

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the following property(ies):-

Phase 4B of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE (“the Phase”)

Property(ies) as set out in any one or more of the Information on Sales Arrangements for sale by tender
issued by the Vendor for the Phase from time to time
(as the same may be revised by the Vendor from time to time)

(unless the property(ies) is(are) previously withdrawn or sold)

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the Tender Box labelled “**Public Tender For La Montagne (Phase 4B)**” placed at 5/F, Kerry Centre, 683 King’s Road, Quarry Bay, Hong Kong in a plain envelope and clearly marked “**Tender of La Montagne (Phase 4B)**”.

Vendor : **MTR Corporation Limited** (香港鐵路有限公司)
MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong

Vendor’s Solicitors : **Deacons**
6th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong
Tel.: +852 2825 9438

Kao, Lee & Yip
17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong
Tel.: +852 2844 4888

Gallant
5th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong
Tel.: +852 2825 2514

Slaughter and May
47th Floor, Jardine House, 1 Connaught Place, Central, Hong Kong
Tel.: +852 2901 7218

Johnson Stokes & Master
18th Floor, Prince’s Building, 10 Chater Road, Central, Hong Kong
Tel.: +852 2843 2504

Chan Raymond T.Y., Victoria Chan & Co.
Suites 1706-07, 17th Floor, Wing On House, 71 Des Voeux Road
Central, Hong Kong
Tel.: +852 2523 2820

招標文件
公開招標承投購買物業

現招標承投購買

港島南岸的第 4 期 (「海盈山」) 的第 4B 期
(下稱「期數」)

於任何一份或多份賣方不時發出的期數的銷售安排資料 (及賣方不時對其作出修改的銷售安排資料) 內列出
以招標方式出售的物業

(已被撤回或出售的物業則除外)

投標書須在招標期間(定義見招標公告)內放入普通信封內，信封面上清楚註明「**海盈山(第4B期)招標**」，放入位於香港
鰂魚涌英皇道683號嘉里中心5樓擺放的標示為「**海盈山(第4B期)公開招標**」的投標箱內。

賣方 ： **香港鐵路有限公司 (MTR Corporation Limited)**
 香港九龍九龍灣德福廣場港鐵總部大樓

賣方律師 ： **的近律師行**
 香港中環遮打道18號歷山大廈6樓
 電話： +852 2825 9438

高李葉律師行
香港中環置地廣場告羅士打大廈 17 樓
電話： +852 2844 4888

何耀棣律師事務所
香港中環康樂廣場1號怡和大廈5樓
電話： +852 2825 2514

司力達律師樓
香港中環康樂廣場1號怡和大廈47樓
電話： +852 2901 7218

孖士打律師行
香港中環遮打道10號太子大廈18樓
電話： +852 2843 2504

陳添耀.陳瑛律師事務所
香港中環德輔道中71號永安集團大廈17字樓1706-07室
電話： +852 2523 2820

PART 1: TENDER NOTICE

第 1 部份：招標公告

1. Definition

定義

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

在本招標文件中，除文意另有所指或所需，下列詞語應具有下列含義：

- (a) **“Acceptance Period”** means the period between the Tender Commencement Date and Time and the **14th** day after the Tender Closing Date and Time (both days inclusive).
「承約期間」指由招標開始日期及時間至招標截止日期及時間後的第 **14** 日(包括首尾兩日)。
- (b) **“Agreement”** means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 5 of the Conditions of Sale.
「正式合約」指賣方與買方根據出售條款第 5 條擬簽訂的該物業的正式買賣合約。
- (c) **“Conditions of Sale”** means the Conditions of Sale set out in Part 2 of this Tender Document.
「出售條款」指本招標文件第 2 部份的出售條款。
- (d) **“Letter of Acceptance”** means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3(b) of the Tender Notice.
「接納書」指賣方根據招標公告第 3(b)段接納投標者的投標書的書面通知。
- (e) **“Offer Form”** means the Offer Form set out in Part 3 of this Tender Document.
「要約表格」指本招標文件第 3 部份的要約表格。
- (f) **“Person so Engaged”** means WCH Property Development Company Limited, i.e. the person who is engaged by the Vendor to coordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.
「如此聘用的人」指WCH Property Development Company Limited，即賣方聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。
- (g) **“Property”** means the property specified in the Offer Form.
「該物業」指要約表格中訂明的物業。
- (h) **“Property(ies) for Tender”** means any of the specified residential properties as set out in the Sales Arrangements to be offered for sale by way of tender.
「招標物業」指任何於銷售安排內列出提供以招標方式出售之指明住宅物業。
- (i) **“Purchase price”** means the purchase price specified in the Offer Form.
「樓價」指要約表格中訂明的樓價。
- (j) **“Purchaser”** means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
「買方」指中標者，其對該物業的投標書獲得賣方接納。
- (k) **“Sales Arrangements”** means the Information on Sales Arrangements in respect of the specified residential properties in the Phase issued or revised by the Vendor from time to time.
「銷售安排」指賣方就期數的指明住宅物業不時發出或修改之銷售安排資料。

