門	鋁質框配玻璃門	氟碳塗層鋁質框配雙層中空低輻射鍍膜玻璃	門鎖及趟門路軌套裝	
		平台掩門 (5樓A單位及C單位，6樓C單位)	鋁質框配玻璃門	氟碳塗層鋁質框配單片玻璃	門鎖	
		平台趟門 (5樓A單位、B單位及C單位，6樓A單位及C單位，及23樓A單位及B單位)	鋁質框配玻璃門	氟碳塗層鋁質框配雙層中空低輻射鍍膜玻璃	門鎖	
		天台門	不銹鋼門	不銹鋼	門鎖	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
(b)	Bathroom	(i) Type and material of fittings and equipment	Fittings and equipment	Type	Material
			Cabinet	Countertop and basin	Solid surface
				Mirror cabinet	Timber cabinet with plastic laminate, stainless steel and mirror, with glass shelf
				Basin cabinet	Timber cabinet with plastic laminate and stainless steel (Flat A on 5/F-12/F, 15/F-23/F & 25/F, Flat B on 23/F & 25/F, Flat C on 5/F-12/F, 15-22/F) Timber cabinet with plastic laminate (Flat B on 5/F-12/F & 15/F-22/F)
			Bathroom fittings	Shelf	Glass (All Flats) Cold-rolled steel (Flat B on 18/F)
				Wash basin mixer	Brushed plated
				Wash basin	Solid surface
				Water closet	Vitreous china
				Toilet paper holder	Chrome plated
				Robe hook	Chrome plated
				Towel ring	Chrome plated
			Bathroom appliances	For the appliances provision and brand name, please refer to the “Appliance Schedule”	
		(ii) Type and material of water supply system	Type	Material	
			Cold water supply	Please refer to “3.(j) Water supply” below Copper water pipes for both hot and cold water	
			Hot water supply		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Stainless steel frame with clear tempered glass	
			Shower mixer and Shower set	Brushed plated	
		(iv) Size of bath tub (if applicable)			Not applicable

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置					
細項		描述			
(b)	浴室	(i) 裝置及設備的類型及用料	裝置及設備	類型	用料
			櫃	枱面及洗手盤	實心面材
				鏡櫃	木製櫃連膠板飾面、不鏽鋼及鏡面連玻璃層架
				洗手盆櫃	木製櫃連膠板飾面及不鏽鋼 (5樓-12樓、15樓-23樓及25樓A單位，23樓及25樓B單位，5樓-12樓及15樓-22樓C單位) 木製櫃連膠板飾面 (5樓-12樓及15樓-22樓B單位)
			浴室裝置	層架	玻璃 (所有單位) 冷軋鋼 (18樓B單位)
				洗手盤水龍頭	拉絲鍍鉻
				洗手盤	實心面材
				座廁	陶瓷
				廁紙架	光面鍍鉻
				掛衣架	光面鍍鉻
				毛巾環	光面鍍鉻
			浴室設備	隨樓附送之設備及品牌，請參閱〈設備說明表〉。	
		(ii) 供水系統的類型及用料	類型	用料	
			冷水供應	請參閱下文「3. (j)供水」一欄 冷熱水喉均為銅喉	
			熱水供應		
		(iii) 沐浴設施 (包括花灑或浴缸(如適用))	淋浴間	不鏽鋼框架及強化清玻璃	
			花灑龍頭及花灑套裝	拉絲鍍鉻	
		(iv) 浴缸大小 (如適用的話)		不適用	

