

載有下述物業招標條款之招標公告

86C Pok Fu Lam Road (the "Property")
薄扶林道 86C 號 (「本物業」)

of

MOUNT POKFULAM (the "Development") (「發展項目」)

Tender Document
(Applicable to 86C Pok Fu
Lam Road only)
招標文件
(只適用於薄扶林道 86C 號)

Date 日期:

From 由:

Vendor: Rich United Limited (as "Owner")*; Wang On Asset Management Limited (as "Person So Engaged")^
賣方: 榮特有限公司 (作為「擁有人」)*; 宏安資產管理有限公司 (作為「如此聘用的人」)^

* 「擁有人」指發展項目住宅物業的法律上的擁有人或實益擁有人。

"Owner" means the legal or beneficial owner of the residential properties in the Development.

^ 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

"Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

To: tenderers of the Property

致: 本物業投標人

- (1) To make an offer to purchase the Property, you shall 如欲作出要約購買本物業, 閣下須
- (a) sign the Offer Section of this document below (the "Offer Section") without any amendment to this Tender document; 填妥及簽署本文件下文要約部份 (「要約部份」) (不得修改本招標文件);
- (b) complete and execute the enclosed form of the preliminary agreement for sale and purchase of the Property (the "PASP") without any amendment and **in duplicate**; 填妥及簽立本物業之臨時買賣合約 (「臨時買賣合約」) (其格式附夾於本文件, 不得修改), **一式兩份**;
- (c) complete and execute the enclosed form of Warning to Purchasers, List of gift, or financial advantage or benefit, Side Letter (regarding Exclusive Decorations and Furniture Offer), Privacy Policy and Personal Information Collection Statement, Declaration of Relationship with the Vendor, Declaration of Relationship with the Intermediary, Note on Stamp Duty, Acknowledgement Letter for Properties Viewing, Vendor's Information Form, Side Letter (regarding Flexible Completion Arrangement) and Acknowledgement of Receipt of Documents Relating to Purchase of the Property without any amendment and **in duplicate**; 填妥及簽立對買方的警告、贈品、財務優惠或利益的列表、附函(有關附設裝飾及家具優惠)、私隱政策及個人資料收集聲明、與賣方關係聲明、與介紹人關係聲明、印花稅須知、物業參觀確認函、賣方資料表格、附函(有關靈活成交安排)及有關購買本物業之文件收取確認函(其格式附夾於本文件, 不得修改), **一式兩份**;

Please do not date the PASP.
請勿於臨時買賣合約填上日期

Please date the document referred to in paragraph (1)(c) the date on which you sign the same.
簽署上述第(1)(c)段提及之文件時, 請填上簽署日期。

- (2) You may submit the following to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same to 18th Floor, Tower 535, 535 Jaffe Road, Causeway Bay, Hong Kong (the "Designated Venue") during the period between the tender commencement date and time and the tender closing date and time. **Please note that the Vendor has the absolute right to change the tender closing date and/or time from time to time by amending the Information on Sales Arrangements relating to any of the Properties.** 閣下可從招標開始日期及時間起至招標截止日期及時間把下述文件連同本文件(要約部份須如上所述填妥及簽署), 香港銅鑼灣謝斐道 535 號 Tower 535 18 樓 (「指定會場」)。請注意: 賣方有全權透過修改有關任何本物業的銷售安排資料不時更改招標截止日期及/或時間。

Tender Commencement Date and Time and Tender Closing Date and Time

招標開始日期及時間及招標截止日期及時間

Please refer to the Information on Sales Arrangements issued by the Vendor in respect of the Property from time to time (as the same may be revised by the Vendor from time to time).

請參考由賣方不時發佈有關該等物業的銷售安排資料(因賣方不時對銷售安排資料作出修改)。

However, if No. 8 or higher Tropical Cyclone Warning Signal (and if it is cancelled or replaced by a No.3 Tropical Cyclone Warning Signal or below less than four (4) hours before the end of the tender closing time) or Black Rainstorm Warning Signal (and if it is cancelled or replaced by a lower level alert less than four (4) hours before the end of the tender closing time) is hoisted by the Hong Kong Observatory at any time between 12:00 noon and 6:00 p.m. on the tender closing date, the Vendor will close the Designated Venue. The tender closing date and time will be postponed to 6:00 p.m. on the following day, provided that the No.8

or higher Tropical Cyclone Warning Signal is cancelled or replaced by a No.3 Tropical Cyclone Warning Signal or below; or Black Rainstorm Warning Signal is cancelled or replaced by a lower level alert between 12:00 noon and 6:00 p.m. on that following day. 不過，在上述日期當日中午 12 時至下午 6 時的任何時間內，如香港天文台發出八號或以上熱帶氣旋警告信號(及如該次熱帶氣旋警告信號取消或改為三號或較低的警告信號時距招標截止時間終止不足四 (4) 小時的)；或黑色暴雨警告信號 (及如該次黑色暴雨警告信號取消或改為較低級別的暴雨警告信號時距招標截止時間終止不足四 (4) 小時的)，賣方會關閉指定會場。倘若翌日中午 12 時至下午 6 時期間該次八號或以上熱帶氣旋警告信號已取消或改為三號或較低的警告信號，招標截止日期及時間將會順延到該翌日 6 時。

- (a) your completed and executed documents referred to in paragraph (1) above (please note that the PASP and the documents referred to in paragraph (1)(c) above shall each be submitted **in duplicate**);
經閣下填妥及簽立之上述第(1)段所述的文件 (請注意：臨時買賣合約及上述第(1)(c)段提及之文件各需提交一式兩份)；
- (b) (i) one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of 5% of the Tender Price you offered OR (ii) one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of HK\$5,000,000 or more together with one or more Hong Kong Dollar cheques drawn on a licensed bank in Hong Kong in such amount to, together with the amount under the aforesaid cashier orders, make up 5% of the Tender Price you offered Provided That the Preliminary Deposit paid by way of an estate agent' s cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion. All the aforesaid cashier orders and cheques shall be made payable to "Johnson Stokes & Master", the Vendor' s solicitors; and
(i) 一張或多張由香港持牌銀行發出金額合共等於閣下的投標價的 5%的港幣銀行本票或(ii)一張或多張由香港持牌銀行發出金額為港幣 5,000,000 元或以上的港幣銀行本票連同一張或多張香港持牌銀行付款之港幣支票，支票金額加上上述本票金額合共等於閣下的投標價的 5%。賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付。上述所有本票和支票抬頭人須為“孖士打律師行”(即賣方律師)；及
- (c) copy(ies) of your identification document(s) (*note: If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any) and business registration certificate*)
閣下身份證明文件副本 (註：若投標人為自然人，指香港身份證 (如不適用，則指其他有效身份證明文件 (如護照)；而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書 (如有) 及商業登記證)
- (3) Your submission of the items above constitutes your agreement to these terms and conditions of this document and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor **at and before 6:00 p.m. on the fourteenth day after the tender closing date (the "Specified Date")** and, on acceptance by the Vendor, a binding contract shall be constituted between you and the Vendor.
投標者提交上述各項即視作同意本文件條款及細則及就購買本物業作出正式要約，且該要約於招標截止日期後的第 14 天(「指明日期」)下午 6 時正及之前不能收回及可供賣方接受，而一經賣方接受，閣下與賣方間即有有約束力的合約存在。
- (4) The Vendor may accept your offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will, as soon as practicable, return to you one duplicate of the PASP and the document referred to in paragraph (1)(c) above executed by the Vendor and dated not later than the Specified Date.
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址 / 號碼 / 電郵地址或其他任何有效方法接受閣下要約。賣方接受後，將盡快向閣下交回經賣方簽立且日期為不後於指明日期之臨時買賣合約及上述第(1)(c)段提及之文件一份。
- (5) The cashier order(s) and cheque(s) (if any) submitted will be remained uncashed until the Vendor has decided whether to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) and cheque(s) (if any) will be cashed and the amount will be treated as the preliminary deposit of the Property. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) and cheque(s) (if any) will be made available for your collection by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) and cheque(s) (if any) to you at your risk by mailing the same by ordinary or register post to your address specified in the Offer Section.
在賣方尚未決定是否接受閣下要約前，閣下所提交之本票及支票 (如有) 將不作兌現。倘賣方接受閣下要約，本票及支票 (如有) 將作兌現，而金額將視作本物業的臨時訂金。倘賣方不接受閣下要約，閣下將獲通知，經預約後閣下可領回本票及支票 (如有)，唯賣方亦可將本票及支票 (如有) 以普通或掛號郵遞郵寄至閣下於要約部份填上之地址 (遺失風險由閣下承擔)。
- (6) The Vendor does not undertake and is under no obligation to review, consider or accept the highest offer or any offer at all for the purchase of the Property. The Vendor has the absolute right to withdraw the Property from the sale at any time before the acceptance of any offer.
賣方並不承諾亦無責任閱覽、考慮或接受認購本物業最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售本物業。
- (7) You acknowledge that you have obtained and read the latest edition of the sales brochure of the Development.
閣下確認已取得並閱覽發展項目最新版本之售樓說明書。
- (8) Where you make an offer to purchase the Property through the introduction of an estate agent (the "Intermediary"), please also fill in the details of the Intermediary in the Offer Section. You acknowledge and confirm that:
倘閣下經由地產代理 (「介紹人」) 介紹予賣方以入標認購本物業，請將介紹人資料填上要約部份。閣下知悉和確認：
- (a) the Intermediary represents you in the transaction (whether or not the Intermediary also represent the Vendor);
介紹人於交易中代表閣下 (不論是否亦代表賣方)；
- (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to you or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor;

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

- (c) the Vendor is not and will not be involved in any dispute between you and the Intermediary or any other estate agent, and this tender and, if your offer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and
買方與介紹人或任何其他地產代理之任何羈縻，一概與賣方無關。本招標及（如閣下要約獲接受）本物業之買賣將按照本文件條款及交易文件條款進行；及
- (d) the Vendor has not and has not authorised any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from you, the Intermediary or any other estate agent any benefits, fees or commission in addition to the Purchase Price of the Property. If any person demands any other benefit from you for your submission of the offer to purchase of the Property, you have been advised that you should report promptly to the Independent Commission Against Corruption (ICAC).
賣方並無直接或間接、亦無授權任何人、介紹人或任何其他地產代理向閣下、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就閣下入標認購本物業向閣下索取任何其他利益，閣下已獲建議速向廉政專員公署（ICAC）舉報。
- (e) Whether the Intermediary is the estate agent introducing you to the Vendor for the purpose of your submission of the offer to purchase the Property is subject to the Vendor's confirmation.
介紹人是否為介紹閣下予賣方以入標認購本物業之地產代理，須由賣方核實方作準。
- (9) You are informed that the Table of Legal Costs prepared by the Vendor's solicitors are available for collection at the Designated Venue.
特此知會閣下賣方律師發出之律師收費表可於指定會場索取。
- (10) You are advised to instruct your own solicitors to advise you on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.
特此建議閣下就本文件之條款及格式附夾於本文件之各文件向閣下律師尋求意見。
- (11) This document and the enclosed forms are all confidential provided that you may at your reasonable discretion and on a need-to-know basis, disclose the same to your professional advisor(s) but only for purposes of obtaining professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided to you in consideration of your agreement to the foregoing.
本文件及所附夾之表格均屬機密，唯閣下可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予閣下專業顧問，唯透露之目的僅限於就本文件條款所預期交易之相關事宜提供專業意見。本文件及所附夾之表格均以閣下同意上文規定為代價向閣下提供。
- (12) A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.
並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。
- (13) In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。
- (14) The Chinese translation of this document is for reference purposes only. In case of any discrepancy, the English version shall prevail.
本文件中文譯本僅供參考，如與英文文本有異，概以英文文本作準。

Should you have any query, please call the hotline of this development: 2312 8188.
如有任何問題，請致電本發展項目的熱線（2312 8188）查詢。

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OFFER SECTION
要約部份

To be completed and signed by the tenderer(s):
由投標者填妥及簽署:

I/We hereby submit the materials referred to (2) above to the Vendor, namely (please tick "☐") :
我/我們特此向賣方提交第 (2) 段所述之文件如下 (請標上 "☐") :

- completed and executed Preliminary Agreement for Sale and Purchase **(IN DUPLICATE)**
已填妥及簽立之臨時買賣合約 **(一式兩份)**
- the signed "Warning to Purchasers" **(IN DUPLICATE)**
已簽署之「對買方的警告」 **(一式兩份)**
- the signed Privacy Policy and Personal Information Collection Statement **(IN DUPLICATE)**
已簽署的私隱政策及個人資料收集聲明 **(一式兩份)**
- the signed List of gift, or financial advantage or benefit **(IN DUPLICATE)**
已簽署的贈品、財務優惠或利益的列表 **(一式兩份)**
- the signed Side Letter (regarding Exclusive Decorations and Furniture Offer) **(IN DUPLICATE)**
已簽署的附函(有關附設裝飾及家具優惠) **(一式兩份)**
- the signed "Declaration of Relationship with the Vendor" **(IN DUPLICATE)**
已簽署之「與賣方關係聲明」 **(一式兩份)**
- the signed "Declaration of Relationship with the Intermediary" **(IN DUPLICATE)**
已簽署之「與介紹人關係聲明」 **(一式兩份)**
- the signed "Note on Stamp Duty" **(IN DUPLICATE)**
已簽署之「印花稅須知」 **(一式兩份)**
- the signed "Acknowledgement Letter for Properties Viewing" **(IN DUPLICATE)**
已簽署之「物業參觀確認函」 **(一式兩份)**
- the signed "Vendor's Information Form" **(IN DUPLICATE)**
已簽署之「賣方資料表格」 **(一式兩份)**
- the signed "Side Letter (regarding Flexible Completion Arrangement)" **(IN DUPLICATE)**
已簽署之「附函 (有關靈活成交安排)」 **(一式兩份)**
- the signed "Acknowledgement of Receipt of Documents Relating to Purchase of the Property" **(IN DUPLICATE)**
已簽署之「有關購買本物業之文件收取確認函」 **(一式兩份)**
- one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of 5% of the Tender Price offered OR (ii) one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of HK\$5,000,000 or more together with one or more Hong Kong Dollar cheques drawn on a licensed bank in Hong Kong in such amount to, together with the amount under the aforesaid cashier orders, make up 5% of the Tender Price offered Provided That the Preliminary Deposit paid by way of an estate agent's cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion. All the aforesaid cashier orders and cheques shall be made payable to "Johnson Stokes & Master", the Vendor's solicitors.
一張或多張由香港持牌銀行發出金額合共等於出價 5% 的港幣銀行本票或(ii)一張或多張由香港持牌銀行發出金額為港幣 5,000,000 元或以上的港幣銀行本票連同一張或多張香港持牌銀行付款之港幣支票, 支票金額加上上述本票金額合共等於出價 5%。賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付。上述所有本票和支票抬頭人須為 "孖士打律師行" (即賣方律師)。
- copy(ies) of identification document(s) of all tenderers
所有投標人的身份證明文件之副本

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

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

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

* A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.

* 如有以下情況，某人即屬賣方的有關連人士 – 該人是 – (i) 該賣方的董事，或該董事的父母、配偶或子女；(ii) 該賣方的經理；(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；(iv) 該賣方的有聯繫法團或控權公司；(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控權公司的經理。

Remarks

備註：

"holding company of that vendor" means any of the following companies: (Holding companies of Owner) Sky Treasure Investments Limited, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited and Wang On Group Limited. (Holding companies of the Person So Engaged) More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited.

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

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

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

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

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

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

"賣方的控權公司" 指任何以下公司：(擁有人的控權公司) 嘉才投資有限公司, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, 宏安地產有限公司, Earnest Spot Limited, Wang On Enterprises (BVI) Limited 及宏安集團有限公司。(如此聘用的人的控權公司) More Action Investments Limited、Sparkle Hope Limited、Miracle Cheer Limited、宏安地產有限公司、Earnest Spot Limited、Wang On Enterprises (BVI) Limited、宏安集團有限公司。

"有聯繫法團" 就某法團或指明團體而言，指 –

(a) 該法團或指明團體的附屬公司；或

(b) 該法團或指明團體的控權公司的附屬公司；

"經理" 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；

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

"附屬公司" 指《公司條例》(第 622 章)所指的附屬公司。

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：_____

No(s). of identification documents 身份證明文件之號碼：_____

(note: If a tenderer is a natural person please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify). If a tenderer is a company, please state (i) the company number and (ii) place of incorporation)

(請注意：若投標人為自然人，請填上香港身份證號碼 (如不適用則填上其他有效身份證明文件如護照 (請列明)；若投標人為公司，請填上 (i) 公司號碼 (ii) 公司成立地點)

(place of incorporation, if applicable: _____)

(公司成立地點，如適用：_____)

A. Contact information of the tenderer(s) 投標人聯絡資料：

Address 地址： _____

Telephone Number 電話號碼： _____

Fax Number 傳真號碼： _____

Email Address 電郵地址： _____

B. Tender Price 投標價：

Tender Price 投標價 (HK\$港幣\$)： _____

C. Payment Plan 支付辦法

- 5% of Purchase Price being preliminary deposit shall be paid upon the signing of the preliminary agreement for sale and purchase.
售價 5%之臨時訂金於買方簽署臨時買賣合約時繳付。
- _____ % of Purchase Price being further deposit shall be paid upon the signing of Agreement for Sale and Purchase.
售價 _____ %之加付訂金於買方簽署正式買賣合約時繳付。
- _____ % of Purchase Price being part payment shall be paid within _____ days after the date of the signing of the preliminary agreement for sale and purchase.
售價 _____ %之部份售價於買方簽署臨時買賣合約後 _____ 天內繳付。
- _____ % of Purchase Price being further part payment shall be paid within _____ days after the date of the signing of the preliminary agreement for sale and purchase.
售價 _____ %之加付部份售價於買方簽署臨時買賣合約後 _____ 天內繳付。
- _____ % of Purchase Price being balance of the Purchase Price shall be paid within _____ days after the date of the signing of the preliminary agreement for sale and purchase.
售價 _____ %之售價餘款於買方簽署臨時合約後 _____ 天內繳付。

The Purchase Price in the above payment plans means the Purchase Price as set out in the PASP.

以上付款計劃內所述售價指臨時買賣合約內所列售價。

Received from the Purchaser the sum of HK\$ 茲收到買方港幣 _____	元
Name of Bank and Cashier Order / Cheque No. 銀行名稱及本票 / 支票號碼	

D. Gift, Financial Advantage or Benefits 贈品、財務優惠或利益

- Exclusive Decorations and Furniture Offer (Only applicable to the Purchaser(s) of 86C Pok Fu Lam Road)
附設裝飾及家具優惠 (只適用於薄扶林道 86C 號的買方)
 - I/We select the Exclusive Decorations and Furniture Offer
 - 本人/我們選擇附設裝飾及家具優惠
- Flexible Completion Arrangement
靈活成交安排
 - I/We select the Flexible Completion Arrangement
 - 本人/我們選擇靈活成交安排

E. Particulars of Intermediary 介紹人資料

Name 姓名: _____

EA Licence Number 地產代理牌照號碼: _____

Telephone Number 電話號碼: _____

Estate Agency 所屬地產代理公司: _____

The Purchaser(s) and the Intermediary hereby declare the following:

買方及介紹人確認下列聲明:

1. The Intermediary's role is to introduce the Purchaser(s) to the Vendor, the Intermediary is not the agent of Wang On Properties Agency Limited or the Vendor.
介紹人的身份只是介紹買家給賣方，介紹人並非宏安地產代理有限公司或賣方的代理人。
2. The Intermediary did not make any oral or written agreement, promise, warranty or representation on behalf of Wang On Properties Agency Limited or the Vendor. Wang On Properties Agency Limited and the Vendor are not and shall not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, promise, warranty or representation made by the Intermediary.
介紹人並無代宏安地產代理有限公司或賣方許下任何口頭或書面的協議，承諾，保證或陳述。宏安地產代理有限公司及賣方無需為介紹人作出的任何協議，承諾，保證 或陳述向買方或任何人承擔任何形式的責任。
3. Wang On Properties Agency Limited, the Vendor and their staff did not and will not collect whether directly or indirectly any fee or commission other than the Purchase Price of the Property from the Purchaser(s) or the Intermediary. If there are any person(s) alleging to be the staff or agent of Wang On Properties Agency Limited or the Vendor demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) shall report the matter to the Independent Commission Against Corruption.
宏安地產代理有限公司，賣方及其職員並無亦不會直接或間接向買方或介紹人收取本物業的樓價以外之任何費用或佣金。買方如遇任何人士以宏安地產代理有限公司或賣方僱員或代理之名義在購買本物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署舉報。
4. Wang On Properties Agency Limited and the Vendor are not and will not be involved in any dispute between the Purchaser(s) and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
買方與介紹人之任何糾纏，一概與宏安地產代理有限公司及賣方無關。本物業之買賣一切依據臨時買賣合約及正式買賣合約進行。
5. The Chinese translation of this document is for reference purposes only. In case of any discrepancy, the English version shall prevail.
本文件中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名:

MOUNT POKFULAM
(「發展項目」/ the “Development”)

贈品、財務優惠或利益的列表

List of gift, or financial advantage or benefit

賣方將就購買本物業向買方提供以下贈品、財務優惠或利益：

The following gift, financial advantage or benefit will be made available by the Vendor to the Purchaser in connection with the purchase of the Property:-

1. 附設裝飾及家具優惠 Exclusive Decorations and Furniture Offer

(只適用於薄扶林道 86C 號的買方)

(Only applicable to the Purchaser(s) of 86C Pok Fu Lam Road)

附設裝飾及家具優惠之主要條款如下：

The key terms of Exclusive Decorations and Furniture Offer are as follows:

- (a) 在成交時，買方將免費獲贈附函(有關附設裝飾及家具優惠)所附之家具列表之裝飾、傢具和物件 (統稱「該家具」)。
On completion, the decorations, furniture and chattels (collectively, the “**Furniture**”) applicable to the Property as set out in the Furniture List attached to the Side Letter (regarding Exclusive Decorations and Furniture) will be provided to the Purchaser free of charge.
- (b) 該家具將於完成本物業之買賣時連同本物業以「現狀」交予買方。賣方不會就該家具或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證、保養或陳述。
The Furniture will be handed over to the Purchaser(s) together with the Property on completion of the sale and purchase of the Property on an “as-is” condition. No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Furniture or the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition.
- (c) 任何情況下，買方不得就該家具提出任何異議或質詢。
In any event, no objection or requisitions whatsoever shall be raised by the Purchaser(s) in respect of the Furniture.
- (d) 「附設裝飾及家具」優惠受其他條款及細則約束。
The Exclusive Decorations and Furniture Benefit is subject to other terms and conditions.

