Addendum to the Tender Document (this "Addendum")
招標文件的補充 (本補充)

1. Except where the context otherwise permits or requires, terms defined in the Tender Document shall have the same meanings in this Addendum.
除非上下文另外准許或規定，招標文件內定義的詞語在本補充內有相同的含義。

2. The description of any ONE (1) of the following residential properties which is offered to be purchased by the Tenderer must be stated clearly on the **cover page and pages 1, 3, 17, 50, 51, 53, 57, 59, 61 and 64** of the Tender Document (applicable to English version) in the tender:
投標者必須於投標書的招標文件內的**封面及第 5、6、18、50、51、53、57、59、61 及 64 頁**(適用於中文文本)清楚註明投標者提出要約購買的以下其中一個住宅物業:

Specified residential properties that will be offered to be sold
將提供出售的指明住宅物業

Tender No. 招標號碼	Block Name 大廈名稱	Floor 樓層	Flat 室
15(T)-01	COURT A TOWER 1 第 1 座	6/F	C
15(T)-02	COURT A TOWER 1 第 1 座	7/F	C
15(T)-03	COURT A TOWER 1 第 1 座	8/F	C
15(T)-04	COURT A TOWER 1 第 1 座	9/F	C
15(T)-05	COURT A TOWER 1 第 1 座	12/F	C
15(T)-06	COURT A TOWER 1 第 1 座	15/F	C
15(T)-07	COURT A TOWER 1 第 1 座	16/F	C
15(T)-08	COURT A TOWER 1 第 1 座	7/F	D
15(T)-09	COURT A TOWER 1 第 1 座	9/F	D
15(T)-10	COURT A TOWER 1 第 1 座	12/F	D
15(T)-11	COURT A TOWER 1 第 1 座	15/F	D
~~15(T)-12~~	~~COURT A TOWER 2 第 2 座~~	~~11/F~~	~~C~~
15(T)-13	COURT A TOWER 2 第 2 座	9/F	D
15(T)-14	COURT A TOWER 2 第 2 座	10/F	D
15(T)-15	COURT A TOWER 2 第 2 座	11/F	D
15(T)-16	COURT B TOWER 1 第 1 座	12/F	D
15(T)-17	COURT B TOWER 1 第 1 座	17/F & R/F	D
15(T)-18	COURT B TOWER 2 第 2 座	17/F & R/F	A
15(T)-19	COURT B TOWER 2 第 2 座	9/F	C
15(T)-20	COURT B TOWER 2 第 2 座	10/F	C
15(T)-21	COURT B TOWER 2 第 2 座	16/F	C
15(T)-22	COURT B TOWER 2 第 2 座	15/F	D
15(T)-23	COURT B TOWER 2 第 2 座	17/F & R/F	D
15(T)-24	COURT B TOWER 2 第 2 座	3/F	F
15(T)-25	COURT C TOWER 1 第 1 座	17/F & R/F	D
15(T)-26	COURT C TOWER 2 第 2 座	11/F	C
15(T)-27	COURT C TOWER 2 第 2 座	12/F	C
15(T)-28	COURT C TOWER 2 第 2 座	10/F	D
15(T)-29	COURT C TOWER 2 第 2 座	11/F	D
15(T)-30	COURT C TOWER 2 第 2 座	15/F	D
15(T)-31	COURT D TOWER 1 第 1 座	10/F	B
15(T)-32	COURT D TOWER 1 第 1 座	17/F & R/F	B
15(T)-33	COURT D TOWER 1 第 1 座	7/F	C
~~15(T)-34~~	~~COURT D TOWER 1 第 1 座~~	~~8/F~~	~~C~~
15(T)-35	COURT D TOWER 1 第 1 座	9/F	C

Tender No. 招標號碼	Block Name 大廈名稱	Floor 樓層	Flat 室
15(T)-36	COURT D TOWER 1 第 1 座	17/F & R/F	C
15(T)-37	COURT D TOWER 1 第 1 座	8/F	D
15(T)-38	COURT D TOWER 1 第 1 座	15/F	D
15(T)-39	COURT D TOWER 1 第 1 座	16/F	D
15(T)-40	COURT D TOWER 2 第 2 座	15/F	A
15(T)-41	COURT D TOWER 2 第 2 座	7/F	C
15(T)-42	COURT D TOWER 2 第 2 座	8/F	C
15(T)-43	COURT D TOWER 2 第 2 座	15/F	C
15(T)-44	COURT D TOWER 2 第 2 座	16/F	C
15(T)-45	COURT D TOWER 2 第 2 座	7/F	D
15(T)-46	COURT D TOWER 2 第 2 座	8/F	D
15(T)-47	COURT D TOWER 2 第 2 座	9/F	D
15(T)-48	COURT D TOWER 2 第 2 座	15/F	D
15(T)-49	COURT D TOWER 2 第 2 座	16/F	D

15.1(T)-01	COURT A TOWER 2 第 2 座	12/F	C
15.1(T)-02	COURT A TOWER 2 第 2 座	12/F	D

3. The measurements (including the saleable area and the area of other specified items) in respect of the residential property which is offered to be purchased by the Tenderer must be stated clearly on page 17 of the Tender Document (applicable to English version) in the tender. Please refer to the sales brochure of the Development in respect of the measurements (including the saleable area and the area of other specified items) of the residential properties in the Development.
投標者必須於投標書的招標文件內的第 18 頁(適用於中文文本)清楚註明投標者提出要約購買的一個住宅物業的量度尺寸（包括實用面積及其他指明項目的面積）。有關發展項目內住宅物業的量度尺寸（包括實用面積及其他指明項目的面積），請參閱發展項目的售樓說明書。

4. Save and except as varied or modified by this Addendum, all other provisions of the Tender Document shall remain unchanged.
除了本補充所作出的修改或變更，招標文件的所有其他條款將維持不變。

5. This Addendum shall form part of the Tender Document.
本補充構成招標文件的一部份。

Tender for _____

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the following property:-

Flat ____ on the ____ Floor of Tower ____ of Court ____of
The Horizon, No.18 Fo Chun Road, Tai Po, New Territories

Tender commences at 12:00 noon on everyday from 1st April 2026
until 31st March 2027 (both days inclusive) and
closes at 2:00 p.m. on everyday from 1st April 2026
until 31st March 2027 (both days inclusive)
(unless previously withdrawn or sold)

Tenders must be submitted during hours between 12:00 noon and 2:00 p.m. on everyday from 1st April 2026 until 31st March 2027 (both days inclusive) to the Tender Box labelled **"Public Tender For The Horizon"** placed at 12th Floor, Plaza 88, No.88 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong in a plain envelope and clearly marked **"Tender of Flat _____ on the _____ Floor of Tower _____ of Court _____ of The Horizon"**.

Vendor: **Top Finder Limited**
32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon, Hong Kong

Vendor's solicitors: **Johnson Stokes & Master**
16th-18th Floors, Prince's Building, 10 Chater Road, Central, Hong Kong
Ms. Natalie Oh / Ms. Rita Yip
(Fax: 2845 9121)

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_____的招標

招標文件

公開招標承投購買物業

現招標承投購買以下物業，即：

新界 大埔 科進路 18 號 海日灣
Court____, 第____座 ____樓 ____室

招標開始日期及時間為由 2026 年 4 月 1 日起至 2027 年 3 月 31 日
(包括首尾兩天)每日中午 12 時正
而招標截止日期及時間為由 2026 年 4 月 1 日起至 2027 年 3 月 31 日
(包括首尾兩天)每日下午 2 時正
(但若在招標截止時限之前物業已被撤回或出售則除外)

從 2026 年 4 月 1 日起至 2027 年 3 月 31 日(包括首尾兩天) 每日中午 12 時正至下午 2 時正的時間內，投標書須放入普通信封內，信封面上清楚註明「**海日灣 Court_____, 第_____座 _____樓 _____室招標**」，放入位於香港新界荃灣楊屋道 88 號「荃灣 88」十二樓擺放的標示為「**海日灣公開招標**」的投標箱內。

賣方： **暉隆有限公司**
香港九龍長沙灣長裕街 10 號億京廣場 2 期 32 字樓

賣方律師： **孖士打律師行**
香港中環遮打道 10 號太子大廈 16-18 樓
胡如嫣律師/葉淑霞小姐
(傳真：2845 9121)

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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:

"Acceptance Period"	means the period between the commencement date of submission of tender and the date which is the third working day after the closing of tender (both dates inclusive).
"Agreement"	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale.
"Conditions of Sale"	means the Conditions of Sale set out in Part 2 of this Tender Document.
"Letter of Acceptance"	means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice.
"Offer Form"	means the Offer Form set out in Part 3 of this Tender Document.
"Property"	Flat _____ on the _____ Floor of Tower _____ of Court_____ of The Horizon, No.18 Fo Chun Road, Tai Po, New Territories.
"purchase price"	means the purchase price specified in the Offer Form.
"Purchaser"	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
"Tender Document"	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);
"Tender Notice"	means the Tender Notice set out in Part 1 of this Tender Document;
"Tenderer"	means the person who is specified in the Offer Form as the tenderer;
"Vendor"	means Top Finder Limited; and
"Vendor's solicitors"	means Johnson Stokes & Master.

2. Procedures of Tender

2.1 The Vendor invites tenders for the purchase of the Property on the terms and conditions contained in this Tender Document.

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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 closing date and time of the tender, accept any tender submitted.

2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale or to sell or dispose of the Property or any part of it to any person by any method (including without limitation private treaty, tender and auction).

2.5 The Vendor reserves the right to adjust the closing date and time of the tender. Any adjustment of the closing date and time of the tender will be posted at 12th Floor, Plaza 88, No.88 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong. 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 A tender must be:-

(a) made in the form of this Tender Document with the Offer Form (Part 3 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(s)

One or more cashier order(s) in the aggregate amount of 5% of the purchase price and made payable to **"Johnson Stokes & Master"** issued by a bank duly licensed under section 16 of the Banking Ordinance.

(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 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) Warning to Purchasers
(2) Acknowledgement Letter Regarding Stamp Duty
(3) Vendor's Information Form
(4) Personal Information Collection Statement
(5) Acknowledgement Letter regarding Open Kitchen (if applicable)
(6) Acknowledgement Letter regarding viewing of property
(7) Letter regarding Rental Rebate Benefit (if applicable)

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(8) Reminder to Purchasers (if applicable)

Please do <u>NOT</u> 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 **"Tender of Flat _____ on the _____ Floor of Tower _____ of Court _____ of The Horizon"**; and

(d) placed in the Tender Box labelled **"Public Tender For The Horizon"** placed at 12th Floor, Plaza 88, No.88 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong from the commencement date and time of submission of tender and at or before the closing date and time of submission of tender set out below:

<u>Commencement date and time of the tender</u>:
12:00 noon on everyday from 1st April 2026 until 31st March 2027 (both days inclusive).

<u>Closing date and time of the tender</u>:
2:00 p.m. on everyday from 1st April 2026 until 31st March 2027 (both days inclusive).

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 9:00 a.m. on the closing date of the tender, the closing date and time of the tender will be extended to 2:00 p.m. on the next day and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

2.8 All cashier order(s) 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(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the purchase price. All other cashier orders 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.

2.9 (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. The Vendor does NOT accept any person to act as an agent, attorney, nominee, representative, trustee of the Tenderer, save and except as permitted under clause 17 of the Conditions of Sale.

(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).

2.10 (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.

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(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 Property.

3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the **"Letter of Acceptance"**) 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 between 12:00 noon and 7:00 p.m. from 26 June 2026 daily until the closing time of the closing date of the tender at 12th Floor, Plaza 88, No.88 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong. 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.

4. Miscellaneous

4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property.

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.

[End of Part 1: Tender Notice]

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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**」	指由遞交投標書的首日至招標截止日期後的第 3 個工作日(包括首尾兩日)。
「**正式合約**」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約。
「**出售條款**」	指本招標文件第 2 部份的出售條款。
「**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 3 部份的要約表格。
「**該物業**」	指新界大埔科進路 18 號海日灣 Court_____, 第_____座 _____樓_____室招標。
「**樓價**」	指要約表格中訂明的樓價。
「**買方**」	指中標者，其對該物業的投標書獲得賣方接納。
「**招標文件**」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)。
「**招標公告**」	指本招標文件第 1 部份的招標公告。
「**投標者**」	指要約表格中訂明為投標者的人士。
「**賣方**」	指暉隆有限公司。
「**賣方律師**」	指孖士打律師行。

2. 招標程序

2.1 賣方現按照載於招標文件的條款及細則招標承投購該物業。

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該物業不予出售，或將該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。

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2.5 賣方保留權利更改招標截止日期及時間。任何更改招標截止日期及時間的通知會張貼於香港新界荃灣楊屋道 88 號「荃灣 88」十二樓。賣方無須就更改招標截止日期及時間另行通知投標者。

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 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 3 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

一張或多張銀行本票，總金額為樓價的 5%，抬頭寫「**孖士打律師行**」，銀行本票須由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發。

(ii) 投標者的身份證明文件

如投標者是個人，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) 對買方的警告
(2) 關於印花稅的確認書
(3) 賣方資料表格
(4) 個人資料收集聲明
(5) 關於開放式廚房的確認信(如適用)
(6) 關於參觀物業的確認信
(7) 關於「租金回贈」優惠的信件(如適用)
(8) 對買方的提醒(如適用)

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「**海日灣 Court_____, 第_____座 _____樓 _____室招標**」；及

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(d) 從下述招標開始日期及時間起至招標截止日期及時間止放入位於香港新界荃灣楊屋道 88 號「荃灣 88」十二樓擺放的標示為「**海日灣公開招標**」的投標箱內：

招標開始日期及時間：
由 2026 年 4 月 1 日起至 2027 年 3 月 31 日(包括首尾兩天)每日中午 12 時正。

招標截止日期及時間：
由 2026 年 4 月 1 日起至 2027 年 3 月 31 日 (包括首尾兩天)每日下午 2 時正。

若在招標截止日期上午 9 時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，截標日期及時間將延至下一日的下午 2 時正(而當天亦沒有黑色暴雨警告或八號或以上颱風信號發出)。

2.8 在賣方對收到的投標書作出決定前，所有銀行本票均不會予以兌現。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 天內，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。

2.9 (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。除出售條款第 17 條另有批准外，賣方不接受任何人以代理人、獲授權人、被提名人、代表、信託人身份代表投標者行事。

(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。

2.10 (a) 作爲賣方招標及下文(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按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，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. 接受投標

3.1 投標書如獲接納，中標者即成為該物業之買方。

3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)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。

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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由 2026 年 6 月 26 日起每日中午 12 時正至晚上 7 時正直至招標截止日期之截止時間為止，在香港新界荃灣楊屋道 88 號「荃灣 88」十二樓審閱。為免疑問，買方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。

4. <u>其他事項</u>

4.1 投標者宜注意，賣方只會回答關於該物業的一般問題，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。

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。任何陳述不得作爲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的任何種類的改動及／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。

[第 1 部份：招標公告完]

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PART 2: CONDITIONS OF SALE

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein unless otherwise defined below:-

   "Development" means The Horizon, No.18 Fo Chun Road, Tai Po, New Territories.

   "this Preliminary Agreement" means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document.

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms and conditions contained in this Preliminary Agreement.

3. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the office 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 or before the **105th** / **720th** / **1,080th** / **60th** * days after the date of the Letter of Acceptance.

4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-

   (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;

   (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.

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

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

7. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

8. The Purchaser shall attend the office of the Vendor's solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment; (ii) to pay the sum abovementioned 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. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-

   (a) this Preliminary Agreement is terminated;

*Delete as appropriate

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(b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and

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

10. The Purchaser will have to agree with the Vendor in the Agreement to the effect that the Vendor is entitled to keep the preliminary deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever.

11. The measurements of the Property are as follows: Please refer to the attached Schedule 1.

12. The sale and purchase of the Property includes the fittings, finishes and appliances as follows: Please refer to the attached Schedule 2.

13. 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.

14. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 15 and fully understands its contents.

15. For the purposes of clause 14, the following is the "Warning to Purchasers"–

(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 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。

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16. This Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.

17. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of all legal documentation in relation to the purchase of the Property (including the Agreement, Mortgage and subsequent Assignment, etc.), the Vendor agrees to bear the solicitors' legal cost of the Agreement and the subsequent Assignment. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment. 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.

18. All stamp duty (including without limitation any ad valorem stamp duty, special stamp duty, buyer's 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.

19. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and 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.

20. 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.

21. The Property is sold on "as is" basis. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.

22. On completion, the Purchaser shall pay to the manager of the Development, or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the manager), all deposits and advance payment, contribution to special funds, debris removal fee and all other payments payable under the DMC.

23. 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 transfers 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 whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address), 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 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

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Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever 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 affect as item (i) above of this clause.

24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.

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

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

(a) 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) 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) 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) 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) 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.

27. In this Preliminary Agreement:-

(a) **"saleable area"** has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance;

(b) **"working day"** has the meaning given by section 2(1) of that Ordinance.

(c) 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) 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.

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第 2 部分：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「發展項目」	指新界 大埔 科進路 18 號 「海日灣」。
「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約；

2. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條款出售該物業，而買方須以樓價並按本臨時合約所載條款及條款購買該物業。

3. 買賣雙方同意於接納書的日期後第 **105** / **720** / **1,080** / **60** * 天或之前於辦公時間(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交易該物業。

4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：

   (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及

   (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。

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。

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。

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。

8. 買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書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 條所載就正式合約應付之所有印花稅。

9. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：

   (a) 本臨時合約即終止；

   (b) 買方支付的臨時訂金，即被沒收歸於賣方；及

   (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。

10. 在正式合約當中，買方須與賣方協議如正式合約於日後以任何形式被取消，賣方有權保留臨時訂金。

11. 該物業的量度尺寸載列於附表 1。

12. 該物業的買賣包括的裝置、裝修物料及設備載列於附表 2。

*將不適用者刪去

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

14. 買方確認已收到第 15 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。

15. 就上述第 14 條而言，「**對買方的警告**」內容如下—

(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.

16. 本臨時合約只適用於買方本身，買方無權要求賣方與任何其他人訂立任何正式合約，亦無權將本臨時合約的利益轉讓予第三方。

17. 若買方亦聘用賣方之律師行為買方之代表律師處理購買本物業的法律文件(包括正式合約、按揭契及轉讓契等)，賣方同意支付正式合約及其後之轉讓契之律師費用。若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。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。

18. 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、額外印花稅、買家印花稅及附加印花稅)，一概由買方負責支付。

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19. 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。

20. 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。

21. 本物業以現狀形式出售。買方在購買本物業時完全知悉本物業及本物業內的裝置，裝修物料及設備的實質狀況，並接受本物業及該等裝置，裝修物料及設備的現狀。

22. 買方在成交時須按大廈公契規定向發展項目管理人繳交所有按金、上期預繳、其須分擔的特別基金、清理廢料費用及所有須繳交的其他費用。如任何上述費用已由賣方付予管理人，買方均須在交易完成時補還予賣方。

23. 買方須與賣方在正式買賣合約中訂明，若買方轉售本物業或將買賣合約權益轉讓予第三者，則每個轉購人、受贈人、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、委任人及其他買、賣本物業或任何相關利益人士的詳細資料(包括身份証號碼及地址)，及全數金額或其他代價，包括任何佣金、訂購或代理費用、或任何在期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履行本條(i)項中的責任。

24. 買方如有更改地址或電話，須以書面通知賣方。

25. 本物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。

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。

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。

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

(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：

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

(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。

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28. 在本臨時合約中—

(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；

(b) "工作日"具有該條例第 2(1)條給予該詞的涵義；

(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

(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。

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Schedule 1 to Conditions of Sale

Property : Flat on the Floor of Tower of Court of The Horizon, No.18 Fo Chun Road, Tai Po, New Territories

The measurements of the Property are as follows—

(a) the saleable area of the Property is _____ square metres/ _____ square feet of which—

_____ square metres/ _____ square feet is the floor area of the balcony;

_____ square metres/ _____ square feet is the floor area of the utility platform;

_____ square metres/ _____ square feet is the floor area of the verandah; and

(b) other measurements are—

* the area of the air-conditioning plant room is _____ square metres/ _____ square feet;

* the area of the bay window is _____ square metres/ _____ square feet;

* the area of the cockloft is _____ square metres/ _____ square feet;

* the area of the flat roof is _____ square metres/ _____ square feet;

* the area of the garden is _____ square metres/ _____ square feet;

* the area of the parking space is _____ square metres/ _____ square feet;

* the area of the roof is _____ square metres/ _____ square feet;

* the area of the stairhood is _____ square metres/ _____ square feet;

* the area of the terrace is _____ square metres/ _____ square feet;

* the area of the yard is _____ square metres/ _____ square feet.