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(c)	Kitchen	Location	Material	
		(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Copper water pipes for both hot and cold water	
		(iii) Material and finishes of kitchen cabinet	Material	Finishes
			Timber cabinets fitted with timber cabinet door panel and aluminium framed glass door, with timber and glass shelf	Plastic laminate and glass
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer, sprinkler heads fitted in open kitchen and smoke detector with a sounder base fitted in living and dining room near open kitchen
			Other equipment	For the appliances provision and brand name, please refer to the “Appliance Schedule”
(d)	Bedroom	Type and material of fittings (including built-in wardrobe) (except Flat B on 18/F)	Type	Material
			Built-in wardrobe	Not applicable
			Other fittings	Not applicable
		Type and material of fittings (including built-in wardrobe) (Flat B on 18/F)	Built-in wardrobe	Timber wardrobe finished with plastic laminate, stainless steel frame and glass door
			Raise platform	Timber platform finished with plastic laminate
			Built-in shelves and desk	Stainless steel shelves and timber desk finished with plastic laminate
			Headboard	Timber headboard finished with plastic laminate and fabric
			Curtain track	Aluminium
			Roller Blind	Aluminium & Farbic
(e)	Telephone	Location and number of connection points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(f)	Aerials	Location and number of connection points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. 室內裝置				
細項		描述		
(c)	廚房	位置	用料	
		(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	冷熱水喉均為銅喉	
		(iii) 廚櫃的用料及裝修物料	用料	裝修物料
			木製廚櫃配木門及鋁框玻璃門連木製及玻璃層架	膠板飾面及玻璃
		(iv) 所有其他裝置及設備的類型	其他裝置	鍍鉻洗滌盆龍頭，消防花灑頭安裝在開放式廚房內及設有聲響警報基座的煙霧探測器安裝在開放式廚房附近的客廳及飯廳內
			其他設備	隨樓附送之設備及品牌，請參閱〈設備說明表〉。
(d)	睡房	裝置 (包括嵌入式衣櫃)的類型及用料 (18樓B單位除外)	類型	用料
			嵌入式衣櫃	不適用
			其他裝置	不適用
		裝置 (包括嵌入式衣櫃)的類型及用料 (18樓B單位)	嵌入式衣櫃	膠板飾面及不鏽鋼框玻璃門木製櫃
			架空地台	膠板飾面木地台
			嵌入式層架及書枱	不鏽鋼層架及膠板飾面木書枱
			床頭板	膠板及布飾面木製床頭板
			窗簾路軌	鋁
			捲簾	鋁及布
(e)	電話	接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉
(f)	天線	接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets. Location and number of points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed ¹
		(iii) Location and number of power points and air-conditioner points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(h)	Gas supply	Not applicable		
(i)	Washing machine connection point	Location	Inside open kitchen and kitchen	
		Design	Drain point (diameter: 40mm) and water point (diameter: 22mm) are provided for washer dryer	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper
			Hot water supply	Copper
			Flushing water supply	UPVC
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ¹	
		(iii) Whether hot water is available	Hot water supply to kitchen, open kitchen and bathroom	

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. 室內裝置				
細項		描述		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板。 接駁點的位置及數目，請參閱〈住宅單位機電裝置位置及數量說明表〉
			安全裝置	三相電力配電箱並安裝微型斷路器
		(ii) 導管是隱藏或外露		導管是部分隱藏及部分外露 ¹
		(iii) 電插座及空調機接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉
(h)	氣體供應	不適用		
(i)	洗衣機 接駁點	位置	設於開放式廚房及廚房	
		設計	設有洗衣乾衣機來水接駁喉位 (直徑22毫米)及去水接駁喉位 (直徑40毫米)	
(j)	供水	(i) 水管的用料	冷水喉	銅
			熱水喉	銅
			沖廁供水系統	低塑性聚氯乙烯
		(ii)水管是隱藏或外露	水管是部分隱藏及部分外露 ¹	
		(iii) 有否熱水供應	廚房、開放式廚房及浴室有熱水供應	

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

4. Miscellaneous					
Item		Description			
(a)	Lifts		Residential Lift	Residential/fireman Lift	Non-domestic Lift
		(i) Brand name	Hitachi	Hitachi	Hitachi
		(ii) Model number	MCA-825-CO150	MCA-825-CO150	LCA-800-CO60
		(iii) Number of lifts	1	1	1
		(ii) Floor served by the lifts	G/F, 3/F, 5/F-12/F, 15/F-23/F & 25/F	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F & 25/F	G/F, 1/F-2/F
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	Means of refuse collection	Collection and removal of refuse by cleaners		
		Location of refuse room	Refuse storage and material recovery chamber is located on G/F		
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		i) Location	Water meter cabinet at respective floor	Electricity meter cabinet at respective floor	Not provided
		ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not provided