- (l) **“Tender Closing Date and Time”** means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements.
「招標截止日期及時間」就每一個招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間。
- (m) **“Tender Commencement Date and Time”** means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements.
「招標開始日期及時間」就每一個招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間。
- (n) **“Tender Document”** means this Tender Document (comprising Tender Notice, the Conditions of Sale and the Offer Form but does not include the Annexes).
「招標文件」指本招標文件(由招標公告、出售條款及要約表格組成，但不包括附件)。
- (o) **“Tender Notice”** means this Tender Notice.
「招標公告」指本招標公告。
- (p) **“Tender Period”** means the period between the Tender Commencement Date and Time and the Tender Closing Date and Time.
「招標期間」指招標開始日期及時間至招標截止日期及時間的期間。
- (q) **“Tenderer”** means the person who is specified in the Offer Form as the tenderer.
「投標者」指要約表格中訂明為投標者的人士。
- (r) **“Vendor”** means MTR Corporation Limited.
「賣方」指香港鐵路有限公司。
- (s) **“Vendor's Solicitors”** means any one of the following solicitors' firms to be designated by the Vendor at its sole and absolute discretion:
「賣方律師」指賣方單獨絕對酌情決定下指定的以下任何一家律師行：
- Deacons
的近律師行
 - Kao, Lee & Yip
高李葉律師行
 - Gallant
何耀棣律師事務所
 - Slaughter and May
司力達律師樓
 - Johnson Stokes & Master
孖士打律師行
 - Chan Raymond T.Y., Victoria Chan & Co.
陳添耀.陳瑛律師事務所

2. Procedure of Tender

招標程序

- (a) The Vendor invites tenders for the purchase of the Properties for Tender on the terms and conditions contained in this Tender Document.
賣方現按照載於招標文件的條款及細則招標承投購買招標物業。
- (b) 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 any specified residential property, and reserves the right to accept or reject any tender at its sole discretion.

賣方並不承諾亦無責任閱覽、考慮或接受認購任何指明住宅物業最高出價之要約或任何要約，並保留按其全權酌情決定接納或拒絕任何投標書的權利。

- (c) The Vendor reserves the right to, at any time before the Tender Closing Date and Time, accept any tender submitted.
賣方保留權利在招標截止日期及時間之前的任何時間接納任何已遞交的投標書。
- (d) The Vendor reserves the right, at any time before acceptance of a tender, to withdraw any of the Properties for Tender from sale or to sell or dispose of any of the Properties for Tender to any person by any method (including without limitation private treaty, tender and auction).
賣方保留權利在接受任何投標書之前的任何時間撤回任何招標物業不予出售，或將任何招標物業以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- (e) The Vendor reserves the right to adjust the Tender Closing Date and Time. Any adjustment of the Tender Closing Date and Time will be posted at 5/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
賣方保留權利更改招標截止日期及時間。任何更改招標截止日期及時間的通知會張貼於香港鰂魚涌英皇道683號嘉里中心5樓。賣方無須就更改招標截止日期及時間另行通知投標者。
- (f) Tenderers should note the Vendor's Solicitors do not act for any Tenderer in the process of this tender.
投標者須注意賣方律師在本招標過程中不代表任何投標者。
- (g) A tender must be:-
投標書必須：

- i. made in the form of this Tender Document with the Offer Form (Part 3 of the Tender Document) duly completed and signed. Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form; 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第3部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
- ii. accompanied with the following documents:-
連同以下文件：