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出售條款附表1

物業: 新界 大埔 科進路 18 號 海日灣 Court ，第 座 樓 室

本物業的量度尺寸如下—

(a) 本物業的實用面積為 _____ 平方米／ _____ 平方呎，其中—

_____ 平方米／ _____ 平方呎為露台的樓面面積；

_____ 平方米／ _____ 平方呎為工作平台的樓面面積；

_____ 平方米／ _____ 平方呎為陽台的樓面面積；及

(b) 其他量度尺寸為—

*空調機房的面積為 _____ 平方米／ _____ 平方呎；

*窗台的面積為 _____ 平方米／ _____ 平方呎；

*閣樓的面積為 _____ 平方米／ _____ 平方呎；

*平台的面積為 _____ 平方米／ _____ 平方呎；

*花園的面積為 _____ 平方米／ _____ 平方呎；

*停車位的面積為 _____ 平方米／ _____ 平方呎；

*天台的面積為 _____ 平方米／ _____ 平方呎；

*梯屋的面積為 _____ 平方米／ _____ 平方呎；

*前庭的面積為 _____ 平方米／ _____ 平方呎；

*庭院的面積為 _____ 平方米／ _____ 平方呎。

*將不適用者刪去

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出售條款附表 2
Schedule 2 to Conditions of Sale

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

Internal Wall / Ceiling 內牆 / 天花板	:	**Internal Wall** **內牆** Living room, Dining room and Bedroom finished with emulsion paint. 客廳、飯廳及睡房髹乳膠漆。 **Ceiling** **天花板** Living room, Dining room and Bedroom finished with emulsion paint. Gypsum board finished with emulsion paint where false ceiling and bulkhead are provided. 客廳、飯廳及睡房為乳膠漆，設有假天花或假陣的均以石膏板髹乳膠漆。
Internal Floor 內部地板	:	Living room, Dining room and Bedroom finished with engineered timber flooring and timber skirting except the following flats. 除下列單位，客廳、飯廳及睡房鋪砌複合木地板及木牆腳線。 For the Living room and Dining room of the following flats, floor finished with ceramic tiles and timber skirting: 下列單位的客廳及飯廳鋪砌瓷質磚及木牆腳線： • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat C, G/F of Tower 1 of Court B; • Court B 第一座地下 C 室; • Flat D, G/F of Tower 1 of Court B; • Court B 第一座地下 D 室; • Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat C, G/F of Tower 2 of Court B; • Court B 第二座地下 C 室; • Flat D, G/F of Tower 2 of Court B; • Court B 第二座地下 D 室; • Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室; • Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat D, G/F of Tower 1 of Court C; • Court C 第一座地下 D 室; • Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室; • Flat F, G/F of Tower 1 of Court C; • Court C 第一座地下 F 室; • Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室; • Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C; • Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室; • Flat D, G/F of Tower 2 of Court C; • Court C 第二座地下 D 室; • Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C. • Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室。 Reconstituted stone border along edge of Living room and Dining room adjoining flat roof, balcony and terrace. 平台、露台及前庭與客廳及飯廳圍邊之間鋪砌人造石。

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Bathroom 浴室	:	Wall finished with ceramic tiles up to false ceiling. 牆壁鋪砌瓷質磚至假天花底。 Provided with gypsum board false ceiling finished with emulsion paint and aluminum panel ceiling. 石膏板假天花髹乳膠漆及鋁板天花。 Floor finished with ceramic tiles except the following flats. 除下列單位，地板鋪砌瓷質磚。 For the bathroom 1 of the following flats, floor finished with ceramic tiles and natural stone: 下列單位的浴室 1，地板鋪砌瓷質磚及天然石: • Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court A; • Court A 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室; • Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court A; • Court A 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室; • Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; • Court A 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室; • Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; • Court A 第一座地下至三樓、五樓至十二樓及十五樓至十六樓 D 室; • Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court A; • Court A 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室; • Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court A; • Court A 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室; • Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A; • Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室; • Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A; • Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 D 室; • Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B; • Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室; • Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B; • Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室; • Flat B, G/F of Tower 1 of Court C; • Court C 第一座地下 B 室; • Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C; • Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室; • Flat B, G/F of Tower 2 of Court C; • Court C 第二座地下 B 室; • Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C; • Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室; • Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D; • Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室; • Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D; • Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室; • Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court D; • Court D 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室; • Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; • Court D 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 D 室; • Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D; • Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室; • Flat B, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D; • Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 B 室; • Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court D; • Court D 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室; • Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. • Court D 第二座地下至三樓、五樓至十二樓及十五樓至十六樓 D 室。
Kitchen 廚房	:	Wall finished with ceramic tiles, glass and stainless steel up to false ceiling. 牆壁鋪砌瓷質磚、玻璃及不銹鋼。 Floor finished with ceramic tiles. 地板鋪砌瓷質磚。 Provided with gypsum board false ceiling finished with emulsion paint and aluminum panel ceiling except the following flats. 除下列單位外，提供石膏板假天花髹乳膠漆及鋁板假天花。 For the kitchens of the following flats, ceiling and gypsum board false ceiling finished with emulsion paint: 下列單位的廚房，天花板及石膏板假天花髹乳膠漆: • Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B; • Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室;

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Kitchen (cont'd) : ⬩ Flat C, G/F of Tower 1 of Court B;
廚房(續) ⬩ Court B 第一座地下 C 室;
⬩ Flat D, G/F of Tower 1 of Court B;
⬩ Court B 第一座地下 D 室;
⬩ Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
⬩ Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
⬩ Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
⬩ Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
⬩ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
⬩ Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
⬩ Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
⬩ Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
⬩ Flat B, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
⬩ Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 B 室;
⬩ Flat C, G/F of Tower 2 of Court B;
⬩ Court B 第二座地下 C 室;
⬩ Flat D, G/F of Tower 2 of Court B;
⬩ Court B 第二座地下 D 室;
⬩ Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
⬩ Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
⬩ Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
⬩ Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
⬩ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
⬩ Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
⬩ Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
⬩ Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
⬩ Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
⬩ Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
⬩ Flat D, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 D 室;
⬩ Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
⬩ Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
⬩ Flat F, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 F 室;
⬩ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
⬩ Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
⬩ Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C;
⬩ Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
⬩ Flat D, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 D 室;
⬩ Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C.
⬩ Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

Door : **Terrace Gate on G/F**
門 **地下前庭閘**
For the following flats, painted metal gate fitted with lockset and door hinges:
下列單位採用油漆面金屬大閘配上套裝鎖及門鉸:
⬩ Flat C, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 C 室;
⬩ Flat D, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 D 室;
⬩ Flat C, G/F of Tower 2 of Court A;
⬩ Court A 第二座地下 C 室;
⬩ Flat A, G/F of Tower 1 of Court B;
⬩ Court B 第一座地下 A 室;
⬩ Flat A, G/F of Tower 2 of Court B;
⬩ Court B 第二座地下 A 室;
⬩ Flat B, G/F of Tower 2 of Court B;
⬩ Court B 第二座地下 B 室;
⬩ Flat C, G/F of Tower 2 of Court B;
⬩ Court B 第二座地下 C 室;
⬩ Flat D, G/F of Tower 2 of Court B;
⬩ Court B 第二座地下 D 室;
⬩ Flat A, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 A 室;
⬩ Flat B, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 B 室;
⬩ Flat C, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 C 室;
⬩ Flat D, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 D 室;

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Door (cont'd) : ⬩ Flat E, G/F of Tower 1 of Court C;
門(續) ⬩ Court C 第一座地下 E 室;
⬩ Flat F, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 F 室;
⬩ Flat A, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 A 室;
⬩ Flat B, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 B 室;
⬩ Flat C, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 C 室;
⬩ Flat D, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 D 室;
⬩ Flat E, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 E 室;
⬩ Flat B, G/F of Tower 1 of Court D;
⬩ Court D 第一座地下 B 室;
⬩ Flat C, G/F of Tower 1 of Court D;
⬩ Court D 第一座地下 C 室;
⬩ Flat A, G/F of Tower 2 of Court D;
⬩ Court D 第二座地下 A 室;
⬩ Flat B, G/F of Tower 2 of Court D;
⬩ Court D 第二座地下 B 室;
⬩ Flat C, G/F of Tower 2 of Court D;
⬩ Court D 第二座地下 C 室;
⬩ Flat D, G/F of Tower 2 of Court D.
⬩ Court D 第二座地下 D 室。

Main Entrance
主要入口
Solid core fire-rated timber door finished with plastic laminate and fitted with lockset, concealed door closer, smoke seal, door viewer, door guard, door hinges and door stopper.
膠板飾面防火實心木門配上套裝鎖、暗藏門鼓、防煙條、防盜眼、防盜扣、門鉸及門檔。

Dining Room
飯廳
For the following flats, solid core fire-rated timber door finished with plastic laminate and fitted with door handle, concealed door closer, smoke seal, door hinges and door stopper:
下列單位採用膠板飾面防火實心木門配上門把手、暗藏門鼓、防煙條、門鉸及門檔:
⬩ Flat A, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 A 室;
⬩ Flat B, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 B 室;
⬩ Flat C, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 C 室;
⬩ Flat D, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 D 室;
⬩ Flat A, G/F of Tower 2 of Court A;
⬩ Court A 第二座地下 A 室;
⬩ Flat B, G/F of Tower 2 of Court A;
⬩ Court A 第二座地下 B 室;
⬩ Flat C, G/F of Tower 2 of Court A;
⬩ Court A 第二座地下 C 室;
⬩ Flat A, G/F of Tower 1 of Court D;
⬩ Court D 第一座地下 A 室;
⬩ Flat B, G/F of Tower 1 of Court D;
⬩ Court D 第一座地下 B 室;
⬩ Flat C, G/F of Tower 1 of Court D;
⬩ Court D 第一座地下 C 室;
⬩ Flat A, G/F of Tower 2 of Court D;
⬩ Court D 第二座地下 A 室;
⬩ Flat B, G/F of Tower 2 of Court D;
⬩ Court D 第二座地下 B 室;
⬩ Flat C, G/F of Tower 2 of Court D;
⬩ Court D 第二座地下 C 室;
⬩ Flat D, G/F of Tower 2 of Court D.
⬩ Court D 第二座地下 D 室。

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Door (cont'd) : **Kitchen**
門(續) **廚房**

Solid core fire-rated timber door finished with plastic laminate and fitted with fire rated glass panel, concealed door closer, smoke seal, door handle, door hinges and door stopper.
膠板飾面防火實心木門配上防火視窗板、暗藏門鼓、防煙條、門把手、門鉸及門檔。

Bedrooms
睡房

Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper.
膠板飾面實心木門配上套裝鎖、門鉸及門檔。

Bathrooms
浴室

Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper except the following flats.
除下列單位外，膠板飾面實心木門配上套裝鎖、門鉸及門檔。

For the bathroom of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B
- Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 1 of Court C;
- Court C 第一座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
- Flat F, G/F of Tower 1 of Court C;
- Court C 第一座地下 F 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 B 室;
- Flat D, G/F of Tower 2 of Court C;
- Court C 第二座地下 D 室;
- Flat E, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

For the bathroom 1 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 1 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:
- Flat A, G/F of Tower 1 of Court A;
- Court A 第一座地下 A 室;
- Flat B, G/F of Tower 1 of Court D.
- Court D 第一座地下 B 室。

For the bathroom 2 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 2 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:
- Flat B, 17/F of Tower 1 of Court A;
- Court A 第一座十七樓 B 室;
- Flat B, 17/F of Tower 2 of Court A;
- Court A 第二座十七樓 B 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat E, G/F of Tower 1 of Court C;
- Court C 第一座地下 E 室;
- Flat F, 1/F-3/F, 5/F-12/F , 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;

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Door (cont'd) :
門(續)

- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat A, G/F of Tower 2 of Court D.
- Court D 第二座地下 A 室。

For the bathroom 3 of the following flats, solid core timber door finished with plastic laminate and fitted with lockset, door hinges, door stopper and timber louvre:
下列單位的浴室 3 採用膠板飾面實心木門連木製百葉配上套裝鎖、門鉸及門檔:

- Flat D, G/F of Tower 1 of Court A;
- Court A 第一座地下 D 室;
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat A, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 A 室。

Utility Room
多用途房
Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper except the following flats.
除下列單位外，採用膠板飾面實心木門配上套裝鎖、門鉸及門檔。

For the utility room for the following flats, solid core fire-rated timber door finished with plastic laminate and fitted with concealed door closer, lockset, door hinges and door stopper:
下列單位的多用途房採用膠板飾面防火實心木門配上暗藏門鼓、套裝鎖、門鉸及門檔:

- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五樓至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五樓至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五樓至十六樓 C 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室。

Water Closet
洗手間
Aluminum framed glass folding door and fitted with lockset and door hinges.
鋁質框玻璃折疊門配上套裝鎖及門鉸。

Balcony and Terrace
露台及前庭
Aluminum framed glass sliding door fitted with lockset.
鋁質框玻璃趟門配上套裝鎖。

Flat roof
平台
Aluminum framed glass folding door and swing door fitted with lockset and door hinges for the following flats:
下列單位採用鋁質框玻璃折疊門及推拉門配上套裝鎖及門鉸:

- Flat A, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 A 室
- Flat B, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 B 室
- Flat A, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 2 of Court A.
- Court A 第二座十七樓及天台 B 室。

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Door (cont'd) 門(續) : Aluminum framed glass sliding door fitted with lockset for the following flats:
下列單位採用鋁質框玻璃趟門配上套裝鎖:
- Flat C, 1/F of Tower 1 of Court B;
- Court B 第一座一樓 C 室;
- Flat D, 1/F of Tower 1 of Court B;
- Court B 第一座一樓 D 室;
- Flat C, 1/F of Tower 2 of Court B;
- Court B 第二座一樓 C 室;
- Flat D, 1/F of Tower 2 of Court B.
- Court B 第二座一樓 D 室。

Aluminum framed glass folding door fitted with lockset and door hinges for the following flats:
下列單位採用鋁質框玻璃折疊門配上套裝鎖及門鉸:
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat A, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 A 室。

Steel swing door fitted with lockset, door hinges, door closer and glass vision panel for the flat roof at Roof Floor of the following flats:
下列單位的天台平台採用鋼鐵推拉門配上套裝鎖、門鉸、門鼓及視窗板:
- Flat A, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 1 of Court A;
- Court A 第一座十七樓及天台 B 室;
- Flat A, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 2 of Court A;
- Court A 第二座十七樓及天台 B 室;
- Flat A, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 1 of Court B;
- Court B 第一座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 2 of Court B;
- Court B 第二座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 D 室;
- Flat F, 17/F & R/F of Tower 1 of Court C;
- Court C 第一座十七樓及天台 F 室;
- Flat A, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 A 室;
- Flat C, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 C 室;
- Flat D, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 D 室;
- Flat E, 17/F & R/F of Tower 2 of Court C;
- Court C 第二座十七樓及天台 E 室;
- Flat A, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 A 室;
- Flat B, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 B 室;
- Flat C, 17/F & R/F of Tower 1 of Court D;
- Court D 第一座十七樓及天台 C 室;
- Flat A, 17/F & R/F of Tower 2 of Court D;
- Court D 第二座十七樓及天台 A 室;

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Door (cont'd)
門(續)

- Flat B, 17/F & R/F of Tower 2 of Court D;
- Court D 第二座十七樓及天台 B 室;
- Flat C, 17/F & R/F of Tower 2 of Court D.
- Court D 第二座十七樓及天台 C 室。

Store Room
儲物室
Solid core timber door finished with plastic laminate and fitted with lockset, door hinges and door stopper for the following flat:
下列單位採用膠板飾面實心木門配上套裝鎖、門鉸及門檔：

- Flat D, G/F of Tower 1 of Court A.
  Court A 第一座地下 D 室。

Bathroom
浴室

Provided with wooden basin cabinet with natural stone countertop and finished with plastic laminate.
提供膠板飾面木製面盆櫃連天然石檯面。

Provided with wooden mirror cabinet finished with plastic laminate.
提供膠板飾面鏡櫃檯面。

Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated mixer, enamelled cast-iron bath tub with chrome plated mixer, clear tempered glass shower compartment with chrome plated shower mixer (applicable to bathrooms with shower cubicle), chrome plated towel bar, chrome plated paper holder and chrome plated robe hook.
裝置及設備包括陶瓷坐廁、陶瓷洗手盆連鍍鉻洗手盆水龍頭、搪瓷生鐵浴缸連鍍鉻水龍頭、強化清玻璃淋浴間連鍍鉻水龍頭(適用於附設淋浴間的浴室)、鍍鉻毛巾棍、鍍鉻廁紙架及鍍鉻掛勾。

Thermal ventilator is provided for all bathrooms.
所有浴室提供浴室寶。

Plastic coated copper pipes are used for cold and hot water supply system.
冷水及熱水供應系統使用包膠銅喉。

Kitchen
廚房

Provided with wooden kitchen cabinet finished with plastic laminate and fitted with wooden cabinet door panel finished with plastic laminate.
提供膠板飾面木製廚櫃連膠板飾面木製櫃門板。

Smoke detector and sprinkler head are provided in or near open kitchens.
提供煙霧探測器及消防花灑頭於開放式廚房內或附近 。

Stainless steel sink with sink mixer is provided.
提供不銹鋼洗滌盆連水龍頭。

Plastic coated copper pipes are used for cold and hot water supply system.
冷水及熱水供應系統使用包膠銅喉。

For 1-Bedroom flats as listed below
適用於下列 1 房單位
Cooker hood, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機:

- Flat B, G/F of Tower 1 of Court B;
- Court B 第一座地下 B 室;
- Flat C, G/F of Tower 1 of Court B
- Court B 第一座地下 C 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室;
- Flat B, G/F of Tower 2 of Court B
- Court B 第二座地下 B 室;
- Flat C, G/F of Tower 2 of Court B;
- Court B 第二座地下 C 室;
- Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 G 室;
- Flat H, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B.
- Court B 第二座一樓至三樓、五樓至十二樓及十五樓至十七樓 H 室。

Cooker hood, gas burner, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機:

- Flat E, G/F of Tower 2 of Court C;
- Court C 第二座地下 E 室;

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Kitchen (cont'd) : ⬩ Flat F, 1/F-3/F, 5/F-8/F of Tower 2 of Court C.
廚房(續) ⬩ Court C 第二座一樓至三樓及五樓至八樓 F 室。

For 2-Bedrooms flats as listed below
適用於下列 2 房單位
Cooker hood, induction hob, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、電磁爐、蒸爐、雪櫃連冰箱及洗衣乾衣機:
⬩ Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
⬩ Court B 第一座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
⬩ Flat E, G/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
⬩ Court B 第二座地下至三樓、五樓至十二樓及十五樓至十七樓 E 室;
⬩ Flat D, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 D 室;
⬩ Flat E, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
⬩ Court C 第一座一樓至三樓、五樓至十二樓及十五樓至十七樓 E 室;
⬩ Flat D, G/F of Tower 2 of Court C;
⬩ Court C 第二座地下 D 室;
⬩ Flat E, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
⬩ Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 E 室。

Cooker hood, gas burner, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、蒸爐、雪櫃連冰箱及洗衣乾衣機:
⬩ Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court B;
⬩ Court B 第一座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
⬩ Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court B;
⬩ Court B 第二座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
⬩ Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
⬩ Court C 第一座一樓至三樓、五樓至十二樓及十五至十七樓 B 室;
⬩ Flat F, G/F of Tower 1 of Court C;
⬩ Court C 第一座地下 F 室;
⬩ Flat G, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 1 of Court C;
⬩ Court C 第一座一樓至三樓、五樓至十二樓及十五至十七樓 G 室;
⬩ Flat A, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
⬩ Court C 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
⬩ Flat B, 1/F-3/F, 5/F-12/F and 15/F-17/F of Tower 2 of Court C.
⬩ Court C 第二座一樓至三樓、五樓至十二樓及十五至十七樓 B 室。

Cooker hood, gas burner, induction hob, steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸爐、雪櫃連冰箱及洗衣乾衣機：
⬩ Flat C, G/F of Tower 1 of Court A;
⬩ Court A 第一座地下 C 室;
⬩ Flat C, G/F of Tower 2 of Court A.
⬩ Court A 第二座地下 C 室。