5. Security Facilities			
Item		Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card and QR code reader for access control are provided at domestic entrance lobby on G/F, and connected to video door phone provided in each residential unit; Card and QR code reader for access control are provided at lobby of clubhouse on 3/F and residential lifts	
	CCTV	CCTV system is provided at lifts, domestic entrance lobby on G/F, lift lobby on 1/F, 2/F & 3/F and clubhouse. CCTV system is connected to caretaker’s counter on G/F	
	Details of built-in provisions	Video Door phone connecting to domestic entrance lobby on G/F is provided in all residential units	
	Location of built-in provisions	For the appliances provision and brand name, please refer to the “Appliance Schedule”	

6. Appliances	
Item	Description
Appliances	For brand name and model number, please refer to the “Appliance Schedule”

FITTINGS, FINISHES AND APPLIANCES
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4. 雜項					
細項		描述			
(a)	升降機		住宅升降機	住宅/消防升降機	非住宅用升降機
		(i) 品牌名稱	日立	日立	日立
		(ii) 產品型號	MCA-825-CO150	MCA-825-CO150	LCA-800-CO60
		(iii) 升降機數目	1部	1部	1部
		(ii) 到達的樓層	地下、3樓、5樓至12樓、15樓至23樓及25樓	地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓	地下，1樓至2樓
(b)	信箱	用料	不鏽鋼		
(c)	垃圾收集	垃圾收集的方法	垃圾由清潔工人收集及運走		
		垃圾房的位置	垃圾收集及物料回收房設於地下		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		i) 位置	各樓層之水錶櫃	各樓層之電錶櫃	沒有提供
		ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	沒有提供
5. 保安設施					
細項		描述			
保安系統及設備 (包括嵌入式的裝備的細節及其位置)		入口通道控制及保安系統	用於入口通道控制的訪客對講機連讀咭器及二維碼掃描器設於地下住宅入口大堂，並連接至每戶之視像對講機；用於入口通道控制的讀咭器及二維碼掃描器設於3樓會所大堂及住宅升降機		
		閉路電視	升降機、地下住宅入口大堂、1樓、2樓及3樓升降機大堂及會所均設有閉路電視系統並連接至地下管理員櫃檯		
		嵌入式裝置的細節	各住宅單位均裝設視像對講機並連接至地下住宅入口大堂		
		嵌入式裝置的位置	隨樓附送之設備及品牌，請參閱〈設備說明表〉		
6. 設備					
細項		描述			
設備		有關品牌名稱及產品型號，請參閱「設備說明表」			

FITTINGS, FINISHES AND APPLIANCES
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Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號		Flat 單位							
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5樓			6/F-12/F & 15/F-22/F 6樓-12樓及 15樓-22樓			23/F & 25/F 23樓及25樓	
					A	B	C	A	B	C	A	B
Living Room and Dining Room 客廳及飯廳	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXS50KAVMN	3MXS80AA	✓	-	✓	-	-	-	-	-
			FTXS50KAVMN					-	-	-	-	-
		Daikin 大金	FTXS50LVMN	RXS50LVMN	-	✓	-	-	✓	✓	-	-
		Daikin 大金	FTXS60LVMN	RXS60LVMN	-	-	-	✓	-	-	-	-
		Daikin 大金	FTXS71LVMN	RXS71LVMN	-	-	-	-	-	-	✓	-
		Daikin 大金	FTXS35KVMN	3MXS68LVMA9 #	-	-	-	-	-	-	-	✓
			FTXS50KAVMN	3MXS80AA ##								
Store 儲物室	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXS25KVMN	3MXS80AA **	-	-	✓	-	-	-	-	-
Bedroom 睡房	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXS25KVMN	3MXS68LVMA9 *	✓	-	-	-	-	-	-	-
			FTXS25LVMN	RXS25LVMN	-	✓	-	-	✓	-	-	-
			FTXS25KVMN	3MXS80AA **	-	-	✓	-	-	-	-	-
			FTXS25KVMN	3MXS68LVMA9 #	-	-	-	-	-	-	-	✓
			FTXS25KVMN	3MXS52LVMA9 @@	-	-	-	✓	-	✓	-	-

Note:
1. The symbol “✓” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided”.
3. 3/F, 4/F, 13/F, 14/F and 24/F are omitted.
4. The same symbol “#”, “##”, “*”, “**”, “@”, “@@” denotes “Connected to Same Outdoor Unit”.