(i) Cashier's order(s) and cheque(s) (if any)
銀行本票及支票(如有)

- (1) Cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance for a minimum amount of HK\$1,000,000; and
一張或多張由根據《銀行業條例》第16條獲妥為發牌的銀行所簽發的銀行本票，金額最少為港幣\$1,000,000；及
- (2) Cashier order(s) or cheque(s) in the sum equal to 5% of the purchase price for the Property less the amount provided by the cashier's order(s) submitted under paragraph 2(g)ii.(i)(1) above.
一張或多張銀行本票或支票，金額相等於物業樓價5%減去按上述第2(g)ii.(i)(1)段提供的銀行本票的金額。

The cashier's order(s) and cheque(s) shall be made payable to "DEACONS" or “的近律師行”。
銀行本票及支票抬頭請寫「DEACONS」或「的近律師行」。

(ii) Tenderer's identification document
投標者的身份證明文件

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

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

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer, copies of the HKID Card/Passport of each director and copies of the latest register of directors and annual return of the Tenderer.

如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本、每名董事的香港身份證 / 護照的複印本，以及投標者最近期的董事登記冊及周年申報表的複印本。

If the Offer Form (Part 3 of the Tender Document) is completed and signed by an attorney for and on behalf of the Tenderer, the original or certified copy of a duly executed and properly witnessed Power of Attorney of the Tenderer appointing the attorney and a copy of the principal's (i.e. the Tenderer's) and the attorney's HKID/Passport.

若要約表格 (即本招標文件的第 3 部分) 是由受權人代表投標者填妥及簽署，投標者委託受權人的妥為簽訂及見證的授權書的正本或經核證的副本，以及主事人 (即投標者) 及受權人的香港身份證 / 護照複印本。

(iii) Intermediary's licence (if applicable)

中介人的牌照 (如適用)

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

投標者委託的地產經紀的牌照複印本。

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

由投標者填妥並簽署的附件的文件

- (1) Declaration of Relationship with the Vendor 與賣方關係的聲明
- (2) Declaration of Relationship with the Owner 與擁有人關係的聲明
- (3) Warning to Purchasers 對買方的警告
- (4) Declaration regarding Intermediary (if applicable) 關於中介人的聲明 (如適用)
- (5) Declaration regarding No Intermediary (if applicable) 關於並無中介人的聲明 (如適用)
- (6) Personal Information Collection Statement (MTR Corporation Limited)
收集個人資料聲明 (香港鐵路有限公司)
- (7) Notice to customers relating to direct marketing and the Personal Data (Privacy) Ordinance (WCH Real Estate Agency Limited)
客戶推廣及個人資料 (私隱) 條例的通知 (WCH Real Estate Agency Limited)
- (8) Acknowledgement Letter regarding Vent Shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station
關於黃竹坑車廠及黃竹坑站通風口的確認書
- (9) Acknowledgement Letter regarding Common Areas
關於公用地方的確認書
- (10) Acknowledgement Letter regarding Ceiling Bulkheads and Sunken Slabs
關於假天花及跌級樓板的確認書
- (11) Acknowledgement Letter regarding Cabinet (only applicable to Units A and Units B on 18th to 20th Floor, 23rd Floor, 25th Floor & 28th to 30th Floor of Tower 1(1B))
關於儲藏櫃的確認書 (只適用於第1座 (1B) 18樓至20樓、23樓、25樓及28樓至30樓A單位及B單位)
- (12) Acknowledgement Letter regarding Curtains
關於窗簾之確認書
- (13) Acknowledgement Letter regarding Option to Purchase One Car Parking Space in Phase 4A of the Development (only applicable to Units A and Units B on 18th to 20th Floor, 23rd Floor, 25th Floor, 28th to 30th Floor & 33rd Floor of Tower 1(1A))

關於認購發展項目第4A期內一個停車位權利的確認書(只適用於第1座 (1A) 18樓至20樓、23樓、25樓、28樓至30樓及33樓A單位及B單位)