Cooker hood, gas burner, induction hob, microwave, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、微波爐、雪櫃連冰箱及洗衣乾衣機：
⬩ Flat F, 9/F-12/F and 15/F-17/F of Tower 2 of Court C.
⬩ Court C 第二座九樓至十二樓及十五至十七樓 F 室。

Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機及冷氣機：
⬩ Flat A, 17/F & R/F of Tower 1 of Court A.
⬩ Court A 第一座十七樓及天台 A 室。

For 3-Bedrooms flats as listed below
適用於下列 3 房單位
Cooker hood, gas burner, combination steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、蒸焗爐、雪櫃連冰箱及洗衣乾衣機：
⬩ Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
⬩ Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
⬩ Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F Tower 1 of Court B;
⬩ Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;
⬩ Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
⬩ Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
⬩ Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
⬩ Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室;

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Kitchen (cont'd) :
廚房(續)

- Flat A, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F&R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 A 室;
- Flat F, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C.
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 F 室。

Cooker hood, gas burner, induction hob, combination steam-oven, fridge-freezer and washer-dryer are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸焗爐、雪櫃連冰箱及洗衣乾衣機：

- Flat A, G/F of Tower 1 of Court B;
- Court B 第一座地下 A 室;
- Flat D, G/F of Tower 1 of Court B;
- Court B 第一座地下 D 室;
- Flat A, G/F of Tower 2 of Court B;
- Court B 第二座地下 A 室;
- Flat D, G/F of Tower 2 of Court B;
- Court B 第二座地下 D 室;
- Flat A, G/F of Tower 1 of Court C;
- Court C 第一座地下 A 室;
- Flat E, G/F of Tower 1 of Court C.
- Court C 第一座地下 E 室。

Cooker hood, gas burner, induction hob, combination steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、蒸焗爐、雪櫃連冰箱、洗衣乾衣機及冷氣機：

- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court B;
- Court B 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat C, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court B;
- Court B 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat B, G/F of Tower 1 of Court C;
- Court C 第一座地下 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 1 of Court C;
- Court C 第一座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室;
- Flat B, G/F of Tower 2 of Court C;
- Court C 第二座地下 B 室;
- Flat C, G/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C;
- Court C 第二座地下至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 C 室;
- Flat D, 1/F-3/F, 5/F-12/F, 15/F-16/F and 17/F & R/F of Tower 2 of Court C.
- Court C 第二座一樓至三樓、五樓至十二樓、十五樓至十六樓及十七樓及天台 D 室。

Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats:
下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、洗衣乾衣機及冷氣機：

- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A;
- Court A 第一座一樓至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat A, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五至十六樓 A 室;
- Flat B, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座地下至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court A;
- Court A 第二座一樓至三樓、五樓至十二樓及十五至十六樓 D 室;
- Flat A, G/F of Tower 1 of Court D;
- Court D 第一座地下 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 B 室;
- Flat C, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D;
- Court D 第一座地下至三樓、五樓至十二樓及十五至十六樓 C 室;
- Flat A, G/F of Tower 2 of Court D;
- Court D 第二座地下 A 室;
- Flat B, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D;
- Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 B 室;

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Kitchen (cont'd) 廚房(續)	:	⬩ Flat C, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. ⬩ Court D 第二座地下至三樓、五樓至十二樓及十五至十六樓 C 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機及冷氣機： ⬩ Flat B, 17/F & R/F of Tower 1 of Court A; ⬩ Court A 第一座十七樓及天台 B 室; ⬩ Flat A, 17/F & R/F of Tower 2 of Court A; ⬩ Court A 第二座十七樓及天台 A 室; ⬩ Flat B, 17/F & R/F of Tower 2 of Court A. ⬩ Court A 第二座十七樓及天台 B 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, refrigerator, freezer, dishwasher, free-standing washer-dryer, wine-conditioning unit and air-conditioner are provided for the following units: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃、冰箱、洗碗碟機、獨立式洗衣乾衣機、酒櫃及冷氣機： ⬩ Flat A, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓及天台 A 室; ⬩ Flat D, G/F of Tower 2 of Court D; ⬩ Court D 第二座地下樓 D 室; ⬩ Flat A, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓及天台 A 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、獨立式洗衣乾衣機及冷氣機： ⬩ Flat C, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓 C 室; ⬩ Flat C, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓 C 室。 **For 4-Bedrooms flats as listed below** 適用於下列 4 房單位 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、洗衣乾衣機及冷氣機： ⬩ Flat A, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; ⬩ Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat D, G/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court A; ⬩ Court A 第一座地下至三樓、五樓至十二樓及十五至十六樓 D 室; ⬩ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; ⬩ Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat B, G/F of Tower 1 of Court D; ⬩ Court D 第一座地下 B 室; ⬩ Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 1 of Court D; ⬩ Court D 第一座一樓至三樓、五樓至十二樓及十五至十六樓 D 室; ⬩ Flat A, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D; ⬩ Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 A 室; ⬩ Flat B, G/F of Tower 2 of Court D; ⬩ Court D 第二座地下 B 室; ⬩ Flat D, 1/F-3/F, 5/F-12/F and 15/F-16/F of Tower 2 of Court D. ⬩ Court D 第二座一樓至三樓、五樓至十二樓及十五至十六樓 D 室。 Cooker hood, gas burner, induction hob, oven, steam-oven, fridge-freezer, free-standing washer-dryer and air-conditioner are provided for the following flats: 下列單位提供抽油煙機、煤氣煮食爐、電磁爐、焗爐、蒸爐、雪櫃連冰箱、獨立式洗衣乾衣機及冷氣機： ⬩ Flat B, 17/F & R/F of Tower 1 of Court D; ⬩ Court D 第一座十七樓及天台 B 室; ⬩ Flat B, 17/F & R/F of Tower 2 of Court D. ⬩ Court D 第二座十七樓及天台 B 室。
Other Provisions 其他設備	:	Provided with air-conditioner for Living room, Dining room and Bedroom. 客廳、飯廳及睡房提供冷氣機。

[第 2 部分：出售條款完]
[End of Part 2: Conditions of Sale]

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PART 3: 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 Property at the purchase price specified in the Schedule to this Offer Form subject to the terms and conditions of this Tender Document and the Conditions of Sale.

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 Conditions of Sale) 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 acceptance of tender

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 acceptance of tender 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 date 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 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.

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Schedule to the Offer Form

(To be completed by the Tenderer)

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

Section 2 - Purchase price			
Purchase price (HK$)			
Cashier order	Amount (HK$)	Bank	Cashier order no.

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Section 3 – Payment plan (Please tick as appropriate)*

☐ **Payment Plan (H)** (105-day Payment Plan) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **105 days** after the date of the Letter of Acceptance).

Remark:

If after the Vendor has accepted the tender of the Tenderer on or after 1st February 2021, the Tenderer wishes to change the payment plan and select either Payment Plan (J) (720-day Occupation Before Completion) or Payment Plan (K) (1080-day Occupation Before Completion), subject to the payment of relevant administrative fee to the Vendor and having obtained the Vendor's consent, the Tenderer shall enter into supplemental agreement(s) and pay the relevant additional stamp duty (if any), adjudication fee and legal fees and comply with the requirements (if any) imposed by the Vendor in its absolute discretion.

☐ **Payment Plan (I)** (105-day First Mortgage Loan Payment Plan) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **105 days** after the date of the Letter of Acceptance).

Payment Plan (J) (720-day Occupation Before Completion) - Terms of payment
(Only applicable to Tenderer who has selected Payment Plan (H) "105-day Payment Plan" under this Tender Document being accepted by the Vendor on or after 1st February 2021 and who has been approved by the Vendor to change to this 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 the Letter of Acceptance.
- A further deposit equivalent to 2.5% of the purchase price shall be paid within 300 days after the date of the Letter of Acceptance.
- A further deposit equivalent to 2.5% of the purchase price shall be paid within 570 days after the date of the Letter of Acceptance.
- 85% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **720 days** after the date of the Letter of Acceptance).

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Payment Plan (K) (1080-day Occupation Before Completion) - Terms of payment
(Only applicable to Tenderer who has selected Payment Plan (H) "105-day Payment Plan" under this Tender Document being accepted by the Vendor on or after 1st February 2021 and who has been approved by the Vendor to change to this 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 the Letter of Acceptance.
- A further deposit equivalent to 2.5% of the purchase price shall be paid within 300 days after the date of the Letter of Acceptance.
- A further deposit equivalent to 2.5% of the purchase price shall be paid within 570 days after the date of the Letter of Acceptance.
- A further deposit equivalent to 2.5% of the purchase price shall be paid within 840 days after the date of the Letter of Acceptance.
- 82.5% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **1080 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (L2)** (Sitting Tenant Acquisition Plan 2) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (L3)** (Sitting Tenant Acquisition Plan 3) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

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☐ **Payment Plan (L4)** (Sitting Tenant Acquisition Plan 4) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (L5)** (Sitting Tenant Acquisition Plan 5) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (M2)** (Lease with Option to Purchase Plan 2) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (M3)** (Lease with Option to Purchase Plan 3) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

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☐ **Payment Plan (M4)** (Lease with Option to Purchase Plan 4) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (M5)** (Lease with Option to Purchase Plan 5) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (P3)** (Y6 Lease with Option to Purchase Plan 3) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (P4)** (Y6 Lease with Option to Purchase Plan 4) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

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☐ **Payment Plan (P5)** (Y6 Lease with Option to Purchase Plan 5) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (Q4)** (Y7 Lease with Option to Purchase Plan 4) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (Q5)** (Y7 Lease with Option to Purchase Plan 5) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

☐ **Payment Plan (R4)** (Y8 Lease with Option to Purchase Plan 4) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

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☐ **Payment Plan (R5)** (Y8 Lease with Option to Purchase Plan 5) - Terms of payment

- 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 the Letter of Acceptance.
- 90% of the purchase price (balance of purchase price) shall be paid on completion of the sale and purchase of the Property (i.e. within **60 days** after the date of the Letter of Acceptance).

Section 4 - Intermediary (if any)	
Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	

Declaration regarding Intermediary (applicable only if an Intermediary is specified)

I/We declare and confirm that 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. 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 this Tender Document.

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Section 5 - Declaration of relationship with the Vendor (Please tick as appropriate)*

I/We [* ☐ **am/are** / ☐ **am/are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

(A person is a related party to the Vendor if that person is:
(a) a director of the Vendor, or a parent, spouse or child of such a director;
(b) a manager of the Vendor;
(c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
(d) an associate corporation or holding company of the Vendor;
(e) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
(f) a manager of such an associate corporation or holding company.
For the purpose of this Declaration, "manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and "private company" has the meaning given by section 11 of the Companies Ordinance (Cap. 622)).

Section 6 - Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.7 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) ☐ Warning to Purchasers ***(undated)***
   - (2) ☐ Acknowledgement Letter Regarding Stamp Duty ***(undated)***
   - (3) ☐ Vendor's Information Form ***(undated)***
   - (4) ☐ Personal Information Collection Statement ***(undated)***
   - (5) ☐ Acknowledgement Letter regarding Open Kitchen ***(undated)*** (if applicable)
   - (6) ☐ Acknowledgement Letter regarding viewing of property ***(undated)***
   - (7) ☐ Letter regarding Rental Rebate Benefit ***(undated)*** (if applicable)
   - (8) ☐ Reminder to Purchasers ***(undated)*** (if applicable)

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Section 7 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

1. The table below set 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.

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

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Section 8 - Signature of the Tenderer and witness	
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 of the terms and conditions of the Tender Document and the documents in the Annex. *(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 3: Offer Form]
[End of the Tender Document]

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第 3 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樓價購買該物業，並受本招標文件及出售條款的條款及細則所約束。

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出售條款)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. 收取接受投標書信函的地址

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受投標書信函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)。

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投標人須
填妥本頁

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 – 樓價			
樓價 (HK$)			
銀行本票	金額 (HK$)	銀行	本票編號

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投標人須
填妥本頁

*第 3 節 – 支付辦法 (*請剔適用者)*

☐ **支付辦法(H)** (105 天付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **105 日**內）繳付。

備註：
如投標者於 2021 年 2 月 1 日或之後獲賣方接納其投標書後意欲更改付款計劃並選擇支付辦法(J) (「720 天先住後付」付款計劃) 或支付辦法(K) (「1080 天先住後付」付款計劃)，在向賣方支付相關手續費後及得到賣方同意的前提下，投標者須簽署補充協議及支付相關的附加印花稅(如有)、裁定費及律師費用，並完全遵守賣方以其唯一酌情權所訂立的要求(如有)。

☐ **支付辦法(I)** (105 天一按付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **105 日**內）繳付。

支付辦法(J) (「720 天先住後付」付款計劃) - 支付條款
(只適用於 2021 年 2 月 1 日或之後獲賣方所接納的投標書下已選擇支付辦法(H) (105 天付款計劃)並獲賣方同意轉用此付款計劃之投標者)

- 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。
- 加付訂金即樓價 2.5%於接納書的日期後 300 日內繳付。
- 加付訂金即樓價 2.5%於接納書的日期後 570 日內繳付。
- 樓價 85% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **720 日**內）繳付。

支付辦法(K) (「1080 天先住後付」付款計劃) - 支付條款
(只適用於 2021 年 2 月 1 日或之後獲賣方所接納的投標書下已選擇支付辦法(H) (105 天付款計劃)並獲賣方同意轉用此付款計劃之投標者)

- 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。
- 加付訂金即樓價 2.5%於接納書的日期後 300 日內繳付。
- 加付訂金即樓價 2.5%於接納書的日期後 570 日內繳付。
- 加付訂金即樓價 2.5%於接納書的日期後 840 日內繳付。
- 樓價 82.5% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **1080 日**內）繳付。

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☐ **支付辦法(L2)** (「現有租客置業易 2」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(L3)** (「現有租客置業易 3」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(L4)** (「現有租客置業易 4」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(L5)** (「現有租客置業易 5」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(M2)** (「先租後買 2」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(M3)** (「先租後買 3」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

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☐ **支付辦法(M4)** (「先租後買 4」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(M5)** (「先租後買 5」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(P3)** (「Y6 先租後買 3」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(P4)** (「Y6 先租後買 4」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(P5)** (「Y6 先租後買 5」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(Q4)** (「Y7 先租後買 4」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

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☐ **支付辦法(Q5)** (「Y7 先租後買 5」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(R4)** (「Y8 先租後買 4」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

☐ **支付辦法(R5)** (「Y8 先租後買 5」付款計劃) - 支付條款

- 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。
- 樓價 90% (樓價餘額) 於完成該物業買賣交易時（即接納書的日期後 **60 日**內）繳付。

第 4 節 – 中介人(如有)	
地產代理姓名	
地產代理牌照號碼	
公司名稱	
聯絡電話	

<u>關於中介人的聲明(僅於有指明中介人時適用)</u>

本人／我們確認及聲明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負責。買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件進行。

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填妥本頁

*第 5 節 – 與賣方關係的聲明 (*請剔適用者)*

就《一手住宅物業銷售條例》(第 621 章)而言，本人／我們 [* ☐ **是** / ☐ **不是**] 賣方的「有關連人士」。

(如有以下情況，某人即屬賣方的「有關連人士」：
(a) 該人是賣方的董事，或該董事的父母、配偶或子女；
(b) 該人是賣方的經理；
(c) 該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
(d) 該人是賣方的有聯繫法團或控權公司；
(e) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(f) 該人是上述有聯繫法團或控權公司的經理。

就本聲明而言，「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵意及「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵意。)。

第 6 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 2.7 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) ☐ 對買方的警告***(未有填上日期)***
   - (2) ☐ 關於印花稅的確認書***(未有填上日期)***
   - (3) ☐ 賣方資料表格***(未有填上日期)***
   - (4) ☐ 個人資料收集聲明***(未有填上日期)***
   - (5) ☐ 關於開放式廚房的確認信***(未有填上日期)*** (如適用)
   - (6) ☐ 關於參觀物業的確認信***(未有填上日期)***
   - (7) ☐ 關於「租金回贈」優惠的信件***(未有填上日期)*** (如適用)
   - (8) ☐ 對買方的提醒***(未有填上日期)*** (如適用)

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投標人須
填妥本頁

第 7 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票者的董事的資料，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.		

第 8 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及附件中的文件的條款及細則。

(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：	見證人簽署：
獲授權人士的名稱(如投標者為公司)：	見證人名稱：
日期：	

[第 3 部份：要約表格完]

[招標文件完]

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附件
Annex

*(附件不屬於招標文件的一部份。在遞交招標文件之前，請先將附件移除。然而，投標者**須簽署**以下標有"#"號的文件並連同招標文件一拼遞交。)*
*(The Annex does not form part of the Tender Document. The Annex should be detached from the Tender Document before submitting the Tender Document. However, the Tenderer should note documents marked with "#" **should be signed and submitted** together with the Tender Document.)*

1. 對買方的警告 #
   Warning to Purchasers #

2. 關於印花稅的確認書 #
   Acknowledgement Letter regarding Stamp Duty #

3. 賣方資料表格 #
   Vendor's Information Form #

4. 個人資料收集聲明 #
   Personal Information Collection Statement #

5. 關於開放式廚房的確認信 (僅適用於有開放式廚房的單位) #
   Acknowledgement Letter regarding Open Kitchen (Applicable for flats with open kitchen only and excluding houses) #

6. 關於參觀物業的確認信 #
   Acknowledgement Letter regarding viewing of property #

7. 關於「租金回贈」優惠的信件 (如適用) #
   Letter regarding Rental Rebate Benefit (if applicable) #

8. 對買方的提醒 (如適用) #
   Reminder to Purchasers (如適用) #

9. 贈品、財務優惠或利益的列表
   List of gift, or financial advantage or benefits

10. 披露賣方與根據公契獲委任的管理人之間的關係
    Disclosure of relationship between vendor and the manager appointed under the deed of mutual covenant

11. 律師收費表
    Legal fees and disbursements table

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Annex 1 附件 1

WARNING TO PURCHASERS
對買方的警告

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
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。

Dated this day of
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

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Annex 2 附件 2

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

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
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 that I/we am/are aware of the following and its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:
本人／我們即下述簽署人，僅此確認在簽署上述物業之臨時買賣合約之前，本人／我們已獲悉以下事項及其影響：

Increasing AVD rate for instruments of residential property with value above HK$100 Million
調高價值港幣 1 億元以上的住宅物業的從價印花稅

1. The Stamp Duty (Amendment) Ordinance 2026 ("**2026 Amendment Ordinance**") was published in the Gazette on 29 May 2026 to increase the Ad Valorem Stamp Duty (**"AVD"**) rate in Part 1 of Scale 1 and Scale 2 for residential property instruments with a consideration or value exceeding $100 million from 4.25% to 6.5% with effect from 26 February 2026. The new rates in Part 1 of Scale 1 and Scale 2 apply to any residential property instruments executed on or after 26 February 2026. The rates under the new Scale 3, applicable to non-residential property instruments, are the same as those under the prevailing Scale 2 before the enactment of the 2026 Amendment) Ordinance.
《2026 年印花稅（修訂）條例》(《**2026 年修訂條例**》) 已於 2026 年 5 月 29 日刊憲，該條例將第 1 標準第 1 部及第 2 標準中物業售價或價值超過 1 億元的住宅物業文書的從價印花稅稅率，由 4.25%上調至 6.5%，自 2026 年 2 月 26 日起生效。第 1 標準第 1 部及第 2 標準的新稅率適用於 2026 年 2 月 26 日或之後簽立的任何住宅物業文書。適用於非住宅物業文書的新第 3 標準稅率與《2026 年（修訂）條例》生效前的當前第 2 標準稅率相同。

Raising the maximum value of properties chargeable to a stamp duty of $100
調高 100 元印花稅適用的物業價值上限

2. The Government announced that the Stamp Duty Ordinance would be amended to adjust the maximum property value to which the fixed stamp duty of $100 applies to $4 million. The Government will introduce the Stamp Duty (Amendment) Bill 2025 (the "**Bill**") into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2025 under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Subject to the eventual enactment of the Bill, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.
政府宣布將修訂《印花稅條例》，調整適用於定額印花稅 100 元的物業價值上限至 4 百萬元。政府將向立法會提交《2025 年印花稅（修訂）條例草案》（《條例草案》）以落實該建議。行政長官亦已根據《公共收入保障條例》（第 120 章）作出《2025 年公共收入保障（印花稅）令》，使《條例草案》在制定成法律前具有十足法律效力。在《條例草案》最終獲立法會通過的前提下，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。