備註：
1. 上表 “✓” 代表 “提供” 。
2. 上表 “-” 代表 “不提供” 。
3. 不設3樓、4樓、13樓、14樓及24樓。
4. 上表 “#” 、 “##” 、 “*” 、 “**” 、 “@” 、 “@@” 代表 “連接到同一室外機” 。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號		Flat 單位							
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5樓			6/F-12/F & 15/F-22/F 6樓-12樓及 15樓-22樓			23/F & 25/F 23樓及25樓	
					A	B	C	A	B	C	A	B
Bedroom 1 睡房 1	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXS25KVMN	4MXS115HV2C @	-	-	-	-	-	-	✓	-
Bedroom 2 睡房 2	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXS25KVMN	4MXS115HV2C @	-	-	-	-	-	-	✓	-
Master Bedroom 主人睡房	Split-type Air Conditioner 分體式空調機	Daikin 大金	FTXS35KVMN	3MXS68LVMA9 *	✓	-	-	-	-	-	-	-
			FTXS25KVMN	3MXS80AA **	-	-	✓	-	-	-	-	-
			FTXS50KAVMN	3MXS80AA ##	-	-	-	-	-	-	-	✓
			FTXS35KVMN	4MXS115HV2C @	-	-	-	-	-	-	✓	-
			FTXS25KVMN	3MXS52LVMA9 @@	-	-	-	✓	-	✓	-	-

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位				
				5/F-12/F & 15/F-22/F 5樓-12樓及 15樓-22樓			23/F & 25/F 23樓及25樓	
				A	B	C	A	B
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視象對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓
Kitchen / Open Kitchen 廚房 / 開放式廚房	Steam Oven 蒸爐	Siemens 西門子	CD634GAS0	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Rosiere	RHT680IN	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	Rosiere	RILS14853TH1-UK	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Rosiere	RSOP122-1	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron	DHM6	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater (with remote control panel) 電熱水爐連遙控板面	Stiebel Eltron	DHB-E 18/21/24 SLi	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic	FV-40BEN4H	✓	✓	✓	✓	✓

Note:
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備註：
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4. 上表 “#” 、 “##” 、 “*” 、 “**” 、 “@” 、 “@@” 代表 “連接到同一室外機” 。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	-	-	1	1	-	1	1	1	-	1	-	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位插座		5	4	4	3	4	4	3	4	4	3	2	3	2	3
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1	1	1	1	2	1	1	1	1
	Lighting Switch 燈掣		3	2	2	2	2	3	2	2	2	2	2	2	2	2
	Smart Type Lighting Switch 智能型燈掣		3	1	3	3	1	3	3	1	3	1	3	3	3	3
	Lighting Point 燈位		2	2	3	2	2	2	2	2	2	3	2	3	2	3
	Fuse Spur Unit for LED Strip LED 燈帶接線座		-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		2	1	2	1	1	1	1	1	1	1	1	2	1	2

Note:
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3. The symbol “/” as shown in the above table denotes “not applicable”.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Living Room and Dining Room 客廳及飯廳	Switch for Electric Water Heater and Thermo Ventilator 電熱水爐及浴室寶開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	-	1	-	-	1	1	-	1	1	1	-	-	-	-
	Smoke Detector With Sounder Base 煙霧探測器連警報底座		1	1	-	1	1	1	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		1	/	1	1	/	1	1	/	1	/	1	1	1	1
	Telephone Connection Point 電話接駁點		1	/	1	1	/	1	1	/	1	/	1	1	1	1
	13A Twin Socket Outlet 13A 雙位插座		1	/	1	1	/	1	1	/	1	/	1	1	1	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	/	1	1	/	1	1	/	1	/	1	1	1	1
	Lighting Switch 燈掣		-	/	-	-	/	-	-	/	-	/	1	1	-	-
	Smart Type Lighting Switch 智能型燈掣		1	/	1	1	/	1	1	/	1	/	1	1	1	1
	Lighting Point 燈位		1	/	1	1	/	1	1	/	1	/	1	1	1	1
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	/	1	1	/	1	1	/	1	/	1	1	1	1