2. 靈活成交安排 Flexible Completion Arrangement

- (a) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約（「臨時合約」）後指明的日期（「成交日」）內付清售價（「售價」）餘款。
According to the terms of payment chosen by the purchaser(s), the Purchaser is required to pay the balance of purchase price (the “**Purchase Price**”) within specified days after signing of the Preliminary Agreement (“**Completion Date**”).
- (b) 儘管臨時合約及買賣合約（「買賣合約」）所載的支付條款，買方可選擇延後成交日 30 天（「延後成交日」）及於延後成交日或之前付清售價餘款及按買賣合約的條款完成購買本物業。在滿足賣方施加的若干條件的情況下，買方無須向賣方支付有關售價餘款就包括延後成交日之前的期間的逾期利息。
Notwithstanding the terms of payment as stated in the Preliminary Agreement and the agreement for sale and purchase (“**Agreement**”), the Purchaser may elect to postpone the Completion Date for 30 days (“**Postponed Completion Date**”) and pay the balance of Purchase Price and complete the purchase of the Property in accordance with the terms of the Agreement on or before the Postponed Completion Date. Subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the balance of Purchase Price for the period up to and including the Postponed Completion Date.
- (c) 如買方作出以上第(b)段的選擇，買方須於成交日最少 7 天前向賣方遞交「靈活成交安排」的書面申請。
If the Purchaser makes the election mentioned in paragraph (b) above, the Purchaser shall submit a written application for the Flexible Completion Arrangement to the Vendor at least 7 days before the Completion Date.

(d) 靈活成交安排優惠受其他條款及細則約束。

Flexible Completion Arrangement Benefit is subject to other terms and conditions.

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：

MOUNT POKFULAM
(「發展項目」/ the “Development”)

贈品、財務優惠或利益的列表

List of gift, or financial advantage or benefit

賣方將就購買本物業向買方提供以下贈品、財務優惠或利益：

The following gift, financial advantage or benefit will be made available by the Vendor to the Purchaser in connection with the purchase of the Property:-

1. 附設裝飾及家具優惠 Exclusive Decorations and Furniture Offer

(只適用於薄扶林道 86C 號的買方)

(Only applicable to the Purchaser(s) of 86C Pok Fu Lam Road)

附設裝飾及家具優惠之主要條款如下：

The key terms of Exclusive Decorations and Furniture Offer are as follows:

- (a) 在成交時，買方將免費獲贈附函(有關附設裝飾及家具優惠)所附之家具列表之裝飾、傢具和物件 (統稱「該家具」)。
On completion, the decorations, furniture and chattels (collectively, the “**Furniture**”) applicable to the Property as set out in the Furniture List attached to the Side Letter (regarding Exclusive Decorations and Furniture) will be provided to the Purchaser free of charge.
- (b) 該家具將於完成本物業之買賣時連同本物業以「現狀」交予買方。賣方不會就該家具或其狀況、狀態、品質及性能，及其是否在可運作狀態作出任何保證、保養或陳述。
The Furniture will be handed over to the Purchaser(s) together with the Property on completion of the sale and purchase of the Property on an “as-is” condition. No warranty, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Furniture or the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition.
- (c) 任何情況下，買方不得就該家具提出任何異議或質詢。
In any event, no objection or requisitions whatsoever shall be raised by the Purchaser(s) in respect of the Furniture.
- (d) 「附設裝飾及家具」優惠受其他條款及細則約束。
The Exclusive Decorations and Furniture Benefit is subject to other terms and conditions.

2. 靈活成交安排 Flexible Completion Arrangement

- (a) 根據買方揀選的支付條款，買方須於簽署臨時買賣合約 (「臨時合約」) 後指明的日期(「成交日」)內付清售價 (「售價」) 餘款。
According to the terms of payment chosen by the purchaser(s), the Purchaser is required to pay the balance of purchase price (the “**Purchase Price**”) within specified days after signing of the Preliminary Agreement (“**Completion Date**”).
- (b) 儘管臨時合約及買賣合約 (「買賣合約」) 所載的支付條款，買方可選擇延後成交日 30 天(「延後成交日」)及於延後成交日或之前付清售價餘款及按買賣合約的條款完成購買本物業。在滿足賣方施加的若干條件的情況下，買方無須向賣方支付有關售價餘款就包括延後成交日之前的期間的逾期利息。
Notwithstanding the terms of payment as stated in the Preliminary Agreement and the agreement for sale and purchase (“**Agreement**”), the Purchaser may elect to postpone the Completion Date for 30 days (“**Postponed Completion Date**”) and pay the balance of Purchase Price and complete the purchase of the Property in accordance with the terms of the Agreement on or before the Postponed Completion Date. Subject to satisfaction of conditions to be imposed by the Vendor, the Purchaser will not be required to pay to the Vendor such overdue interest on the balance of Purchase Price for the period up to and including the Postponed Completion Date.
- (c) 如買方作出以上第(b)段的選擇，買方須於成交日最少 7 天前向賣方遞交「靈活成交安排」的書面申請。
If the Purchaser makes the election mentioned in paragraph (b) above, the Purchaser shall submit a written application for the Flexible Completion Arrangement to the Vendor at least 7 days before the Completion Date.

(d) 靈活成交安排優惠受其他條款及細則約束。

Flexible Completion Arrangement Benefit is subject to other terms and conditions.

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：

臨時買賣合約 (“臨時合約”)
PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“Preliminary Agreement”)

賣方 Vendor : 榮特有限公司 Rich United Limited
 如此聘用的人 Person so Engaged : 宏安資產管理有限公司 Wang On Asset Management Limited
 賣方律師 Vendor's Solicitors: 孖士打律師行 Johnson Stokes & Master 電話號碼 Telephone No.: 28432211

買方 Purchaser : 買方姓名 Purchaser's Name(s) 身份證號碼/護照號碼/商業登記證號碼 Identity Card No./ Passport No./ Business Registration No.

 董事姓名 Director's Name(s) 身份證號碼/護照號碼 Identity Card No./ Passport No.
 (只適用於買方為有限公司 for corporate purchaser only)

 買方通訊/註冊地址 Purchaser's Correspondence/Registered Address 電話號碼 Telephone No.

賣方及買方同意根據以下條款及後述的“附帶條款及條件”出售及購買下述之物業。

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the “Other Terms and Conditions” set out hereto.

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road

售價及付款方式

Purchase Price and Payment Terms

本物業的售價為 The Purchase Price of the Property is	港幣 HK\$	元	, 並須由買方按以下方式付予賣方 (「付款方式」) :- , which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):-
臨時訂金為數 Preliminary Deposit in the sum of	港幣 HK\$	元	(即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付 which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
*加付訂金 Further Deposit	港幣 HK\$	元	於簽署正式買賣合約時支付 shall be paid upon signing of Agreement for Sale and Purchase
*部份售價價款 Part Payment of Purchase Price	港幣 HK\$	元	於 _____ 日或之前支付 payable on or before _____
加付部份售價價款 Further Part Payment of Purchase Price	港幣 HK\$	元	於 _____ 日或之前支付 payable on or before _____
售價餘款 Balance of Purchase Price	港幣 HK\$	元	於 _____ 日或之前支付 payable on or before _____

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

(售價計算如有錯誤賣方保留權利修改任何錯誤或遺漏以及律師樓擬備之買賣合約內之售價為準。The Vendor reserves the right to rectify any errors or omissions in calculating the purchase price referred to the above and the amount of the purchase price shall be as stated in the Agreement for Sale and Purchase to be prepared by the solicitor as stated below.)

茲收到買方港幣 Received from the Purchaser the sum of HK\$	元	經手收款人 Received by
銀行名稱及本票 / 支票號碼 Name of Bank and Cashier Order / Cheque No.		簽署 Signature
買方同意及明白以上條款及“附帶條款及條件”及附表均構成本臨時合約的部份, 並納入本臨時合約。 It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the “Other Terms and Conditions” as well as the Schedules shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.		

買方簽署

Purchaser's Signature(s)

附帶條款及條件

Other Terms and Conditions

- 在本臨時合約中—
In this Preliminary Agreement—
 - “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義;
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
 - “工作日”具有該條例第 2(1)條給予該詞的涵義;
“working day” has the meaning given by section 2(1) of that Ordinance;
 - 附表 1(a)段所指的項目的樓面面積, 按照該條例第 8(3)條計算; 及
the floor area of an item under paragraph (a) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - 附表 1(b)段所指的項目的面積, 按照該條例附表 2 第 2 部計算。
the area of an item under paragraph (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
- 買方須支付的臨時訂金, 須由賣方律師作為保證金保存人而持有。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholder.
- 買方必須以香港銀行本票或由香港銀行書面保付的支票支付所有的價款(包括臨時訂金、加付訂金、部份售價價款及加付部份售價價款), 惟對於臨時訂金, 賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付。上述本票或支票抬頭人必須為賣方律師。
All payments (including Preliminary Deposit, Further Deposit, Part Payment and Further Part Payment) of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of a cashier order issued or a cheque certified good for payment by a licensed bank in Hong Kong for the relevant amount Provided That the Preliminary Deposit paid by way of an estate agent’s cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion. Such cashier order or cheque shall be drawn in favour of the Vendor’s solicitors.
- 按訂約雙方的意向, 本臨時合約將會由一份買賣合約(“正式合約”)取代, 正式合約須—
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed—
 - 由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
 - 由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
- 買方須於本臨時合約的簽署日期之後的五個工作日內攜帶本臨時合約到賣方律師的辦事處辦理下列手續(買方必須嚴守所訂日期): (i) 簽署賣方律師所訂定之標準正式合約, 及 (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。
The Purchaser shall bring this Preliminary Agreement to and attend the office of the Vendor’s Solicitors within 5 working days after the date of this Preliminary Agreement (in this respect time shall be of essence) to (i) sign the Agreement in the standard form prepared by the Vendor’s solicitors, and (ii) pay the sum above-mentioned as being due on signing of the Agreement.
- 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed—
 - 本臨時合約即告終止;
this Preliminary Agreement is terminated;
 - 買方支付的臨時訂金, 即被沒收歸於賣方; 及
the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
 - 賣方不得就買方沒有簽立正式合約, 而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
- 買方須與賣方在正式合約中訂明, 若買方轉售本物業或將正式合約權益轉讓予第三者, 則每個轉購人、受贈人、獲提名人、受益人、代辦人或其他承讓人(i)在以後的轉售合約中列明所有確認人、獲提名人及其他買、賣本物業或任何相關利益人仕的詳細資料(包括但不限於身份証號碼及地址), 及全數金額或其他代價, 包括但不限於任何佣金、訂購或代理費用、或任何在其間交易所需繳付予任何人仕的款項, 及(ii)在以後的轉售合約中訂明, 或在其他合約中加上有約束力的條文, 致使每個轉購人或其他承讓人或新買家履行第(i)分條中的責任。
The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfer the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whosoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including but not limited to identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including but not limited to any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee 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 effect as sub-clause (i) above.
- 本物業的量度尺寸如下— 載列於附表 1。
The measurements of the Property are as follows— set out in Schedule 1.
- 本物業買賣所包括的裝置、裝修物料及設備如下— 載列於附表 2。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows— set out in Schedule 2.
- 在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下, 賣方不得限制買方根據法律就業權提出要求或反對的權利。
Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser’s right under the law to raise requisition or objection in respect of title.
- 買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本, 並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.
- 就第 11 條而言, “對買方的警告”內容如下—
For the purposes of clause 11, the following is the “Warning to Purchasers” —
 - 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.
 - 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.
13. 買賣雙方同意並聲明本臨時合約只適用於買方本人。買方無權要求賣方與其他人士簽署正式買賣合約，亦無權將本臨時合約權益轉讓給第三者。
It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. 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.
14. 買賣雙方同意於成交日期或之前在賣方律師的辦公時間內於賣方律師辦事處完成買賣。
The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the office of the Vendor's solicitors during their office hours on or before the Completion Date.
15. 買方確認孖士打律師行只為賣方的代表律師而不代表買方。買方須就正式合約及其後之轉讓契委託其獨立律師為其代表律師。
The Purchaser acknowledges that Johnson Stokes & Master are the solicitors acting for the Vendor only and will not act for the Purchaser. The Purchaser shall instruct an independent firm of solicitors as his solicitors to act for him in respect of the Agreement and the subsequent Assignment.
16. 買賣雙方各自負責其代表律師擬備，完成及登記正式合約及轉讓契的律師費和支出。
Each party shall bear and pay his own legal costs and disbursements for preparation, completion and registration of the Agreement and the Assignment.
17. (a) 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (b) 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (c) 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
18. 買方必須承擔及支付以下費用：—
The Purchaser shall bear and pay: —
- (a) 所有有關本物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於正式合約及轉讓契的圖則之圖則費；
all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fees, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and Assignment;
- (b) 本物業之樓契及業權文件的認證副本費用及擬定公契及管理協議(「公契」)的律師費用的適當分攤；
the costs of preparing certified true copies of title deeds and documents relating to the Property and a due proportion of the costs of and incidental to the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC");
- (c) (i) 所有賣方就本物業所支付的公用事業按金；及(ii) 按比例分攤發展項目公用部分的水、電按金；及
(i) all public utility deposits paid by the Vendor in respect of the Property; and (ii) a proportionate part of the water and electricity deposits in respect of the common parts of the Development; and
- (d) 所有根據公契規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。
all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. payable to the Vendor or the Manager in accordance with the DMC.
19. 賣方須於完成本物業買賣交易時將本物業以現狀交吉予買方。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。
Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser on an "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.
20. 在不損害第 6 條的原則下，如本臨時合約根據第 6 條終止而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。
Without prejudice to clause 6 above, should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf and this Preliminary Agreement is terminated in accordance with clause 6 hereof, 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. 上述售價計算如有錯誤或遺漏，賣方保留修改之權利。
The Vendor reserves the right to rectify any errors or omissions in calculating the Purchase Price.
22. 買方如有更改地址或電話，須以書面通知賣方。
The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
23. 本物業乃屬印花稅條例第 29A(1)條所注釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
24. 就每一方面而言，時間為本臨時合約的關鍵元素。
Time shall in every respect be of the essence of this Preliminary Agreement.
25. 在本臨時合約簽訂前，買賣雙方並無以相同條款及條件訂立任何非書面買賣協議或買賣協議。

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

26. 本臨時合約的中文版和英本版內容如有抵觸或不相符之處，應以英文為準。
If there is any inconsistency or ambiguity between the Chinese version and the English version of this Preliminary Agreement, the English version shall prevail.
27. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.
28. 買方已細閱本臨時合約，並完全明白其內容。
The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方 Purchaser(s)

賣方 Vendor

代表榮特有限公司 For and on behalf of Rich United Limited

買方簽署 Purchaser's Signature(s)

授權簽署 Authorized Signature

簽署人姓名 Name: _____

簽署人姓名 Name: _____

臨時買賣合約 附表 1
SCHEDULE 1 TO PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road

本物業的量度尺寸如下 —

The measurements of the Property are as follows:

- (a) 本物業的實用面積為
the saleable area of the Property is 446.104 平方米 / 4,802 平方呎*[其中 —]
- [平方米 / 平方呎為露台的樓面面積];
[square metres / square feet is the floor area of the balcony];
- [平方米 / 平方呎為工作平台的樓面面積];
[square metres / square feet is the floor area of the utility platform];
- [平方米 / 平方呎為陽台的樓面面積]; 及
[square metres / square feet is the floor area of the verandah];
and

- (b) 其他量度尺寸為—
other measurements are—

- *[空調機房的面積為 平方米 / 平方呎];
*[the area of the air-conditioning plant room is square metres / square feet];
- *[窗台的面積為 平方米 / 平方呎];
*[the area of the bay window is square metres / square feet];
- *[閣樓的面積為 平方米 / 平方呎];
*[the area of the cockloft is square metres / square feet];
- *[平台的面積為 18.825 平方米 / 203 平方呎];
*[the area of the flat roof is 18.825 square metres / 203 square feet];
- *[花園的面積為 160.79 平方米 / 1,731 平方呎];
*[the area of the garden is 160.79 square metres / 1,731 square feet];
- *[停車位的面積為 44.51 平方米 / 479 平方呎];
*[the area of the parking space is 44.51 square metres / 479 square feet];
- *[天台的面積為 88.751 平方米 / 955 平方呎];
*[the area of the roof is 88.751 square metres / 955 square feet];
- *[梯屋的面積為 5.888 平方米 / 63 平方呎];
*[the area of the stairhood is 5.888 square metres / 63 square feet];
- *[前庭的面積為 平方米 / 平方呎];
*[the area of the terrace is square metres / square feet];
- *[庭院的面積為 平方米 / 平方呎].
*[the area of the yard is square metres / square feet].

買方簽署 Purchaser's Signature(s)

* 將不適用者刪去
Delete as appropriate

臨時買賣合約 (“臨時合約”)
PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“Preliminary Agreement”)

賣方 Vendor : 榮特有限公司 Rich United Limited
 如此聘用的人 Person so Engaged : 宏安資產管理有限公司 Wang On Asset Management Limited
 賣方律師 Vendor's Solicitors: 孖士打律師行 Johnson Stokes & Master 電話號碼 Telephone No.: 28432211

買方 Purchaser : 買方姓名 Purchaser's Name(s) 身份證號碼/護照號碼/商業登記證號碼 Identity Card No./ Passport No./ Business Registration No.

 董事姓名 Director's Name(s) 身份證號碼/護照號碼 Identity Card No./ Passport No.
 (只適用於買方為有限公司 for corporate purchaser only) _____

 買方通訊/註冊地址 Purchaser's Correspondence/Registered Address 電話號碼 Telephone No.

賣方及買方同意根據以下條款及後述的“附帶條款及條件”出售及購買下述之物業。

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the “Other Terms and Conditions” set out hereto.

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road

售價及付款方式

Purchase Price and Payment Terms

本物業的售價為 The Purchase Price of the Property is	港幣 HK\$	元	, 並須由買方按以下方式付予賣方 (「付款方式」) :- , which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):-
臨時訂金為數 Preliminary Deposit in the sum of	港幣 HK\$	元	(即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付 which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
*加付訂金 Further Deposit	港幣 HK\$	元	於簽署正式買賣合約時支付 shall be paid upon signing of Agreement for Sale and Purchase
*部份售價價款 Part Payment of Purchase Price	港幣 HK\$	元	於 _____ 日或之前支付 payable on or before _____
加付部份售價價款 Further Part Payment of Purchase Price	港幣 HK\$	元	於 _____ 日或之前支付 payable on or before _____
售價餘款 Balance of Purchase Price	港幣 HK\$	元	於 _____ 日或之前支付 payable on or before _____

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

(售價計算如有錯誤賣方保留權利修改任何錯誤或遺漏以及律師樓擬備之買賣合約內之售價為準。The Vendor reserves the right to rectify any errors or omissions in calculating the purchase price referred to the above and the amount of the purchase price shall be as stated in the Agreement for Sale and Purchase to be prepared by the solicitor as stated below.)

茲收到買方港幣 Received from the Purchaser the sum of HK\$	元	經手收款人 Received by
銀行名稱及本票 / 支票號碼 Name of Bank and Cashier Order / Cheque No.		簽署 Signature
買方同意及明白以上條款及“附帶條款及條件”及附表均構成本臨時合約的部份, 並納入本臨時合約。 It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the “Other Terms and Conditions” as well as the Schedules shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.		