Demand-side Management Measures for Residential Properties
住宅物業的需求管理措施

3. On 28 February 2024, the Financial Secretary in his 2024-25 Budget announced the proposal to cancel all demand-side management measures for residential properties with immediate effect, that is no Special Stamp Duty ("**SSD**"), Buyer's Stamp Duty ("**BSD**") or Ad Valorem Stamp Duty ("**AVD**") at 7.5% under Part 1 of Scale 1 needs to be paid for any residential property transactions starting from 28 February 2024. Specifically, the Government will introduce the Stamp Duty (Amendment) Bill 2024 ("**the Bill**") to take forward the initiative. Subject to the enactment of the Bill by the Legislative Council ("**LegCo**"), any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property will no longer be subject to SSD and BSD. The AVD rate of 7.5% under Part 1 of Scale 1 will be amended to the same as those of AVD at Scale 2.
2024 年 2 月 28 日，財政司司長在其 2024-25 年度財政預算案中宣布，建議自該日起撤銷所有住宅物業需求管理措施，

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即由 2024 年 2 月 28 日起所有住宅物業交易無須再繳付「額外印花稅」、「買家印花稅」和第 1 標準第 1 部之下百分之七點五的「從價印花稅」。具體而言，政府將引入《2024 年印花稅（修訂）條例草案》（《條例草案》）以落實建議。待《條例草案》獲立法會制定成法律後，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」和「買家印花稅」。

4. The Government also made the Public Revenue Protection (Stamp Duty) Order 2024 ("**the Order**") under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. The Order will be in force for a maximum of four months starting from 28 February 2024. The Government aims to have the Bill passed by the LegCo before the Order ceases to have effect on 28 June 2024.
政府亦根據《公共收入保障條例》（第 120 章）作出《2024 年公共收入保障（印花稅）令》（《命令》），使《條例草案》在制定成法律前具有十足法律效力。《命令》的有效期最長為自 2024 年 2 月 28 日起計的四個月。政府的目標是爭取《條例草案》在《命令》於 2024 年 6 月 28 日停止生效前獲得通過。

5. For details of the stamp duty and the applicable exemptions, please browse the Inland Revenue Department website (www.ird.gov.hk).
有關印花稅及適用的豁免，詳情請瀏覽稅務局網頁 (www.ird.gov.hk)。

Procedures to be followed by the Purchaser
買方須遵守的程序

6. The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's Solicitors within 1 month from the date of the Agreement for Sale and Purchase, a certified true copy of the Agreement for Sale and Purchase duly stamped or a certified copy of the stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase.
買方承諾向賣方律師交付並促使其律師向賣方律師交付在買賣合約訂立之日起 1 個月內，一份已加蓋應付印花稅之買賣合約的認證副本，或印花證明書的認證副本，以證明已完全繳付買賣合約之印花稅。

Others
其他事項

7. 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/我們確認及知悉，若本人/我們不能全數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。

8. 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／我們任何意見或陳述。本人／我們明白如有疑問，本人／我們應徵詢專業人士之意見。

9. Nothing in this 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.
本信件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。

10. The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.
本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

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Annex 3 附件 3

Vendor's Information Form
賣方資料表格

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 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	每月港幣 HK$_____/per month
b) The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅 (如有的話) 的款額	每季港幣 HK$_____/per quarter
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	The Horizon Management Services Limited 海日灣物業服務有限公司
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

Date of Printing 印製日期： _____

Signed by the Purchaser(s) 買方簽署

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Personal Information Collection Statement - Top Finder Limited
個人資料收集聲明 - 暉隆有限公司

Collection of your personal information
收集閣下的個人資料

From time to time, it is necessary for you to supply Top Finder Limited ("we", "us" or "our") with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.
暉隆有限公司(「本公司」或「我們」)爲提供服務及產品(包括處理閣下的物業交易),需要閣下不時向我們提供閣下的個人資料及詳情。若沒有所需的資料及詳情,我們可能無法提供閣下要求的服務及產品。

We may also generate and compile information about you. Personal information and particulars provided by you or generated and compiled by us about you from time to time is collectively referred to as "Your Information".
我們亦可能產生及編制有關閣下的資料。閣下提供的或我們不時產生及編制有關閣下的個人資料及詳情統稱爲「閣下資料」。

This Statement sets out the purposes for which Your Information may be used, what you are agreeing to with respect to our use of Your Information and your rights under the Personal Data (Privacy) Ordinance, Cap 486 ("Ordinance").
本聲明列出閣下資料可能被用作的用途、閣下就我們使用閣下資料所同意的事項及閣下根據《個人資料(私隱)條例》(486 章)(「條例」)的權利。

Purposes for which Your Information may be used
閣下資料可能被用作的用途

We may use Your Information for one or more of the following purposes from time to time:
我們可能不時使用閣下資料作下列一個或多個用途:

(i) 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;

(ii) 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);

(iii) 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;

(iv) 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;

(v) facilitating property management and security;
促進物業管理及保安;

(vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or Billion Development & Project Management Limited ("Billion Development");
就我們或億京發展及策劃有限公司(「億京發展」)提供的服務、物業、物業發展項目或產品的質量進行調查(自願性質參與);

(vii) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below);
促銷服務、物業、物業發展項目、產品及其他標的(詳情請參閱以下「在直接促銷中使用閣下資料」部分);

(viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分);

(ix) communicating with you;
與閣下溝通;

(x) investigating and handling complaints;
調查及處理投訴;

(xi) preventing or detecting illegal or suspicious activities; and
預防或偵測非法或可疑活動;及

(xii) 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。

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Transfer of Your Information
轉移閣下資料

To facilitate the purposes set out above, we may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any transfer of Your Information to another person for it to use in direct marketing will be subject to "Use of Your Information in direct marketing" section below. Your Information may be transferred outside Hong Kong:
爲促進上述用途，我們可能於香港境內或境外轉移或披露閣下資料予下列各方，但任何轉移或披露閣下資料予其他人士以供其在直接促銷中使用將受以下「在直接促銷中使用閣下資料」部分所限。閣下資料可能被轉移至香港境外：

(i) Billion Development;
億京發展；

(ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；

(iii) any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of our business;
任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商；

(iv) any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;
對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；

(v) any person involved in your property transaction; and
閣下物業交易涉及的任何人士；及

(vi) any person to whom we are required to make disclosure under any law, court order, direction, code or guideline applicable in or outside Hong Kong.
我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。

Use of Your Information in direct marketing
在直接促銷中使用閣下資料

We may not (i) use Your Information in direct marketing unless you consent or do not object, or (ii) provide Your Information to another person for its use in direct marketing unless you consent or do not object in writing.
(i) 除非閣下同意或不反對，我們方可在直接促銷中使用閣下資料，及(ii) 除非閣下書面同意或不反對，我們方可向其他人士提供閣下資料以供其在直接促銷中使用。

In connection with direct marketing, we intend:
就直接促銷，我們有意：

(a) to use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
使用我們不時收集、產生、編制或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；

(b) to market the following classes of services and products to you:
向閣下促銷以下類別的服務及產品：

(1) properties or property developments offered by Billion Development;
億京發展提供的物業或物業發展項目；

(2) services and products offered by us or Billion Development (including real estate agency services, credit facilities and financial services);
我們或億京發展提供的服務及產品(包括地產代理服務、信貸融資及財務服務)；

(3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us or Billion Development; and
我們或億京發展提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及

(4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
爲慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；

(c) in return for money or other property, to provide Your Information described in (a) above to Billion Development for their use in direct marketing the classes of services and products described in (b) above.
爲換取金錢或其他財產，將以上(a)段所述的閣下資料提供予億京發展以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

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If you do NOT wish us to use Your Information in direct marketing or provide Your Information to other persons for their use in direct marketing as described above, please tick (✓) the appropriate box(es) at the end of this Statement to exercise your opt-out right. You may also write to us at the address set out in "Access to and correction of Your Information" section below to opt out from direct marketing at any time.
如閣下不欲我們如上述在直接促銷中使用閣下資料或向其他人士提供閣下資料以供其在直接促銷中使用，煩請在本聲明末端適當的方格內加上剔號(“✓”)行使閣下選擇不接受直接促銷的權利。閣下亦可在任何時候致函以下「查閱及改正閣下資料」部分所列地址選擇不接受直接促銷。

Access to and correction of Your Information
查閱及改正閣下資料

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to us at 32nd Floor, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon.
閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向我們提出，其地址爲九龍長沙灣長裕街 10 號億京廣場 2 期 32 樓。

In accordance with the provisions of the Ordinance, we have the right to charge you a reasonable fee for processing and complying with your data access request.
根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

***

I have read and I understand this Personal Information Collection Statement, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, Top Finder Limited may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Information in direct marketing" section above.
本人已閱讀及明白本個人資料收集聲明，包括使用及轉移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轉移。若本人不在有關方格內加上剔號(“✓”) 暉隆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其他人士以供其在直接促銷中使用(視情況而定)，有關詳情請參閱以上「在直接促銷中使用閣下資料」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 other persons for their use in direct marketing.
請不要將本人的個人資料提供予其他人士以供其在直接促銷中使用。

Signature 簽署： _____

Name 姓名： _____

Date 日期： _____

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Annex 5 附件 5

關於開放式廚房的確認信 Acknowledgement Letter regarding Open Kitchen

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

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

1. 按照發展項目之公契及管理協議(「公契」)的規定，本物業的業主須自費遵守及履行《消防安全管理計劃》，特別是公契第四附表載列的條文和管理人不時發出或給予有關實施《消防安全管理計劃》的任何指引或指南，並須促使本物業之租客及佔用人遵守及履行上述的《消防安全管理計劃》及公契條文。
   Under the Deed of Mutual Covenant and Management Agreement in respect of the Development (the "DMC"), the Owner of the Property shall at his own costs and expenses observe and comply with the Fire Safety Management Plan, in particular the provisions set out in the FOURTH SCHEDULE to 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, and shall cause the tenants and occupiers of the Property to observe and comply with the same.

2. 本人/吾等確認於簽訂本物業的臨時合約前已獲建議細閱公契 (於售樓處有所提供)及發展項目的售樓說明書並尋求專業意見以獲取詳情。
   I/We have been advised to, before entering into the Preliminary Agreement of the Property, peruse the DMC (which are available at the sales office) and the sales brochure of the Development and seek professional advice for details.

3. 本人/吾等同意購入本物業時已完全知悉上述之契諾、責任、條文和限制，並將完全遵守及履行該等契諾、責任、條文和限制而不會作出任何反對。
   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 without any objection.

4. 本人/吾等將會負責保養及每年檢查本物業內開放式廚房的消防裝置。
   I/We shall be responsible for maintenance and annual inspection of the Fire Service Installations for Open Kitchen within the Property.

5. 本人/吾等不得 I/We shall not:
   (a) 改動、拆除或阻礙本物業內的任何煙霧探測器、自動關閉裝置門及警報器；
   alter, remove or obstruct any smoke detectors, self-closing devices door and alarm buzzers provided inside the Property;
   (b) 改動、拆除或阻礙在本物業的開放式廚房正上方的天花板上的消防花灑頭；
   alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of the Property;
   (c) 改動、拆除本物業的防火牆；
   alter or remove the FRR Wall of the Property;
   (d) 拆除本物業內用以提醒佔用者不得修改或拆除防火牆的永久告示；或
   remove the permanent notice displayed in the Property for the purpose of reminding the occupants that the FRR Wall should not be modified or removed; or
   (e) 更改在本物業的開放式廚房內的煮食爐位置。
   relocate the cooking stove in the open kitchen of the Property.

6. 本人/吾等須自費維護及保養本物業內的消防裝置使其處於良好(可使用)狀況。
   I/We shall keep and maintain the Fire Service Installations for Open Kitchen inside the Property in good (workable) condition at his own costs and expenses.

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7. 本人/吾等會容許管理人聯同或不聯同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，藉以進行對消防裝置的年度檢查及保養(費用及開支由本人/吾等承擔)。
I/We shall allow the Manager with or without 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 my/our cost and expense) regular and annual inspection and/or certification of the Fire Service Installations for Open Kitchen.

8. 若本人/吾等放棄管有本物業時，本人/吾等會促使租客、被許可人或佔用人(視情況而定)遵守《消防安全管理計劃》，尤其是本文件所列的消防安全條文，並將其列為相關合約(如有)的一項條件。
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 make it a condition in the relevant agreement (if any).

9. 本人/吾等會應要求承擔管理人及/或註冊消防裝置承辦商對本物業內開放式廚房的消防裝置進行保養及年度檢查所產生的費用及開支。為免疑問，該等年度及定期檢查費用及開支並不構成管理費的一部分。
The costs and expenses incurred by the Manager and/or the registered fire service installations contractor(s) for the maintenance and annual inspection of the Fire Service Installations for the Open Kitchen for the Property shall be borne by me/us on demand. For the avoidance of doubt, such annual and regular inspection costs and expenses do not form part of the management fees.

10. 賣方保留權利不時修訂發展項目的《消防安全管理計劃》或其任何部分。
The Vendor reserve the rights to amend the Fire Safety Management Plan of the Development or any part thereof from time to time.

11. 本文件並不影響臨時合約及其後之正式買賣合約(「買賣合約」)，包括(但不限於)買賣合約項下賣方以其他裝置、裝修物料及設備代替本物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改發展項目及其任何部分之建築圖則及其他圖則設計，發展項目設計以政府相關部門批核為準。
This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans, and the generality of those rights. The Vendor reserves the rights to alter the building plans and other plans of the Development or any part thereof. The design of the Development shall be subject to the final approval of the relevant government.

12. 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》強制執行本函任何條款及條件或享有本文件任何條款及條件之利益。
A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.

13. 如本文件之中英文文本有任何歧義，一切以英文文本為準。如本文件與公契或《消防安全管理計劃》有任何歧義，一切以公契或《消防安全管理計劃》(視乎情況而定)為準。
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 this document and the DMC or the Fire Safety Management Plan, the DMC or the Fire Safety Management Plan (as the case may be) shall prevail.

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並接受和同意上述事項。
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.

買方簽署 Signature(s) of the Purchaser(s)	Date 日期

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關於參觀物業的確認信 Acknowledgement Letter regarding viewing of property

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

買方謹此確認及知悉在簽署本物業的臨時買賣合約(「臨時合約」)之前:
The Purchaser hereby confirms and acknowledges that before the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement") of the Property:

1. ☐ 賣方已於下列日期及時間開放上述物業供買方參觀:
The Vendor has made the Property available for viewing by the Purchaser at the following time:

日期及時間:
Date and time: _____

☐ 買方明白他有權在簽署臨時合約之前參觀上述物業，而賣方已邀請買方參觀上述物業，但買方拒絕參觀。
The Purchaser understands that he has the right to view the Property before the 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.

2. ☐ 因以下原因，賣方開放上述物業供買方參觀，並非合理地切實可行:
It is not reasonably practicable for the Vendor to make the Property available for viewing by the Purchaser for the following reason:

原因:
Reason:
_____

_____
(e.g. 例如物業現有租約 The Property is subject to existing tenancy)

根據《一手住宅物業銷售條例》(第621章) 第44(2)(b)(i)條，賣方已開放發展項目內與上述物業相若的住宅物業供買方參觀:
Pursuant to section 44(2)(b)(i) of the Residential Properties (First-hand Sales) Ordinance (Cap.621), the Vendor has made a comparable residential property in the Development (specified below) (the "Comparable Residential Property") available for viewing by the Purchaser:

相若住宅物業:
Address of Comparable Residential Property: _____

☐ 買方已於下列日期及時間參觀過該相若住宅物業:
The Purchaser has viewed the Comparable Residential Property at the following time:

日期及時間:
Date and time: _____

☐ 買方明白他有權在簽署臨時合約之前參觀該相若的住宅物業，但買方拒絕參觀。
The Purchaser understands that he has the right to view the Comparable Residential Property before the signing of the Preliminary Agreement, however, the Purchaser has declined to do so.

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3. ☐ 因以下原因，賣方開放上述物業供買方參觀，並非合理地切實可行:
It is not reasonably practicable for the Vendor to make the Property available for viewing by the Purchaser for the following reason:

原因:
Reason:

_____

_____

(*e.g. 例如物業現有租約 The Property is subject to existing tenancy*)

因以下原因，賣方開放發展項目內任何與上述物業相若的住宅物業供買方參觀，並非合理地切實可行:
It is also not reasonably practicable for the Vendor to make any comparable residential property in the Development available for viewing by the Purchaser for the following reason:

原因:
Reason:

_____

_____

(*e.g.例如物業是最後一個未出售單位 The Property is the last unsold unit*)

根據《一手住宅物業銷售條例》(第621章) 第44(2)(b)(ii)條，買方同意及確認賣方無須在簽署臨時合約之前開放該相若單位供買方參觀。
The Purchaser agrees and confirms that the Vendor is not required to make such a comparable residential property available for viewing by the Purchaser pursuant to section 44(2)(b)(ii) of the Residential Properties (First-hand Sales) Ordinance (Cap.621) before the signing of the Preliminary Agreement.

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。

買方簽署 Signature(s) of the Purchaser(s)	Date 日期

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Annex 7 附件 7

關於「租金回贈」優惠的信件 Letter regarding Rental Rebate Benefit

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

致 To: 買方 The Purchaser

1. 本公司暉隆有限公司現就閣下根據一份於_____ 由賣方(作為出租人)及買方(作為承租人)簽署的本物業的租約 (以下稱「**租約**」) 致函閣下。
We, Top Finder Limited, refer to the lease (the "**Lease**") dated _____ in respect of the Property entered into between the Vendor (as lessor) and the Purchaser (as lessee).

2. * ☐ 本信件之目的是為了確認本公司按照本信件所列的條款與細則 (尤其是有關閣下履行以下第 3 段所列責任的條款)，向閣下提供租金回贈 (以下稱「**租金回贈**」)，即在本物業買賣完成時將買方(作為承租人)實際於租約下已支付之租金的**總數**直接用於支付本物業售價的餘額。
The purpose of this letter is to confirm our offer to you a rental rebate (the "**Rental Rebate**") whereby, **total sum** of the rent actually paid by the Purchaser (as lessee) under the Lease will be applied towards settlement of the balance of purchase price directly upon completion of the sale and purchase of the Property, subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below.

☐ 本信件之目的是為了確認本公司按照本信件所列的條款與細則 (尤其是有關閣下履行以下第 3 段所列責任的條款)，向閣下提供租金回贈 (以下稱「**租金回贈**」)，即在本物業買賣完成時將買方(作為承租人)實際於租約下已支付之租金的**百分之七十五**直接用於支付本物業售價的餘額。
The purpose of this letter is to confirm our offer to you a rental rebate (the "**Rental Rebate**") whereby, **75%** of the rent actually paid by the Purchaser (as lessee) under the Lease will be applied towards settlement of the balance of purchase price directly upon completion of the sale and purchase of the Property, subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below.

☐ 本信件之目的是為了確認本公司按照本信件所列的條款與細則 (尤其是有關閣下履行以下第 3 段所列責任的條款)，向閣下提供租金回贈 (以下稱「**租金回贈**」)，即在本物業買賣完成時將買方(作為承租人)實際於租約下已支付之租金的**百分之**_____ 直接用於支付本物業售價的餘額。
The purpose of this letter is to confirm our offer to you a rental rebate (the "**Rental Rebate**") whereby, _____**%** of the rent actually paid by the Purchaser (as lessee) under the Lease will be applied towards settlement of the balance of purchase price directly upon completion of the sale and purchase of the Property, subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below.

* 請在上方適當的方格內加上剔號("✓")。
Please tick (✓) the appropriate box above.

3. 閣下須履行下列各項條件以符合享有「租金回贈」的資格：-
You shall fulfill the following conditions for your entitlement of the Rental Rebate:-

(a) 閣下須按照臨時合約的條款與細則，簽署一份有法律約束力的正式買賣合約 (按賣方規定的格式及不得作出修改) (以下稱「**買賣合約**」);
you shall execute a legally binding formal agreement for sale and purchase of the Property (in the form prescribed by the Vendor without amendments) (the "**Agreement for Sale and Purchase**") in accordance with the terms and conditions of the Preliminary Agreement;

(b) 沒有違反臨時合約及買賣合約的任何條款(包括但不限於任何未能付款或支付部分樓價或樓價餘款額);
there is no breach of any of the terms of the Preliminary Agreement and the Agreement for Sale and Purchase (including without limitation any failure in making payment or part payment of the purchase price or balance of the purchase price);

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(c) 閣下須按照臨時合約及買賣合約完成本物業的買賣;
you shall complete the sale and purchase of the Property in accordance with the Preliminary Agreement and the Agreement for Sale and Purchase;

(d) 閣下在整個租約期間或直至本物業買賣成交之日(以較早者為準)履行並遵守租約條款及條件; 及
you have duly performed and observed the terms and conditions of the Lease throughout the term of the Lease or up to the date of completion of the sale and purchase of the Property (whichever is the earlier); and

(e) 沒有拖欠租金。
there is no rental arrears under the Lease.