- (14) Acknowledgement Letter regarding Cash Rebate for Early Completion and Full Payment of Purchase Price (Only applicable to Purchasers who choose Terms of Payment (B) Easy Flexible 360 Payment Plan)
提前完成交易及付清樓價現金回贈的確認書(只適用於選擇支付條款 (B) 360輕鬆自在付款計劃之買方)
- (15) Acknowledgement Letter for Viewing of Property
關於參觀物業的確認書
- (16) Acknowledgement Letter regarding public viewing of the Property (if applicable)
物業之公眾參觀確認書 (如適用))
- (17) Vendor's Information Form
賣方資料表格

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

請不要於本第(iv)分段所述的任何文件內填上日期。

- iii. enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Tender of La Montagne (Phase 4B)**"; and
放入普通信封內，信封面上書明賣方收啓，並清楚註明「**海盈山(第4B期)招標**」；及
 - iv. placed in the Tender Box labelled "**Public Tender For La Montagne (Phase 4B)**" placed at 5/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong from the Tender Commencement Date and Time to the Tender Closing Date and Time.
從招標開始日期及時間起至招標截止日期及時間止放入位於香港鰂魚涌英皇道683號嘉里中心5樓擺放並標示為「**海盈山(第4B期)公開招標**」的投標箱內。
- (h) If Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity at any time from 11:00 a.m. to 3:00 p.m. on the day on which the closing time of the tender falls, the closing time of the tender will automatically be postponed to 3:00 p.m. on the next succeeding working day. The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.
- 如在招標截止時間當日上午 11 時至下午 3 時內的任何時間，8 號或以上颱風信號或黑色暴雨警告在香港生效或賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序、或公共衛生情況之事件或情況，招標截止時間將自動順延至隨後的下一個工作天的下午 3 時。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。
- (i) All cashier's order(s) and cheque(s) (if any) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier's order(s) and cheque(s) (if any) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the purchase price. All other cashier's orders and cheque(s) (if any) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders, at the risk of the unsuccessful tenderers.
- 在賣方對收到的投標書作出決定前，所有銀行本票及支票(如有)均不會予以兌現。如某份投標書獲接納，隨該投標書附上的銀行本票及支票(如有)將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本票及支票(如有)將於承約期間屆滿後起計 14 天內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者。郵誤風險一概由落選者自行承擔。
- (j) i. The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director)

and shall be deemed to be acting as a principal or by an attorney appointed pursuant to a duly executed and properly witnessed Power of Attorney, in which case that attorney shall be deemed to have warranted to the Vendor that he has the authority of the principal (i.e. the Tenderer) to complete, sign and submit the Offer Form and other relevant documents. The original or certified copy of the duly executed and properly witnessed Power of Attorney and a copy of the principal's (i.e. the Tenderer's) and agent's or attorney's HKID/Passport shall be submitted with the Offer Form to the satisfaction of the Vendor.

投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人，或由妥為簽訂及見證的授權書所授權的受權人代為簽署。如屬此等情況，該受權人將被視為已向賣方保證他已得到主事人(即投標者)的授權填寫、簽署及遞交要約表格及其他相關文件。委託代理人或受權人的妥為簽訂及見證的授權書的正本或經核證的副本，以及主事人(即投標者)及代理人或受權人的香港身份證/護照複印本，須隨要約表格一併遞交，以使賣方滿意。

- ii. If the Tenderer is a company, it should clearly state, inter alia, the name of its contact person and its telephone and facsimile numbers in the Offer Form.

投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。

- iii. The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender or return of cashier's order(s) and cheque(s) (if any).

要約表格中指明的香港通訊地址將會是收取接受投標書信函或退回銀行本票及支票(如有)的地址。

- (k) i. In consideration of the invitation of tender by the Vendor and the promise by the Vendor mentioned in sub-paragraph (k) ii. below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.

作為賣方招標及下文 (k) ii. 分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。

- ii. In consideration of the provision referred to in sub-paragraph (k) i. above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

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

3. Acceptance of Tender

接納投標

- (a) If a tender is accepted, the successful Tenderer shall become the Purchaser of the Property.

投標書如獲接納，中標者即成為該物業之買方。

- (b) The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of Acceptance**”) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.