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Bedroom 睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1	1	1	/	1	/	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	/	1	/	1
	13A Twin Socket Outlet 13A 雙位插座		1	1	1	1	1	1	1	1	1	1	/	1	/	1
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1	1	1	1	1	/	1	/	1
	Smart Type Lighting Switch 智能型燈掣		1	1	1	1	1	1	1	1	1	1	/	1	/	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	2	/	1	/	1
		Fuse Spur Unit for LED Strip LED燈帶接線座	-	-	-	-	-	-	-	-	-	2	/	-	/	-
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	1	1	1	1	1	1	1	/	1	/	1
	Smoke Detector With Sounder Base 煙霧探測器連警報底座		-	-	-	-	-	-	-	-	-	1	/	-	/	-

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Bedroom 1 or Bedroom 2 睡房 1 / 睡房 2	TV / FM Connection Point 電視 / 收音機天線接駁點		/	/	/	/	/	/	/	/	/	/	1	/	1	/
	Telephone Connection Point 電話接駁點		/	/	/	/	/	/	/	/	/	/	1	/	1	/
	13A Twin Socket Outlet 13A 雙位插座		/	/	/	/	/	/	/	/	/	/	1	/	1	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		/	/	/	/	/	/	/	/	/	/	1	/	1	/
	Smart Type Lighting Switch 智能型燈掣		/	/	/	/	/	/	/	/	/	/	1	/	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	1	/	1	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		/	/	/	/	/	/	/	/	/	/	1	/	1	/

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Door Bell 門鐘	1	-	/	1	-	-	1	-	-	-	1	-	1	-
	Lighting Point 燈位		2	1	/	2	1	1	2	1	1	1	2	1	2	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	/	1	1	1	1	1	1	1	1	1	1	1
	Sprinkler Head 消防花灑頭		2	2	/	1	2	2	1	2	2	2	1	2	1	2
		Sprinkler Head 消防花灑頭	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Single socket outlet for Washer Dryer 單位電插座供洗衣乾衣機	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Single socket outlet for Steam Oven 單位電插座供蒸爐	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Telescopic Hood 抽油煙機接線座	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	/	1	1	1	1	1	1	1	1	1	1	1

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備註：
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Open Kitchen 開放式廚房		20A TPN Isolator Switch for Electric Water Heater 20A 電熱水爐三極隔離開關掣	1	1	/	1	1	1	1	1	1	1	1	1	1	1
		Miniature Circuit Breaker Distribution Board 微型斷路器配電箱	1	-	/	1	-	-	1	-	-	-	1	1	1	1
Kitchen 廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	2	/	/	/	/	/	/	/	/	/	/	/
		Door Bell 門鐘	/	/	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	2	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		Single socket outlet for Refrigerator 單位電插座供雪櫃	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		Single socket outlet for Washer Dryer 單位電插座供洗衣乾衣機	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		Single socket outlet for Steam Oven 單位電插座供蒸爐	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		Fused Spur Unit for Telescopic Hood 抽油煙機接線座	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		Power connection point for Induction Hob 電磁爐電接駁點	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		Switch for Induction Hob 電磁爐開關掣	/	/	1	/	/	/	/	/	/	/	/	/	/	/

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Kitchen 廚房		20A TPN Isolator Switch for Electric Water Heater 20A 電熱水爐三極隔離開關掣	/	/	1	/	/	/	/	/	/	/	/	/	/	/
		"Miniature Circuit Breaker Distribution Board 微型斷路器配電箱"	/	/	1	/	/	/	/	/	/	/	/	/	/	/
Bathroom 浴室	13A Single Socket Outlet 13A 單位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	3	2	2	3	2	2	3	2	3	2	2	2	2
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		40A TPN Isolator Switch for Electric Water Heater 40A 電熱水爐三極隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Thermo Ventilator 浴室寶接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Store Room 儲物室	13A Twin Socket Outlet 13A 雙位插座		/	/	1	/	/	/	/	/	/	/	/	/	/	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		/	/	1	/	/	/	/	/	/	/	/	/	/	/
	Smart Type Lighting Switch 智能型燈掣		/	/	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	1	/	/	/	/	/	/	/	/	/	/	/