4. 在閣下履行本信件所有責任的前提下 (尤其是有關以上第 3 段列出的責任)，閣下須於本物業買賣成交的日期前最少 30 日，向本公司發出並本公司必須已收到一份填妥的申請「租金回贈」表格(須以本公司指定之格式)。過期發出申請「租金回贈」的申請表格一概不予受理，屆時閣下將喪失申索任何「租金回贈」的權利。
Subject to and conditional upon your fulfillment of all the obligations under this letter, in particular, those set out in paragraph 3 above, you shall send a duly completed application form (in the form specified by us) for applying for the Rental Rebate to us which must be received by us at least 30 days before the date of completion of the sale and purchase in accordance with the Agreement for Sale and Purchase. Late submission of the application form for the Rental Rebate will not be entertained and your right to claim for any Rental Rebate will be lost.

5. 在本信件中的時間規定須嚴格遵守。
Time shall be of the essence of this letter.

6. 本公司收到閣下的申請並證實有關資料無誤後，本公司會將「租金回贈」直接用於支付臨時合約及買賣合約列明的售價的餘額。
After we have received your application and duly verified the information, we will apply the Rental Rebate for part payment of the balance of the purchase price as set out in the Preliminary Agreement and the Agreement for Sale and Purchase directly.

7. 閣下謹此不可撤銷地授權本公司以上述第 6 段所述方式支付「租金回贈」。
You hereby irrevocably authorize us to pay the Rental Rebate in the manner specified in paragraph 6 above.

8. 本信件的利益屬於閣下個人所有，並且僅向作為「該物業」之買方的閣下提供 (為免疑問，不包括閣下已購買或可能購買「海日灣」的任何其他住宅物業)。
The benefit in this letter is personal to you and is only available to you as a purchaser of the Property (which for the avoidance of doubt excludes any other residential property in "The Horizon" which you have purchased or may purchase).

9. 本信件賦予閣下的權利或利益不得轉讓或轉移。
The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

10. 閣下在按揭申請中可能需要通知閣下的銀行有關「租金回贈」的安排。銀行決定提供貸款額時可能會考慮「租金回贈」。請向銀行查詢有關詳情。
You may have to notify your bank of the Rental Rebate in the mortgage application process. The bank may take into account the Rental Rebate in determining the loan amount. For details, please make enquiry with the banks.

11. 本信件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。
Nothing in this 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.

12. 本信件將不損害賣方(作為出租人)就買方(作為承租人)任何仍然持續的違約或未履行或不會履行租約下的任何條款及契約而提出申索的權利。
This letter shall not prejudice any right of action of the Vendor (as lessor) against the Purchaser (as lessee) in respect of any outstanding breach or non-observance or non-performance of any of the terms and covenants under the Lease.

13. 買賣雙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。
The parties to this letter 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.

14. 如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.

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15. 如本信件之中英文文本有任何歧義，一切以英文文本為準。
In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.

For and on behalf of
Top Finder Limited
暉隆有限公司

_____
Authorized Signature(s)
授權人士簽署

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.
經小心考慮本信件的內容後，本人/吾等同意接受本信件所列的所有條款與細則及受其約束。

_____
Signature of Purchaser
買方簽署

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REMINDER TO PURCHASERS
對買方的提醒

Vendor 賣方	Top Finder Limited 暉隆有限公司
Address 地址	The Horizon, No.18 Fo Chun Road, Tai Po, New Territories 新界 大埔 科進路 18 號 海日灣
Property 該物業	Flat 室 _____ Floor 樓 _____ Tower 座 _____ Court _____
Purchaser(s) 買方	
I.D. / B.R. No. 身份證 / 商業登記證號碼	
Date 日期	

「計劃(I)第一按揭貸款」 (只適用於選擇本招標文件中要約表格的附表第 3 節之付款計劃(I)「105 天一按付款計劃」之買方)
"Plan (I) First Mortgage Loan" (Only applicable to the Purchaser who has selected Payment Plan (I) "105-day First Mortgage Loan Payment Plan" in Section 3 of the Schedule to the Offer Form of this Tender Document

1. 買方可向賣方指定的一按財務機構(「**計劃(I)指定財務機構**」)申請一按按揭貸款(「**計劃(I)第一按揭貸款計劃**」)。計劃(I)指定財務機構有權隨時停止提供計劃(I)第一按揭貸款計劃而無須另行通知。計劃(I)第一按揭貸款計劃主要條款及條件如下。
   The purchaser(s) may apply for first mortgage loan ("**Plan (I) First Mortgage Loan**") from the Vendor's designated first mortgage financing company ("**Plan (I) Designated Financing Company**"). The Plan (I) Designated Financing Company may stop providing the Plan (I) First Mortgage Loan at any time without further notice. The key terms and conditions of the Plan (I) First Mortgage Loan are as follows.

2. 計劃(I)第一按揭貸款計劃最高金額為住宅物業之成交金額的 90%。
   The maximum amount of Plan (I) First Mortgage Loan is 90% of purchase price of the residential property.

3. 計劃(I)第一按揭貸款計劃年期最長可達 25 年。
   The maximum tenor of the Plan (I) First Mortgage Loan is up to 25 years.

4. 計劃(I)第一按揭貸款計劃的利率全期以計劃(I)指定財務機構不時報價之港元最優惠利率("P")減 2% p.a.計算。 P 隨利率浮動調整，於 2025 年 10 月 28 日 P 為每年 5.375%。 利率以計劃(I)指定財務機構最終審批結果決定。 利率是指年利率。
   The interest rate of the Plan (I) First Mortgage Loan shall be calculated at 2% per annum below the Hong Kong Dollar prime rate quoted by the Plan (I) Designated Financing Company from time to time ("P"). P is subject to fluctuation. P as at the date of 28 October 2025 is 5.375% per annum. The interest rate will be subject to final approval and decision by the Plan (I) Designated Financing Company. Interest rate means interest rate per annum.

5. 計劃(I)第一按揭貸款計劃以買方於發展項目中購買的住宅物業之第一法定按揭作抵押。
   The Plan (I) First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the purchaser(s).

6. 買方及擔保人(如有) 須於計劃(I)第一按揭貸款計劃的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往計劃(I)指定財務機構辦理計劃(I)第一按揭貸款計劃的申請。買方及擔保人(如有)必須提供身份證明及計劃(I)指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往計劃(I)指定財務機構指明的代表律師樓簽署有關法律文件。
   The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the Plan (I) Designated Financing Company in person and bring along the original Preliminary Agreement signed, his/her/their identity documents and income proof to process the application of Plan (I) First Mortgage Loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Plan (I) Designated Financing Company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the Plan (I) Designated Financing Company.

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7. 買方及擔保人(如有)須按計劃(I)指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the Plan (I) Designated Financing Company.

8. 所有有關計劃(I)第一按揭貸款計劃之法律文件須由計劃(I)指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關計劃(I)第一按揭貸款計劃之一切律師費用及其他開支。
All legal documents in relation to the Plan (I) First Mortgage Loan must be prepared by the solicitors' firm specified by the Plan (I) Designated Financing Company. All legal costs and other expenses incurred in respect of the Plan (I) First Mortgage Loan shall be paid by the purchaser(s) solely if the application is successful.

9. 買方於決定申請計劃(I)第一按揭貸款計劃前，敬請先向計劃(I)指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，計劃(I)指定財務機構有最終決定權。不論計劃(I)第一按揭貸款計劃獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的樓價全數。就計劃(I)第一按揭貸款計劃之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is/are advised to enquire with the Plan (I) Designated Financing Company on details before deciding to apply for the Plan (I) First Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the Plan (I) First Mortgage Loan are subject to the final decision of the Plan (I) Designated Financing Company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the Plan (I) First Mortgage Loan is approved or not. No representative or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the Plan (I) First Mortgage Loan.

10. 計劃(I)第一按揭貸款計劃受計劃(I)指定財務機構不時所訂之其他條款及條件約束。
The Plan (I) First Mortgage Loan is subject to other terms and conditions as may from time to time be stipulated by the Plan (I) Designated Financing Company.

11. 有關計劃(I)第一按揭貸款計劃之批核與否及按揭條款及條件以計劃(I)指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the Plan (I) First Mortgage Loan are subject to the final decision of the Plan (I) Designated Financing Company, and the Vendor shall under no circumstances by responsible therefor.

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the Vendor or Vender's designated financing company(ies) ("**Designated FC**"), **BEFORE** entering into a preliminary agreement for sale and purchase ("**PASP**"), you should :
如您擬選用賣方或其指定財務公司（「**指定營運公司**」）提供的任何財務計劃（例如按揭、押記或貸款），您應在簽訂臨時買賣合約（「**臨時買賣合約**」）**前**：

(a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in the Price List(s) and other relevant document(s);
細閱有關**價單**和其他相關文件內列出的財務計劃資料（包括條款及條件等）；

(b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, chare or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute;
不要輕信地產代理等第三方的**口頭承諾**，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。 口頭承諾應**以書面形式寫下**，並經有關公司加簽，以避免爭議；

(c) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available;
直接向賣方或指定財務公司（視屬何種情況而定）**查詢**有關財務計劃的條款及條件（包括任何提早還款的罰款）、批核條件和申請手續（包括有關財務計劃是否只在特定時限內提供）等詳情;

(d) **Do NOT enter in PASP** rashly before ascertaining from the vendor or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and
在賣方或其指定財務公司（視屬何種情況而定）以**書面形式**確認根據財務計劃可取得的貸款額及相關條款前，**切勿貿然簽訂臨時買賣合約**。 在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見; 以及

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(e) **Remain cool-headed** and critically consider the followings :
保持冷靜並審慎考慮以下事項：

- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;
留意任何有關最低入息水平、提供收入證明和通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；

- Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;
注意在購買日期與付款日期之間財務狀況、批核準則和其他情況可能有變的風險，因而影響您根據財務計劃取得貸款的能力；

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank or complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;
對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，您未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如您並沒有額外資金完成交易，您的首期付款很可能會被沒收。

- Affordability and repayment ability – after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and
負擔能力與還款能力 – 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升週期，利息支出可能會進一步；以及

- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?
就您在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或您未能根據有關計劃取得貸款，您有什麼選擇？

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。

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

Dated this day of
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

20260626 PSK213 - (after CC) Tender Document SA-15 - (revised)
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新界大埔 科進路 18 號「海日灣」(「該發展項目」)
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贈品、財務優惠或利益的列表
List of gifts, financial advantage or benefits

第 I 部份
Part I

1. 視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.

2. 除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.

3. 如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。
The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.

4. (如適用)根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
(If applicable) According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

5. 所有就購買該物業而連帶獲得的任何折扣、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等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

6. (如適用)所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。
(If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.

第 II 部份
Part II

(A) **「計劃(I)第一按揭貸款」 (只適用於選擇本招標文件中要約表格的附表第 3 節之付款計劃(I) 「105 天一按付款計劃」之買方)**
"Plan (I) First Mortgage Loan" (Only applicable to the Purchaser who has selected Payment Plan (I) "105-day First Mortgage Loan Payment Plan" in Section 3 of the Schedule to the Offer Form of this Tender Document

1. 買方可向賣方指定的一按財務機構（「計劃(I)指定財務機構」）申請一按按揭貸款（「計劃(I)第一按揭貸款計劃」）。計劃(I)指定財務機構有權隨時停止提供計劃(I)第一按揭貸款計劃而無須另行通知。計劃(I)第一按揭貸款計劃主要條款及條件如下。
The purchaser(s) may apply for first mortgage loan ("Plan (I) First Mortgage Loan") from the Vendor's designated first mortgage financing company ("Plan (I) Designated Financing Company"). The Plan (I) Designated Financing Company may stop providing the Plan (I) First Mortgage Loan at any time without further notice. The key terms and conditions of the Plan (I) First Mortgage Loan are as follows.

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2. 計劃(I)第一按揭貸款計劃最高金額為住宅物業之成交金額的 90%。
The maximum amount of Plan (I) First Mortgage Loan is 90% of purchase price of the residential property.

3. 計劃(I)第一按揭貸款計劃年期最長可達 25 年。
The maximum tenor of the Plan (I) First Mortgage Loan is up to 25 years.

4. 計劃(I)第一按揭貸款計劃的利率全期以計劃(I)指定財務機構不時報價之港元最優惠利率("P")減 2% p.a.計算。P 隨利率浮動調整，於 2025 年 10 月 28 日 P 為每年 5.375%。 利率以計劃(I)指定財務機構最終審批結果決定。利率是指年利率。
The interest rate of the Plan (I) First Mortgage Loan shall be calculated at 2% per annum below the Hong Kong Dollar prime rate quoted by the Plan (I) Designated Financing Company from time to time ("P"). P is subject to fluctuation. P as at the date of 28 October 2025 is 5.375% per annum. The interest rate will be subject to final approval and decision by the Plan (I) Designated Financing Company. Interest rate means interest rate per annum.

5. 計劃(I)第一按揭貸款計劃以買方於發展項目中購買的住宅物業之第一法定按揭作抵押。
The Plan (I) First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the purchaser(s).

6. 買方及擔保人(如有) 須於計劃(I)第一按揭貸款計劃的預計支取日期不少於四十五天前帶同已簽署的臨時合約正本、身份證明文件及入息証明，親身前往計劃(I)指定財務機構辦理計劃(I)第一按揭貸款計劃的申請。買方及擔保人(如有)必須提供身份證明及計劃(I)指定財務機構所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往計劃(I)指定財務機構指明的代表律師樓簽署有關法律文件。
The purchaser(s) and guarantor(s) (if any) has/have to attend the office of the Plan (I) Designated Financing Company in person and bring along the original Preliminary Agreement signed, his/her/their identity documents and income proof to process the application of Plan (I) First Mortgage Loan no later than forty-five days prior to the anticipated loan drawdown date. The purchaser(s) and guarantor(s) (if any) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Plan (I) Designated Financing Company may think necessary. The documents provided will not be returned. All the purchaser(s) and guarantor(s) (if any) must sign the relevant legal documents personally at the office of the solicitors' firm specified by the Plan (I) Designated Financing Company.

7. 買方及擔保人(如有)須按計劃(I)指定財務機構要求提供足夠文件證明其還款能力。
The purchaser(s) and guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability upon request of the Plan (I) Designated Financing Company.

8. 所有有關計劃(I)第一按揭貸款計劃之法律文件須由計劃(I)指定財務機構指明的代表律師樓擬備。如成功申請，買方須單獨繳付所有有關計劃(I)第一按揭貸款計劃之一切律師費用及其他開支。
All legal documents in relation to the Plan (I) First Mortgage Loan must be prepared by the solicitors' firm specified by the Plan (I) Designated Financing Company. All legal costs and other expenses incurred in respect of the Plan (I) First Mortgage Loan shall be paid by the purchaser(s) solely if the application is successful.

9. 買方於決定申請計劃(I)第一按揭貸款計劃前，敬請先向計劃(I)指定財務機構查詢有關詳情，以上所有主要條款、優惠(如有)及第一按揭貸款批出與否，計劃(I)指定財務機構有最終決定權。不論計劃(I)第一按揭貸款計劃獲批與否，買方仍須完成購買住宅物業及繳付住宅物業的樓價全數。就計劃(I)第一按揭貸款計劃之批核，賣方並無給予或視之為已給予任何聲明或保證。
The purchaser(s) is/are advised to enquire with the Plan (I) Designated Financing Company on details before deciding to apply for the Plan (I) First Mortgage Loan. All the above key terms, offers (if any) and the approval or disapproval of the Plan (I) First Mortgage Loan are subject to the final decision of the Plan (I) Designated Financing Company. The purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the Plan (I) First Mortgage Loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor as to the approval of the Plan (I) First Mortgage Loan.

10. 計劃(I)第一按揭貸款計劃受計劃(I)指定財務機構不時所訂之其他條款及條件約束。
The Plan (I) First Mortgage Loan is subject to other terms and conditions as may from time to time be stipulated by the Plan (I) Designated Financing Company.

11. 有關計劃(I)第一按揭貸款計劃之批核與否及按揭條款及條件以計劃(I)指定財務機構之最終決定為準，且於任何情況下賣方均無須為此負責。
The terms and conditions and the approval of applications for the Plan (I) First Mortgage Loan are subject to the final decision of the Plan (I) Designated Financing Company, and the Vendor shall under no circumstances by responsible therefor.

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(A) 先住後付優惠 (只適用於選擇本招標文件中要約表格的附表第 3 節之支付辦法(J)「720 天先住後付」付款計劃或支付辦法(K)「1080 天先住後付」付款計劃之買方)
Occupation Before Completion Benefit (Only applicable to the Purchaser who has selected Payment Plan (J) "720-days Payment Plan" or Payment Plan (K) "1080-day Payment Plan" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 倘若買方按賣方接納其投標書中的條款簽署正式合約後，欲更改其已選擇之付款計劃(H)「105 天付款計劃」為付款計劃(J)「720 天先住後付」或付款計劃(K)「1080 天先住後付」，買方可於簽署正式合約後 3 個工作天內向賣方提交其申請信及繳交港幣 5,000 元，作為有關該申請的手續費(「該手續費」)。成功申請後，買方須簽訂補充合約（格式及內容由賣方訂明，買方不得要求任何修改）並支付相關的附加印花稅（如有）及裁定費及和律師費，並完全遵守賣方以其唯一酌情權所訂立的要求（如有）。上述變更申請的批准與否取決於相關付款計劃，折扣，禮品，財務利益或利益的有效性以及賣方的最終決定。
If, after the signing of the Agreement in accordance with the terms contained in this Tender Document being accepted by the Vendor, the Purchaser wishes to change his/her/their selected Payment Plan (H) "105-day Payment Plan" to either Payment Plan (J) "720-day Occupation Before Completion" or Payment Plan (K) "1080-day Occupation Before Completion", the Purchaser may apply for such change of payment plan by submitting an application letter to the Vendor within 3 working days after the date of the Agreement. The Purchaser shall pay to the Vendor a sum of HK$5,000 being the handling fee ("Handling Fee") in connection with such application. Upon successful application, the Purchaser shall enter into supplemental agreement(s) (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto) and pay the relevant additional stamp duty (if any), adjudication fee and legal fees and comply with the requirements (if any) imposed by the Vendor in its absolute discretion. The approval or disapproval of the aforesaid application for change is subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

2. 買方須於接納書的日期後 30 天內簽署有關在該物業買賣成交前佔用該物業之許可協議 (「**許可協議**」) (格式及內容由賣方訂明，買方不得要求任何修改)，主要條款如下：
The Purchaser shall, within 30 days after the date of the Letter of Acceptance, execute a licence agreement for pre-completion occupation of the Property ("**Licence Agreement**") (in such form and substance as the Vendor may prescribe and the Purchaser shall not request any amendment thereto), the principal terms of which are as follows:

   (a) 許可期由接納書的日期後第 31 天(或賣方與買方協定的日子)起而須於成交日期當天終止；
   The licence period shall commence from the 31st day after the date of the Letter of Acceptance (or the date agreed by both Vendor and Purchaser) and shall end upon the Completion Date;

   (b) 買方(作為許可人)須按以下規定的方式和日期繳付許可費:
   The Purchaser (as licensee) shall pay the Licence Fee in the manner and on the dates set out below:

   選擇支付辦法(J)「720 天先住後付」之買方:
   If the purchaser(s) have selected Payment Plan (J) "720-day Occupation Before Completion":

   (i) 須於接納書的日期後第 60 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 31 天至接納書的日期後第 300 天的許可費;
   2.5% of the purchase price being the Licence Fee for the period from the 31st day after the date of the Letter of Acceptance to the 300th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 60th day after the date of the Letter of Acceptance;

   (ii) 須於接納書的日期後第 300 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 301 天至接納書的日期後第 570 天的許可費; 及
   2.5% of the purchase price being the Licence Fee for the period from the 301st day after the date of the Letter of Acceptance to the 570th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 300th day after the date of the Letter of Acceptance; and

   (iii) 須於接納書的日期後第 570 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 571 天至接納書的日期後第 720 天的許可費。.
   2.5% of the purchase price being the Licence Fee for the period from the 571st day after the date of the Letter of Acceptance to the 720th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 570th day after the date of the Letter of Acceptance.