買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第2個工作日視為已經正式收到。

- (c) The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form as prepared by the Vendor's Solicitors in respect of which none of the terms of the Agreement is permitted to be altered by the Purchaser in any way. The standard form of the Agreement is available for inspection from 12 noon to 6 p.m. daily at 5/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments. 在接納書的日期後的5個工作日內，買方須簽署一份經由賣方律師擬備的標準格式正式合約，該合約內容一概不能被買方更改。正式合約的標準格式可於每日中午12時正至下午6時正在香港鰂魚涌英皇道683號嘉里中心5樓審閱。為免疑問，買方被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。

4. Miscellaneous

其他事項

- (a) Tenderers are advised to note that the Vendor, the Person so Engaged and their officers and agents will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. 投標者宜注意，賣方、如此聘用的人及他們的人員及代理只會回答關於該物業的一般問題，而不會就本招標文件或關於該物業的法例條文提供法律或其他意見。
- (b) Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Person so Engaged in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement. 賣方或如此聘用的人的任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何該等陳述或行動並不構成或視作構成本招標文件或正式合約的一部份。任何該等陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- (c) The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders. 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件任何種類的改動及 / 或增加，該投標書將被視為不符合規定的投標書。
- (d) In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail. 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。
- (e) The Schedule hereto shall form part and parcel of this Tender Notice. 附表構成本招標公告的一部分。

[End of Part I: Tender Notice]

[第1部份：招標公告完]

PART 2: CONDITIONS OF SALE

第 2 部分：出售條款

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein unless otherwise defined below:-
除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：
“Phase” means Phase 4B of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE.
「期數」指港島南岸的第4期(「海盈山」)的第 4B 期。
“this Preliminary Agreement” means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document.
「本臨時合約」指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約。
2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms and conditions contained in this Preliminary Agreement.
招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款出售該物業，而買方須以樓價並按本臨時合約所載條款購買該物業。
3. Save and except the preliminary deposit, all deposit(s), part payment and further part payment(s) of the purchase price and balance of the purchase price shall be made by cashier's order(s) and/or cheque(s) certified good for payment in favour of the Vendor's Solicitors. All payments of the purchase price shall be paid at or before 4:30 p.m. Mondays to Fridays.
除臨時訂金外，所有訂金、部份樓價、加付部份樓價及樓價餘款必須以抬頭寫上賣方律師的銀行本票及／或保付支票支付。所有樓價付款必須於星期一至五下午四時半前繳付。
4. The sale and purchase shall be completed at the offices of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on or before the completion date.
買賣須在成交日或之前於辦公時間 (即指由上午 10 時起至同日下午 4 時 30 分為止期間)內在賣方律師的辦事處完成。
5. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
 - (a) by the Purchaser on or before a date which is the fifth working day after the date on which this Preliminary Agreement is signed (i.e. the date of the Letter of Acceptance); and
由買方於本臨時合約的簽署日期(即接納書的日期)之後的第五個工作日或之前簽立；及
 - (b) by the Vendor on or before a date which is the eighth working day after the date on which this Preliminary Agreement is signed (i.e. the date of the Letter of Acceptance).
由賣方於本臨時合約的簽署日期(即接納書的日期)之後的第八個工作日或之前簽立。
6. The preliminary deposit payable by the Purchaser shall be held by the Vendor's Solicitors as stakeholder.
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
7. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
8. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
9. The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
10. The Purchaser shall attend the offices of the Vendor's Solicitors and bring along with him or her the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence):
買方須於接納書的日期之後的五個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續 (按: 必須嚴守所訂日期。):
 - (a) to sign the Agreement in the standard form as prepared by the Vendor's Solicitors in respect of which none of the terms of the Agreement is permitted to be altered by the Purchaser in any way;
簽署一份經由賣方律師擬備的標準格式正式合約，該合約內容一概不能被買方更改；
 - (b) to pay the sum above-mentioned as being due on signing of the Agreement (if any); and
同時支付本臨時合約上列明的須於簽立正式合約時繳付之款項(如有)；並
 - (c) to pay all stamp duties payable on the Agreement.
同時支付正式合約之所有印花稅。
11. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed (i.e. the date of the Letter of Acceptance):-