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	5/F 5樓			6/F 6樓			7/F-12/F &15/F-22/F (Except 18/F Flat B) 7樓-12樓及15樓-22樓 (18樓B室除外)			18/F 18樓	23/F 23樓		25/F 25樓	
			A	B	C	A	B	C	A	B	C	B	A	B	A	B
Balcony 露台	13A Waterproof Type Single Socket Outlet 13A單位防水插座		/	/	/	/	1	/	1	1	1	1	1	1	1	1
	Lighting Point 燈位		/	/	/	/	1	/	1	1	1	1	1	1	1	1
	Fuse Spur Unit for drying rack 晾衣架接線座		/	/	/	/	-	/	-	-	-	1	-	-	-	-
Flat Roof near Living Room and Dining Room / Master Bedroom 近客廳及飯廳/主人睡房平台	13A Waterproof Type Single Socket Outlet 13A單位防水插座		2	2	2	2	/	2	/	/	/	/	1	1	/	/
	Lighting Point 燈位		2	1	2	1	/	1	/	/	/	/	1	1	/	/
Flat Roof near Open Kitchen/ Kitchen 近開放式廚房/ 廚房平台	13A Waterproof Type Single Socket Outlet 13A單位防水插座		1	/	2	/	/	1	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	/	5	/	/	1	/	/	/	/	/	/	/	/
	20A Double Pole Isolator Switch for A/C Outdoor Unit 20A 空調室外機雙極隔離開關掣		-	/	2	/	/	2	/	/	/	/	/	/	/	/
Main Roof 主天台	13A Waterproof Type Single Socket Outlet 13A單位防水插座		/	/	/	/	/	/	/	/	/	/	/	/	2	2
	Waterproof Type Lighting Switch 防水燈掣		/	/	/	/	/	/	/	/	/	/	/	/	1	1
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	6	7
	32A Double Pole Waterproof Type Isolator Switch 32A 雙極防水隔離開關掣		/	/	/	/	/	/	/	/	/	/	/	/	1	1
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		/	/	/	/	/	/	/	/	/	/	/	/	1	1
A/C Platform 冷氣機平台	20A Double Pole Isolator Switch for A/C Outdoor Unit 20A 空調室外機雙極隔離開關掣		2	2	/	2	2	/	2	2	2	2	2	2	2	2

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WARNING TO PURCHASERS

對買方的警告

Vendor 賣方	Silverwealth Land Development Limited	
Address 地址	Elize Park 181 Sai Yee Street, Mong Kok 旺角洗衣街 181 號	
Property 本物業	Flat 單位	Floor 樓層
Purchaser(s) 買方		
I.D. / B.R. No. 身份證/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。

Signed by the Purchaser(s) 買方簽署

Declaration Regarding Intermediary

關於中介人的聲明

Vendor 賣方	Silverwealth Land Development Limited	
Address 地址	Elize Park 181 Sai Yee Street, Mong Kok 旺角洗衣街 181 號	
Property 本物業	Flat 單位	Floor 樓層
Purchaser(s) 買方		
I.D. / B.R. No. 身份證/商業登記證號碼		
Intermediary 中介人	(公司名稱) (地產代理姓名)	
Estate Agent 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：

1. 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。

2. 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、承諾或陳述，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、承諾或陳述向買方、中介人或任何其他人士負責。

3. The Vendor and its 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 is 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。

4. 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合約進行。

5. In the event of any conflict or discrepancy between the Chinese and English version 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

Declaration Regarding No Intermediary

關於並無中介人的聲明

Vendor 賣方	Silverwealth Land Development Limited	
Address 地址	Elize Park 181 Sai Yee Street, Mong Kok 旺角洗衣街 181 號	
Property 本物業	Flat 單位	Floor 樓層
Purchaser(s) 買方		
I.D. / B.R. No. 身份證/商業登記證號碼		
Date 日期		

The Purchaser hereby confirms and declares as follows:-

買方謹此確認及聲明如下：

1. The Purchaser attended the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly with the Vendor, and no intermediary was involved in the purchase of the Property by the Purchaser.
買方是直接到賣方的售樓處簽署購買本物業的臨時買賣合約，並無中介人參與買方購買本物業一事。
2. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser 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。
3. In the event of any conflict or discrepancy between the Chinese and English version 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