   選擇支付辦法(K)「1080 天先住後付」之買方:
   If the purchaser(s) have selected Payment Plan (K) "1080-day Occupation Before Completion":

   (i) 須於接納書的日期後第 60 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 31 天至接納

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書的日期後第 300 天的許可費;
2.5% of the purchase price being the Licence Fee for the period from the 31st day after the date of the Letter of Acceptance to the 300th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 60th day after the date of the Letter of Acceptance;

(ii) 須於接納書的日期後第 300 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 301 天至接納書的日期後第 570 天的許可費;
2.5% of the purchase price being the Licence Fee for the period from the 301st day after the date of the Letter of Acceptance to the 570th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 300th day after the date of the Letter of Acceptance;

(iii) 須於接納書的日期後第 570 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 571 天至接納書的日期後第 840 天的許可費; 及
2.5% of the purchase price being the Licence Fee for the period from the 571st day after the date of the Letter of Acceptance to the 840th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 570th day after the date of the Letter of Acceptance; and

(iv) 須於接納書的日期後第 840 天繳付相等於樓價 2.5%之金額作為由接納書的日期後第 841 天至接納書的日期後第 1080 天的許可費。
2.5% of the purchase price being the Licence Fee for the period from the 841st day after the date of the Letter of Acceptance to the 1080th day after the date of the Letter of Acceptance (both days inclusive) shall be paid on or before the 840th day after the date of the Letter of Acceptance.

(c) 買方須就先住後付優惠於簽署許可協議時繳付相等於樓價 3.6%之金額（如買方選擇支付辦法(J)「720 天先住後付」）或相等於樓價 4.2%之金額（如買方選擇支付辦法(K)「1080 天先住後付」）的行政費。該行政費不可退還且不可轉讓。受限於上述更改付款計劃獲賣方批准，該手續費將於簽署許可協議時用於支付部份該行政費；
An administrative fee for the Occupation Before Completion Benefit equivalent to 3.6% of the purchase price (if the Purchaser has selected Payment Plan (J) "720-day Occupation Before Completion") or equivalent to 4.2% of the purchase price (if the Purchaser has selected Payment Plan (K) "1080-day Occupation Before Completion") will be payable by the Purchaser upon the signing of the Licence Agreement. Such administrative fee is non-refundable and non-transferrable. Subject to the Vendor's approval of the aforesaid change of payment plan, the Handling Fee will be applied towards payment of part of the administrative fee upon signing of the Licence Agreement;

(d) 買方必須負責繳付所有就許可協議而產生的印花稅(如有)及裁定費；
The Purchaser shall be responsible to pay all stamp duty (if any) and adjudication fee arising from the Licence Agreement;

(e) 買賣雙方必須負責繳付所有各自就許可協議而產生的法律費用；
Each party shall bear its own legal costs and expenses arising from the Licence Agreement;

(f) 買方必須負責繳付為該物業提供的任何公共事業服務的所有按金及在許可期內該物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它年度或經常性性質的開支等；
The Purchaser shall be responsible to pay all deposits payable in respect of the supply of any utility to the Property and pay the management fees, government rates and rents, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the licence period;

(g) 買方僅以被許可人的身份佔用該物業，而且不得將其再許可給任何其他人；
The Purchaser shall occupy the Property as licensee only, and shall not sub-license the same to any other person(s);

(h) 如買方未能依照正式合約完成買賣該物業，賣方有權在不損害賣方的其他權利及補償的情況下將買方根據正式合約已繳付的部份樓價用作支付許可佔用期內的許可費；及
If the Purchaser fails to complete the sale and purchase of the Property in accordance with the terms of the Agreement, the Vendor shall, without prejudice to any other rights and remedies available to the Vendor, be entitled to apply the part payment of the purchase price of the Property paid by the Purchaser under the Agreement towards the settlement of the licence fee for the whole licence period; and

(i) 賣方確認，如：
The Vendor confirms that if:

(i) 該物業的樓價依照正式合約訂定的日期付清(以賣方代表律師實際收到款項日期計算);
the purchase price of the Property has been fully settled according to the date(s) stipulated in the Agreement (the date of settlement shall be the actual date on which payment is received by the Vendor's solicitors);

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(ii) 買方已依照正式合約完成該物業的買賣; 及
the sale and purchase of the Property has been completed pursuant to the terms of the Agreement; and

(iii) 買方已全面遵守許可協議的條款和條件，
the terms and conditions of the licence agreement have been complied with by the Purchaser in all respects,

則賣方會在該物業買賣完成時(在不損害賣方就買方(作為被許可人)任何仍然持續的違約或未履行或不會履行許可協議下的任何條款及契約而提出申索的權利的情況下)將該物業許可佔用期中買方(作為被許可人)實際已支付之許可費用的總數直接用於支付該物業樓價的餘額。
the Vendor will (but without prejudice to any right of action of the Vendor against the purchaser(s) (as licensee) in respect of any outstanding breach or non-observance or non-performance of any of the terms and covenants under the Licence Agreement) apply the total sum of the licence fee actually paid by the Purchaser (as licensee) towards settlement of the balance of purchase price directly upon completion of the sale and purchase of the Property.

3. 先住後付的優惠將受賣方訂立的其他條款及細則約束。
The Occupation before Completion benefit shall be subject to other terms and conditions imposed by the Vendor.

(B) 租約優惠
Lease Benefit

1. 準買方於簽署該物業的臨時合約之前，準買方（必須為個人名義）可就該物業與賣方(作為業主)簽署一份租約(格式及內容由賣方訂明)(「**租約**」)。
Prior to a prospective purchaser(s) entering into a Preliminary Agreement of the Property, the prospective purchaser(s) (who must be individual(s)) may enter into a lease (in such form and content as specified by the Vendor) (the "**Lease**") with the Vendor (as landlord) in respect of the Property.

2. 根據租約，租客將獲授予認購權以租約所列明的售價購買該物業，其認購權僅限於租客在租期生效日的 3 年後行使。如租客未能按照其條款及細則行使認購權，認購權將自動失效而租客將不會得到任何賠償。
Under the Lease, the tenant will be granted an option to purchase the Property at the price stated in the Lease, which option is only exercisable by the tenant after 3 years from the commencement date of the term of the Lease. If the tenant fails to exercise the option to purchase in accordance with its terms and conditions, the option to purchase will lapse automatically and the tenant will not be entitled to any compensation therefor.

3. 租約的其他重要條款如下:-
Other key terms of the Lease are as follows :-

(i) 租金須每年預先繳付。
Rent is payable in advance annually.

(ii) 租約期為 42 個月或 72 個月或 84 個月或 96 個月（其中任何一個租約期）。
The term of the Lease shall be either 42 months or 72 months or 84 months or 96 months.

(iii) 根據租約及其複本應支付之印花稅及/或裁定費及註冊費須由賣方及租客平均承擔。買賣雙方必須負責繳付所有各自就租約及其複本之準備、批核及簽訂而產生的法律費用。
The stamp duty and/or adjudication fee and registration fee payable on the Lease and its counterpart shall be borne by the Vendor and the tenant in equal shares. Each party shall bear its own legal costs and expenses in relation to the preparation, approval and execution of the Lease and its counterpart.

(iv) 租客必須負責繳付為住宅物業提供的任何公共事業服務的所有按金及在租期內該物業之管理費、差餉、地租、公用事業服務收費、公用事業服務按金及其它年度或經常性性質的開支等。
The tenant shall be responsible to pay all deposits payable in respect of the supply of any utility to the Property and pay the management fees, government rates and rent, utilities charges, utilities deposits and all other outgoings of an annual or recurring nature during the term of the Lease.

(v) 租客不得將該物業分租或再准許予任何其他人士。
The tenant shall not sub-let or sub-license the Property to any other entity.

4. 租約優惠受其他條款及細則所約束。
The Lease Benefit is subject to other terms and conditions.

(C) 「現有租客租金回贈」(只適用於以下買方：買方須為該物業的現有租客並於租期首日至及包括租期第十五個月的最後一天內購買該物業而並非根據賣方授予之認購權(如有)購買該物業，並選擇本招標文件中要約表格的附表第 3 節

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之「現有租客置業易 2」付款計劃(L2) 或「現有租客置業易 3」付款計劃(L3) 或「現有租客置業易 4」付款計劃(L4) 或「現有租客置業易 5」付款計劃(L5))
Sitting Tenant Rental Rebate (Only applicable to the purchaser(s) who is the sitting tenant of the Property and who purchases the Property within the period between the first day of the lease term up to and inclusive of the last day of the 15th month of the lease term but not pursuant to any option to purchase (if any) granted by the Vendor and has also selected Payment Plan (L2) "Sitting Tenant Acquisition Plan 2" or Payment Plan (L3) "Sitting Tenant Acquisition Plan 3" or Payment Plan (L4) "Sitting Tenant Acquisition Plan 4" or Payment Plan (L5) "Sitting Tenant Acquisition Plan 5" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得現有租客租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered a Sitting Tenant Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的該物業已簽訂一份租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Lease (in such form and content as specified by the Vendor) with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Lease throughout the term of the Lease or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 租約下沒有欠繳租金;及
there is no rental arrears under the Lease; and

(v) 該物業之買賣須於該物業之租期生效日起計的 18 個月內完成，
completion of the sale and purchase of the Property shall take place within 18 months from the commencement date of the lease term of the Property,

於買方作為已該物業的現有租客身份完成該物業的買賣時，賣方將由買方作為該物業的現有租客身份根據租約實際已支付並由賣方收到的租金的**總數**直接用於支付該物業樓價的餘額。
whereby upon completion of the sale and purchase of the Property by the purchaser(s) as sitting tenant of the Property, the Vendor will apply the **total sum** of the rent actually paid by the purchaser(s) as sitting tenant of the Property and received by the Vendor under the Lease towards settlement of the balance of purchase price directly.

2. 現有租客租金回贈受其他條款及細則所約束。
The Sitting Tenant Rental Rebate is subject to other terms and conditions.

(D) 「認購權 75%租金回贈」
Option to Purchase 75% Rental Rebate

(1) (只適用於以下買方：買方須為該物業的現有租客並於租期第三十六個月後至租約租期第三十九個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「先租後買 2」付款計劃(M2)或「先租後買 3」付款計劃(M3) 或「先租後買 4」付款計劃(M4) 或「先租後買 5」付款計劃(M5))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 36th month of the lease term but on or before the expiration of the 39th month of the lease term and has also selected Payment Plan (M2) "Lease with Option to Purchase Plan 2" or Payment Plan (M3) "Lease with Option to Purchase Plan 3" or Payment Plan (M4) "Lease with Option to Purchase Plan 4" or Payment Plan (M5) "Lease with Option to Purchase Plan 5" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得現有認購權 75%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 75% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的該物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租約租期第三十九個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明) (「含有認購權之 Y3.5 租約」);
the purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the purchaser(s) as tenant after the 36th month of the commencement date of the lease

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term but on or before the expiration of the 39th month of the lease term (in such form and content as specified by the Vendor) (the "Y3.5 Lease with Option to Purchase") with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y3.5 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y3.5 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y3.5 Lease with Option to Purchase throughout the term of the Y3.5 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y3.5 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y3.5 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y3.5 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y3.5 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y3.5 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y3.5 Lease with Option to Purchase;

(v) 含有認購權之 Y3.5 租約下沒有欠繳租金;及
there is no rental arrears under the Y3.5 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y3.5 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y3.5 租約所定義) 5%之由買方根據含有認購權之 Y3.5 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y3.5 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y3.5 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y3.5 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y3.5 租約所定義) 3%之由買方根據含有認購權之 Y3.5 租約實際已支付的租金按金的剩餘金額作為「先租後買 2」付款計劃(M2) 或「先租後買 3」付款計劃(M3) 或「先租後買 4」付款計劃(M4) 或「先租後買 5」付款計劃(M5) 項目 2 下指明的加付訂金部份金額，而買方須按照「先租後買 2」付款計劃(M2) 或「先租後買 3」付款計劃(M3) 或「先租後買 4」付款計劃(M4) 或「先租後買 5」付款計劃(M5) 支付該加付訂金的餘額；及
the Vendor will apply the remaining balance of the rental deposit actually paid by the purchaser(s) under the Y3.5 Lease with Option to Purchase equivalent to 3% of the Option Price (as defined in the Y3.5 Lease with Option to Purchase) towards settlement of part of the further deposit referred to in item 2 of Payment Plan (M2) "Lease with Option to Purchase Plan 2" or Payment Plan (M3) "Lease with Option to Purchase Plan 3" or Payment Plan (M4) "Lease with Option to Purchase Plan 4" or Payment Plan (M5) "Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (M2) "Lease with Option to Purchase Plan 2" or Payment Plan (M3) "Lease with Option to Purchase Plan 3" or Payment Plan (M4) "Lease with Option to Purchase Plan 4" or Payment Plan (M5) "Lease with Option to Purchase Plan 5"; and

(C) 該物業買賣完成時，由買方根據含有認購權之 Y3.5 租約實際已支付的租金總和之 **75%**將直接用於支付樓價的餘額。
upon completion of the sale and purchase of the Property, **75%** of the total sum of the rent actually paid by the purchaser(s) under the Y3.5 Lease with Option to Purchase will be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y3.5 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under

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the Y3.5 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 75%租金回贈受其他條款及細則所約束。
The Option to Purchase 75% Rental Rebate is subject to other terms and conditions.

(2) (只適用於以下買方：買方須為該物業的現有租客並於租期第三十六個月後至租約租期第四十二個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y6 先租後買 3」付款計劃(P3) 或「Y6 先租後買 4」付款計劃(P4) 或「Y6 先租後買 5」付款計劃(P5))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 36th month of the lease term but on or before the expiration of the 42nd month of the lease term and has selected Payment Plan (P3) "Y6 Lease with Option to Purchase Plan 3" or Payment Plan (P4) "Y6 Lease with Option to Purchase Plan 4" or Payment Plan (P5) "Y6 Lease with Option to Purchase Plan 5" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 75%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 75% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的該物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租約租期第四十二個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明) (「含有認購權之 Y6 租約」);
the purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the purchaser(s) as tenant after the 36th month of the commencement date of the lease term but on or before the expiration of the 42nd month of the lease term (in such form and content as specified by the Vendor) (the "Y6 Lease with Option to Purchase") with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y6 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y6 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y6 Lease with Option to Purchase throughout the term of the Y6 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y6 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y6 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y6 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y6 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y6 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y6 Lease with Option to Purchase;

(v) 含有認購權之 Y6 租約下沒有欠繳租金;及
there is no rental arrears under the Y6 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y6 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y6 租約所定義) 5%之由買方根據含有認購權之 Y6 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y6 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y6 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y6 租約所定義) 5%之由買方根據含有認購權之 Y6 租約實際已支付的部份租金按金直接作為「Y6 先租後買 3」付款計劃(P3) 或「Y6 先租後買 4」付款計劃(P4) 或

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「Y6 先租後買 5」付款計劃(P5) 項目 2 下指明的加付訂金金額，而買方須按照「Y6 先租後買 3」付款計劃(P3) 或「Y6 先租後買 4」付款計劃(P4) 或「Y6 先租後買 5」付款計劃(P5) 支付該加付訂金的餘額(如適用者)；及

the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y6 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (P3) "Y6 Lease with Option to Purchase Plan 3" or Payment Plan (P4) "Y6 Lease with Option to Purchase Plan 4" or Payment Plan (P5) "Y6 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (P3) "Y6 Lease with Option to Purchase Plan 3" or Payment Plan (P4) "Y6 Lease with Option to Purchase Plan 4" or Payment Plan (P5) "Y6 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y6 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y6 租約所定義)1%及(b)租金總和之 **75%** 將一起直接用於支付成交金額的餘額。

upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 1% of the Option Price (as defined in the Y6 Lease with Option to Purchase) and (b) **75%** of the total sum of the rent actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y6 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。

For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 75% 租金回贈受其他條款及細則所約束。

The Option to Purchase 75% Rental Rebate is subject to other terms and conditions.

(3) (只適用於以下買方：買方須為該物業的現有租客並於租期第三十六個月後至租約租期第四十二個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y7 先租後買 4」付款計劃(Q4) 或「Y7 先租後買 5」付款計劃(Q5))

(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 36th month of the lease term but on or before the expiration of the 42nd month of the lease term and has selected Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" or Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 75%租金回贈:-

Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 75% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的該物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租約租期第四十二個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明)(「含有認購權之 Y7 租約」);

the purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the purchaser(s) as tenant after the 36th month of the commencement date of the lease term but on or before the expiration of the 42nd month of the lease term (in such form and content as specified by the Vendor) (the "Y7 Lease with Option to Purchase") with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;

the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y7 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y7 租約的條款及細則;

the purchaser(s) has duly performed and observed the terms and conditions of the Y7 Lease with Option to Purchase throughout the term of the Y7 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y7 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y7 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y7 租約);

the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y7 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y7 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y7 Lease with Option to Purchase;

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(v) 含有認購權之 Y7 租約下沒有欠繳租金;及
there is no rental arrears under the Y7 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y7 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y7 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部份租金按金直接作為「Y7 先租後買 4」付款計劃(Q4) 或「Y7 先租後買 5」付款計劃(Q5) 項目 2 下指明的加付訂金金額，而買方須按照「Y7 先租後買 4」付款計劃(Q4) 或「Y7 先租後買 5」付款計劃(Q5) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" or Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (Q4) " Y7 Lease with Option to Purchase Plan 4" or Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y7 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y7 租約所定義)2%及(b)租金總和之 **75%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 2% of the Option Price (as defined in the Y7 Lease with Option to Purchase) and (b) **75%** of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y7 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 75% 租金回贈受其他條款及細則所約束。
The Option to Purchase 75% Rental Rebate is subject to other terms and conditions.

(4) (只適用於以下買方：買方須為該物業的現有租客並於租期第三十六個月後至租約租期第四十二個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y8 先租後買 4」付款計劃(R4) 或「Y8 先租後買 5」付款計劃(R5))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 36th month of the lease term but on or before the expiration of the 42nd month of the lease term and has selected Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" or Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 75%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 75% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的該物業已簽訂一份租約，其中含有僅限於買方作為租客於租期第三十六個月後至租約租期第四十二個月屆滿或之前行使的認購權(租約格式及內容由賣方訂明)(「含有認購權之 Y8 租約」);
the purchaser(s) (as tenant) has entered into a lease containing an option to purchase which is only exercisable by the purchaser(s) as tenant after the 36th month of the commencement date of the lease term but on or before the expiration of the 42nd month of the lease term (in such form and content as specified by the Vendor) (the

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"Y8 Lease with Option to Purchase") with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y8 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 4」付款計劃(R4) 或「Y8 先租後買 5」付款計劃(R5) 項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 4」付款計劃(R4) 或「Y8 先租後買 5」付款計劃(R5) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" or Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R4) " Y8 Lease with Option to Purchase Plan 4" or Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 **75%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 3% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) **75%** of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 75% 租金回贈受其他條款及細則所約束。
The Option to Purchase 75% Rental Rebate is subject to other terms and conditions.