買方簽署

Purchaser's Signature(s)

附帶條款及條件

Other Terms and Conditions

- 在本臨時合約中—
In this Preliminary Agreement—
 - “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義;
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
 - “工作日”具有該條例第 2(1)條給予該詞的涵義;
“working day” has the meaning given by section 2(1) of that Ordinance;
 - 附表 1(a)段所指的項目的樓面面積, 按照該條例第 8(3)條計算; 及
the floor area of an item under paragraph (a) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - 附表 1(b)段所指的項目的面積, 按照該條例附表 2 第 2 部計算。
the area of an item under paragraph (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
- 買方須支付的臨時訂金, 須由賣方律師作為保證金保存人而持有。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholder.
- 買方必須以香港銀行本票或由香港銀行書面保付的支票支付所有的價款(包括臨時訂金、加付訂金、部份售價價款及加付部份售價價款), 惟對於臨時訂金, 賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付。上述本票或支票抬頭人必須為賣方律師。
All payments (including Preliminary Deposit, Further Deposit, Part Payment and Further Part Payment) of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of a cashier order issued or a cheque certified good for payment by a licensed bank in Hong Kong for the relevant amount Provided That the Preliminary Deposit paid by way of an estate agent’s cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion. Such cashier order or cheque shall be drawn in favour of the Vendor’s solicitors.
- 按訂約雙方的意向, 本臨時合約將會由一份買賣合約(“正式合約”)取代, 正式合約須—
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed—
 - 由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
 - 由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
- 買方須於本臨時合約的簽署日期之後的五個工作日內攜帶本臨時合約到賣方律師的辦事處辦理下列手續(買方必須嚴守所訂日期): (i) 簽署賣方律師所訂定之標準正式合約, 及 (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。
The Purchaser shall bring this Preliminary Agreement to and attend the office of the Vendor’s Solicitors within 5 working days after the date of this Preliminary Agreement (in this respect time shall be of essence) to (i) sign the Agreement in the standard form prepared by the Vendor’s solicitors, and (ii) pay the sum above-mentioned as being due on signing of the Agreement.
- 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed—
 - 本臨時合約即告終止;
this Preliminary Agreement is terminated;
 - 買方支付的臨時訂金, 即被沒收歸於賣方; 及
the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
 - 賣方不得就買方沒有簽立正式合約, 而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure.
- 買方須與賣方在正式合約中訂明, 若買方轉售本物業或將正式合約權益轉讓予第三者, 則每個轉購人、受贈人、獲提名人、受益人、代辦人或其他承讓人(i)在以後的轉售合約中列明所有確認人、獲提名人及其他買、賣本物業或任何相關利益人士的詳細資料(包括但不限於身份証號碼及地址), 及全數金額或其他代價, 包括但不限於任何佣金、訂購或代理費用、或任何在其間交易所需繳付予任何人仕的款項, 及(ii)在以後的轉售合約中訂明, 或在其他合約中加上有約束力的條文, 致使每個轉購人或其他承讓人或新買家履行第(i)分條中的責任。
The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfer the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whosoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including but not limited to identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including but not limited to any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee 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 effect as sub-clause (i) above.
- 本物業的量度尺寸如下— 載列於附表 1。
The measurements of the Property are as follows— set out in Schedule 1.
- 本物業買賣所包括的裝置、裝修物料及設備如下— 載列於附表 2。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows— set out in Schedule 2.
- 在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下, 賣方不得限制買方根據法律就業權提出要求或反對的權利。
Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser’s right under the law to raise requisition or objection in respect of title.
- 買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本, 並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.
- 就第 11 條而言, “對買方的警告”內容如下—
For the purposes of clause 11, the following is the “Warning to Purchasers” —
 - 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.
 - 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.
13. 買賣雙方同意並聲明本臨時合約只適用於買方本人。買方無權要求賣方與其他人士簽署正式買賣合約，亦無權將本臨時合約權益轉讓給第三者。
It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. 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.
14. 買賣雙方同意於成交日期或之前在賣方律師的辦公時間內於賣方律師辦事處完成買賣。
The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the office of the Vendor's solicitors during their office hours on or before the Completion Date.
15. 買方確認孖士打律師行只為賣方的代表律師而不代表買方。買方須就正式合約及其後之轉讓契委託其獨立律師為其代表律師。
The Purchaser acknowledges that Johnson Stokes & Master are the solicitors acting for the Vendor only and will not act for the Purchaser. The Purchaser shall instruct an independent firm of solicitors as his solicitors to act for him in respect of the Agreement and the subsequent Assignment.
16. 買賣雙方各自負責其代表律師擬備，完成及登記正式合約及轉讓契的律師費和支出。
Each party shall bear and pay his own legal costs and disbursements for preparation, completion and registration of the Agreement and the Assignment.
17. (a) 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (b) 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
- (c) 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
18. 買方必須承擔及支付以下費用：—
The Purchaser shall bear and pay: —
- (a) 所有有關本物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於正式合約及轉讓契的圖則之圖則費；
all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fees, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and Assignment;
- (b) 本物業之樓契及業權文件的認證副本費用及擬定公契及管理協議(「公契」)的律師費用的適當分攤；
the costs of preparing certified true copies of title deeds and documents relating to the Property and a due proportion of the costs of and incidental to the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC");
- (c) (i) 所有賣方就本物業所支付的公用事業按金；及(ii) 按比例分攤發展項目公用部分的水、電按金；及
(i) all public utility deposits paid by the Vendor in respect of the Property; and (ii) a proportionate part of the water and electricity deposits in respect of the common parts of the Development; and
- (d) 所有根據公契規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。
all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. payable to the Vendor or the Manager in accordance with the DMC.
19. 賣方須於完成本物業買賣交易時將本物業以現狀交吉予買方。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。
Upon completion, the Vendor shall deliver vacant possession of the Property to the Purchaser on an "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.
20. 在不損害第6條的原則下，如本臨時合約根據第6條終止而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。
Without prejudice to clause 6 above, should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf and this Preliminary Agreement is terminated in accordance with clause 6 hereof, 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. 上述售價計算如有錯誤或遺漏，賣方保留修改之權利。
The Vendor reserves the right to rectify any errors or omissions in calculating the Purchase Price.
22. 買方如有更改地址或電話，須以書面通知賣方。
The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
23. 本物業乃屬印花稅條例第29A(1)條所注釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
24. 就每一方面而言，時間為本臨時合約的關鍵元素。
Time shall in every respect be of the essence of this Preliminary Agreement.
25. 在本臨時合約簽訂前，買賣雙方並無以相同條款及條件訂立任何非書面買賣協議或買賣協議。

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

26. 本臨時合約的中文版和英本版內容如有抵觸或不相符之處，應以英文為準。
If there is any inconsistency or ambiguity between the Chinese version and the English version of this Preliminary Agreement, the English version shall prevail.
27. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.
28. 買方已細閱本臨時合約，並完全明白其內容。
The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方 Purchaser(s)

賣方 Vendor

代表榮特有限公司 For and on behalf of Rich United Limited

買方簽署 Purchaser's Signature(s)

授權簽署 Authorized Signature

簽署人姓名 Name: _____

簽署人姓名 Name: _____

臨時買賣合約 附表 1
SCHEDULE 1 TO PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road

本物業的量度尺寸如下 —

The measurements of the Property are as follows:

- (a) 本物業的實用面積為
the saleable area of the Property is 446.104 平方米 / 4,802 平方呎*[其中 —]
- [平方米 / 平方呎為露台的樓面面積];
 [square metres / square feet is the floor area of the balcony];
- [平方米 / 平方呎為工作平台的樓面面積];
 [square metres / square feet is the floor area of the utility platform];
- [平方米 / 平方呎為陽台的樓面面積]; 及
 [square metres / square feet is the floor area of the verandah];
 and

- (b) 其他量度尺寸為—
other measurements are—

- *[空調機房的面積為 平方米 / 平方呎];
 *[the area of the air-conditioning plant room is square metres / square feet];
- *[窗台的面積為 平方米 / 平方呎];
 *[the area of the bay window is square metres / square feet];
- *[閣樓的面積為 平方米 / 平方呎];
 *[the area of the cockloft is square metres / square feet];
- *[平台的面積為 18.825 平方米 / 203 平方呎];
 *[the area of the flat roof is 18.825 square metres / 203 square feet];
- *[花園的面積為 160.79 平方米 / 1,731 平方呎];
 *[the area of the garden is 160.79 square metres / 1,731 square feet];
- *[停車位的面積為 44.51 平方米 / 479 平方呎];
 *[the area of the parking space is 44.51 square metres / 479 square feet];
- *[天台的面積為 88.751 平方米 / 955 平方呎];
 *[the area of the roof is 88.751 square metres / 955 square feet];
- *[梯屋的面積為 5.888 平方米 / 63 平方呎];
 *[the area of the stairhood is 5.888 square metres / 63 square feet];
- *[前庭的面積為 平方米 / 平方呎];
 *[the area of the terrace is square metres / square feet];
- *[庭院的面積為 平方米 / 平方呎].
 *[the area of the yard is square metres / square feet].

買方簽署 Purchaser's Signature(s)

* 將不適用者刪去
Delete as appropriate

附函 (有關附設裝飾和家具優惠)

Side Letter (regarding Exclusive Decorations and Furniture Offer)

賣方: 榮特有限公司 (作為“擁有人”)*; 宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*; Wang On Asset Management Limited (as “Person So Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

- 於簽署本函同時, 賣方與買方簽立本物業之臨時買賣合約 (「臨時合約」)。
Upon the signing of this Letter, the Vendor and the Purchaser(s) entered into the preliminary agreement for sale and purchase in respect of the Property (the “**Preliminary Agreement**”) simultaneously.
- 買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立本物業的買賣合約 (「買賣合約」)。
The Purchaser(s) shall execute the agreement for sale and purchase in respect of the Property (the “**Agreement**”) within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions of the Preliminary Agreement.
- 在成交時, 本人/我們將免費獲贈本函所附之家具列表之裝飾、家具和物件 (統稱「該家具」)。
On completion, the decorations, furniture and chattels (collectively the “**Furniture**”) applicable to the Property as set out in the Furniture List attached hereto will be provided to me/us free of charge.
- 該家具將於完成本物業之買賣時連同本物業以「現狀」交予本人 / 我們, 「現狀」指該家具於完成買賣當天之狀況。賣方不會就該家具作出任何保證或陳述, 更不會就該家具之狀況、品質及性能, 及其是否在可運作狀態家具作出任何保證或陳述, 或負責任何維修或保養。
The Furniture will be handed over to me/us together with the Property on completion of the sale and purchase of the Property in an “as -is” condition, meaning, the condition of the Furniture is or will be in as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in respects of the Furniture. In particular, no warranty or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition, nor any repair or maintenance obligation whatsoever is taken up.
- 任何情況下, 本人 / 我們不得就該家具提出任何異議或質詢。
In any event, no objection or requisitions whatsoever shall be raised by me/us in respect of the Furniture.
- 本人 / 我們不能因任何該家具或其任何損壞拒絕完成本物業的買賣交易或提出減價或其他寬免。
I/We shall not be entitled to refuse to complete the purchase of the Property or to seek reduction in the purchase price or other relief by reason of any of the Furniture or any damage to any of the same.
- 賣方有權按實際情況及需要以品質相若的家具或物件代替該家具。
The Vendor has the right to substitute the Furniture with furniture or chattels of comparable quality according to actual circumstances and whenever necessary.
- 本函為一獨立於臨時合約及買賣合約之協議。本函任何內容均不得視作取替或更改臨時合約或買賣合約內任何條款或條件。賣方所有臨時合約及買賣合約下之權利及濟助均不受本函影響。為免生疑問, 若賣方未能履行其於本函內之責任, 買方仍須遵守及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約完成購買本物業。所有按或就本函提出的或與本函有關連的而可由買方對賣方提出的申索, 只能是為取得損害賠償的申索。
This Letter is an agreement independent of the Preliminary Agreement and the Agreement. Nothing herein shall be deemed to supersede or vary any term or condition of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. For the avoidance of doubt, if the Vendor

shall fail to discharge its obligations hereunder, the Purchaser(s) shall remain liable to and be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the Preliminary Agreement and the Agreement. Any claim that the Purchaser(s) may have under, in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.

9. 所有根據本函項下買方之權利及優惠均不能轉讓及轉移，及只能由買方本人行使及享用。
All the rights and benefits of the Purchaser(s) under this Letter are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser(s) personally.
10. 不論本函任何其他條款的規定，並非本函一方之人士並無任何權利按《合約（第三者權利）條例》（香港法例第 623 章）強制執行本函任何條款及條件或享有本函任何條款及條件之利益。
Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623 of the Laws of Hong Kong) to enforce, or to enjoy the benefit of, any term and condition of this Letter.
11. 本函(包括附上之家具列表)之中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this Letter is for reference purposes only. In case of any discrepancy between the Chinese version and the English version of this document (including the Furniture List attached hereto), the English version shall prevail.
12. 如有爭議，賣方有權就本函引起的所有事宜作最後決定，該決定對買方有約束力。
In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from this Letter and such decision shall be binding on the Purchaser(s).

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方 Purchaser(s)

賣方 Vendor

代表榮特有限公司 For and on behalf of Rich United Limited

買方簽署 Purchaser' s Signature(s)

授權簽署 Authorized Signature

簽署人姓名

簽署人姓名

Name: _____

Name: _____

B 部份 Part B

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
電梯大堂 Lift Lobby									
掛畫 Artwork	1								
入口大堂 G/F Entrance Lobby									
掛畫 Artwork	1	紅白酒 Red and White Wine	24						
化妝間 Powder Room									
浴室套裝 Washroom Set	1	香薰 Fragrance	1	裝飾植物 Decorative Plant	1	毛巾 Towel	1		
客廳 Living Room									
咕啞 Cushion	20	托盤 Tray	2	書 Book	3	裝飾植物 Decorative Plant	1	裝飾擺設 Decorative Object	5
茶藝裝飾擺設 Tea Art Decorative Object	24	茶藝器皿擺設連托盤 Tea Art Utensils with Tray	2	蠟燭 Candle	3	地毯 Carpet	1		
飯廳 Dining Room									
碟 Plate	12	餐具套裝 Cutlery Set	12	餐桌玻璃杯 Table Glass	24	餐桌擺設 Table Decorative	5	餐桌墊 Table Mat	12
餐巾連小環 Napkin with Napkin Ring	12	裝飾植物 Decorative Plant	5	酒几玻璃杯 Wine Table Glass	16	器皿擺設連托盤 Utensils with Tray	2	酒 Whisky	6
玻璃器皿 Glass Bottle	5								
廚房 Kitchen									
煲連蓋 Pot with Lid	4	器皿擺設連托盤 Utensils with Tray	4	器皿 Utensils	2	裝飾植物 Decorative Plant	1	裝飾擺設 Decorative Object	2
酒 Wine	2	調味套裝 Seasoning Set	1	廚具套裝 Kitchenware Set	1				
一樓前庭 1/F Foyer									
掛畫 Artwork	1	器皿擺設連托盤 Utensils with Tray	1	裝飾植物 Decorative Plant	1				

家具及物件表

只適用於薄扶林道 86C 號
Applicable to 86C Pok Fu Lam Road only

List of Furniture and Chattels

少主套房 Junior Master Chamber									
床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	4	咕啞 Cushion	3	裝飾盒 Decorative Box	5	地毯 Rug	1
書 Book	3	裝飾擺設 Decorative Object	2	裝飾植物 Decorative Plant	1	玻璃杯 Glass	2		
少主浴室 Junior Master Bathsuite									
毛巾套裝 Towel Set	1	裝飾植物 Decorative Plant	1	浴室套裝 Washroom Set	1	香薰 Fragrance	1	毛巾 Towel	1
套房 1 Ensuite 1									
器皿擺設連托盤 Utensils with Tray	1	床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	2	咕啞 Cushion	5	裝飾盒 Decorative Box	22
書 Book	13	裝飾擺設 Decorative Object	8	毛巾 Towel	1	地毯 Carpet	1		
浴室 1 Bathsuite 1									
掛畫 Artwork	1	裝飾植物 Decorative Plant	1	浴室套裝 Washroom Set	1	毛巾套裝 Towel Set	2	毛巾 Towel	2
多用途媒體室 Multimedia Room									
書 Book	1	裝飾盒 Decorative Box	2	裝飾擺設 Decorative Object	7	器皿擺設連托盤 Utensils with Tray	1	PlayStation 5 連手制 PlayStation 5 with Controller	1
Switch 連手制 Switch with Controller	1	Apple iPad	1	Apple TV	1	咕啞 Cushion	18		
浴室 2 Bathsuite 2									
毛巾 Towel	3	裝飾植物 Decorative Plant	2	浴室套裝 Washroom Set	1				
二樓前庭 2/F Foyer									
掛畫 Artwork	1								
主人套房 Master Chamber									
器皿擺設連托盤 Utensils with Tray	3	床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	4	咕啞 Cushion	9	裝飾植物 Decorative Plant	1
書 Book	2	裝飾擺設 Decorative Object	3	裝飾盒 Decorative Box	2	地毯 Rug	1		
主人書房 Master Study Room									
書 Book	7	器皿擺設連托盤 Utensils with Tray	2	裝飾擺設 Decorative Object	10	裝飾盒 Decorative Box	32	文具套裝 Stationary Set	1

家具及物件表

只適用於薄扶林道 86C 號
Applicable to 86C Pok Fu Lam Road only

List of Furniture and Chattels

行李 Luggage	1								
男主人衣帽間 His Walk In Closet									
鞋 Shoe	2	衣服 Clothes	8	衣架 Hanger	7	絲巾 Scarf	1	香水 Perfume	2
托盤 Tray	1	梳 Hair Brush	1	皮袋 Leather Bag	2				
女主人衣帽間 Her Walk In Closet									
鞋 Shoe	4	器皿擺設連托盤 Utensils with Tray	1	衣服 Clothes	13	絲巾 Scarf	4	衣架 Hanger	7
裝飾盒 Decorative Box	11	帽 Hat	1						
主人浴室 Master Bathsuite									
毛巾 Towel	8	香薰 Fragrance	1	皂液套裝 Hand Wash Set	2	裝飾植物 Decorative Plant	1	護膚品 Skincare product	10
護膚品擺設連托盤 Skincare Product with Tray	1	浴袍 Bathrobe	2	掛畫 Artwork	1	桑拿木桶套裝 Sauna Barrel Set	1		
天台 Roof									
咕啞 Cushion	12								

C 部份 Part C

家具 Furniture	客廳 Living Room	飯廳 Dining Room	廚房 Kitchen	化妝間 Powder Room	少主套房 Junior Master Chamber	少主浴室 Junior Master Bathsuite	套房 1 Ensuite 1	浴室 1 Bathsuite 1	多用途媒體室 Multimedia Room	浴室 2 Bathsuite 2	主人套房 Master Chamber	主人書房 Master Study Room	主人浴室 Master Bathsuite
窗簾 Curtain	1				1		1				1	1	
窗紗 Sheer	1				1		1				1		
百葉簾 Venetian Blind	1	1						1	4			1	

附函 (有關附設裝飾和家具優惠)

Side Letter (regarding Exclusive Decorations and Furniture Offer)

賣方: 榮特有限公司 (作為“擁有人”)*; 宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*; Wang On Asset Management Limited (as “Person So Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

- 於簽署本函同時, 賣方與買方簽立本物業之臨時買賣合約 (「臨時合約」)。
Upon the signing of this Letter, the Vendor and the Purchaser(s) entered into the preliminary agreement for sale and purchase in respect of the Property (the “**Preliminary Agreement**”) simultaneously.
- 買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立本物業的買賣合約 (「買賣合約」)。
The Purchaser(s) shall execute the agreement for sale and purchase in respect of the Property (the “**Agreement**”) within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions of the Preliminary Agreement.
- 在成交時, 本人/我們將免費獲贈本函所附之家具列表之裝飾、家具和物件 (統稱「該家具」)。
On completion, the decorations, furniture and chattels (collectively the “**Furniture**”) applicable to the Property as set out in the Furniture List attached hereto will be provided to me/us free of charge.
- 該家具將於完成本物業之買賣時連同本物業以「現狀」交予本人 / 我們, 「現狀」指該家具於完成買賣當天之狀況。賣方不會就該家具作出任何保證或陳述, 更不會就該家具之狀況、品質及性能, 及其是否在可運作狀態家具作出任何保證或陳述, 或負責任何維修或保養。
The Furniture will be handed over to me/us together with the Property on completion of the sale and purchase of the Property in an “as -is” condition, meaning, the condition of the Furniture is or will be in as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in respects of the Furniture. In particular, no warranty or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition, nor any repair or maintenance obligation whatsoever is taken up.
- 任何情況下, 本人 / 我們不得就該家具提出任何異議或質詢。
In any event, no objection or requisitions whatsoever shall be raised by me/us in respect of the Furniture.
- 本人 / 我們不能因任何該家具或其任何損壞拒絕完成本物業的買賣交易或提出減價或其他寬免。
I/We shall not be entitled to refuse to complete the purchase of the Property or to seek reduction in the purchase price or other relief by reason of any of the Furniture or any damage to any of the same.
- 賣方有權按實際情況及需要以品質相若的家具或物件代替該家具。
The Vendor has the right to substitute the Furniture with furniture or chattels of comparable quality according to actual circumstances and whenever necessary.
- 本函為一獨立於臨時合約及買賣合約之協議。本函任何內容均不得視作取替或更改臨時合約或買賣合約內任何條款或條件。賣方所有臨時合約及買賣合約下之權利及濟助均不受本函影響。為免生疑問, 若賣方未能履行其於本函內之責任, 買方仍須遵守及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約完成購買本物業。所有按或就本函提出的或與本函有關連的而可由買方對賣方提出的申索, 只能是為取得損害賠償的申索。
This Letter is an agreement independent of the Preliminary Agreement and the Agreement. Nothing herein shall be deemed to supersede or vary any term or condition of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. For the avoidance of doubt, if the Vendor

shall fail to discharge its obligations hereunder, the Purchaser(s) shall remain liable to and be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the Preliminary Agreement and the Agreement. Any claim that the Purchaser(s) may have under, in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.

9. 所有根據本函項下買方之權利及優惠均不能轉讓及轉移，及只能由買方本人行使及享用。
All the rights and benefits of the Purchaser(s) under this Letter are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser(s) personally.
10. 不論本函任何其他條款的規定，並非本函一方之人士並無任何權利按《合約（第三者權利）條例》（香港法例第 623 章）強制執行本函任何條款及條件或享有本函任何條款及條件之利益。
Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623 of the Laws of Hong Kong) to enforce, or to enjoy the benefit of, any term and condition of this Letter.
11. 本函(包括附上之家具列表)之中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this Letter is for reference purposes only. In case of any discrepancy between the Chinese version and the English version of this document (including the Furniture List attached hereto), the English version shall prevail.
12. 如有爭議，賣方有權就本函引起的所有事宜作最後決定，該決定對買方有約束力。
In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from this Letter and such decision shall be binding on the Purchaser(s).