Acknowledgement Letter Regarding Open Kitchen

關於開放式廚房的確認書

Vendor 賣方	Silverwealth Land Development Limited	
Address 地址	Elize Park (the “Development” 「發展項目」) 181 Sai Yee Street, Mong Kok 旺角洗衣街 181 號	
Property 本物業	Flat 單位	Floor 樓層
Purchaser(s) 買方		
I.D. / B.R. No. 身份證/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:

我／我們，下方簽署人，特此確認，我／我們在簽署臨時買賣合約前明白和接納：

1. Under the latest draft of Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”), the Owners of the relevant Residential Units with open kitchen shall at their own costs and expenses observe and comply with the covenants, obligations, provisions and restrictions to be observed and performed by Owners of the relevant Residential Units with open kitchen set out in the Fire Safety Management Plan (as defined in the DMC), in particular the provisions set out in the Fifth Schedule of the DMC, 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 as well as the relevant provisions contained in the DMC relating to fire safety of open kitchen and shall cause the tenants and occupiers of the Property to observe and comply with the same.

按照發展項目的公契及管理合約（「公契」）之最新擬稿規定，設有開放式廚房之住宅單位業主須自費遵守及履行《消防安全管理計畫》(Fire Safety Management Plan)（按公契定義）所列出的設有開放式廚房之有關住宅單位業主必須遵守和履行之消防安全之契諾、責任、規定和限制，尤其是公契附表五所列規定，以及管理人不時發布或給予的與實施《消防安全管理計畫》有關的任何指引或指示及公契內所列出的有關開放式廚房消防安全的條文，我／我們並須促使本物業之租客及佔用人遵守及履行上述的契諾、責任、規定和限制及公契條文。

2. I/We have been advised to, before entering into the preliminary agreement for sale and purchase of the Property, peruse the latest draft of the DMC (which is available at the sales office) and seek professional advice for details.

我／我們確認於簽訂本物業的臨時買賣合約前已獲建議細閱公契之最新擬稿（於售樓處有所提供）及尋求專業意見以獲取詳情。

3. I/We shall be responsible for maintenance and annual inspection of the fire safety provisions within the Property. 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 (as defined in the DMC) from time to time relating to the implementation of the Fire Safety Management Plan.

我／我們須負責本物業內的消防安全設施的保養與年度檢查。我／我們須遵守和履行《消防安全管理計畫》以及管理人（按公契定義）不時發布或給予的與實施《消防安全管理計畫》有關的任何指引或指示。

4. I/We shall not:-

我／我們不應：

- (a) alter, remove or obstruct any smoke detectors provided inside the Property and at the common lobby outside the Property; 改動、拆除或阻塞本物業內及本物業外的公用大堂提供的任何消防煙霧偵測器；
- (b) alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of the Property; and 改動、拆除或阻塞在本物業開放式廚房對上天花提供的消防花灑頭； 及

(c) alter or remove the full height wall having a fire resistance rating of not less than -/30/30 adjacent to the exit door of the Property.

改動或拆除本物業出口門附近的耐火效能不低於-/30/30 的全高度牆壁。

5. I/We shall allow the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at the cost and expense of me/us) annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within the Property.

我／我們會容許管理人及註冊消防裝置承辦商在事先給予合理通知（緊急情況除外）後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入本物業，藉以對消防裝置（包括但不限於本物業內的消防煙霧偵測器及消防花灑頭）進行年度檢查及保養（費用及開支由我／我們承擔）。

In the event that I/we part with possession of the Property, I/we shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the fire safety provisions set out herein and in the Fifth Schedule of the DMC, and make it a condition in the relevant agreement (if any).

若我／我們放棄管有本物業時，我／我們會促使租客、被許可人或佔用人（視情況而定）遵守《消防安全管理計劃》，尤其是本函及公契附表五所列的消防安全設施，並將此規定列為相關合約（如有）的一項條件。

6. The costs and expenses incurred by the Manager and/or the registered fire service installation contractor(s) for the maintenance and annual inspection of the fire services installations for the Property shall be borne by me/us on demand.