(E) 「認購權 66%租金回贈」

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Option to Purchase 66% Rental Rebate

(1) (只適用於以下買方：買方須為該物業的現有租客並於租期第四十二個月後至租約租期第六十九個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y6 先租後買 3」付款計劃(P3) 或「Y6 先租後買 4」付款計劃(P4))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 42nd month of the lease term but on or before the expiration of the 69th month of the lease term and has selected Payment Plan (P3) "Y6 Lease with Option to Purchase Plan 3" or Payment Plan (P4) "Y6 Lease with Option to Purchase Plan 4" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 66%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 66% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買該物業已簽訂一份含有認購權之 Y6 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y6 Lease with Option to Purchase with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y6 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y6 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y6 Lease with Option to Purchase throughout the term of the Y6 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y6 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y6 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y6 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y6 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y6 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y6 Lease with Option to Purchase;

(v) 含有認購權之 Y6 租約下沒有欠繳租金;及
there is no rental arrears under the Y6 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y6 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y6 租約所定義) 5%之由買方根據含有認購權之 Y6 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y6 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y6 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y6 租約所定義) 5%之由買方根據含有認購權之 Y6 租約實際已支付的部份租金按金直接作為「Y6 先租後買 3」付款計劃(P3) 或「Y6 先租後買 4」付款計劃(P4) 項目 2 下指明的加付訂金金額，而買方須按照「Y6 先租後買 3」付款計劃(P3) 或「Y6 先租後買 4」付款計劃(P4) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y6 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (P3) "Y6 Lease with Option to Purchase Plan 3" or Payment Plan (P4) "Y6 Lease with Option to Purchase Plan 4" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (P3) "Y6 Lease with Option to Purchase Plan 3" or Payment Plan (P4) "Y6 Lease with Option to Purchase Plan 4" (if applicable); and

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(C) 在該物業買賣完成時，由買方根據含有認購權之 Y6 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y6 租約所定義)1%及(b)租金總和之 **66%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 1% of the Option Price (as defined in the Y6 Lease with Option to Purchase) and (b) **66%** of the total sum of the rent actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y6 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 66% 租金回贈受其他條款及細則所約束。
The Option to Purchase 66% Rental Rebate is subject to other terms and conditions.

(2) (只適用於以下買方：買方須為該物業的現有租客並於租期第四十二個月後至租約租期第七十二個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y7 先租後買 4」付款計劃(Q4))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 42nd month of the lease term but on or before the expiration of the 72nd month of the lease term and has selected Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 66%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 66% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買該物業已簽訂一份含有認購權之 Y7 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y7 Lease with Option to Purchase with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y7 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y7 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y7 Lease with Option to Purchase throughout the term of the Y7 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y7 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y7 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y7 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y7 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y7 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y7 Lease with Option to Purchase;

(v) 含有認購權之 Y7 租約下沒有欠繳租金;及
there is no rental arrears under the Y7 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y7 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y7 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease

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with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部份租金按金直接作為「Y7 先租後買 4」付款計劃(Q4) 項目 2 下指明的加付訂金金額，而買方須按照「Y7 先租後買 4」付款計劃(Q4) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y7 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y7 租約所定義)2%及(b)租金總和之 **66%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 2% of the Option Price (as defined in the Y7 Lease with Option to Purchase) and (b) **66%** of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y7 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 66% 租金回贈受其他條款及細則所約束。
The Option to Purchase 66% Rental Rebate is subject to other terms and conditions.

(3) (只適用於以下買方：買方須為該物業的現有租客並於租期第四十二個月後至租約租期第七十二個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y8 先租後買 4」付款計劃(R4))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 42nd month of the lease term but on or before the expiration of the 72nd month of the lease term and has selected Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 66%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 66% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買該物業已簽訂一份含有認購權之 Y8 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y8 Lease with Option to Purchase with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y8 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term

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of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 4」付款計劃(R4) 項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 4」付款計劃(R4) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 **66%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 2% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) **66%** of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 66% 租金回贈受其他條款及細則所約束。
The Option to Purchase 66% Rental Rebate is subject to other terms and conditions.

(F) 「認購權 65%租金回贈」
Option to Purchase 65% Rental Rebate

(1) (只適用於以下買方：買方須為該物業的現有租客並於租期第七十二個月後至租約租期第八十一個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y7 先租後買 4」付款計劃(Q4))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 72nd month of the lease term but on or before the expiration of the 81st month of the lease term and has selected Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 65%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 65% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買該物業已簽訂一份含有認購權之 Y7 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y7 Lease with Option to Purchase with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y7 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y7 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y7 Lease with Option to

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Purchase throughout the term of the Y7 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y7 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y7 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y7 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y7 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y7 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y7 Lease with Option to Purchase;

(v) 含有認購權之 Y7 租約下沒有欠繳租金;及
there is no rental arrears under the Y7 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y7 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y7 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部份租金按金直接作為「Y7 先租後買 4」付款計劃(Q4) 項目 2 下指明的加付訂金金額，而買方須按照「Y7 先租後買 4」付款計劃(Q4) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (Q4) "Y7 Lease with Option to Purchase Plan 4" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y7 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y7 租約所定義)2%及(b)租金總和之 **65%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 2% of the Option Price (as defined in the Y7 Lease with Option to Purchase) and (b) **65%** of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y7 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 65% 租金回贈受其他條款及細則所約束。
The Option to Purchase 65% Rental Rebate is subject to other terms and conditions.

(2) (只適用於以下買方：買方須為該物業的現有租客並於租期第七十二個月後至租約租期第八十四個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y8 先租後買 4」付款計劃(R4))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 72nd month of the lease term but on or before the expiration of the 84th month of the lease term and has selected Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 65%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 65% Rental Rebate :-

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(i) 買方(作為租客)與賣方(作為業主)就買方購買該物業已簽訂一份含有認購權之 Y8 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y8 Lease with Option to Purchase with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y8 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 4」付款計劃(R4) 項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 4」付款計劃(R4) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 **65%** 將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 3% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) **65%** of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 65% 租金回贈受其他條款及細則所約束。
The Option to Purchase 65% Rental Rebate is subject to other terms and conditions.

(G) 「認購權 64%租金回贈」

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Option to Purchase 64% Rental Rebate

(1) (只適用於以下買方：買方須為該物業的現有租客並於租期第八十四個月後至租約租期第九十三個月屆滿或之前，根據賣方授予之認購權購買該物業，並選擇本招標文件中要約表格的附表第 3 節之「Y8 先租後買 4」付款計劃(R4))
(Only applicable to the purchaser(s) who is the sitting tenant(s) of the Property and who purchases the Property pursuant to an option to purchase granted by the Vendor after the 84th month of the lease term but on or before the expiration of the 93rd month of the lease term and has selected Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" in Section 3 of the Schedule to the Offer Form of this Tender Document)

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 64%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 64% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買該物業已簽訂一份含有認購權之 Y8 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y8 Lease with Option to Purchase with the Vendor (as landlord) in respect of the Property purchased by the purchaser(s);

(ii) 買方為該物業的現有租客;
the purchaser(s) is the sitting tenant of the Property;

(iii) 買方在整個含有認購權之 Y8 租約期內或直至該物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the Property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

(vi) 該物業之買賣須於該物業之租期屆滿時或之前完成，
completion of the sale and purchase of the Property shall take place on or before the expiration of the lease term of the Property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署該物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the Preliminary Agreement of the Property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the Preliminary Agreement directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 4」付款計劃(R4) 項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 4」付款計劃(R4) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R4) "Y8 Lease with Option to Purchase Plan 4" (if applicable); and

(C) 在該物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 **64%** 將一起直接用於支付成交金額的餘額。

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upon completion of the sale and purchase of the Property, (a) the remaining balance of the rental deposit equivalent to 2% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) **64%** of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 64% 租金回贈受其他條款及細則所約束。
The Option to Purchase 64% Rental Rebate is subject to other terms and conditions.

(H) 「認購權 65%租金回贈」
Option to Purchase 65% Rental Rebate

(1) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第四十二個月後至租約租期第六十九個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「Y6 先租後買 5」付款計劃(P5))
(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who sign the Y6 Lease with Option to Purchase and purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 42nd month of the lease term but on or before the expiration of the 69th month of the lease term and has selected Payment Plan (P5) "Y6 Lease with Option to Purchase Plan 5" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 65%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 65% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之 Y6 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y6 Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the leased residential property;

(iii) 買方在整個含有認購權之 Y6 租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y6 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y6 Lease with Option to Purchase throughout the term of the Y6 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y6 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y6 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y6 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y6 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y6 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y6 Lease with Option to Purchase;

(v) 含有認購權之 Y6 租約下沒有欠繳租金;及
there is no rental arrears under the Y6 Lease with Option to Purchase; and

(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成，
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y6 租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y6 租約所定義) 5%之由買方根據含有認購權之 Y6 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined

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in the Y6 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y6 Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y6 租約所定義) 5%之由買方根據含有認購權之 Y6 租約實際已支付的部份租金按金直接作為「Y6 先租後買 5」付款計劃(P5) 項目 2 下指明的加付訂金金額，而買方須按照「Y6 先租後買 5」付款計劃(P5) 支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y6 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (P5) "Y6 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (P5) "Y6 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之 Y6 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y6 租約所定義)1%及(b)租金總和之 65%將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, (a) the remaining balance of the rental deposit equivalent to 1% of the Option Price (as defined in the Y6 Lease with Option to Purchase) and (b) 65% of the total sum of the rent actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y6 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y6 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 65% 租金回贈受其他條款及細則所約束。
The Option to Purchase 65% Rental Rebate is subject to other terms and conditions.

(2) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第四十二個月後至租約租期第七十二個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「Y7 先租後買 5」付款計劃(Q5))
(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who sign the Y7 Lease with Option to Purchase and purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 42nd month of the lease term but on or before the expiration of the 72nd month of the lease term and has selected Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 65%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 65% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之 Y7 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y7 Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the leased residential property;

(iii) 買方在整個含有認購權之 Y7 租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y7 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y7 Lease with Option to Purchase throughout the term of the Y7 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y7 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y7 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y7 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y7 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y7 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y7 Lease with Option to Purchase;

(v) 含有認購權之 Y7 租約下沒有欠繳租金;及

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there is no rental arrears under the Y7 Lease with Option to Purchase; and

(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成，
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y7 租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Y7 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部份租金按金直接作為「Y7 先租後買 5」付款計劃(Q5) 項目 2 下指明的加付訂金金額，而買方須按照「Y7 先租後買 5」付款計劃(Q5)支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之 Y7 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y7 租約所定義)2%及(b)租金總和之 65%將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, (a) the remaining balance of the rental deposit equivalent to 2% of the Option Price (as defined in the Y7 Lease with Option to Purchase) and (b) 65% of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y7 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 65% 租金回贈受其他條款及細則所約束。
The Option to Purchase 65% Rental Rebate is subject to other terms and conditions.

(3) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第四十二個月後至租約租期第七十二個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「Y8 先租後買 5」付款計劃(R5))
(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who sign the Y8 Lease with Option to Purchase and purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 42nd month of the lease term but on or before the expiration of the 72nd month of the lease term and has selected Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 65%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 65% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之 Y8 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y8 Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the leased residential property;

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(iii) 買方在整個含有認購權之 Y8 租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成，
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 5」付款計劃(R5) 項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 5」付款計劃(R5)支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 65%將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, (a) the remaining balance of the rental deposit equivalent to 3% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) 65% of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 65% 租金回贈受其他條款及細則所約束。
The Option to Purchase 65% Rental Rebate is subject to other terms and conditions.

(I) 「認購權 64%租金回贈」優惠
Option to Purchase 64% Rental Rebate

(1) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第七十二個月後至租約租期第八十一個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「Y7 先租後買 5」付款

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計劃(Q5))

(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who sign the Y7 Lease with Option to Purchase and purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 72nd month of the lease term but on or before the expiration of the 81st month of the lease term and has selected Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 64%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 64% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之 Y7 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y7 Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the leased residential property;

(iii) 買方在整個含有認購權之 Y7 租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y7 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y7 Lease with Option to Purchase throughout the term of the Y7 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y7 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y7 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y7 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y7 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y7 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y7 Lease with Option to Purchase;

(v) 含有認購權之 Y7 租約下沒有欠繳租金;及
there is no rental arrears under the Y7 Lease with Option to Purchase; and

(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成，
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y7 租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Y7 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y7 租約所定義) 5%之由買方根據含有認購權之 Y7 租約實際已支付的部份租金按金直接作為「Y7 先租後買 5」付款計劃(Q5)項目 2 下指明的加付訂金金額，而買方須按照「Y7 先租後買 5」付款計劃(Q5)支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y7 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (Q5) "Y7 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之 Y7 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y7 租約所定義)2%及(b)租金總和之 64%將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, (a) the remaining balance of the

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rental deposit equivalent to 2% of the Option Price (as defined in the Y7 Lease with Option to Purchase) and (b) 64% of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y7 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y7 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 64% 租金回贈受其他條款及細則所約束。
The Option to Purchase 64% Rental Rebate is subject to other terms and conditions.

(2) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第七十二個月後至租約租期第八十四個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「Y8 先租後買 5」付款計劃(R5))
(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who sign the Y8 Lease with Option to Purchase and purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 72nd month of the lease term but on or before the expiration of the 84th month of the lease term and has selected Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 64%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 64% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之 Y8 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y8 Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the leased residential property;

(iii) 買方在整個含有認購權之 Y8 租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成，
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly;

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(B) 賣方將應用相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 5」付款計劃(R5)項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 5」付款計劃(R5)支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 64%將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, (a) the remaining balance of the rental deposit equivalent to 3% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) 64% of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 64% 租金回贈受其他條款及細則所約束。
The Option to Purchase 64% Rental Rebate is subject to other terms and conditions.

(J)「認購權 63%租金回贈」優惠
Option to Purchase 63% Rental Rebate

(1) (只適用於以下買方：買方須為已出租之住宅物業的現有租客並於租期第八十四個月後至租約租期第九十三個月屆滿或之前，根據賣方授予之認購權購買該已出租的住宅物業，並選擇第(4)(i)段中「Y8 先租後買 5」付款計劃(R5))
(Only applicable to purchaser(s) who is the sitting tenant(s) of the leased residential property and who sign the Y8 Lease with Option to Purchase and purchases his/her/their leased residential property pursuant to an option to purchase granted by the Vendor after the 84th month of the lease term but on or before the expiration of the 93rd month of the lease term and has selected Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" in paragraph (4)(i))

1. 受限於買方對以下細則之遵守，買方將會獲得認購權 63%租金回贈:-
Subject to the compliance with all the following conditions by the purchaser(s), the purchaser(s) will be offered an Option to Purchase 63% Rental Rebate :-

(i) 買方(作為租客)與賣方(作為業主)就買方購買的住宅物業已簽訂一份含有認購權之 Y8 租約(格式及內容由賣方訂明);
the purchaser(s) (as tenant) has entered into the Y8 Lease with Option to Purchase with the Vendor (as landlord) in respect of the residential property purchased by the purchaser(s);

(ii) 買方為該已出租之住宅物業的現有租客;
the purchaser(s) is the sitting tenant of the leased residential property;

(iii) 買方在整個含有認購權之 Y8 租約期內或直至住宅物業的買賣完成日為止(以較早者為準)已妥為履行及遵守含有認購權之 Y8 租約的條款及細則;
the purchaser(s) has duly performed and observed the terms and conditions of the Y8 Lease with Option to Purchase throughout the term of the Y8 Lease with Option to Purchase or up to the date of completion of the sale and purchase of the residential property (whichever is the earlier);

(iv) 買方(作為租客)按照含有認購權之 Y8 租約的規定已向賣方(作為業主)提供一份認購通知書 (按含有認購權之 Y8 租約所定義)(格式及內容由賣方訂明並附夾於含有認購權之 Y8 租約);
the purchaser(s) (as tenant) has duly served an Option Notice (as defined in the Y8 Lease with Option to Purchase) (in such form and content as specified by the Vendor and attached to the Y8 Lease with Option to Purchase) on the Vendor (as landlord) in accordance with the Y8 Lease with Option to Purchase;

(v) 含有認購權之 Y8 租約下沒有欠繳租金;及
there is no rental arrears under the Y8 Lease with Option to Purchase; and

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(vi) 已出租之住宅物業之買賣須於已出租之住宅物業之租期屆滿時或之前完成，
completion of the sale and purchase of the leased residential property shall take place on or before the expiration of the lease term of the leased residential property,

其中:-
whereby : -

(A) 買方按照由買方作為現有租客身份妥為送達並由賣方接受的認購通知書(按含有認購權之 Y8 租約所定義) 的條款於簽署已出租之住宅物業的臨時合約時，買方將相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部分租金按金直接作為臨時合約下所需支付的臨時訂金；
upon signing of the PASP of the leased residential property pursuant to the terms of the Option Notice (as defined in the Y8 Lease with Option to Purchase) duly served by the purchaser(s) as sitting tenant and accepted by the Vendor, the Vendor will apply part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the preliminary deposit under the PASP directly;

(B) 賣方將應用相等於認購價(按含有認購權之 Y8 租約所定義) 5%之由買方根據含有認購權之 Y8 租約實際已支付的部份租金按金直接作為「Y8 先租後買 5」付款計劃(R5)項目 2 下指明的加付訂金金額，而買方須按照「Y8 先租後買 5」付款計劃(R5)支付該加付訂金的餘額 (如適用者)；及
the Vendor will apply the part of the rental deposit actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase equivalent to 5% of the Option Price (as defined in the Y8 Lease with Option to Purchase) towards settlement of the further deposit referred to in item 2 of Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" directly, and the purchaser(s) shall pay the balance of such further deposit in accordance with Payment Plan (R5) "Y8 Lease with Option to Purchase Plan 5" (if applicable); and

(C) 在已出租之住宅物業買賣完成時，由買方根據含有認購權之 Y8 租約實際已支付的(a)租金按金的剩餘金額相等於認購價(按含有認購權之 Y8 租約所定義)3%及(b)租金總和之 63%將一起直接用於支付成交金額的餘額。
upon completion of the sale and purchase of the leased residential property, (a) the remaining balance of the rental deposit equivalent to 3% of the Option Price (as defined in the Y8 Lease with Option to Purchase) and (b) 63% of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will together be applied towards settlement of the balance of purchase price directly.

2. 為免疑問，買方根據含有認購權之 Y8 租約實際支付的租金總額的任何剩餘餘額，賣方在任何情況下都不會退還給買方。
For the avoidance of doubt, any remaining balance of the total sum of the rent actually paid by the purchaser(s) under the Y8 Lease with Option to Purchase will not be refunded by the Vendor to the purchaser(s) under any circumstances.

3. 先租後買認購權 63% 租金回贈受其他條款及細則所約束。
The Option to Purchase 63% Rental Rebate is subject to other terms and conditions.