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方 Purchaser(s)

賣方 Vendor

代表榮特有限公司 For and on behalf of Rich United Limited

買方簽署 Purchaser' s Signature(s)

授權簽署 Authorized Signature

簽署人姓名

簽署人姓名

Name: _____

Name: _____

B 部份 Part B

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
電梯大堂 Lift Lobby									
掛畫 Artwork	1								
入口大堂 G/F Entrance Lobby									
掛畫 Artwork	1	紅白酒 Red and White Wine	24						
化妝間 Powder Room									
浴室套裝 Washroom Set	1	香薰 Fragrance	1	裝飾植物 Decorative Plant	1	毛巾 Towel	1		
客廳 Living Room									
咕啞 Cushion	20	托盤 Tray	2	書 Book	3	裝飾植物 Decorative Plant	1	裝飾擺設 Decorative Object	5
茶藝裝飾擺設 Tea Art Decorative Object	24	茶藝器皿擺設連托盤 Tea Art Utensils with Tray	2	蠟燭 Candle	3	地毯 Carpet	1		
飯廳 Dining Room									
碟 Plate	12	餐具套裝 Cutlery Set	12	餐桌玻璃杯 Table Glass	24	餐桌擺設 Table Decorative	5	餐桌墊 Table Mat	12
餐巾連小環 Napkin with Napkin Ring	12	裝飾植物 Decorative Plant	5	酒几玻璃杯 Wine Table Glass	16	器皿擺設連托盤 Utensils with Tray	2	酒 Whisky	6
玻璃器皿 Glass Bottle	5								
廚房 Kitchen									
煲連蓋 Pot with Lid	4	器皿擺設連托盤 Utensils with Tray	4	器皿 Utensils	2	裝飾植物 Decorative Plant	1	裝飾擺設 Decorative Object	2
酒 Wine	2	調味套裝 Seasoning Set	1	廚具套裝 Kitchenware Set	1				
一樓前庭 1/F Foyer									
掛畫 Artwork	1	器皿擺設連托盤 Utensils with Tray	1	裝飾植物 Decorative Plant	1				

家具及物件表

只適用於薄扶林道 86C 號
Applicable to 86C Pok Fu Lam Road only

List of Furniture and Chattels

少主套房 Junior Master Chamber									
床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	4	咕啞 Cushion	3	裝飾盒 Decorative Box	5	地毯 Rug	1
書 Book	3	裝飾擺設 Decorative Object	2	裝飾植物 Decorative Plant	1	玻璃杯 Glass	2		
少主浴室 Junior Master Bathsuite									
毛巾套裝 Towel Set	1	裝飾植物 Decorative Plant	1	浴室套裝 Washroom Set	1	香薰 Fragrance	1	毛巾 Towel	1
套房 1 Ensuite 1									
器皿擺設連托盤 Utensils with Tray	1	床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	2	咕啞 Cushion	5	裝飾盒 Decorative Box	22
書 Book	13	裝飾擺設 Decorative Object	8	毛巾 Towel	1	地毯 Carpet	1		
浴室 1 Bathsuite 1									
掛畫 Artwork	1	裝飾植物 Decorative Plant	1	浴室套裝 Washroom Set	1	毛巾套裝 Towel Set	2	毛巾 Towel	2
多用途媒體室 Multimedia Room									
書 Book	1	裝飾盒 Decorative Box	2	裝飾擺設 Decorative Object	7	器皿擺設連托盤 Utensils with Tray	1	PlayStation 5 連手制 PlayStation 5 with Controller	1
Switch 連手制 Switch with Controller	1	Apple iPad	1	Apple TV	1	咕啞 Cushion	18		
浴室 2 Bathsuite 2									
毛巾 Towel	3	裝飾植物 Decorative Plant	2	浴室套裝 Washroom Set	1				
二樓前庭 2/F Foyer									
掛畫 Artwork	1								
主人套房 Master Chamber									
器皿擺設連托盤 Utensils with Tray	3	床上用品 Bedding	1	枕頭芯連套 Pillow Filler & Caser	4	咕啞 Cushion	9	裝飾植物 Decorative Plant	1
書 Book	2	裝飾擺設 Decorative Object	3	裝飾盒 Decorative Box	2	地毯 Rug	1		
主人書房 Master Study Room									
書 Book	7	器皿擺設連托盤 Utensils with Tray	2	裝飾擺設 Decorative Object	10	裝飾盒 Decorative Box	32	文具套裝 Stationary Set	1

家具及物件表

只適用於薄扶林道 86C 號
Applicable to 86C Pok Fu Lam Road only

List of Furniture and Chattels

行李 Luggage	1								
男主人衣帽間 His Walk In Closet									
鞋 Shoe	2	衣服 Clothes	8	衣架 Hanger	7	絲巾 Scarf	1	香水 Perfume	2
托盤 Tray	1	梳 Hair Brush	1	皮袋 Leather Bag	2				
女主人衣帽間 Her Walk In Closet									
鞋 Shoe	4	器皿擺設連托盤 Utensils with Tray	1	衣服 Clothes	13	絲巾 Scarf	4	衣架 Hanger	7
裝飾盒 Decorative Box	11	帽 Hat	1						
主人浴室 Master Bathsuite									
毛巾 Towel	8	香薰 Fragrance	1	皂液套裝 Hand Wash Set	2	裝飾植物 Decorative Plant	1	護膚品 Skincare product	10
護膚品擺設連托盤 Skincare Product with Tray	1	浴袍 Bathrobe	2	掛畫 Artwork	1	桑拿木桶套裝 Sauna Barrel Set	1		
天台 Roof									
咕啞 Cushion	12								

C 部份 Part C

家具 Furniture	客廳 Living Room	飯廳 Dining Room	廚房 Kitchen	化妝間 Powder Room	少主套房 Junior Master Chamber	少主浴室 Junior Master Bathsuite	套房 1 Ensuite 1	浴室 1 Bathsuite 1	多用途媒體室 Multimedia Room	浴室 2 Bathsuite 2	主人套房 Master Chamber	主人書房 Master Study Room	主人浴室 Master Bathsuite
窗簾 Curtain	1				1		1				1	1	
窗紗 Sheer	1				1		1				1		
百葉簾 Venetian Blind	1	1						1	4			1	

與賣方關係聲明

Declaration of Relationship with the Vendor

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person So Engaged”)^

賣方的控權公司：

Holding companies of the Vendor:

擁有人的控權公司：嘉才投資有限公司, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, 宏安地產有限公司, Earnest Spot Limited, Wang On Enterprises (BVI) Limited Wang On Group Limited
Holding Companies of the Owner: Sky Treasure Investments Limited, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited

如此聘用的人的控權公司：More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, 宏安地產有限公司, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited

Holding Companies of the Person So Engaged: More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

請於表格中適用的方格填上“√”。 Please put “√” in the appropriate box.		買方編號 Purchaser(s)		
		1	2	3
A.	本人/吾等現確認本人/吾等是獨立第三者，與賣方並非有關連人士。I/We hereby confirm that I am/ we are independent third party, and am/are not a related party to the Vendor.			
B.	本人/吾等現確認本人/吾等是賣方之關連人士。I/We hereby confirm that I am/ we are related party to the Vendor. 本人/吾等現進一步確認，本人/吾等是：I/we hereby further confirm that I am/ we are:			
	賣方的董事 a director of the Vendor			
	賣方董事的父母 a parent of a director of the Vendor			
	賣方董事的配偶 a spouse of a director of the Vendor			
	賣方董事的子女 a child of a director of the Vendor			
	賣方的經理 a manager of the Vendor			
	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 a private company of which such a director, parent, spouse, child or manager is a director or shareholder			
	賣方的有聯繫法團或控權公司 an associate corporation or holding company of the Vendor			
	上述有聯繫法團或控權公司的董事 a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的董事的父母 a parent of a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的董事的配偶 a spouse of a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的董事的子女 a child of a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的經理 a manager of such an associate corporation or holding company			

本人/吾等承諾如本人/吾等在簽立本物業的買賣合約或之前就上述情況有任何改變，本人/吾等將以書面通知賣方。

I/We undertake to notify the Vendor in writing on any change of the above information on or prior to my/our signing of the Agreement for Sale and Purchase of the Property.

* "擁有人" 指發展項目住宅物業的法律上的擁有人或實益擁有人。 ^ "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* "Owner" means the legal or beneficial owner of the residential properties in the Development. ^ "Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser's Signature(s)

日期 Date

與賣方關係聲明

Declaration of Relationship with the Vendor

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person So Engaged”)^

賣方的控權公司：

Holding companies of the Vendor:

擁有人的控權公司：嘉才投資有限公司, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, 宏安地產有限公司, Earnest Spot Limited, Wang On Enterprises (BVI) Limited Wang On Group Limited
Holding Companies of the Owner: Sky Treasure Investments Limited, Golden Noble Investments Limited, Silver Surplus Limited, More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited

如此聘用的人的控權公司：More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, 宏安地產有限公司, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited

Holding Companies of the Person So Engaged: More Action Investments Limited, Sparkle Hope Limited, Miracle Cheer Limited, Wang On Properties Limited, Earnest Spot Limited, Wang On Enterprises (BVI) Limited, Wang On Group Limited

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

請於表格中適用的方格填上“√”。 Please put “√” in the appropriate box.		買方編號 Purchaser(s)		
		1	2	3
A.	本人/吾等現確認本人/吾等是獨立第三者，與賣方並非有關連人士。I/We hereby confirm that I am/ we are independent third party, and am/are not a related party to the Vendor.			
B.	本人/吾等現確認本人/吾等是賣方之關連人士。I/We hereby confirm that I am/ we are related party to the Vendor. 本人/吾等現進一步確認，本人/吾等是：I/we hereby further confirm that I am/ we are:			
	賣方的董事 a director of the Vendor			
	賣方董事的父母 a parent of a director of the Vendor			
	賣方董事的配偶 a spouse of a director of the Vendor			
	賣方董事的子女 a child of a director of the Vendor			
	賣方的經理 a manager of the Vendor			
	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 a private company of which such a director, parent, spouse, child or manager is a director or shareholder			
	賣方的有聯繫法團或控權公司 an associate corporation or holding company of the Vendor			
	上述有聯繫法團或控權公司的董事 a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的董事的父母 a parent of a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的董事的配偶 a spouse of a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的董事的子女 a child of a director of such an associate corporation or holding company			
	上述有聯繫法團或控權公司的經理 a manager of such an associate corporation or holding company			

本人/吾等承諾如本人/吾等在簽立本物業的買賣合約或之前就上述情況有任何改變，本人/吾等將以書面通知賣方。

I/We undertake to notify the Vendor in writing on any change of the above information on or prior to my/our signing of the Agreement for Sale and Purchase of the Property.

* "擁有人" 指發展項目住宅物業的法律上的擁有人或實益擁有人。 ^ "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* "Owner" means the legal or beneficial owner of the residential properties in the Development. ^ "Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser's Signature(s)

日期 Date

與介紹人關係聲明

Declaration of Relationship with the Intermediary

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person so Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

茲確認

It is hereby declared that _____

of _____ (“the Intermediary”) (“介紹人”)

介紹買方到宏安地產代理有限公司(“宏安地產代理”)購買本物業。

has introduced the Purchaser(s) to Wang On Properties Agency Limited (“WOPA”) for the purchase of the Property.

買方及介紹人確認下列聲明：

The Purchaser(s) and the Intermediary hereby declare the following:

- 介紹人的身份只是介紹買家給賣方，介紹人並非宏安地產代理或賣方的代理人。
The Intermediary’s role is to introduce the Purchaser(s) to the Vendor, the Intermediary is not the agent of WOPA or the Vendor.
- 介紹人並無代宏安地產代理或賣方許下任何口頭或書面的協議，承諾，保證或陳述。宏安地產代理及賣方無需為介紹人作出的任何協議，承諾，保證或陳述向買方或任何人承擔任何形式的責任。
The Intermediary did not make any oral or written agreement, undertaking, warranty or representation on behalf of WOPA or the Vendor. WOPA and the Vendor are not and shall not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, undertaking, warranty or representation made by the Intermediary.
- 宏安地產代理，賣方及其職員並無亦不會直接或間接向買方或介紹人收取本物業的樓價以外之任何費用或佣金。買方如遇任何人士以宏安地產代理或賣方僱員或代理之名義在購買本物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署舉報。
WOPA, the Vendor and their staff did not and will not collect whether directly or indirectly any fee or commission other than the Purchase Price of the Property from the Purchaser(s) or the Intermediary. If there are any person(s) alleging to be the staff or agent of WOPA or the Vendor demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) shall report the matter to the Independent Commission Against Corruption.
- 買方與介紹人之任何糾紛，一概與宏安地產代理及賣方無關。本物業之買賣一切依據臨時買賣合約及正式買賣合約進行。
WOPA and the Vendor are not and will not be involved in any dispute between the Purchaser(s) and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
- 本聲明的中文版和英文版內容如有抵觸或不相符之處，應以英文版為準。
If there is any inconsistency or ambiguity between the Chinese version and the English version of this Declaration, the English version shall prevail.

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser’s Signature(s)

介紹人簽署 Signature of the Intermediary

地產代理牌照號碼 Estate Agent’s Licence No.

日期 Date

日期 Date

與介紹人關係聲明

Declaration of Relationship with the Intermediary

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person so Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

茲確認

It is hereby declared that _____

of _____ (“the Intermediary”) (“介紹人”)

介紹買方到宏安地產代理有限公司(“宏安地產代理”)購買本物業。

has introduced the Purchaser(s) to Wang On Properties Agency Limited (“WOPA”) for the purchase of the Property.

買方及介紹人確認下列聲明：

The Purchaser(s) and the Intermediary hereby declare the following:

- 介紹人的身份只是介紹買家給賣方，介紹人並非宏安地產代理或賣方的代理人。
The Intermediary’s role is to introduce the Purchaser(s) to the Vendor, the Intermediary is not the agent of WOPA or the Vendor.
- 介紹人並無代宏安地產代理或賣方許下任何口頭或書面的協議，承諾，保證或陳述。宏安地產代理及賣方無需為介紹人作出的任何協議，承諾，保證或陳述向買方或任何人承擔任何形式的責任。
The Intermediary did not make any oral or written agreement, undertaking, warranty or representation on behalf of WOPA or the Vendor. WOPA and the Vendor are not and shall not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreement, undertaking, warranty or representation made by the Intermediary.
- 宏安地產代理，賣方及其職員並無亦不會直接或間接向買方或介紹人收取本物業的樓價以外之任何費用或佣金。買方如遇任何人士以宏安地產代理或賣方僱員或代理之名義在購買本物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署舉報。
WOPA, the Vendor and their staff did not and will not collect whether directly or indirectly any fee or commission other than the Purchase Price of the Property from the Purchaser(s) or the Intermediary. If there are any person(s) alleging to be the staff or agent of WOPA or the Vendor demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) shall report the matter to the Independent Commission Against Corruption.
- 買方與介紹人之任何糾紛，一概與宏安地產代理及賣方無關。本物業之買賣一切依據臨時買賣合約及正式買賣合約進行。
WOPA and the Vendor are not and will not be involved in any dispute between the Purchaser(s) and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
- 本聲明的中文版和英文版內容如有抵觸或不相符之處，應以英文版為準。
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* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser’s Signature(s)

介紹人簽署 Signature of the Intermediary

地產代理牌照號碼 Estate Agent’s Licence No.

日期 Date

日期 Date

對買方的警告 買方請小心閱讀

WARNING TO PURCHASERS PLEASE READ CAREFULLY

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as "Owner")* ; Wang On Asset Management Limited (as "Person so Engaged")^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

(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.

本人/吾等確認收到此“對買方的警告”的中英雙語文本，並完全明白其內容。

I/We acknowledge receipt of a copy of a bilingual version of this "Warning to Purchasers" and fully understand its contents.

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署

Purchaser's Signature(s)

日期 _____ 年 _____ 月 _____ 日

Dated this _____ day of _____

對買方的警告 買方請小心閱讀

WARNING TO PURCHASERS PLEASE READ CAREFULLY

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as "Owner")* ; Wang On Asset Management Limited (as "Person so Engaged")^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

(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.

本人/吾等確認收到此“對買方的警告”的中英雙語文本，並完全明白其內容。

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* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署

Purchaser's Signature(s)

日期 _____ 年 _____ 月 _____ 日

Dated this _____ day of _____

物業參觀確認函
Acknowledgement Letter for Properties Viewing

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person so Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

本人 / 我們即下述簽署人，在簽署本物業之臨時買賣合約之前謹此確認以下事項：

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property

請選擇

Please specify:

- A. 本人 / 我們確認於簽署本物業之臨時買賣合約之前，賣方已開放本物業供本人 / 我們參觀：
I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property
- 且本人 / 我們已於下述日期於簽署本物業之臨時買賣合約之前參觀過本物業。
and I / we have viewed the Property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
參觀本物業日期 Date of viewing of the Property: _____
- 或 OR
- 但經充份考慮後本人 / 我們自主選擇決定於簽署本物業之臨時買賣合約之前不參觀本物業。
but after due consideration and out of my / our own free will and choice I / we decided not to view the Property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
- B. 本人 / 我們確認由於開放本物業予本人 / 我們參觀並非合理地切實可行，於簽署本物業之臨時買賣合約之前，賣方已開放下述與本物業相若的住宅物業供本人 / 我們參觀
I / We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me / us, the Vendor has made the comparable residential property stated below available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property:
- 且本人 / 我們已於下述日期 於簽署本物業之臨時買賣合約之前參觀過與本物業相若的住宅物業。
and I / we have viewed the comparable residential property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
參觀與本物業相若的住宅物業日期
Date of viewing of the comparable residential property: _____
- 或 OR
- 但經充份考慮後本人 / 我們自主選擇決定於簽署本物業之臨時買賣合約之前不參觀與本物業相若的住宅物業。
but after due consideration and out of my / our own free will and choice I / we decided not to view the comparable residential property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
- 與本物業相若的住宅物業 comparable residential property:
薄扶林道 86____號
86____ Pok Fu Lam Road
- C. 本人 / 我們確認開放本物業予本人 / 我們參觀並非合理地切實可行，而開放與本物業相若的住宅物業供本人 / 我們參觀亦並非合理地切實可行，本人 / 我們特此同意賣方無須在本物業售予本人 / 我們之前開放與本物業相若的住宅物業供本人 / 我們參觀。
I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by me / us

before the Property is sold to me / us.

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser' s Signature(s)

日期 Date

物業參觀確認函
Acknowledgement Letter for Properties Viewing

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person so Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

本人 / 我們即下述簽署人，在簽署本物業之臨時買賣合約之前謹此確認以下事項：

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property

請選擇

Please specify:

- A. 本人 / 我們確認於簽署本物業之臨時買賣合約之前，賣方已開放本物業供本人 / 我們參觀：
I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property
- 且本人 / 我們已於下述日期於簽署本物業之臨時買賣合約之前參觀過本物業。
and I / we have viewed the Property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
參觀本物業日期 Date of viewing of the Property: _____
- 或 OR
- 但經充份考慮後本人 / 我們自主選擇決定於簽署本物業之臨時買賣合約之前不參觀本物業。
but after due consideration and out of my / our own free will and choice I / we decided not to view the Property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
- B. 本人 / 我們確認由於開放本物業予本人 / 我們參觀並非合理地切實可行，於簽署本物業之臨時買賣合約之前，賣方已開放下述與本物業相若的住宅物業供本人 / 我們參觀
I / We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me / us, the Vendor has made the comparable residential property stated below available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property:
- 且本人 / 我們已於下述日期 於簽署本物業之臨時買賣合約之前參觀過與本物業相若的住宅物業。
and I / we have viewed the comparable residential property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
參觀與本物業相若的住宅物業日期
Date of viewing of the comparable residential property: _____
- 或 OR
- 但經充份考慮後本人 / 我們自主選擇決定於簽署本物業之臨時買賣合約之前不參觀與本物業相若的住宅物業。
but after due consideration and out of my / our own free will and choice I / we decided not to view the comparable residential property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
- 與本物業相若的住宅物業 comparable residential property:
薄扶林道 86____號
86____ Pok Fu Lam Road
- C. 本人 / 我們確認開放本物業予本人 / 我們參觀並非合理地切實可行，而開放與本物業相若的住宅物業供本人 / 我們參觀亦並非合理地切實可行，本人 / 我們特此同意賣方無須在本物業售予本人 / 我們之前開放與本物業相若的住宅物業供本人 / 我們參觀。
I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by me / us

before the Property is sold to me / us.

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

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買方簽署 Purchaser' s Signature(s)

日期 Date

Vendor's Information Form
賣方資料表格

1	The amount of the management fee that is payable for the specified residential property 須就指明住宅物業支付的管理費用的款額	
	Property 物業	Monthly management fee (HK\$/Unit) 每月管理費 (HK\$/單位)
	86A Pok Fu Lam Road 薄扶林道 86A 號	36,138
	86B Pok Fu Lam Road 薄扶林道 86B 號	46,841
	86C Pok Fu Lam Road 薄扶林道 86C 號	47,234
	86D Pok Fu Lam Road 薄扶林道 86D 號	47,431
	86E Pok Fu Lam Road 薄扶林道 86E 號	46,547
	86F Pok Fu Lam Road 薄扶林道 86F 號	46,350
	86G Pok Fu Lam Road 薄扶林道 86G 號	35,450
2	The amount of the Government rent (if any) that is payable for the specified residential property 須就指明住宅物業繳付的地稅(如有的話)的款額	3% of the rateable value of the Property [^] 本物業應課差餉租值之 3% [^]
3	The name of the owners' incorporation (if any) 業主立案法團(如有的話)的名稱	Nil 沒有
4	The name of the manager of the development 發展項目的管理人的姓名或名稱	Savills Property Management Limited 第一太平戴維斯物業管理有限公司
5	Any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the development 賣方自政府或管理處接獲的關於該項目中的住宅物業的擁有人須分擔的款項的任何通知	Nil 沒有
6	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該項目的任何部分恢復原狀的任何通知	Nil 沒有
7	Any pending claim affecting the specified residential property that is known to the vendor 賣方所知的影響指明住宅物業的任何待決的申索	Nil 沒有

[^] There has been no apportionment of Government rent for the Property as at the date of printing of this form.
直至本表格印刷之日，尚未有為本物業分攤地租。

Date of Printing: 1st April 2025
印刷日期: 2025 年 4 月 1 日

The Chinese version is for reference only. In the event of any discrepancy between the English and Chinese versions of this form, the English version shall prevail.
中文版本只作參考，倘若本表格的中英文版本有歧義，以英文版本為準。

I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof 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，謹此確認在簽署該物業之臨時買賣合約之前，本人/我們已收到此份賣方資料表格及完全明白其內容。

Signed by Purchaser(s) 買方簽署

Name of Purchaser(s):
買方姓名:

Date 日期:

Vendor's Information Form
賣方資料表格

1	The amount of the management fee that is payable for the specified residential property 須就指明住宅物業支付的管理費用的款額	
	Property 物業	Monthly management fee (HK\$/Unit) 每月管理費 (HK\$/單位)
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	86B Pok Fu Lam Road 薄扶林道 86B 號	46,841
	86C Pok Fu Lam Road 薄扶林道 86C 號	47,234
	86D Pok Fu Lam Road 薄扶林道 86D 號	47,431
	86E Pok Fu Lam Road 薄扶林道 86E 號	46,547
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	86G Pok Fu Lam Road 薄扶林道 86G 號	35,450
2	The amount of the Government rent (if any) that is payable for the specified residential property 須就指明住宅物業繳付的地稅(如有的話)的款額	3% of the rateable value of the Property [^] 本物業應課差餉租值之 3% [^]
3	The name of the owners' incorporation (if any) 業主立案法團(如有的話)的名稱	Nil 沒有
4	The name of the manager of the development 發展項目的管理人的姓名或名稱	Savills Property Management Limited 第一太平戴維斯物業管理有限公司
5	Any notice received by the vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the development 賣方自政府或管理處接獲的關於該項目中的住宅物業的擁有人須分擔的款項的任何通知	Nil 沒有
6	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該項目的任何部分恢復原狀的任何通知	Nil 沒有
7	Any pending claim affecting the specified residential property that is known to the vendor 賣方所知的影響指明住宅物業的任何待決的申索	Nil 沒有

[^] There has been no apportionment of Government rent for the Property as at the date of printing of this form.
直至本表格印刷之日，尚未有為本物業分攤地租。

Date of Printing: 1st April 2025
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I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof 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，謹此確認在簽署該物業之臨時買賣合約之前，本人/我們已收到此份賣方資料表格及完全明白其內容。

Signed by Purchaser(s) 買方簽署

Name of Purchaser(s):
買方姓名:

Date 日期:

印花稅須知

Note on Stamp Duty

賣方: 榮特有限公司 (作為“擁有人”)*; 宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*; Wang On Asset Management Limited (as “Person so Engaged”)^

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

本人 / 我們即下述簽署人, 在簽署本物業之臨時買賣合約之前謹此確認以下事項:

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property:

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

- 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。

住宅物業的需求管理措施

Demand-side Management Measures for Residential Properties

- 《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。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.