我／我們會應要求承擔管理人及／或註冊消防裝置承辦商對消防裝置進行保養及年度檢查所產生的費用及開支。

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

我／我們同意購入本物業時已完全知悉上述之契諾、責任、規定和限制，並將完全遵守及履行該等契諾、責任、規定和限制。

8. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail. In the event of any conflict or discrepancy between the provisions of this letter and that of the DMC or the Fire Safety Management Plan, the provisions of the DMC or the Fire Safety Management Plan 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。如本函與公契或《消防安全管理計畫》的條款有任何衝突或分歧，一切以公契或《消防安全管理計畫》的條款為準。

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge and accept and agree of the above.

我／我們確認及聲明我／我們同意購入本物業時已完全知悉並接受和同意上述事項。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Operation of Building Maintenance Unit

關於建築物維護設備操作的確認書

Vendor 賣方	Silverwealth Land Development Limited	
Address 地址	Elize Park 181 Sai Yee Street, Mong Kok 旺角洗衣街 181 號	
Property 本物業	Flat 單位	Floor 樓層
Purchaser(s) 買方		
I.D. / B.R. No. 身份證/商業登記證號碼		
Date 日期		

1. I /We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-

我／我們等，即下方簽署人，特此確認我／我們簽署本物業的臨時買賣合約前已清楚明白以下事項：

- (a) Under the latest draft of Deed of Mutual Covenant and Management Agreement (the "DMC"):-

按照公契及管理合約的最新擬稿(「公契」)規定：

- (i) In respect of any flat roof, main roof and balcony forming part of a Residential Unit (as defined under the DMC), the Manager (as defined under the DMC) shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the flat roof, main roof and balcony or the parapet walls of the roof or flat roof as may be determined by the Manager, one or more building maintenance unit(s), other equipment or device of management, vertical passenger hoists(s) and building maintenance equipment (collectively the "**building maintenance unit(s)**") to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Building (as defined under the DMC), and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities (as defined under the DMC) Provided that the use and enjoyment by the Owner of his Residential Unit shall not be materially adversely affected or prejudiced thereby.

就構成住宅單位（如公契中所定義）部分之任何平台、主天台及露台，管理人（如公契中所定義）有權在任何時候，延伸、維持、運作、移動一個或多個建築物管理單位、其他管理器具及設備、載客垂直升降台及建築物維護設備（統稱「**建築物維護設備**」）及有權通行、越過及／或進入平台、主天台及露台或天台或平台的矮牆的上空或部份上空，以進行檢修、清潔、加強、保養、維修、翻新、裝飾、改善及／或替換建築物（如公契中所定義）的任何部分外牆，及暫時性地停留在該上空一段必要時間作檢查、重建、維修、翻新、保養、清潔、塗漆或裝飾所有或任何公用地方及設施（如公契中所定義），惟行使該權利時，業主對其住宅單位的享用應不受嚴重不良影響或受損。

- (ii) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the balcony, roof, flat roof or the parapet walls of the roof or flat roof pertaining to his Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the building maintenance unit(s) at any time in the course of the management and/or the maintenance of the Building.

業主不得作出或容許其租戶、佔用人或被許可人在屬於其住宅單位的露台、天台、平台或天台或平台的矮牆上作出任何行為、行動、事情、事項或放置任何物品以於管理及／或維修建築物期間的任何時候干擾、影響或可能干擾或影響建築物維護設備的操作。

- (b) My/our enjoyment of the balcony, roof, flat roof or the parapet walls of the roof or flat roof pertaining to the Property may be adversely affected during the operation of the building maintenance unit(s) in the course of the management and/or the maintenance of the Building by the Manager.

管理人在管理及/或維修建築物期間操作建築物維護設備時，可能對我／我們享用屬於本物業的露台、天台、平台及或天台或平台的矮牆造成不利影響。

2. 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.

我／我們確認及聲明我／我們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。

3. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail. In the event of any conflict or discrepancy between the provisions of this letter and that of the DMC, the provisions of the DMC 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。如本函與公契條款有任何衝突或分歧，一切以公契條款為準。

Signed by the Purchaser(s) 買方簽署