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Disclosure of relationship between vendor and the manager appointed under the deed of mutual covenant
披露賣方與根據公契獲委任的管理人之間的關係

Vendor 賣方	Top Finder Limited 暉隆有限公司
Development 發展項目	THE HORIZON, No.18 Fo Chun Road, Tai Po, New Territories. 新界大埔科進路 18 號 海日灣

The person appointed as the manager of the development under the executed deed of mutual covenant (DMC Manager) **根據簽立的公契獲委任為發展項目的管理人（即「公契管理人」）**	**Relationship between the vendor of the development and the DMC Manager** **發展項目賣方與公契管理人之間的關係**
The Horizon Management Services Limited 海日灣物業服務有限公司	The Horizon Management Services Limited is not an associated company of the vendor within the meaning of Companies Ordinance (Cap. 622) 海日灣物業服務有限公司不是《公司條例》（第 622 章）所指的賣方的有聯繫公司

THE HORIZON
海日灣
Issued by Top Finder Limited on 04.10.2024
暉隆有限公司在 2024 年 10 月 4 日發出

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孖士打
JSM

The Horizon 海日灣

孖士打律師行
香港中環遮打道十號
太子大廈十八字樓
(中環地鐵站 K 出口)
電話: 28432211 傳真:28459121

JOHNSON STOKES & MASTER
18th Floor, Prince's Building,
10 Chater Road, Central, Hong Kong.
(MTR Central Station Exit K)
Tel: 28432211 Fax: 28459121

Please make the necessary appointment and call at office of **Johnson Stokes & Master** ("the Vendor's Solicitors") to sign the formal Agreement for Sale and Purchase during office hours 9:00 a.m. - 5:45 p.m. from Monday to Friday (except Saturdays and Public Holidays) within 5 working days from the date of the Preliminary Agreement for Sale and Purchase.
敬請致電「孖士打律師行」(「賣方律師」)預約於簽署臨時買賣合約後五個工作天內的辦公時間內(星期一至星期五辦公時間為上午九時正至下午五時四十五分(星期六及公眾假期除外))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 download from the website : https://www.hklawsoc.org.hk/-/media/HKLS/Home/Support-Member/Professional-Support/AML/AML-Template/AML-Leaflet-for-Clients.pdf and bring the following to the office of the Vendor's 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：https://www.hklawsoc.org.hk/-/media/HKLS/Home/Support-Member/Professional-Support/AML/AML-Template/AML-Leaflet-for-Clients-Chinese.pdf，並於預約時間內攜帶以下文件駕臨賣方律師事務所及親自簽署正式買賣合約。

Please bring the following upon signing the formal Agreement for Sale and Purchase at Messrs. **Johnson Stokes & Master** of 18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong.
請攜帶以下文件駕臨 香港中環遮打道十號太子大廈十八字樓**『孖士打律師行』**簽署正式買賣合約。

1. Original Preliminary Agreement for Sale and Purchase 正本臨時買賣合約

2. Hong Kong Identity Card **OR** other identification document(s) 香港身份證 **或** 其他身份証明文件

3. Cheque drawn in favour of **"Johnson Stokes & Master"** for payment of disbursements of and incidental to the formal Agreement for Sale and Purchase (for details see table below)
支票抬頭請寫**「孖士打律師行」**以支付買賣合約雜項費用 (請參閱收費表)

4. **CASHIER ORDER drawn in favour of "Johnson Stokes & Master" for payment of stamp duty payable under the Agreement for Sale and Purchase**
銀行本票 抬頭請寫 「孖士打律師行」支付有關買賣合約的印花稅

5. Purchaser's address proof (eg. latest bank statement, utility bill, etc.) and occupation proof (eg. name card, employment letter, etc.)
買家住址証明(例如:近期之銀行月結單、水電費單等)及工作証明(例如:名片、聘書等)

If Purchaser is a body corporate, please also bring the following documents and signature chop of the Company :
如買家為法人團體，請同時攜帶以下公司文件及印章：

1. Memorandum & Articles of Association 公司組織及章程

2. Certified copy of Latest Form D2/AR1/Latest annual return of the Company 最近期之董事名冊及公司周年申報表鑒證本

3. Company Chop 公 司 膠 印

4. Board Minutes for the purchase of the premises and authorising the person dealing with the purchase
購買有關單位及授權處理購買事宜人士之公司董事會議紀錄

5. Certified copy of Certificate of Incorporation of the Company 公司註冊証書的鑒證本

6. Business Registration Certificate 商業登記証

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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 "JOHNSON STOKES & MASTER"
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「孖士打律師行」

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 文件種類	(A) Legal Costs (律師費)	(B) Fees and disbursements payable by Purchaser 買家支出雜項費用	
Agreement for Sale and Purchase 正式買賣合約	**Payable by the Purchaser but see Note (1) below** 由買家支付但見備忘錄(1)	(1) Registration fee, search fee & misc. expenses 土地註冊處登記費、查冊費及其他雜費	HK$775.00
		(2) Company search fee (corporate purchaser only) 公司註冊處查冊費(只適用於公司買家)	HK$300.00
		(3) Plan fee for Agreement (per set) (subject to the final confirmation by the architect) ※ 買賣合約圖則費(每套) (以則師最後收費為準) ※	
		(i) Unit 單位	HK$2,500.00
		(ii) Unit with Roof thereabove 單位連天台	HK$2,500.00
		(iii) House (with residential house parking spaces) 洋房連私家車車位	HK$5,000.00
		(iv) Residential Car Parking Space 私家車車位	HK$1,000.00
		(v) Residential Motor Cycle Parking Space 電單車車位	HK$600.00
		(4) Stamp Duty for Agreement (subject to variation by government from time to time) 買賣合約厘印費 (如有改變，以政府之所定為準)	see Table 2 (見附表 2)
Assignment 轉讓契約	**Payable by the Purchaser but see Note (1) below** 由買家支付但見備忘錄(1)	(1) Charges for certified copy title deeds (subject to adjustment) ※ 業權契據認證副本費用(按實際情況調整) ※	HK$6,661.00
		(2) Certified copy of Deed of Mutual Covenant with coloured plans ※ 大廈公契連彩色圖認證副本費用 ※	HK$514.00
		(3) Registration fee, search fee & misc. expenses 土地註冊處登記費、查冊費及其他雜費	HK$1,055.00
		(4) Stamp Duty 厘印費	HK$100.00
		(5) Levy payable to Property Management Services Authority 向物業管理業監管局繳付的徵款	HK$350.00
		(6) Plan fee for Assignment (subject to the final confirmation by the architect) ※ 轉讓契約圖則費 (以則師最後收費為準) ※	
		(i) Unit 單位	HK$1,500.00
		(ii) Unit with Roof thereabove 單位連天台	HK$1,500.00
		(iii) House (with residential house parking spaces) 洋房連私家車車位	HK$3,000.00
		(iv) Residential Car Parking Space 私家車車位	HK$1,000.00
		(v) Residential Motor Cycle Parking Space 電單車車位	HK$600.00
		(7) Company search fee (corporate purchaser only) 公司註冊處查冊費(只適用於公司買家)	HK$300.00
		(8) Board Resolution (corporate purchaser only) 公司會議記錄 (只適用於公司買家)	HK$500.00

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Type of Documents 文件種類	(A) Legal Costs (律師費)	(B) Fees and disbursements payable by Purchaser 買家支出雜項費用	
Equitable Mortgage 樓花按揭契 **and/or** **Mortgage/ Legal Charge** (not executed pursuant to an Equitable Mortgage) **按揭契** (不是根據按照樓花按揭契所辦理)	**see Note (2) below 見以下備忘錄(2)** (1) **HK$6,000** If loan amount at or less than HK$5,000,000.00 如貸款額在伍佰萬元或以下 (2) **HK$8,500** If loan amount more than HK$5,000,000.00 but at or less than HK$8,000,000.00 如貸款額超過伍佰萬元但在捌佰萬元或以下 (3) **HK$11,000** If loan amount more than HK$8,000,000.00 but at or less than HK$11,000,000.00 如貸款額超過捌佰萬元但在一仟一佰萬元或以下 (4) **0.1% of loan amount** if loan amount more than HK$11,000,000.00 如貸款額超過一仟一佰萬元 (The above costs for Equitable Mortgage/Mortgage/Legal Charge to be borne by the Purchaser) (上述樓花按揭契/按揭之律師費由買家支付) If the Mortgage/Legal Charge is executed pursuant to the Equitable Mortgage, **HK$2,500.00** for the Mortgage/Legal Charge will be charged and paid by the Purchaser upon execution of the Mortgage/Legal Charge 如按揭契乃根據按照樓花按揭契所辦理，買家須於簽署按揭契時支付孖士打律師行按揭契費用 **HK$2,500**	(1) Registration fee (each) 土地註冊處登記費 (每份)	HK$605.00 each
		(2) Bankruptcy/Winding-up search fee (each person/each company) 破產/清盤查冊費 (每人/每間公司)	HK$103.00 each
		(3) Land search fee & misc. expenses 土地註冊處查冊費及其他雜費	HK$400.00
		(4) Company search fee (corporate purchaser only)(each company) 公司註冊處查冊費(只適用於公司買家) (每間公司)	HK$300.00 each
		(5) Filing fee (each) (corporate purchaser only) #公司註冊處存檔費(每份) (只適用於公司買家)	HK$340.00 each
		(6) Board Resolution (each) (corporate purchaser only) 公司會議記錄 (每份) (只適用於公司買家)	HK$1,500.00 each
		(7) Particulars of Charge (each) (for corporate purchaser only) 公司註冊處按揭或押記詳情表 (每份) (只適用於公司買家)	HK$1,500.00 each
		Note :- Figures are quoted for reference only and may be varied upon completion (此數目只供作參考用途) The above fees, disbursements and other charges will be paid upon execution of the Equitable Mortgage and the Mortgage 以上所有費用及雜費於簽署樓花按揭契及正式按揭契時各要支付一次。 The above registration fee, bankruptcy search fee, land search fee and adjudication fee will be subject to the final confirmation by the Government. 上述的登記費，個人破產查冊費，田土廳查冊費費及釐印裁定費以政府最後收費為準。	

Remark:
附註: If the bank requires the purchaser to provide guarantor(s) or borrower(s) for obtaining a mortgage, the purchaser may, depending on the actual requirements of the lender be required to execute additional documents and to pay the following costs :
若銀行要求買家提供擔保人或借款人以獲得按揭批核,買家可能按貸款人要求簽署額外文件,並支付下列費用:

		Legal Costs 律師費
1.	Guarantee (each) (if prepared and/or witnessed by us) 銀行擔保書(每份) (如貸款人要求本律師事務所代為擬備及/或見證簽署)	HK$2,500.00 for each Guarantee 每份銀行擔保書
2.	Warning Notice and Confirmation Letter (if necessary) relating to Guarantee (擬備有關銀行擔保書的忠告及確認書(如需要的話))	HK$2,500.00 for each Warning Notice and Confirmation Letter 每份有關銀行擔保書的忠告及確認書
3.	Warning Notice and Confirmation Letter (if necessary) in case of Three Party Mortgage (若按揭為三方按揭，擬備忠告及確認書(如需要的話))	HK$2,500.00 for each Warning Notice and Confirmation Letter 每份忠告及確認書
4.	Rent Assignment 租金轉讓文件	HK$8,000.00

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Note :
備忘錄 :

(1) If the Purchaser also engages the Vendor's Solicitors as its solicitors to handle its purchase and if the Equitable Mortgage/Mortgage is also handled by the Vendor's Solicitors, then the Purchaser's legal cost of the Agreement for Sale and Purchase and Assignment will be waived by the Vendor's Solicitors. If the Purchaser engages the Vendor's Solicitors for the purchase but the Equitable Mortgage/Mortgage is not handled by the Vendor's Solicitors, a legal cost of **HK$3,000.00** for the Agreement for Sale and Purchase and **HK$5,000.00** for the Assignment (where applicable) will be payable by the Purchaser.
如買家同時選聘賣方律師作為買家律師處理買賣且買家的按揭文件由賣方律師負責處理，賣方律師將免收買家正式買賣合約及轉讓契之律師費。如買家選聘賣方律師處理買賣但按揭文件並非由賣方律師負責處理，買家須支付正式買賣合約及轉讓契之律師費(如適用)，分別為 HK$3,000.00 及 HK$5,000.00。

The Purchaser shall pay an advanced payment of HK$3,000.00 upon signing of the formal Agreement for Sale and Purchase. If the Purchaser shall instructs his own Solicitors in completing the Assignment and the Equitable Mortgage/Mortgage after signing of the formal Agreement for Sale and Purchase, the said sum will be treated as payment of our costs of preparing the formal Agreement for Sale and Purchase.
買方在簽署正式買賣合約時須先向本行預繳 HK$3,000.00 以作繳付日後律師費/雜費之用。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樓契及樓花按揭契/按揭按，該預繳費用將用作支付本行已完成正式買賣合約的律師費。

※ **The Purchaser needs to pay this item whether or not he is separately represented.**
無論買家是否自聘代表律師，均須支付此項費用。

(2) **Johnson Stokes & Master will only act for the mortgagee including bank (but not the Purchaser, the borrower or the guarantor) in the preparation of the Mortgage and the Guarantee.**
孖士打律師行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)處理按揭契及擔保書。

(3) **The Equitable Mortgage and/or Mortgage/Legal Charge must be also handled by the Vendor's Solicitors.**
樓花按揭契及/或按揭契必須同時由賣方律師負責處理。

(4) **If the Purchaser also instructs the Vendor's Solicitors to handle the purchase and in the event that a conflict of interests arises between the Purchaser and the Vendor, the Vendor's Solicitors will continue to act for the Vendor only and will cease to act for the Purchaser who has to instruct another solicitor.**
倘若買家聘用賣方律師同時代表買家處理買賣，如買家與賣方之間出現利益衝突，賣方律師將只會繼續為賣方行事，並會停止為買家行事，屆時買家需要指示其他律師為買家行事。

For other charges, please refer to Table 1 (其他收費請參閱附表 1)

(5) Table 1 (附表 1) :-

(1)	Supplemental Agreement (補充合約)	HK$3,000.00 each (excluding disbursements 不包括雜費)
(2)	For foreign corporate purchasers :- (i) Obtaining foreign lawyers' opinion (ii) Obtaining up-to-date confirmation or opinion (Remark : Charges and out-of-pocket expenses payable to foreign lawyers NOT included) (適用於海外公司買家)另加安排海外律師法律意見之費用 (註: 須支付海外律師之律師費、其他收費及支出費用等並不包括在內)	HK$8,000.00 – HK$12,000.00 (excluding disbursements 不包括雜費) HK$2,500.00 (excluding disbursements 不包括雜費)
(3)	Licence Agreement 許可協議	$3,000.00 each (exclusive of disbursements) 每份 $3,000.00 (不包括雜項費用) Adjudication fee: $100.00 釐印裁定費：$100.00
(4)	Mortgage costs as quoted above are applicable only for preparation of one single simple security deed (2-Party Equitable Mortgage / 2nd Equitable Mortgage / Mortgage / Legal Charge / 2nd Legal Mortgage) for financing the purchase. Preparation of additional security documents e.g. Share Mortgage, Sub-Ordination Agreement, Loan Agreement will be charged on time costs basis. Quotation of costs will be supplied upon request. 上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件(包括股票按揭/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。	

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Table 2 (附表 2) :-
Stamp Duty 印花稅

Note on Stamp Duty 印花稅須知

Increasing AVD rate for instruments of residential property with value above HK$100 Million
調高價值港幣 1 億元以上的住宅物業的從價印花稅的稅率

1. The Stamp Duty (Amendment) Ordinance 2026 ("**2026 Amendment Ordinance**") was published in the Gazette on 29 May 2026 to increase the Ad Valorem Stamp Duty (**"AVD"**) rate in Part 1 of Scale 1 and Scale 2 for residential property instruments with a consideration or value exceeding $100 million from 4.25% to 6.5% with effect from 26 February 2026. The new rates in Part 1 of Scale 1 and Scale 2 apply to any residential property instruments executed on or after 26 February 2026. The rates under the new Scale 3, applicable to non-residential property instruments, are the same as those under the prevailing Scale 2 before the enactment of the 2026 Amendment) Ordinance.
《2026 年印花稅（修訂）條例》(**《2026 年修訂條例》**) 已於 2026 年 5 月 29 日刊憲，該條例將第 1 標準第 1 部及第 2 標準中物業售價或價值超過 1 億元的住宅物業文書的從價印花稅稅率，由 4.25%上調至 6.5%，自 2026 年 2 月 26 日起生效。第 1 標準第 1 部及第 2 標準的新稅率適用於 2026 年 2 月 26 日或之後簽立的任何住宅物業文書。適用於非住宅物業文書的新第 3 標準稅率與《2026 年（修訂）條例》生效前的當前第 2 標準稅率相同。

Raising the maximum value of properties chargeable to a stamp duty of $100
調高 100 元印花稅適用的物業價值上限

2. The Government announced that the Stamp Duty Ordinance would be amended to adjust the maximum property value to which the fixed stamp duty of $100 applies to $4 million. The Government will introduce the Stamp Duty (Amendment) Bill 2025 (the "Bill") into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2025 under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Subject to the eventual enactment of the Bill, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.
政府宣布將修訂《印花稅條例》，調整適用於定額印花稅 100 元的物業價值上限至 4 百萬元。政府將向立法會提交《2025 年印花稅（修訂）條例草案》（《條例草案》）以落實該建議。行政長官亦已根據《公共收入保障條例》（第 120 章）作出《2025 年公共收入保障（印花稅）令》，使《條例草案》在制定成法律前具有十足法律效力。在《條例草案》最終獲立法會通過的前提下，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。

Demand-side Management Measures for Residential Properties
住宅物業的需求管理措施

3. 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。

Please consult your solicitors regarding details of the payment of AVD.
有關支付「「從價印花稅」之詳情，請向 閣下律師查詢。

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Calculation of Ad Valorem Stamp Duty

從 價 印 花 稅計 算 方 法 如 下

	Consideration 樓價	Ad Valorem Stamp Duty Payable 從價印花稅
(a)	Up to $4,000,000	$100
(b)	$4,000,001 to $4,323,780	$100 + 20% of excess over $4,000,000
(c)	$4,323,781 to $4,500,000	1.5%
(d)	$4,500,001 to $4,935,480	$67,500 + 10% of the excess over $4,500,000
(e)	$4,935,481 to $6,000,000	2.25%
(f)	$6,000,001 to $6,642,860	$135,000 + 10% of the excess over $6,000,000
(g)	$6,642,861 to $9,000,000	3.00%
(h)	$9,000,001 to $10,080,000	$270,000 + 10% of the excess over $9,000,000
(i)	$10,080,001 to $20,000,000	3.75%
(j)	$20,000,001 to $21,739,120	$750,000 + 10% of the excess over $20,000,000
(k)	$21,739,121 to $100,000,000 above	4.25%
(l)	$100,000,001 to $109,574,470	$4,250,000 + 30% of the excess over $100,000,000
(m)	$109,574,471 and above	$6.5%

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Anti-Money Laundering

What you need to know as a Client?

1. Why is my Solicitor asking for identification documentation and documents supporting the particulars of my transaction?

- Solicitors in Hong Kong must comply with the Anti-Money Laundering and Counter-Terrorist Financing (AML / CTF) regulations which means you will be asked to prove who you are if you are a new client or if your Solicitor has not taken instructions from you for some time.
- In addition, your Solicitor is required by law to establish where the money that will be used in a transaction came from and how it was acquired or generated.
- Please do not assume that your Solicitor is not required to comply with these strict identification procedures if you know the Solicitor as a friend or otherwise maintain a long-term business relationship.
- If you don't have or are unwilling to share your identification document(s), or information that your Solicitor may require from you to comply with the AML / CTF legal requirements, then he / she will not be able to assist you with the legal advice or service required.

2. What information do I need to provide?

Before accepting you as a client or taking instructions, your Solicitor must obtain information confirming your identify, and supporting documents regarding the particulars of your transaction. Please provide your Solicitor with the following information and any further documents that he / she may need:

Individual Clients

- Full name – Hong Kong ID or passport
- Proof of address - recent utility bill, bank statement or other official document confirming your address
- Particulars of occupation or business
- Details of the source of funds for a transaction or requested service to be undertaken

Corporations

- Full legal name
- Proof of business address
- Incorporation documents
- Ownership structure showing ultimate beneficial owner, including Share Register or equivalent document to identify the shareholders and percenatge of ownership
- Identification document of directors, beneficial owner(s) and persons giving instructions
- Details of the source of funds for a transaction or requested service to be undertaken

Further Information

To find out more about the Money Laundering and Terrorist Financing regulations applicable in Hong Kong, please visit https://www.jfiu.gov.hk/en/legislation.html

Disclaimer

This leaflet is for general information only. It does not contain, and should not be regarded as, legal advice from the Law Society. If you have any queries, please consult your Solicitor.

打擊洗錢

客戶須知

1. 為何我的律師要求我提供識別身分的文件及證明交易詳情的文件?

- 香港的律師必須遵守打擊洗錢／恐怖分子資金籌集的規例，意思是，若然閣下是新客户或閣下的律師已有一段時間沒有收到閣下的指示，閣下便會被要求證明閣下的身分。
- 此外，閣下的律師須按照法律規定，確定用於交易之中的資金從何而來以及如何獲取或產生。
- 即使閣下與閣下的律師份屬朋友或已維持長久商業關係，閣下亦不應假設閣下的律師毋須遵從這些嚴謹的識別和核實身分程序。
- 假如閣下欠缺或並不願意分享識別身分的文件或閣下的律師為遵守打擊洗錢／恐怖分子資金籌集的法律規定而要求閣下提供的文件，則閣下的律師將無法為閣下提供所需的法律意見或服務。

2. 我需要提供哪些資料?

律師在接納閣下為客戶或接受閣下的指示前，必須取得足以確認閣下身分的資料及證明有關交易詳情的文件。敬請閣下向律師提供下列資料及該律師可能需要的更多文件:

個人客戶

- 全名 – 香港身分證或護照
- 地址證明 – 近期的水電煤帳單、銀行月結單或其他能夠確認閣下的地址的官方文件
- 職業或業務詳情
- 交易或所要求提供的服務的資金來源詳情

公司客戶

- 依法註冊的全名
- 營業地址證明
- 成立文件
- 顯示公司最終實益擁有人的公司擁有權結構，包括識別股東和擁有權百分比的股份登記冊或同等文件
- 董事、實益擁有人及發出指示者的識別身分的文件
- 交易或所要求提供的服務的資金來源詳情

更多資訊

如欲更深入了解在香港適用的打擊洗錢及恐怖分子資金籌集規例，請瀏覽 https://www.jfiu.gov.hk/tc/legislation.html。

免責聲明

本單張僅作一般參考之用，既不包括也不應被視為律師會的法律意見。如有任何疑問，請徵詢律師意見。