系列交易

Series of transactions

- 買方應注意，在同一日或一段短時間內根據兩份或以上的臨時合約 / 買賣合約向相同的賣方購買兩個或以上的物業，可能會被印花稅署視為構成一宗更大交易或一系列交易。在此情況下，臨時合約 / 買賣合約的從價印花稅將按所有物業的總代價款額或價值的從屬印花稅率計算。Purchaser should be aware that the purchase of two or more properties from the same vendor on the same date or within a short time span under two or more Preliminary Agreements / Agreements for Sale and Purchase may be considered by the Stamp Office to form a larger transaction or series of transactions. In such scenario, the AVD of the Preliminary Agreements / Agreements for Sale and Purchase will then be computed at the rate pertinent to the total amount or value of the considerations of all the properties.

4. 有關印花稅詳情，請瀏覽稅務局網頁 (www.ird.gov.hk)。
For details of the stamp duty, please browse the Inland Revenue Department website (www.ird.gov.hk).

其他事項

Other Matters

5. 本人 / 我們確認及知悉，若本人 / 我們不能全數或準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人 / 我們須就此向賣方作出十足的彌償。
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.
6. 本確認信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。
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.
7. 本確認信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 acknowledgement letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
8. 本確認信中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this acknowledgement letter is for reference purposes only. In case of any dispute, the English version shall prevail.

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買方簽署 Purchaser's Signature(s)

日期 Date

印花稅須知

Note on Stamp Duty

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買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

本人 / 我們即下述簽署人, 在簽署本物業之臨時買賣合約之前謹此確認以下事項:

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住宅物業的需求管理措施

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系列交易

Series of transactions

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Other Matters

5. 本人 / 我們確認及知悉，若本人 / 我們不能全數或準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人 / 我們須就此向賣方作出十足的彌償。
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.
6. 本確認信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。
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.
7. 本確認信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 acknowledgement letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
8. 本確認信中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this acknowledgement letter is for reference purposes only. In case of any dispute, the English version shall prevail.

* "擁有人" 指發展項目住宅物業的法律上的擁有人或實益擁有人。^ "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* "Owner" means the legal or beneficial owner of the residential properties in the Development. ^ "Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser's Signature(s)

日期 Date

附函 (有關靈活成交安排)

Side Letter (regarding Flexible Completion Arrangement)

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person So Engaged”)^

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

- 於簽署本函同時，賣方與買方簽立本物業之臨時買賣合約（「**臨時合約**」）。
Upon the signing of this Letter, the Vendor and the Purchaser(s) entered into the preliminary agreement for sale and purchase in respect of the Property (the “**Preliminary Agreement**”) simultaneously.
- 買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立本物業的買賣合約（「**買賣合約**」）。
The Purchaser(s) shall execute the agreement for sale and purchase in respect of the Property (the “**Agreement**”) within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions of the Preliminary Agreement.
- 根據本人 / 吾等就本物業揀選的支付條款，本人 / 吾等須於簽署臨時合約後指明的日期（「**成交日**」）內付清售價（「**售價**」）餘款。
According to the terms of payment chosen by me/us for the Property, I/we am/are required to pay the balance of purchase price (the “**Purchase Price**”) within specified days after signing of the Preliminary Agreement (“**Completion Date**”).
- 賣方向本人 / 吾等確認：
The Vendor has confirmed to me/us that,
 - 儘管臨時合約及買賣合約所載的支付條款：
Notwithstanding the terms of payment as stated in the Preliminary Agreement and the Agreement:
 - 本人 / 吾等可選擇延後成交日 30 天（「**延後成交日**」）及於延後成交日或之前付清售價餘款及按買賣合約的條款完成購買本物業；
I/we may elect to postpone the Completion Date for 30 days (“**Postponed Completion Date**”) and pay the balance of Purchase Price and complete the purchase of the Property in accordance with the terms of the Agreement on or before the Postponed Completion Date;
 - 因本人 / 我們以上第(i)段的選擇，賣方可根據買賣合約第 3(6)條收取售價餘款的逾期利息，但本人 / 吾等無須向賣方支付有關售價餘款就包括延後成交日之前的期間的逾期利息；及
As a result of my/our election mentioned in paragraph (i) above, the Vendor is entitled to overdue interest on the balance of Purchase Price pursuant to Clause 3(6) of the Agreement, but I/we will not be required to pay to the Vendor such overdue interest on the balance of Purchase Price for the period up to and including the Postponed Completion Date; and
 - 因本人 / 吾等以上第(i)段的選擇，賣方將暫緩發出可根據買賣合約第 17(1)條向本人 / 吾等發出的申索信。
The Vendor will withhold the issue of demand letter to me/us pursuant to Clause 17(1) of the Agreement which may be otherwise issued as a result of my/our election mentioned in paragraph (i) above.

惟本人 / 吾等須符合或滿足以下的條件：

Provided that the following conditions are met or satisfied by me/us:

- 在成交日前，本人 / 吾等在臨時合約及買賣合約下沒有違約或錯失；
There is no prior breach or default on my/our part under the Preliminary Agreement and the Agreement before the Completion Date;
- 所有臨時訂金、加付訂金(如有)及售價部份款項(總額不少於樓價的 25%)已按臨時合約及買賣合約的條款妥為支付；及

All the preliminary deposit, further deposit (if any) and part payments (in aggregate not less than 25% of the purchase price) have been duly paid in accordance with the terms of the Preliminary Agreement and the Agreement; and

(vi) 本人/吾等會於成交日最少 7 天前向賣方遞交「靈活成交安排」的書面申請。

I/we are required to submit a written application for the Flexible Completion Arrangement to the Vendor at least 7 days before the Completion Date.

(b) 如任何以上的條件未能符合或獲得滿足，本信件將變成無效及賣方有權對本人 / 吾等執行臨時合約及買賣合約的全部條款(包括但不限於申索根據買賣合約計算的有關售價餘款的逾期利息)。

If any of the above conditions are not met or satisfied, this Letter shall become null and void and have no effect and the Vendor is entitled to enforce the Preliminary Agreement and the Agreement against me/us to their full effect (including but not limited to claim of overdue interest on the balance of Purchase Price calculated in accordance with the Agreement).

5. 本函為一獨立於臨時合約及買賣合約之協議。本函任何內容均不得視作取替或更改臨時合約或買賣合約內任何條款或條件。賣方所有臨時合約及買賣合約下之權利及資助均不受本函影響。為免生疑問，若賣方未能履行其於本函內之責任，買方仍須遵守及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約完成購買本物業。所有按或就本函提出的或與本函有關連的而可由買方對賣方提出的申索，只能是為取得損害賠償的申索。

This Letter is an agreement independent of the Preliminary Agreement and the Agreement. Nothing herein shall be deemed to supersede or vary any term or condition of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, the Purchaser(s) shall remain liable to and be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the Preliminary Agreement and the Agreement. Any claim that the Purchaser(s) may have under, in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.

6. 所有根據本函項下買方之權利及優惠均不能轉讓及轉移，及只能由買方本人行使及享用。

All the rights and benefits of the Purchaser(s) under this Letter are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser(s) personally.

7. 不論本函任何其他條款的規定，並非本函一方之人士並無任何權利按《合約（第三者權利）條例》（香港法例第 623 章）強制執行本函任何條款及條件或享有本函任何條款及條件之利益。

Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623 of the Laws of Hong Kong) to enforce, or to enjoy the benefit of, any term and condition of this Letter.

8. 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。

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

9. 如有爭議，賣方有權就本函引起的所有事宜作最後決定，該決定對買方有約束力。

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from this Letter and such decision shall be binding on the Purchaser(s).

* "擁有人" 指發展項目住宅物業的法律上的擁有人或實益擁有人。^ "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* "Owner" means the legal or beneficial owner of the residential properties in the Development. ^ "Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方 Purchaser (s)

賣方 Vendor

代表榮特有限公司 For and on behalf of Rich United Limited

買方簽署 Purchaser' s Signature(s)

授權簽署 Authorized Signature

日期 Date: _____

日期 Date: _____

靈活成交安排申請書

Application Form for Flexible Completion Arrangement

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person So Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

致：賣方

To: the Vendor

- 買方特此就本物業申請靈活成交安排。
The Purchaser(s) hereby applies for the Flexible Completion Arrangement in respect of the Property.
- 買方選擇於延後成交日 30 天至____年____月____日(「延後成交日」)或之前按以下日子付清售價餘款及按買賣合約的條款完成購買本物業。
The Purchaser(s) elect(s) to postpone the Completion Date for 30 days to (____/____/____) (YYYY/MM/DD) and pay the balance of purchase price and complete the purchase of the Property in accordance with the terms in the Agreement on or before the Postponed Completion Date.
- 買方確認知悉靈活成交安排受買方之前簽立附函(有關靈活成交安排)中之條款及條件規限。
The Purchaser(s) acknowledge(s) that the Flexible Completion Arrangement is subject to the terms and conditions of the Side Letter (regarding Flexible Completion Arrangement) entered into by the Purchaser(s).
- 本文件中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this document is for reference purposes only. In case of any discrepancy, the English version shall prevail.

買方簽署
Purchaser's Signature(s)

日期
Date

請注意：簽妥的申請書須遞交予賣方的代理人，宏安地產代理有限公司 (地址：香港九龍九龍灣宏光道 39 號宏天廣場 32 樓)

Please note: This duly signed form shall be submitted to the Vendor's agent, Wang On Properties Agency Limited, at 32nd Floor, Skyline Tower, 39 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong

附函 (有關靈活成交安排)

Side Letter (regarding Flexible Completion Arrangement)

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person So Engaged”)^

發展項目名稱 Name of the Development	
MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

- 於簽署本函同時，賣方與買方簽立本物業之臨時買賣合約（「**臨時合約**」）。
Upon the signing of this Letter, the Vendor and the Purchaser(s) entered into the preliminary agreement for sale and purchase in respect of the Property (the “**Preliminary Agreement**”) simultaneously.
- 買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立本物業的買賣合約（「**買賣合約**」）。
The Purchaser(s) shall execute the agreement for sale and purchase in respect of the Property (the “**Agreement**”) within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions of the Preliminary Agreement.
- 根據本人 / 吾等就本物業揀選的支付條款，本人 / 吾等須於簽署臨時合約後指明的日期（「**成交日**」）內付清售價（「**售價**」）餘款。
According to the terms of payment chosen by me/us for the Property, I/we am/are required to pay the balance of purchase price (the “**Purchase Price**”) within specified days after signing of the Preliminary Agreement (“**Completion Date**”).
- 賣方向本人 / 吾等確認：
The Vendor has confirmed to me/us that,
 - 儘管臨時合約及買賣合約所載的支付條款：
Notwithstanding the terms of payment as stated in the Preliminary Agreement and the Agreement:
 - 本人 / 吾等可選擇延後成交日 30 天（「**延後成交日**」）及於延後成交日或之前付清售價餘款及按買賣合約的條款完成購買本物業；
I/we may elect to postpone the Completion Date for 30 days (“**Postponed Completion Date**”) and pay the balance of Purchase Price and complete the purchase of the Property in accordance with the terms of the Agreement on or before the Postponed Completion Date;
 - 因本人 / 我們以上第(i)段的選擇，賣方可根據買賣合約第 3(6)條收取售價餘款的逾期利息，但本人 / 吾等無須向賣方支付有關售價餘款就包括延後成交日之前的期間的逾期利息；及
As a result of my/our election mentioned in paragraph (i) above, the Vendor is entitled to overdue interest on the balance of Purchase Price pursuant to Clause 3(6) of the Agreement, but I/we will not be required to pay to the Vendor such overdue interest on the balance of Purchase Price for the period up to and including the Postponed Completion Date; and
 - 因本人 / 吾等以上第(i)段的選擇，賣方將暫緩發出可根據買賣合約第 17(1)條向本人 / 吾等發出的申索信。
The Vendor will withhold the issue of demand letter to me/us pursuant to Clause 17(1) of the Agreement which may be otherwise issued as a result of my/our election mentioned in paragraph (i) above.

惟本人 / 吾等須符合或滿足以下的條件：

Provided that the following conditions are met or satisfied by me/us:

- 在成交日前，本人 / 吾等在臨時合約及買賣合約下沒有違約或錯失；
There is no prior breach or default on my/our part under the Preliminary Agreement and the Agreement before the Completion Date;
- 所有臨時訂金、加付訂金(如有)及售價部份款項(總額不少於樓價的 25%)已按臨時合約及買賣合約的條款妥為支付；及

All the preliminary deposit, further deposit (if any) and part payments (in aggregate not less than 25% of the purchase price) have been duly paid in accordance with the terms of the Preliminary Agreement and the Agreement; and

(vi) 本人/吾等會於成交日最少 7 天前向賣方遞交「靈活成交安排」的書面申請。

I/we are required to submit a written application for the Flexible Completion Arrangement to the Vendor at least 7 days before the Completion Date.

(b) 如任何以上的條件未能符合或獲得滿足，本信件將變成無效及賣方有權對本人 / 吾等執行臨時合約及買賣合約的全部條款(包括但不限於申索根據買賣合約計算的有關售價餘款的逾期利息)。

If any of the above conditions are not met or satisfied, this Letter shall become null and void and have no effect and the Vendor is entitled to enforce the Preliminary Agreement and the Agreement against me/us to their full effect (including but not limited to claim of overdue interest on the balance of Purchase Price calculated in accordance with the Agreement).

5. 本函為一獨立於臨時合約及買賣合約之協議。本函任何內容均不得視作取替或更改臨時合約或買賣合約內任何條款或條件。賣方所有臨時合約及買賣合約下之權利及資助均不受本函影響。為免生疑問，若賣方未能履行其於本函內之責任，買方仍須遵守及履行臨時合約及買賣合約的所有條款及條件及按臨時合約及買賣合約完成購買本物業。所有按或就本函提出的或與本函有關連的而可由買方對賣方提出的申索，只能是為取得損害賠償的申索。

This Letter is an agreement independent of the Preliminary Agreement and the Agreement. Nothing herein shall be deemed to supersede or vary any term or condition of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this Letter. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, the Purchaser(s) shall remain liable to and be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the Preliminary Agreement and the Agreement. Any claim that the Purchaser(s) may have under, in relation to or in connection with this Letter shall be a claim against the Vendor for damages only.

6. 所有根據本函項下買方之權利及優惠均不能轉讓及轉移，及只能由買方本人行使及享用。

All the rights and benefits of the Purchaser(s) under this Letter are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser(s) personally.

7. 不論本函任何其他條款的規定，並非本函一方之人士並無任何權利按《合約（第三者權利）條例》（香港法例第 623 章）強制執行本函任何條款及條件或享有本函任何條款及條件之利益。

Notwithstanding any other provisions of this Letter, a person who is not a party to this Letter shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623 of the Laws of Hong Kong) to enforce, or to enjoy the benefit of, any term and condition of this Letter.

8. 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。

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

9. 如有爭議，賣方有權就本函引起的所有事宜作最後決定，該決定對買方有約束力。

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from this Letter and such decision shall be binding on the Purchaser(s).

* "擁有人" 指發展項目住宅物業的法律上的擁有人或實益擁有人。^ "如此聘用的人" 指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* "Owner" means the legal or beneficial owner of the residential properties in the Development. ^ "Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方 Purchaser (s)

賣方 Vendor

代表榮特有限公司 For and on behalf of Rich United Limited

買方簽署 Purchaser' s Signature(s)

授權簽署 Authorized Signature

日期 Date: _____

日期 Date: _____

靈活成交安排申請書

Application Form for Flexible Completion Arrangement

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person So Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證/護照/商業登記證號碼 Identity Card/Passport/Business Registration No.	

致：賣方

To: the Vendor

- 買方特此就本物業申請靈活成交安排。
The Purchaser(s) hereby applies for the Flexible Completion Arrangement in respect of the Property.
- 買方選擇於延後成交日 30 天至____年____月____日(「延後成交日」)或之前按以下日子付清售價餘款及按買賣合約的條款完成購買本物業。
The Purchaser(s) elect(s) to postpone the Completion Date for 30 days to (____/____/____) (YYYY/MM/DD) and pay the balance of purchase price and complete the purchase of the Property in accordance with the terms in the Agreement on or before the Postponed Completion Date.
- 買方確認知悉靈活成交安排受買方之前簽立附函(有關靈活成交安排)中之條款及條件規限。
The Purchaser(s) acknowledge(s) that the Flexible Completion Arrangement is subject to the terms and conditions of the Side Letter (regarding Flexible Completion Arrangement) entered into by the Purchaser(s).
- 本文件中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this document is for reference purposes only. In case of any discrepancy, the English version shall prevail.

買方簽署
Purchaser's Signature(s)

日期
Date

請注意：簽妥的申請書須遞交予賣方的代理人，宏安地產代理有限公司 (地址：香港九龍九龍灣宏光道 39 號宏天廣場 32 樓)

Please note: This duly signed form shall be submitted to the Vendor's agent, Wang On Properties Agency Limited, at 32nd Floor, Skyline Tower, 39 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong

Privacy Policy and Personal Information Collection Statement

Privacy Policy

Wang On Properties Agency Limited, its ultimate holding company's subsidiaries and associated companies (collectively the "Group" or "We") strive to safeguard personally identifiable information (the "Personal Data") provided by its customers or visitors of its web sites (collectively the "Users" or "You") by complying with the Personal Data (Privacy) Ordinance (Chapter 486 of the laws of the Hong Kong) (the "Ordinance"). We set out the Group's Privacy and Personal Information Collection Policy hereunder.

The collection of Personal Data will be subject to the Group's Personal Information Collection Statement. The Personal Data will be stored securely in the Group's system and the Group will take all practicable steps to ensure that the Personal Data is not kept longer than is necessary for the fulfillment of the purpose (including any directly related purpose) for which the Personal Data is or will be used. The Group will not release the Personal Data to parties outside the Group except as set out in the Group's Personal Information Collection Statement. You have the right to request access to and correction of your Personal Data in accordance with the procedure set out in the Group's Personal Information Collection Statement.

The Group may, from time to time, send direct marketing materials promoting products and services to you based on your Personal Data, opt-out mechanism will be provided.

The Group may use third party content and service providers and offer links to third party web sites. These third parties may collect personal data from you pursuant to their own privacy policies. The Group's Privacy Policy and Personal Information Collection Statement does not cover those third parties.

While the Group makes every effort to protect the Personal Data of the Users, it cannot guarantee perfect security given the nature of the internet. When providing Personal Data to the Group, you shall protect your personal data against unauthorized or accidental access, as the personal data is disclosed at your own risk.

Personal Information Collection Statement

This Personal Information Collection Statement sets out the purposes for which the Personal Data will be used following collection, what the Users are agreeing to with respect to the Group's use of such information and the Users' rights under the Ordinance. This Personal Information Collection Statement may be modified by the Group from time to time. Each time you log in to the Group's web site or use its products or services, you agree to be bound by the Group's Personal Information Collection Statement in force at that time.

COLLECTION OF PERSONAL DATA

The Users may be asked to provide the following Personal Data including:

- (1) personal information such as name, gender, date of birth, nationality, family status, identification document number.
- (2) contact information such as telephone number, mailing address, email address, fax number.
- (3) business information such as company name, business title.
- (4) payment information such as card number, cardholder name, expiry date, security code, billing address.

Other non-personally identifiable, such as personal preference, comment, response to promotional offer and survey may also be collected.

IP address of the computer used to visit the Group's web site may be recorded.

PURPOSE OF COLLECTION AND USE OF PERSONAL DATA

The Personal Data collected is or will be used by the Group for the following purposes:

- (1) Matters in relation to the supply of products or services to you;
- (2) Providing you with information in respect of the marketing, offers or promotional activities of the Group's products, services;
- (3) For payment purposes in relation to the products, services supplied or to be supplied;
- (4) Communicating with you by telephone, post, email, fax or other social media,
- (5) Following up your inquiry, comment, application that you might have submitted to the Group through its website or other means;
- (6) The Group's marketing research;
- (7) For the use of the membership clubs or reward programmes managed by the Group,
- (8) Any other incidental or associated purposes relating to the above purposes.

The Group intends to use your Personal Data for delivering information or materials to you in respect of products, services, promotional and marketing events which you may be interested in and to conduct direct marketing in relation to properties including residential, offices, commercial and industrial buildings, shops, shopping malls and the events therein; property management services; financial services, retail products or services. The Personal Data will also be used for recruitment purpose. The Group will not use the Personal Data for direct marketing unless it has received your consent. Your consent may be communicated to the Group at the time when you provide your Personal Data in writing or through the Group's website.

The Group will not knowingly or intentionally use, share, sell your Personal Data in any way unrelated to the purposes set out above.

DISCLOSURE AND TRANSFER OF PERSONAL DATA

Your Personal Data will be transferred and provided to the subsidiary or associated companies of Wang On Properties Agency Limited's ultimate holding company and to persons whom the Group considers necessary to be engaged in connection with the provision of the products or services or otherwise relating to the purposes set out above. In this connection, your Personal Data may be transferred to other jurisdiction outside the Hong Kong Special Administrative Region ("Hong Kong"). The Group will use its best endeavor to ensure that the Personal Data transferred outside Hong Kong is protected to standard in line with the requirements of the Ordinance, subject to any other requirements of the relevant jurisdiction.

The Group may disclose the relevant User's Personal Data when required by law or court order of any jurisdiction, or as requested by any government or law enforcement agencies, or when disclosure is necessary to protect the rights of the Group (such as in legal proceedings) or in circumstances which the Group reasonably believe to be related to the purposes set out above.

ACCESS TO PERSONAL DATA AND OTHER RIGHTS

Subject to our verification of your identity, you have the right to request access to and correction of your Personal Data in accordance with the provisions of the Personal Data (Privacy) Ordinance (Cap.486).

Your request for access to, correction of your Personal Data kept by the Group, or for information regarding the Group's Privacy Policies may be sent by post to the following:

The Personal Data Compliance Officer
Wang On Properties Agency Limited
32/F, Skyline Tower,
39 Wang Kwong Rd.,
Kowloon Bay, Kowloon,
Hong Kong

In accordance with the terms of the Ordinance, the Group has the right to charge you a reasonable fee for processing your request.

If you do not wish to receive direct marketing material or communications from the Group, you may exercise your opt-out right by notifying the Group's Personal Data Compliance Officer at the above address.

This Privacy Policy and Personal Information Collection Statement are written in English and Chinese. If there is any inconsistency or ambiguity between the English version and the Chinese version, the English version shall prevail.

PERSONAL DATA – NOTICE REGARDING DIRECT MARKETING

Personal Data provided by you will be used for direct marketing. We hereby notify you that:

1. We intend to use your Personal Data for direct marketing;
2. We will not use your Personal Data for direct marketing unless we have received your written consent hereunder.
3. We intend to use your name, telephone number, mailing address, email address, fax number;
4. We intend to transfer your Personal Data to the subsidiary or associated companies of Wang On Properties Agency Limited's ultimate holding company (the Group) to conduct direct marketing;
5. We intend to conduct direct marketing in relation to the Group's properties including residential, offices, commercial and industrial buildings, shops, shopping malls and the events therein; property management services; financial services, retail products or services.
6. If at any time you do not wish us to use your Personal Data to conduct direct marketing, you may exercise your opt-out right by notifying our Personal Data Compliance Officer at 32/F, Skyline Tower, 39 Wang Kwong Rd., Kowloon Bay, Kowloon, Hong Kong. We will not impose any charge in this respect.

Please sign hereunder to indicate your consent for us to use your Personal Data for direct marketing.

I, _____, hereby confirm I have read and understood the Group's Privacy Policy and Personal Information Collection Statement. The Group may use my Personal Data for direct marketing if I do not put a in the following bracket.

Please do not use my Personal Data to conduct direct marketing.

Name: _____

Identity Card / Passport No.: _____

Date: _____

私隱政策及個人資料收集聲明

私隱政策

宏安地產代理有限公司、其最終控股公司的其它附屬公司與聯營公司(統稱“集團”或“我們”)致力遵守《個人資料(私隱)條例》(香港法例第 486 章)(“條例”)之規定，維護顧客及本集團網站使用者(統稱“使用者”或“閣下”)所提供足以識別個人身份之資料(“個人資料”)。我們列出集團的私隱及個人資料收集政策如下。

個人資料的收集將按集團的《個人資料收集聲明》的條款所進行。個人資料將會安全穩妥儲存於集團的系統內，而集團將採取所有切實可行的步驟以確保個人資料的保存時間不超過將其保存以貫徹該個人資料被使用的目的(包括任何直接有關的目的)所需的時間。除集團的《個人資料收集聲明》內所載之人士外，集團不會向任何集團以外的人士發佈該等個人資料。閣下有權根據載於集團的《個人資料收集聲明》的程序，要求存取及更正其個人資料。

集團將不時根據閣下之個人資料向閣下寄出宣傳產品及服務之直接市場推廣訊息，閣下將享有拒絕直接市場推廣的權利。

集團或會聘用第三者內容供應商及服務供應商，並提供接駁其他網站之連結。此等第三者或會於閣下使用其服務時根據彼等之私隱政策收集閣下之個人資料。集團的《私隱政策》及《個人資料收集聲明》並不涵蓋該等第三者。

雖則集團將竭盡所能確保使用者之個人資料獲得妥善保障。然而，鑒於互聯網之性質，集團不能保證可以做到「完全保障」。請閣下在提供個人資料時，防止在未授權或意外的情況下被讀取，因閣下須自行承擔披露個人資料的安全風險。

個人資料收集聲明

本《個人資料收集聲明》列出收集個人資料的目的、使用者同意集團如何使用該等資料及使用者根據條例享有的權利。本《個人資料收集聲明》會不時被更改。每當閣下登入我們網站或使用集團之產品或服務時，即表示同意接受當時生效之個人資料收集聲明。

個人資料之收集

使用者可能會被要求提供以下的個人資料：

1. 個人資料如姓名、性別、出生日期、國籍、家庭狀況、身分證明文件號碼。
2. 聯絡資料如電話號碼、通訊地址、電郵地址、傳真號碼。
3. 工作資料如公司名稱、職銜。
4. 付款資料如信用卡/簽賬卡編號、持卡人姓名、到期日、保安碼、賬單地址。

我們亦會收集不足以識別個人身份之資料，例如個人喜好、意見、對宣傳推廣及問卷調查的回應等。用以登入集團網站的電腦的網路位址會被記錄。

收集個人資料之目的及用途

集團所收集之個人資料將用作以下用途：

1. 與提供產品或服務予閣下相關的事項。
2. 向閣下提供有關集團的產品、服務之推廣、優惠及宣傳活動之資訊。
3. 已提供或將提供予閣下的產品、服務之付款事宜。
4. 以電話、郵寄、電郵、傳真或其他社交媒體與閣下聯繫。
5. 跟進閣下經集團網站或其他途徑向我們提出的詢問、意見、申請。
6. 集團的市場研究。
7. 集團附屬公司管理的會籍、獎賞計劃。
8. 與上述用途相關之其他用途。

集團有意使用閣下的個人資料，提供閣下可能感興趣的產品、服務、推廣、宣傳活動的資訊或材料並就集團的物業，包括住宅、寫字樓、商業及工業樓宇、商店、商場和其中的活動、物業管理、金融服務、零售產品或服務進行直接促銷。個人資料亦會用於招聘用途。除非得閣下的同意，否則集團不會以閣下的個人資料能進行直接促銷。閣下可書面或透過集團的網站提供個人資料時表示閣下同意集團進行直接促銷。

集團不會明知或蓄意地就上文所述無關的用途使用、分享、出售閣下的個人資料。

披露及轉移個人資料

閣下的個人資料將被轉移及提供予宏安地產代理有限公司的最終控股公司的附屬公司與聯營公司，及集團認為就提供產品、服務或上文所述目的所需聘用的人士。關於這點，閣下的個人資料或會被轉移至香港特別行政區(“香港”)以外的司法權區。集團會盡力確保按照與條例一致的準則保護被轉移至香港以外的個人資料，惟須符合有關的司法權區的要求。

在任何司法權區的法律或法院命令要求，或因政府部門或執法機構要求，或用以保障集團權益(例如進行訴訟程序)，或任何集團合理相信就上文所述用途有關的情況下，集團會披露有關使用者的個人資料。

查閱個人資料及其他權利

經我們核實閣下身份後，閣下有權根據條例的規定要求查閱或修改集團所保存關於閣下的個人資料。如閣下需要查閱，修改個人資料，或索取集團的私隱及個人資料收集政策，請郵寄至以下人士：

宏安地產代理有限公司

香港九龍

九龍灣宏光道 39 號

宏天廣場 32 樓

個人資料保障主任

根據條例的規定，集團有權就處理閣下的查詢收取合理費用。如閣下不欲再接收任何集團的直接促銷的材料或通訊，閣下可通知以上所述的集團的個人資料保障主任，行使拒絕直接市場推廣的權利。本私隱政策及個人資料收集聲明以英文及中文編寫。如英文版和中文版本有任何抵觸或不相符之處，應以英文版為準。

個人資料作直接促銷用途的通知

1. 閣下提供的個人資料，將會用作直接促銷之用。現我們告知閣下：我們擬將閣下的個人資料在直接促銷中使用；
2. 除非我們收到閣下簽署的以下書面確認，否則閣下的個人資料將不會用作直接促銷；
3. 我們擬使用的個人資料為閣下的姓名、電話號碼、通訊地址、電郵地址、傳真號碼；
4. 我們擬將閣下的個人資料提供予宏安地產代理有限公司的最終控股公司的附屬公司與聯營公司(集團)作直接促銷；
5. 我們擬就集團的物業，包括住宅、寫字樓、商業及工業樓宇、商店、商場和其中的活動、物業管理、金融服務、零售產品或服務進行直接促銷，
6. 閣下可在任何時間，郵寄至香港九龍九龍灣宏光道 39 號宏天廣場 32 樓 宏安地產代理有限公司 個人資料保障主任，要求我們停止使用閣下的個人資料作直接促銷活動，我們將不會為此收取行政費用。

請在本文最後部份簽名表示閣下同意我們使用您的個人資料進行直接促銷。

本人，_____，確認已閱讀及了解集團的私隱政策及個人資料收集聲明。若本人不在下列方格內加上剔號，集團可使用本人的個人資料直接促銷。

請不要使用本人個人資料作直接促銷。

姓名：_____

身分證 / 護照號碼：_____

日期：_____

Privacy Policy and Personal Information Collection Statement

Privacy Policy

Wang On Properties Agency Limited, its ultimate holding company's subsidiaries and associated companies (collectively the "Group" or "We") strive to safeguard personally identifiable information (the "Personal Data") provided by its customers or visitors of its web sites (collectively the "Users" or "You") by complying with the Personal Data (Privacy) Ordinance (Chapter 486 of the laws of the Hong Kong) (the "Ordinance"). We set out the Group's Privacy and Personal Information Collection Policy hereunder.

The collection of Personal Data will be subject to the Group's Personal Information Collection Statement. The Personal Data will be stored securely in the Group's system and the Group will take all practicable steps to ensure that the Personal Data is not kept longer than is necessary for the fulfillment of the purpose (including any directly related purpose) for which the Personal Data is or will be used. The Group will not release the Personal Data to parties outside the Group except as set out in the Group's Personal Information Collection Statement. You have the right to request access to and correction of your Personal Data in accordance with the procedure set out in the Group's Personal Information Collection Statement.

The Group may, from time to time, send direct marketing materials promoting products and services to you based on your Personal Data, opt-out mechanism will be provided.

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Personal Information Collection Statement

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COLLECTION OF PERSONAL DATA

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- (2) contact information such as telephone number, mailing address, email address, fax number.
- (3) business information such as company name, business title.
- (4) payment information such as card number, cardholder name, expiry date, security code, billing address.

Other non-personally identifiable, such as personal preference, comment, response to promotional offer and survey may also be collected.

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- (1) Matters in relation to the supply of products or services to you;
- (2) Providing you with information in respect of the marketing, offers or promotional activities of the Group's products, services;
- (3) For payment purposes in relation to the products, services supplied or to be supplied;
- (4) Communicating with you by telephone, post, email, fax or other social media,
- (5) Following up your inquiry, comment, application that you might have submitted to the Group through its website or other means;
- (6) The Group's marketing research;
- (7) For the use of the membership clubs or reward programmes managed by the Group,
- (8) Any other incidental or associated purposes relating to the above purposes.

The Group intends to use your Personal Data for delivering information or materials to you in respect of products, services, promotional and marketing events which you may be interested in and to conduct direct marketing in relation to properties including residential, offices, commercial and industrial buildings, shops, shopping malls and the events therein; property management services; financial services, retail products or services. The Personal Data will also be used for recruitment purpose. The Group will not use the Personal Data for direct marketing unless it has received your consent. Your consent may be communicated to the Group at the time when you provide your Personal Data in writing or through the Group's website.

The Group will not knowingly or intentionally use, share, sell your Personal Data in any way unrelated to the purposes set out above.

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The Group may disclose the relevant User's Personal Data when required by law or court order of any jurisdiction, or as requested by any government or law enforcement agencies, or when disclosure is necessary to protect the rights of the Group (such as in legal proceedings) or in circumstances which the Group reasonably believe to be related to the purposes set out above.

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The Personal Data Compliance Officer
Wang On Properties Agency Limited
32/F, Skyline Tower,
39 Wang Kwong Rd.,
Kowloon Bay, Kowloon,
Hong Kong

In accordance with the terms of the Ordinance, the Group has the right to charge you a reasonable fee for processing your request.

If you do not wish to receive direct marketing material or communications from the Group, you may exercise your opt-out right by notifying the Group's Personal Data Compliance Officer at the above address.

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5. We intend to conduct direct marketing in relation to the Group's properties including residential, offices, commercial and industrial buildings, shops, shopping malls and the events therein; property management services; financial services, retail products or services.
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Please sign hereunder to indicate your consent for us to use your Personal Data for direct marketing.

I, _____, hereby confirm I have read and understood the Group's Privacy Policy and Personal Information Collection Statement. The Group may use my Personal Data for direct marketing if I do not put a in the following bracket.

Please do not use my Personal Data to conduct direct marketing.

Name: _____

Identity Card / Passport No.: _____

Date: _____

私隱政策及個人資料收集聲明

私隱政策

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個人資料的收集將按集團的《個人資料收集聲明》的條款所進行。個人資料將會安全穩妥儲存於集團的系統內，而集團將採取所有切實可行的步驟以確保個人資料的保存時間不超過將其保存以貫徹該個人資料被使用的目的(包括任何直接有關的目的)所需的時間。除集團的《個人資料收集聲明》內所載之人士外，集團不會向任何集團以外的人士發佈該等個人資料。閣下有權根據載於集團的《個人資料收集聲明》的程序，要求存取及更正其個人資料。

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雖則集團將竭盡所能確保使用者之個人資料獲得妥善保障。然而，鑒於互聯網之性質，集團不能保證可以做到「完全保障」。請閣下在提供個人資料時，防止在未授權或意外的情況下被讀取，因閣下須自行承擔披露個人資料的安全風險。

個人資料收集聲明

本《個人資料收集聲明》列出收集個人資料的目的、使用者同意集團如何使用該等資料及使用者根據條例享有的權利。本《個人資料收集聲明》會不時被更改。每當閣下登入我們網站或使用集團之產品或服務時，即表示同意接受當時生效之個人資料收集聲明。

個人資料之收集

使用者可能會被要求提供以下的個人資料：

1. 個人資料如姓名、性別、出生日期、國籍、家庭狀況、身分證明文件號碼。
2. 聯絡資料如電話號碼、通訊地址、電郵地址、傳真號碼。
3. 工作資料如公司名稱、職銜。
4. 付款資料如信用卡/簽賬卡編號、持卡人姓名、到期日、保安碼、賬單地址。

我們亦會收集不足以識別個人身份之資料，例如個人喜好、意見、對宣傳推廣及問卷調查的回應等。用以登入集團網站的電腦的網路位址會被記錄。

收集個人資料之目的及用途

集團所收集之個人資料將用作以下用途：

1. 與提供產品或服務予閣下相關的事項。
2. 向閣下提供有關集團的產品、服務之推廣、優惠及宣傳活動之資訊。
3. 已提供或將提供予閣下的產品、服務之付款事宜。
4. 以電話、郵寄、電郵、傳真或其他社交媒體與閣下聯繫。
5. 跟進閣下經集團網站或其他途徑向我們提出的詢問、意見、申請。
6. 集團的市場研究。
7. 集團附屬公司管理的會籍、獎賞計劃。
8. 與上述用途相關之其他用途。

集團有意使用閣下的個人資料，提供閣下可能感興趣的產品、服務、推廣、宣傳活動的資訊或材料並就集團的物業，包括住宅、寫字樓、商業及工業樓宇、商店、商場和其中的活動、物業管理、金融服務、零售產品或服務進行直接促銷。個人資料亦會用於招聘用途。除非得閣下的同意，否則集團不會以閣下的個人資料能進行直接促銷。閣下可書面或透過集團的網站提供個人資料時表示閣下同意集團進行直接促銷。

集團不會明知或蓄意地就上文所述無關的用途使用、分享、出售閣下的個人資料。

披露及轉移個人資料

閣下的個人資料將被轉移及提供予宏安地產代理有限公司的最終控股公司的附屬公司與聯營公司，及集團認為就提供產品、服務或上文所述目的所需聘用的人士。關於這點，閣下的個人資料或會被轉移至香港特別行政區(“香港”)以外的司法權區。集團會盡力確保按照與條例一致的準則保護被轉移至香港以外的個人資料，惟須符合有關的司法權區的要求。

在任何司法權區的法律或法院命令要求，或因政府部門或執法機構要求，或用以保障集團權益(例如進行訴訟程序)，或任何集團合理相信就上文所述用途有關的情況下，集團會披露有關使用者的個人資料。

查閱個人資料及其他權利

經我們核實閣下身份後，閣下有權根據條例的規定要求查閱或修改集團所保存關於閣下的個人資料。如閣下需要查閱，修改個人資料，或索取集團的私隱及個人資料收集政策，請郵寄至以下人士：

宏安地產代理有限公司

香港九龍

九龍灣宏光道 39 號

宏天廣場 32 樓

個人資料保障主任

根據條例的規定，集團有權就處理閣下的查詢收取合理費用。如閣下不欲再接收任何集團的直接促銷的材料或通訊，閣下可通知以上所述的集團的個人資料保障主任，行使拒絕直接市場推廣的權利。本私隱政策及個人資料收集聲明以英文及中文編寫。如英文版和中文版本有任何抵觸或不相符之處，應以英文版為準。

個人資料作直接促銷用途的通知

1. 閣下提供的個人資料，將會用作直接促銷之用。現我們告知閣下：我們擬將閣下的個人資料在直接促銷中使用；
2. 除非我們收到閣下簽署的以下書面確認，否則閣下的個人資料將不會用作直接促銷；
3. 我們擬使用的個人資料為閣下的姓名、電話號碼、通訊地址、電郵地址、傳真號碼；
4. 我們擬將閣下的個人資料提供予宏安地產代理有限公司的最終控股公司的附屬公司與聯營公司(集團)作直接促銷；
5. 我們擬就集團的物業，包括住宅、寫字樓、商業及工業樓宇、商店、商場和其中的活動、物業管理、金融服務、零售產品或服務進行直接促銷，
6. 閣下可在任何時間，郵寄至香港九龍九龍灣宏光道 39 號宏天廣場 32 樓 宏安地產代理有限公司 個人資料保障主任，要求我們停止使用閣下的個人資料作直接促銷活動，我們將不會為此收取行政費用。

請在本文最後部份簽名表示閣下同意我們使用您的個人資料進行直接促銷。

本人，_____，確認已閱讀及了解集團的私隱政策及個人資料收集聲明。若本人不在下列方格內加上剔號，集團可使用本人的個人資料直接促銷。

請不要使用本人個人資料作直接促銷。

姓名：_____

身分證 / 護照號碼：_____

日期：_____

有關購買本物業之文件收取確認函

Acknowledgement of Receipt of Documents Relating to Purchase of the Property

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

Vendor: Rich United Limited (as “Owner”)*；Wang On Asset Management Limited (as “Person so Engaged”)^

發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
臨時買賣合約的日期 Date of Preliminary Agreement for Sale and Purchase	
買方 The Purchaser(s)	
身份證號碼/護照號碼/商業登記證號碼 Identity Card/Passport No./B.R. No.	

本人/吾等確認已收取以下有關本人/吾等購買本物業之文件:

I/We hereby acknowledge receipt of the following documents relating to my/our purchase of the Property:

- 1. 發展項目最新版本售樓說明書 Latest Version of the Sales Brochure of the Development
- 2. 本物業之臨時買賣合約 Preliminary Agreement for Sale and Purchase in respect of the Property
- 3. 私隱政策及個人資料收集聲明 Privacy Policy and Personal Information Collection Statement
- 4. 對買方的警告 Warning to Purchasers
- 5. 贈品、財務優惠或利益的列表 List of gift, or financial advantage or benefit
- 6. 附函(有關附設裝飾及家具優惠) Side Letter (regarding Exclusive Decorations and Furniture Offer)
- 7. 與賣方關係聲明 Declaration of Relationship with the Vendor
- 8. 與介紹人關係聲明 Declaration of Relationship with the Intermediary
- 9. 印花稅須知 Note on Stamp Duty
- 10. 物業參觀確認函 Acknowledgement Letter for Properties Viewing
- 11. 賣方資料表格 Vendor's Information Form
- 12. 附函 (有關靈活成交安排) Side Letter (regarding Flexible Completion Arrangement)
- 13. 律師收費表 Table of Legal Costs
- 14. 宏地薈申請表 Wang On Properties Limited Membership Application Form
- 15. 對準買家的提醒 Reminder to Prospective Purchasers
- 16. 嚴禁清洗黑錢單張 No Money Laundering Leaflet

本人 / 吾等確認本物業出售的日期當日，賣方已在售樓處提供以下文件供本人/吾等免費閱覽，本人 / 吾等亦確認賣方有權對以下文件作修改而不另行通知：

I / We hereby acknowledge that on the date of the sale of the Property, the Vendor has made the following documents available for inspection by me/us free of charge at the place where the sale took place and I / We further acknowledge and confirm that the Vendor shall have the right to make amendments to the following documents without notice:

- 1. 關乎發展項目的分區計劃大綱圖的一份文本 Copy Outline Zoning Plan relating to the Development
- 2. 發展項目的經批准的建築圖則的一份文本 Copy of the approved building plans for the Development
- 3. 公契的最新文本 Copy of the latest Deed of Mutual Covenant
- 4. 批地文件的一份文本 Copy of the Land Grant
- 5. 發展項目的售樓說明書所載的該項目的鳥瞰照片 The aerial photograph of the Development as set out in the Sales Brochure of the Development
- 6. 香港律師會的查詢電話及互聯網網站的網址 The enquiry telephone number and website address of The Law Society of Hong Kong

* “擁有人”指發展項目住宅物業的法律上的擁有人或實益擁有人。^ “如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser's Signature(s)

日期 Date

有關購買本物業之文件收取確認函

Acknowledgement of Receipt of Documents Relating to Purchase of the Property

賣方：榮特有限公司 (作為“擁有人”)*；宏安資產管理有限公司 (作為“如此聘用的人”)^

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發展項目名稱 Name of the Development MOUNT POKFULAM	
本物業 The Property	薄扶林道 86C 號 86C Pok Fu Lam Road
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* “Owner” means the legal or beneficial owner of the residential properties in the Development. ^ “Person So Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

買方簽署 Purchaser's Signature(s)

日期 Date

給準買家的提醒

如你擬選用由賣方或其指定財務公司提供的財務計劃（例如按揭、押記或貸款），你應在簽訂臨時買賣合約前：

- (a) **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) **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**書寫下來**，並經有關公司加簽，以避免爭議；
- (c) **直接向賣方或其指定財務公司**（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) 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
- (e) **保持冷靜**並審慎考慮以下事項：
 - 留意任何有關最低入息水平、提供收入證明及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；
 - 注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影響你根據財務計劃取得貸款的能力；
 - 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準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。

- 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。鑑於利息處於上升周期，利息支出可能會進一步上升；以及
- 就你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，或你未能根據有關計劃取得貸款，你有什麼選擇？

Reminder to Prospective Purchasers

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the vendor or vendor's designated financing company(ies) (Designated FC), BEFORE entering into a preliminary agreement for sale and purchase (PASP), you should:

- (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);
- (b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge 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;
- (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;
- (d) **Do NOT enter into 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
- (e) **Remain cool-headed** and critically consider the followings:
 - 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;

- 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;
- 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 to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;
- 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
- 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?

Mount
POKFULAM

孖士打律師行
香港中環遮打道十號
太子大廈十八字樓
(港鐵中環站 K 出口)

電話: 2843 2211 傳真: 2845 9121

Johnson Stokes & Master

18th Floor, Prince's Building,
10 Chater Road, Central, Hong Kong.
(MTR Central Station Exit K)

Tel: 2843 2211 Fax: 2845 9121

TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment
收費表(只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) Miscellaneous charges payable by Purchaser 買方須付雜項費用
I.	Formal Agreement for Sale and Purchase 正式買賣合約	Purchaser shall bear its own solicitors' legal cost to act for him in the purchase and needs to pay fees specified in (B) to the Vendor's solicitors	1. Part of certified copy charges of title deeds: \$3,000.00 部份 業權契據核證副本費用: 2. Plan fee for Agreement (per Unit) \$3,000.00 買賣合約圖則費(每單位) (subject to the final confirmation by the architect) (以則師最後收費為準)
III.	Assignment 轉讓契	買方須負責及繳付其購買物業代表律師之費用及須向賣方律師支付(B)項支出費用	1. Certified copies charges for remaining (to be advised before completion) 剩餘 業權契據核證副本費用: (入伙前通知) 2. Costs for preparing certified copy of Deed of Mutual Covenant with plans: (to be advised before completion) 大廈公契核證副本費連圖: (入伙前通知)

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

1.	Supplemental Agreement (payable by the Purchaser) 補充合約 (由買方支付)	\$5,000.00 each (exclusive of disbursements) 每份\$5,000.00 (不包括代墊付費用)
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Keep Money Laundering Away from Hong Kong

Lawyers and Public to Play Key Roles

To support Hong Kong in fulfilling its international obligations to combat money laundering and terrorist financing, lawyers will seek cooperation from the public in providing the following information before conducting transactions:

For Individuals

- Identification documents such as identity cards, passports or travel documents
- Address proof
- Particulars of occupation or business

For Corporations

- Documents of legal status such as Certificates of Incorporation and Business Registration Certificates
- Identification documents of directors or persons giving instructions
- Board resolution
- Details of the beneficial ownership or control structure

Lawyers will also need information on the nature, purpose, and source of funding for the transactions. More detailed information may be required for more complex or larger transactions. The new measures are now effective.

The requirement for lawyers to obtain client identification and gather information represents the

legal community's commitment to supporting the combat against money laundering and terrorist financing – an international obligation of Hong Kong. The Law Society of Hong Kong sincerely hopes that members of the public will cooperate with their lawyers and help maintain Hong Kong's integrity as an international financial centre.

Lawyers serve a key gate-keeping role in detecting and preventing money-laundering and terrorist financing. But lawyers will only be able to play this role effectively with the public's assistance.

By providing lawyers with the required information, members of the public are helping to make it harder for money launderers and terrorists to disguise their activities as legal transactions. The new requirement can deter money launderers and terrorists from abusing Hong Kong's legal services.

The new requirements for client identification and gathering information is not limited to common transactions such as property transactions and the administration of estates, but all business dealings conducted between lawyers and their clients, including litigation.

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to



disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

Why does the Law Society of Hong Kong require lawyers to request information for identification and verification from their clients?

The purpose of requesting client identification is to detect and prevent money laundering and terrorist financing activities. The Law Society of Hong Kong is playing its part in helping Hong Kong to fulfill its international obligations as a member of the Financial Action Task Force on Money Laundering, an inter-governmental policy-making body that sets international standards and policies against money laundering and terrorist financing. Hong Kong has been a member of the Task Force since 1991 and is obliged to implement the Task Force's recommendations.

Apart from requesting identification information, will my lawyer ask me further questions?

Lawyers may ask further questions depending on the transactions. For instance, if you are buying a real property, they will ask you-

- What is the purpose of the transaction?
- What is your relationship with the intended owner (if you do not intend to be the registered owner)?
- What is the source of funding?

Additional information may be necessary for complex or unusually large transactions.

What is meant by suspicious transaction?

Lawyers will look into the nature, complexity and scale of the transaction when ascertaining whether it is suspicious. Examples of suspicious transactions are those involving-

- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

If lawyers are unable to obtain the required information from their clients, they may refuse or cease to act for them.

What will my lawyer do with my documents? Will my personal documents be kept confidential and not passed to other parties?

Client information will as always be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. However, if lawyers detect suspicious money laundering or terrorist financing activities, they will be required by law to report the same to the law enforcement authorities.

A secretive entity



Unusual instructions



Unusual settlement requests



律師與市民齊參與 打擊清洗黑錢活動

為配合香港履行打擊清洗黑錢及恐怖分子融資活動的國際責任，律師在接受市民委託辦理任何事務前，會要求他們合作提供以下資料：

個別人士

- 身份證明文件，如身份證、護照、旅遊證件
- 地址證明
- 職業或商業詳細資料

公司

- 法律狀況文件，如公司註冊證書或商業登記證
- 董事或委託人的身份證明文件
- 董事會決議案
- 實益擁有人或控制權結構

此外，律師必須向客戶查詢有關交易的性質、目的、資金來源等資料。如果是較複雜或金額較大的交易，律師可能需要向客戶索取進一步資料。該些新措施現已生效。

要求律師向客戶索取身份證明文件及其他資料代表法律界對支持打擊清洗黑錢及恐怖分子融資活動的一份承擔。香港律師會衷心呼籲市民與律師合作，合力維護香港作為國際金融中心的誠信。

法律界必須得到市民的支持，才能夠做好把關人的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。

通過向律師提供所需的資料，公眾人士便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子濫用香港法律服務，將發揮阻嚇作用。

向客戶索取身份證明及交易資料新措施，適用於市民委託律師處理的所有事務，包括資產交易和遺產管理，以至訴訟。

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只會在發現可疑交易或恐怖分子融資活動時，才按法律規定向執法機構舉報。根據香港法例，若發現任何懷疑與清洗黑錢和恐怖分子融資活動有關的交易而不舉報，均屬違法。

常見問題

香港律師會為何要求律師向客戶索取有關身份證明及核實資料?

索取客戶身份資料的目的，是為了偵查和預防清洗黑錢和恐怖分子融資活動。香港在1991年加入國際打擊清洗黑錢財務行動特別組織，該組織負責制定國際標準及政策，以打擊清洗黑錢和恐怖分子融資活動。香港作為成員之一，有責任履行組織的建議，香港律師會亦為此作出配合。

除身份證明文件外，律師還會進一步索取其他資料嗎?

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？
- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」?

律師將根據交易性質、複雜程度和金額等因素作出判斷。舉例說，若下列情況出現，交易便可能有可疑成份：

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料?

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料? 資料會否保密? 會否轉交第三者?

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只在發現可疑交易時，才會按法律規定向執法機構舉報。

身份不明

不尋常的指示

不尋常的結算要求

你我攜手為香港把關 Gatekeeping for HKSAR

配合香港履行打擊清洗黑錢之國際責任
你的支持不可少

Your Support is Crucial to Hong Kong Fulfilling
International Obligations on Anti-Money Laundering



23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item		Description	
(a)	External wall	Type of finishes	Finished with natural stone cladding, external paint, metal louvres and grille, vertical greenery
(b)	Window	Material of frame	Aluminium window frame with fluorocarbon coating
		Material of glass	Insulated glass unit
(c)	Bay window	Material	Not Applicable
		Finishes of window sill	Not Applicable
(d)	Planter	Type of finishes	Not Applicable
(e)	Verandah or balcony	Type of finishes	Balcony : Not Applicable
			Floor : Not Applicable
			Wall : Not Applicable
			Ceiling : Not Applicable
		Whether balcony is covered	Not Applicable
		Whether verandah is covered	Not Applicable
(f)	Drying facilities for clothing	Type	Not Applicable
		Material	Not Applicable

買方簽署 Purchaser's Signature

日期 Date

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

細項		描述	
(a)	外牆	裝修物料的類型	鋪砌天然石蓋板、外牆漆、金屬百葉及欄柵、垂直綠化牆
(b)	窗	框的用料	氟碳噴塗鋁質窗框
		玻璃的用料	絕緣玻璃
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	不適用
(e)	陽台或露台	裝修物料的類型	露台 : 不適用
			地板 : 不適用
			牆壁 : 不適用
			天花板 : 不適用
		露台是否有蓋	不適用
		陽台是否有蓋	不適用
(f)	乾衣設施	類型	不適用
		用料	不適用

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

86C Pok Fu Lam Road

Item		Description				
			Wall	Floor	Ceiling	
(a)	Lobby	Type of finishes	Lower Ground Floor Lift Lobby	Natural stone	Gypsum board false ceiling finished with paint and metal	
			Entrance Lobby		Timber veneer, metal, natural stone and wallpaper	Gypsum board false ceiling finished with paint, timber veneer and metal
			Wall		Ceiling	
(b)	Internal wall and ceiling	Type of finishes	Living Room and Dining Room		Gypsum board false ceiling finished with paint and timber veneer	
			Ensuite 1		Wallpaper, timber veneer and metal	Gypsum board false ceiling finished with paint and timber veneer
			Junior Master Chamber		Wallpaper, timber veneer, glass and metal	
			Master Chamber		Wallpaper, timber veneer, metal and paint	

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

2. 室內裝修物料

薄扶林道86C號

細項		描述				
				牆壁	地板	天花板
(a)	大堂	裝修物料的類型	地下低層 升降機大堂	木飾面及金屬	天然石	石膏板假天花髹上 油漆及金屬
			入口大堂	木飾面、金屬、天然石及牆紙		石膏板假天花髹上 油漆、木飾面及金屬
				牆壁	天花板	
(b)	內牆及天花板	裝修物料的類型	客廳及飯廳	木飾面、天然石、金屬及玻璃	石膏板假天花髹上油漆及木飾面	
			套房 1	牆紙、木飾面及金屬	石膏板假天花髹上油漆及木飾面	
			少主套房	牆紙、木飾面、玻璃及金屬		
			主人套房	牆紙、木飾面、金屬及油漆		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

86C Pok Fu Lam Road

Item		Description					
				Floor	Skirting		
(c)	Internal floor	Material	Living Room and Dining Room	Natural stone	Metal and natural stone		
			Ensuite 1	Engineered timber flooring, natural stone and metal	Metal		
			Junior Master Chamber				
			Master Chamber		Timber and metal		
				Wall	Floor	Ceiling	
(d)	Bathroom	Type of finishes (exposed surfaces)	Powder Room	Natural stone	Natural stone	Gypsum board false ceiling finished with paint and metal	
			Bathsuite 1	Natural stone and tile	Natural stone and tile		Gypsum board false ceiling finished with paint
			Bathsuite 2	Tile		Gypsum board false ceiling finished with paint and metal	
			Junior Master Bathsuite	Natural stone and tile			
			Master Bathsuite	Natural stone, timber veneer and metal	Natural stone		
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level				
			Wall	Floor	Ceiling	Cooking Bench	
(e)	Kitchen	Type of finishes (exposed surfaces)	Natural stone and metal	Natural stone	Gypsum board false ceiling finished with paint and metal	Natural stone	
		Whether the wall finishes run up to the ceiling	Run up to false ceiling level				

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料

薄扶林道86C號

細項		描述					
				地板	牆腳線		
(c)	內部地板	用料	客廳及飯廳	天然石	金屬及天然石		
			套房1	複合木地板、天然石及金屬	金屬		
			少主套房				
			主人套房		木及金屬		
				牆壁	地板	天花板	
(d)	浴室		化妝間	天然石	天然石	石膏板假天花髹上乳膠漆及金屬	
			浴室 1	天然石及瓷磚	天然石及瓷磚		
			浴室 2	瓷磚		石膏板假天花髹上乳膠漆	
			少主浴室	天然石及瓷磚			石膏板假天花髹上乳膠漆及金屬
			主人浴室	天然石、木及金屬	天然石	石膏板假天花髹上油漆及木飾面	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平				
				牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型 (外露表面)	天然石及金屬	天然石	石膏板假天花髹上油漆及金屬	天然石	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平				

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description				
		Material	Finishes	Accessories		
(a)	Doors	Lower Ground Floor Lift Lobby door	Fire rated timber door with vision glass panel	Metal	Electronic lock, door closer, door stopper and door hinge	
		Ground Floor Front Garden gate	Metal gate	Fluorocarbon coating	Electro-magnetic lock, lockset, door handle, door closer and door hinge	
		Ground Floor Main Entrance door	Door with aluminum frame and insulated glass unit		Lockset, door handle, door closer, door stopper and door hinge	
		Ground Floor Foyer to Entrance Lobby door	Solid core timber door	Timber veneer and metal		
		Powder Room door				
		Ground Floor Staircase to Front Garden door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge	
		Ground Floor Staircase to Entrance Lobby door	Door with Aluminium frame and glass		Lockset, door handle, door closer, door stopper and door hinge	
		Kitchen to Front Garden door	Door with aluminum frame and insulated glass unit		Lockset with lever handle and door hinge	
		Living Room to Rear Garden Side door				
		Living Room and Dining Room to Rear Garden door	Door with aluminum frame and insulated glass unit		Sliding track and lockset with lever handle and door hinge	
		Kitchen door	Fire rated door with metal frame and glass		Door handle, door closer, door stopper and door hinge	
		Utility Room door	Fire rated solid core timber door		Plastic laminate and timber veneer	Lockset, door handle, door closer, door stopper and door hinge
		Lavatory door	Door with aluminum frame and glass		Powder coated aluminium frame	Sliding track, lockset and door handle
		Multimedia Room door (adjoining to Bathsuite 2)	Solid core timber door		Timber veneer and metal	Lockset, door handle, door stopper and door hinge
		Multimedia Room door				
		Ensuite 1 door				

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
		Material	Finishes	Accessories	
(a)	Doors	Junior Master Chamber and Ensuite 1 to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge
		Junior Master Chamber door	Solid core timber door	Timber veneer and metal	Lockset, door handle, door stopper and door hinge
		Bathsuite 2 door			
		Bathsuite 1 door			Sliding track, lockset and door handle
		Junior Master Bathsuite door			
		Master Chamber to Flat Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Sliding track and lockset with lever handle and door hinge
		Master Chamber door	Solid core timber door	Timber veneer and metal	Lockset, door handle, door closer, door stopper and door hinge
		Master Study Room door	Door with metal frame and glass	Fluorocarbon coating	Sliding track and door handle
		Her Walk In Closet door	Solid core timber door	Timber veneer and metal	Door handle, door closer, door stopper and door hinge
		Master Bathsuite door			
		Master Bathsuite Water Closet door	Door with metal frame and glass	Glass and metal	Door handle and door hinge
		Roof Floor Foyer to Roof door	Door with aluminum frame and insulated glass unit	Fluorocarbon coating	Lockset with lever handle and door hinge

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

3. 室內裝置

薄扶林道86C號

細項		描述			
		用料	裝修物料	配件	
(a)	門	地下低層升降機大堂門	防火實心木門 配玻璃視窗	玻璃及金屬	電子鎖、氣鼓、門擋及門鉸
		地下前花園閘門	金屬閘門	氟碳噴塗層	電磁鎖、門鎖、門柄、氣鼓及門鉸
		地下主入口門	鋁框配絕緣玻璃門		木飾面及金屬
		地下前廳往入口大堂門	實心木門		
		化妝間門			
		地下樓梯往前花園門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		地下樓梯往入口大堂門	木框配玻璃門		門鎖、門柄、氣鼓、門擋及門鉸
		廚房往前花園門	鋁框配絕緣玻璃門		門鎖帶門把手及門鉸
		客廳往後花園側門			
		客廳及飯廳往後花園門	鋁框配絕緣玻璃門	趟路、門鎖帶門把手及門鉸	
		廚房門	防火金屬框配玻璃門	金屬及玻璃	門柄、氣鼓、門擋及門鉸
		工作間門	防火實心木門	膠板飾面及木飾面	門鎖、門柄、氣鼓、門擋及門鉸
		洗手間門	鋁框配玻璃門	粉末噴塗鋁框	趟路、門鎖及門柄
		多媒體室門(毗連浴室 2)	實心木門	木及金屬	門鎖、門柄、門擋及門鉸
		多媒體室門			
		套房 1 門			
		少主套房及套房1 往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸
		少主套房門	實心木門	木及金屬	門鎖、門柄、門擋及門鉸
		浴室 2 門			
		浴室 1 門			趟路、門鎖及門柄
少主浴室門					

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

薄扶林道86C號

細項		描述			
		用料	裝修物料	配件	
(a)	門	主人套房往平台門	鋁框配絕緣玻璃門	氟碳噴塗層	趟路、門鎖帶門把手及門鉸
		主人套房門	實心木門	木飾面及金屬	門鎖、門柄、氣鼓、門擋及門鉸
		主人書房門	金屬框配玻璃門	氟碳噴塗層	趟路及門柄
		女主人衣帽間門	實心木門	木飾面及金屬	門柄、氣鼓、門擋及門鉸
		主人浴室門			
		主人浴室廁所門	金屬框配玻璃門	玻璃及金屬	門柄及門鉸
		天台層前廳往天台門	鋁框配絕緣玻璃門	氟碳噴塗層	門鎖帶門把手及門鉸

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description				
			Fittings and equipment	Type	Material	
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Powder Room: solid surface Bathsuite 1, Bathsuite 2, Junior Master Bathsuite and Master Bathsuite: natural stone	
				Basin cabinet	Powder Room: timber veneer, metal and solid surface Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite: timber veneer, artificial leather and metal Master Bathsuite: natural stone, mirror, timber veneer and metal	
				Mirror cabinet	Powder Room, Bathsuite 1, Bathsuite 2 and Junior Master Bathsuite: mirror, metal and glass Master Bathsuite: mirror, natural stone, metal and glass	
				Bathroom fittings	Wash basin mixer	Electroplating
					Water closet	Vitreous China
					Wash basin	Powder Room: solid surface Lavatory, Bathsuite 1, Bathsuite 2, Junior Master Bathsuite and Master Bathsuite: Vitreous China
					Paper holder	Electroplating
					Shelf	Bathsuite 1: natural stone and metal Master Bathsuite: natural stone
					Hook	Powder Room, Bathsuite 2 and Master Bathsuite: electroplating
					Towel rail	Electroplating
	Sauna	Timber and glass				

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Fittings and equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Bathroom appliances	For the brand name and model number of appliances, please refer to the “Appliances Schedule”	
		(ii) Type and material of water supply system	Please refer to “3.(j) Water supply” below		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Electroplating	
			Shower compartment	Master Bathsute, Junior Bathsute and Bathsute 1: tempered glass and metal Bathsute 2: tempered glass	
			Shower set and bathtub mixer	Electroplating	
			Bathtub	Bathsute 1 and Junior Master Bathsute: cast iron Master Bathsute: acrylic	
(iv) Size of bathtub (if applicable)	Bathsute 1 and Junior Master Bathsute: 1600mm(L) x 700mm(W) x 418mm(D) Master Bathsute: 1900mm(L) x 1600mm(W) x 610mm(D)				

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

薄扶林道86C號

細項		描述				
			裝置及設備	類型	用料	
(b)	浴室	(i) 裝置及設備的 類型及用料	櫃	洗手盆檯面	化妝間：人造石 浴室 1、浴室 2、少主浴室及主人浴室： 天然石	
				洗手盆櫃	化妝間： 木飾面、金屬及人造石 浴室1、浴室2及少主浴室： 木飾面、人造皮及金屬 主人浴室： 天然石、鏡、木飾面及金屬	
				鏡櫃	化妝間、浴室1、浴室2及少主浴室： 鏡、金屬及玻璃 主人浴室： 鏡、天然石、金屬及玻璃	
				潔具	洗手盆水龍頭	鍍鉻
					坐廁	陶瓷
					洗手盆	化妝間：人造石 洗手間、浴室 1、浴室 2、少主浴室及 主人浴室：陶瓷
					廁紙架	鍍鉻
					層架	浴室1：天然石及金屬 主人浴室：天然石
					掛勾	化妝間、浴室2及主人浴室：鍍鉻
			毛巾架		鍍鉻	
	桑拿房	木及玻璃				
	(i) 裝置及設備的 類型及用料	浴室設備	有關設備之品牌名稱及產品型號，請參閱「設備說明」			

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

3. 室內裝置

薄扶林道86C號

細項		描述		
		類型	用料	
(b)	浴室	(ii) 供水系統的類型及用料	請參閱下文「3. (j) 供水」一欄	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	花灑套裝	鍍鉻
			淋浴間	主人浴室、少主浴室及浴室1： 鋼化玻璃及金屬 浴室2：鋼化玻璃
			花灑套裝及浴缸龍頭	鍍鉻
			浴缸	浴室 1及少主浴室：鑄鐵 主人浴室：纖維
(iv) 浴缸大小 (如適用的話)	浴室 1及少主浴室：1600毫米(長) x 700毫米(闊) x 418毫米(深) 主人浴室：1900毫米(長) x 1600毫米(闊) x 610毫米(深)			

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

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description		
			Material	
(c)	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	1) Cold water supply - copper 2) Hot water supply - copper 3) Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within wall finishes, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, concrete trench, non-concrete partition walls, designated pipe ducts or other materials.	
			Material	Finishes
		(iii) Kitchen cabinet	Timber and metal	Timber veneer and metal
		(iv) Type of all other fittings and equipment	Sink mixer and metal	
			For the brand name and model number of appliances, please refer to the "Appliances Schedule"	

3. 室內裝置

薄扶林道86C號

細項		描述		
			用料	
(c)	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	1) 冷水喉 - 銅 2) 熱水喉 - 銅 3) 水管是部分隱藏及部分外露。除部分隱藏於牆身裝修物料內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、混凝土坑道、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。	
			用料	裝修物料
		(iii) 廚櫃	木及金屬	木飾面及金屬
		(iv) 所有其他裝置及設備的類型	水龍頭及金屬	
			有關設備之品牌及型號，請參閱「設備說明」	

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description			
			Fittings	Type	Material
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Built-in wardrobe	Ensuite 1: paint, metal and timber Junior Master Chamber: paint, metal, timber and rattan
			Other fittings	AV cabinet	Multimedia Room: metal and timber
				Partition panel	Multimedia Room: wallpaper, timber and metal
(e)	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”		
(f)	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”		
(g)	Electrical Installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided	
			Safety devices	Three-phase electricity supply with miniature circuit breakers distribution board is provided	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed		
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

薄扶林道86C號

細項		描述			
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃	嵌入式衣櫃	套房1： 油漆、金屬及木 少主浴室： 油漆、金屬、木及藤
			其他裝置	影音櫃	多媒體室：金屬及木
				間隔板	多媒體室：牆紙、木及金屬
(e)	電話	接駁點的位置及數目	請參閱「住宅物業的機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅物業的機電裝置說明表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	提供三相電力供電並備有配電箱及微型斷路器	
		(ii) 導管是隱藏或外露	電線喉管部分暗藏及部分外露		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

86C Pok Fu Lam Road

Item		Description		
(h)	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected to gas hob and gas heater	
		Location	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”	
(i)	Washing machine connection point	Location	Please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Properties”	
		Design	Drainage connection point and water connection point are provided for washing machine	
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper tubes with plastic covered
			Hot water supply	Copper tubes with plastic covered
			Flushing water supply	PVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed	
		(iii) Whether hot water is available	Hot water supply system is provided for kitchen and all bathrooms	

3. 室內裝置

薄扶林道86C號

細項		描述		
(h)	氣體供應	類型	煤氣	
		系統	提供燃氣供應管，並連接到燃氣灶具和燃氣加熱器	
		位置	請參閱「住宅物業的機電裝置數目表」	
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置說明表」	
		設計	為洗衣機提供排水連接點和供水連接點	
(j)	供水	(i) 水管的用料	冷水喉	帶塑料覆蓋的銅管
			熱水喉	帶塑料覆蓋的銅管
			沖廁供水系統	膠喉管
		(ii) 水管是隱藏或外露	水管部分隱藏，部分外露	
		(iii) 有否熱水供應	廚房及所有浴室均提供熱水供應系統	

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS

Item		Description			
			Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand name	Fujitec	
			Model number	REXIA	
		(ii) Number and floors served by them	Number of lifts	1 no. for each house. 1 no. for communal use.	
			Floors served by the lifts	Lift for each houses - lower ground floor, ground floor, first floor, second floor and roof floor. Lift for communal use - entrance level floor, lower ground floor and ground floor.	
(b)	Letter box	Material	Metal		
(c)	Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaner		
		(ii) Location of refuse room	Entrance level floor (for public)		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Lower Ground Floor water meter cabinet	Lower Ground Floor LV Switch Room	Lower Ground Floor above water meter cabinet
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. 雜項

細項		描述			
		住宅升降機			
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	富士達	
			產品型號	REXIA	
		(ii) 升降機的數目及到達的樓層	升降機的數目	每間獨立屋配備一部升降機 配備一部公用升降機	
			到達的樓層	每間獨立屋升降機 - 地下低層、地下、一樓、二樓及天台 公用升降機 - 入口樓層、地下低層及地下	
(b)	信箱	用料	金屬		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	入口樓層(公眾)		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	地下低層水錶櫃	地下低層低壓電掣房	地下低層水錶櫃上方
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

5. SECURITY FACILITIES

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	<p>Visitor panel for access control are provided at entrance lobby,</p> <p>Lower ground floor carpark, house front garden entrance and connected to the door phone panel in each house.</p> <p>Card reader for access control is provided at entrance lobby, common corridor and common lift.</p> <p>Face recognition system is provided at the lift for each house.</p> <p>Carpark control system is provided at carpark.</p> <p>Electric fence system is provided at site boundary.</p> <p>D-fence system is provided at each house fence wall on ground floor.</p>
	CCTV	<p>CCTV system is provided at carpark entrance, carpark, entrance lobby, common lift lobby, common corridor, site boundary and common lift car.</p> <p>Separate CCTV system is provided in the lift for each house.</p>

5. 保安設施

細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	<p>入口大堂、地下低層停車場、獨立屋前花園門口，均提供視像對講機，並連接至每間獨立屋之視像對講機。</p> <p>入口大堂，公用走廊及公用升降機均提供智能卡系統。</p> <p>每間獨立屋的升降機均提供人面識別系統。</p> <p>停車場提供停車場控制系統。</p> <p>屋苑邊界提供電圍欄系統。</p> <p>每間獨立屋的地下圍牆均提供D-fence系統。</p>
	閉路電視	<p>停車場入口、停車場、入口大堂、公用升降機大堂、公用走廊、屋苑邊界及公用升降機，裝有閉路電視監察系統。</p> <p>每間獨立屋的升降機均裝有獨立閉路電視監察系統。</p>



23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES

Item	Description
Brand name and model number	For the brand name and model number of appliances, please refer to the “Appliances Schedule”

6. 設備

細項	描述
品牌名稱及產品型號	有關設備之品牌名稱及產品型號，請參閱「設備說明表」

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Parking Space 停車位	Electric Vehicle Charger 電動車充電器	Cornerstone 基石	CHARGIC CG12EE-CXMS (1-Phase)
Kitchen 廚房	Refrigerator/Freezer 雪櫃/冰箱	Sub-Zero	ICBBI-36S
	Warming Drawer 暖碟機	Gaggenau	WS 461112
	Vacuum Drawer 真空機	Gaggenau	DV 461110
	Steam Oven 蒸爐	Gaggenau	BS 450 111
	Dishwasher 洗碗碟機	Gaggenau	DF210100
	Coffee Machine 咖啡機	Gaggenau	CM 450112
	Hood 抽油煙機	Officine Gullo	CPP001_168
	Combi-Set-Gas hob (s double), Gas hob (single), Grill, Oven and Teppanyakii 組合式炒鑊雙頭、單頭氣體煮食爐、燒烤爐、焗爐及鐵板燒	Officine Gullo	OCS168
	Faucet and Filter 水龍頭及濾水器	Quooker	COMBI+EQ B HK - Tap Classic Fusion Square
	Garbage Disposal 食物垃圾處理機	InSinkErator	Evolution 200
Glass Chiller 冷凝器	Thrill	VORTEX SBI	
Utility Room 工作間	Washer Machine 洗衣機	Gaggenau	WM 260 164
	Dryer Machine 乾衣機		WT 260 110
Entrance Lobby 入口大堂	Wine Cabinet 酒櫃	Sensis - Signature	CC330-H3
Living and Dining Room 客廳及飯廳	Fireplace 火爐	ecosmar fire	XL1200
	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
First Floor Foyer 一樓前廳	Fridge-freezer 雪櫃-冰櫃	Gaggenau	RT 200 203
Master Chamber 主人套房	Fridge-freezer 雪櫃-冰櫃	Gaggenau	RT 200 203

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Master Bathsuite 主人浴室	Smart Mirror 智能鏡	Oolaa	SM21(6017)HD39
Her Walk In Closet 女主人衣帽間	Safe 保險箱	Yale	YSELC/680/B1
	Cosmetics Cabinet 化妝品櫃	BISZET	B7
	IAQ Sensor 空氣質素監測儀	BlueSky 向藍天	BS_200
Master Study Room 主人書房	Cigar Humidor 雪茄櫃	Liebherr	Zkes 453
Built-in Wardrobe 嵌入式衣櫃	Electrical Damp-Repellent inside Built-in Wardrobe 嵌入式衣櫃內的防潮管	Cheung On	CHR-01A
Lift 升降機	Face Recognizer 人臉識別器	ZKTeco 熵基	SpeedFace-V5L
Rear Garden 後花園	BBQ Grill 燒烤爐	Beef Eater Serious Barbecues	S3000s, 4 Burner
Roof 天台	Washer Dryer 洗衣乾衣機	De Dietrich	DLZ8485U

VRV Multi Air Conditioning System VRV 分體式空調	
Brand Name 品牌名稱	Model Number 產品型號
Daikin Air-conditioning 大金空調	RJZQ5BAV
	RJZQ12CAY
	FJRP28CAP
	FJRP45CAP
	FJRP56CAP
	FJRP71CAP
	FXAQ25AVM
	FXMFP140AB

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Exhaust Fan 抽氣扇			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Parking Space 停車位	System Air	SCF1500
Ground Floor 地下	Lavatory 洗手間	Panasonic 樂聲	FV-12NS3H
	Kitchen 廚房		FV-20NS3H
	Powder Room 化妝間		FV-15NS3H
First Floor 一樓	Junior Master Bathsuite 少主浴室	Panasonic 樂聲	FV-18NS3H
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		FV-20NS3H
Dehumidifier 抽濕機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cold Magic 高美	CDH-22R2B1
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
NCCO Air Treatment Unit NCCO 空氣淨化機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	RHT 信山實業	RH-220
	Foyer 前廳		
Ground Floor 地下	Living Room 客廳		
Towngas Water Heater 煤氣熱水爐			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Roof 天台	Roof 天台	Blueflame	NJW321TFL

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. APPLIANCES SCHEDULE 設備說明表

86C Pok Fu Lam Road 薄扶林道86C號

Video Door Phone Panel 視像對講機			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Entrance Lobby 入口大堂	Aiphone 愛峰	IXG-2C7
	Utility Room 工作間		
Floor Heating System 地暖系統			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
First Floor 一樓	Junior Master Bathsuite 少主浴室	Cozy Life 舒適生活	EC Series
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
Water Leakage Sensor 漏水感應器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Kitchen 廚房	Honeywell 霍尼韋爾	470-12
	Powder Room 化妝間		
First Floor 一樓	Junior Master Bathsuite 少主浴室		
	Bathsuite 1 浴室 1		
	Bathsuite 2 浴室 2		
Second Floor 二樓	Master Bathsuite 主人浴室		
Speaker 揚聲器			
Floor 樓層	Location 位置	Brand Name 品牌名稱	Model Number 產品型號
Ground Floor 地下	Front Garden 前花園	TOA	TZ-206WWP
	Rear Garden 後花園		

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

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度 控顯示器
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	-	-	-	-
	Staircase 樓梯	-	-	-	-
	Parking Space 停車位	-	2	-	-
Ground Floor 地下	Kitchen 廚房	-	-	-	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
	Living and Dining Room 客廳及飯廳	-	-	-	-
	Lavatory 洗手間	-	-	-	-
	Utility Room 工作間	2	-	1	-
	Entrance Lobby 入口大堂	-	-	-	-
	Powder Room 化妝間	-	-	-	-
	Front Garden 前花園	-	-	-	-
	Rear Garden 後花園	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Home Automation Control Board 智能控制掣箱	Electric Vehicle Charger 電動車充電器	Video Door Phone Panel 視像對講機	Thermostat for Under Floor Heater System 地暖系統溫度 控顯示器
First Floor 一樓	Junior Master Chamber 少主套房	-	-	-	1
	Junior Master Bathsuite 少主浴室	-	-	-	-
	Ensuite 1 套房 1	-	-	-	1
	Bathsuite 1 浴室 1	-	-	-	-
	Bathsuite 2 浴室 2	-	-	-	-
	Multimedia Room 多媒體室	-	-	-	1
	Foyer 前廳	-	-	-	-
Staircase 樓梯	-	-	-	-	
Second Floor 二樓	Master Chamber 主人套房	-	-	-	-
	Master Bathsuite 主人浴室	-	-	-	-
	Master Study Room 主人書房	-	-	-	-
	His Walk In Closet 男主人衣帽間	-	-	-	-
	Her Walk In Closet 女主人衣帽間	-	-	-	1
	Foyer 前廳	-	-	-	-
Staircase 樓梯	-	-	-	-	
Roof Floor 天台	Roof 天台	-	-	-	-
	Foyer 前廳	-	-	-	-
Top Roof 上層天台	Top Roof 上層天台	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣 防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培 接線座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	9	2	-	-	-
	Staircase 樓梯	12	-	-	-	-
	Parking Space 停車位	16	-	-	-	-
Ground Floor 地下	Kitchen 廚房	14	-	-	-	-
	Foyer 前廳	1	-	-	-	-
	Staircase 樓梯	12	-	-	-	-
	Living and Dining Room 客廳及飯廳	28	11	-	-	-
	Lavatory 洗手間	2	-	-	-	-
	Utility Room 工作間	2	2	-	-	-
	Entrance Lobby 入口大堂	7	1	-	-	-
	Powder Room 化妝間	3	-	-	-	-
	Front Garden 前花園	6	-	2	-	-
	Rear Garden 後花園	8	-	3	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水 接線座	20A Connection Unit 20安培 接線位座	Panic Alarm Push Button 緊急警報 按鈕	TV Outlet 電視天線 插座	Tele- phone Outlet 電話插座	Data Outlet 數據 插座
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	-	-	-	-	-	-
	Staircase 樓梯	-	-	-	-	-	-
	Parking Space 停車位	-	-	-	-	-	-
Ground Floor 地下	Kitchen 廚房	-	3	-	-	-	-
	Foyer 前廳	-	-	-	-	-	-
	Staircase 樓梯	-	-	-	-	-	-
	Living and Dining Room 客廳及飯廳	-	-	-	2	2	2
	Lavatory 洗手間	-	-	-	-	-	-
	Utility Room 工作間	-	-	-	-	-	-
	Entrance Lobby 入口大堂	-	-	-	-	-	-
	Powder Room 化妝間	-	-	-	-	-	-
	Front Garden 前花園	-	-	-	-	-	-
	Rear Garden 後花園	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Lighting Point 照明燈位	13A Switched Socket Outlet 13安培帶掣插蘇	13A Switched Weatherproof Socket Outlet 13安培帶掣 防水插蘇	15A Socket Outlet 15安培插蘇	13A Fused Spur Unit 13安培 接線座
First Floor 一樓	Junior Master Chamber 少主套房	14	6	-	-	-
	Junior Master Bathsuite 少主浴室	4	1	-	-	-
	Ensuite 1 套房 1	11	10	-	-	-
	Bathsuite 1 浴室 1	4	1	-	-	-
	Bathsuite 2 浴室 2	3	1	-	-	-
	Multimedia Room 多媒體室	16	4	-	-	-
	Foyer 前廳	8	2	-	-	-
	Staircase 樓梯	11	-	-	-	-
Second Floor 二樓	Master Chamber 主人套房	13	4	-	-	-
	Master Bathsuite 主人浴室	10	1	-	-	-
	Master Study Room 主人書房	6	3	-	-	-
	His Walk In Closet 男主人衣帽間	1	1	-	-	-
	Her Walk In Closet 女主人衣帽間	7	1	-	-	-
	Foyer 前廳	6	-	-	-	-
	Staircase 樓梯	11	1	-	-	-
Roof Floor 天台	Roof 天台	11	-	5	-	-
	Foyer 前廳	3	-	-	-	-
Top Roof 上層天台	Top Roof 上層天台	3	-	1	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	13A Weatherproof Fused Spur Unit 13安培防水 接線座	20A Connection Unit 20安培 接線位座	Panic Alarm Push Button 緊急警報 按鈕	TV Outlet 電視天線 插座	Tele- phone Outlet 電話插座	Data Outlet 數據 插座
First Floor 一樓	Junior Master Chamber 少主套房	-	-	-	1	2	1
	Junior Master Bathsuite 少主浴室	-	-	1	-	-	-
	Ensuite 1 套房 1	-	-	-	1	3	1
	Bathsuite 1 浴室 1	-	-	1	-	-	-
	Bathsuite 2 浴室 2	-	-	1	-	-	-
	Multimedia Room 多媒體室	-	-	1	-	-	-
	Foyer 前廳	-	-	-	-	-	-
	Staircase 樓梯	-	-	-	-	-	-
Second Floor 二樓	Master Chamber 主人套房	-	-	-	1	-	1
	Master Bathsuite 主人浴室	-	-	-	-	-	-
	Master Study Room 主人書房	-	-	-	-	-	1
	His Walk In Closet 男主人衣帽間	-	-	1	-	-	-
	Her Walk In Closet 女主人衣帽間	-	-	-	-	-	-
	Foyer 前廳	-	-	-	-	-	-
	Staircase 樓梯	-	-	-	-	-	-
Roof Floor 天台	Roof 天台	3	-	-	-	-	-
	Foyer 前廳	-	-	-	-	-	-
Top Roof 上層天台	Top Roof 上層天台	-	-	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐 溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	-	-	-	-
	Staircase 樓梯	-	-	-	-
	Parking Space 停車位	-	-	-	-
Ground Floor 地下	Kitchen 廚房	-	-	-	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
	Living and Dining Room 客廳及飯廳	-	-	-	-
	Lavatory 洗手間	-	-	-	-
	Utility Room 工作間	4	-	-	1
	Entrance Lobby 入口大堂	-	-	-	-
	Powder Room 化妝間	-	-	-	-
	Front Garden 前花園	-	-	-	-
	Rear Garden 後花園	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
Lower Ground Floor 地下低層	Lift Lobby 升降機大堂	-	-	1	-
	Staircase 樓梯	-	-	-	-
	Parking Space 停車位	-	-	-	-
Ground Floor 地下	Kitchen 廚房	-	-	1	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
	Living and Dining Room 客廳及飯廳	-	9	4	-
	Lavatory 洗手間	-	-	-	-
	Utility Room 工作間	1	-	-	-
	Entrance Lobby 入口大堂	-	-	1	-
	Powder Room 化妝間	-	-	-	-
	Front Garden 前花園	-	-	-	-
	Rear Garden 後花園	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Miniature Circuit Breaker Board 配電箱	Towngas Water Heater Remote Controller 煤氣熱水爐 溫度控制	Towngas Water Heater 煤氣熱水爐	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
First Floor 一樓	Junior Master Chamber 少主套房	-	-	-	-
	Junior Master Bathsuite 少主浴室	-	-	-	-
	Ensuite 1 套房 1	-	-	-	-
	Bathsuite 1 浴室 1	-	-	-	-
	Bathsuite 2 浴室 2	-	-	-	-
	Multimedia Room 多媒體室	-	-	-	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
Second Floor 二樓	Master Chamber 主人套房	-	-	-	-
	Master Bathsuite 主人浴室	-	-	-	-
	Master Study Room 主人書房	-	-	-	-
	His Walk In Closet 男主人衣帽間	-	-	-	-
	Her Walk In Closet 女主人衣帽間	-	-	-	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
Roof Floor 天台	Roof 天台	-	1	3	1
	Foyer 前廳	-	-	-	-
Top Roof 上層天台	Top Roof 上層天台	-	-	-	-

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL AND ELECTRICAL PROVISIONS 機電裝置數量說明表

86C Pok Fu Lam Road 薄扶林道86C號

Floor 樓層	Location 位置	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (入水位)	Thermostat for A/C Indicator 空調溫度控 顯示器	VRV Indoor Unit and A/C Point VRV 分體空調室內機位 及其接駁點	VRV Outdoor Unit and A/C Point VRV 分體空調室外機位 及其接駁點
First Floor 一樓	Junior Master Chamber 少主套房	-	2	2	-
	Junior Master Bathsuite 少主浴室	-	-	-	-
	Ensuite 1 套房 1	-	2	2	-
	Bathsuite 1 浴室 1	-	-	-	-
	Bathsuite 2 浴室 2	-	-	-	-
	Multimedia Room 多媒體室	-	3	3	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
Second Floor 二樓	Master Chamber 主人套房	-	4	2	-
	Master Bathsuite 主人浴室	-	-	-	-
	Master Study Room 主人書房	-	-	1	-
	His Walk In Closet 男主人衣帽間	-	-	-	-
	Her Walk In Closet 女主人衣帽間	-	-	1	-
	Foyer 前廳	-	-	-	-
	Staircase 樓梯	-	-	-	-
Roof Floor 天台	Roof 天台	1	-	-	-
	Foyer 前廳	-	1	1	-
Top Roof 上層天台	Top Roof 上層天台	-	-	-	4

Note : The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are provided/installed in the residential unit. "-" denotes "not provided".

備註：上表內之數字表示安裝於該住宅單位內機電裝置的數量。符號“-”表示“不提供”。