如買方沒有在本臨時合約的簽署日期(即接納書的日期)之後的 5 個工作日內簽立正式合約：

- (a) this Preliminary Agreement is terminated;
本臨時合約即告終止；
 - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
12. The measurements of the Property are as follows: Please refer to the attached Schedule 1.
該物業的量度尺寸載列於附表 1。
13. The sale and purchase of the Property includes the fittings, finishes and appliances as follows: Please refer to the attached Schedule 2.
該物業的買賣包括的裝置、裝修物料及設備載列於附表 2。
14. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
15. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 16 and fully understands its contents.
買方確認已收到第 16 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。
16. For the purposes of clause 15, the following is the "Warning to Purchasers"—
就上述第 15 條而言，「對買方的警告」內容如下—
- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
 - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
 - (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
17. The Purchaser agrees that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
買方同意並聲明本臨時合約只適用於買方個人，買方無權要求賣方與其他人士簽署正式合約，亦無權將本臨時合約權益轉讓給第三者。
18. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
若賣方在該物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
19. On completion, vacant possession of the Property shall be delivered to the Purchaser.
完成交易時該物業將以交吉形式交付買方。
20. The Property is sold on an "as-is" basis. The Purchaser purchases the Property with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
該物業是以「現狀」出售。買方在購買該物業時已完全知悉該物業與該物業內的裝置、裝修物料及設備的實質狀況，並接受該物業及該等裝置、裝修物料及設備的現狀。
21. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the

Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address) 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 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 item (i) above of this clause.

買方須與賣方在正式合約中訂明，若買方在成交前轉售該物業或將買賣合約權益轉讓予第三者，則買方須要求每個轉購人、受贈人、委任人、代理人、受益人、獲授權人或其他承讓人(i) 在以後的轉售合約中列明所有確認人、委任人及其他買賣該物業或任何相關利益人士的詳細資料(包括身份証號碼及地址)，及全數金額或其它代價，包括任何佣金、訂購或代理費用、或任何在期間交易所需繳付予任何人士的款項，在繳付予賣方的代價以外及(ii) 在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人履行本條(i)項中的責任。

22. The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the Property, or the fittings, finishes or appliances as set out in clause 13, caused otherwise than by the act or neglect of the Purchaser. The provisions of this Clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.

凡該物業或第13條所列出的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。本條的規定，並不削弱買方按普通法或其他法律可享有的任何其他權利或補救。

23. The Purchaser shall bear and pay the Purchaser's solicitors' legal fees (including the disbursements of and incidental to the preparation, approval, execution, completion, stamping and registration and other miscellaneous charges) of the Agreement and the Assignment of the Property. If the Purchaser shall also instruct the Vendor's Solicitors to act for him in respect of the purchase and completion of the purchase of the Property and the mortgagee (if any) shall instruct the Vendor's Solicitors to handle the first and second Mortgage (if any) of the Property, the Vendor's solicitors shall waive the legal costs in respect of the Agreement and the subsequent Assignment which would otherwise be payable by the Purchaser. In any case, the Purchaser shall also bear and pay:

買方代表律師辦理該物業之正式合約及轉讓契之律師費(包括有關擬備、審批、簽立、完成、加蓋印花及註冊正式合約及轉讓契及所附帶之代墊付費用及其他雜費)，均由買方承擔及支付。若買方聘用賣方律師代表其購買及完成購買該物業以及賣方律師獲按揭人(如有)委託處理該物業的第一及第二按揭(如有)，賣方律師將豁免買方原先須支付有關處理正式合約及其後之轉讓契之律師費用。在任何情況下，買方須承擔及支付：

- (a) all legal costs and disbursements for the preparation of the first and second Mortgage (if any) of the Property and any guarantees, security documents and other relevant legal documents;
所有有關擬備該物業的第一及第二按揭(如有)、任何擔保、抵押文件及其他相關法律文件的律師費及代墊付費用;
- (b) 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 the Assignment;
所有有關該物業買賣的代墊付費用，包括(但不限於)查冊費、登記費及擬備附於正式合約及轉讓契的圖則的費用;
- (c) the costs of any statutory declaration required for application for exemption from buyer's stamp duty and/or higher rate of ad valorem stamp duty;
一切有關為申請豁免買家印花稅及/或從價印花稅較高稅率而須的任何法定聲明的費用;
- (d) the costs of preparing certified true copies of title deeds and documents relating to the Property;
有關該物業樓契及業權文件的經核證真實副本之擬備費用;
- (e) the respective proportions of (i) the legal costs of the preparation, execution and registration of the Principal Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (collectively the "DMC") and (ii) the costs of preparation of plans showing the common parts of the Development and the Phase annexed to the DMC;
(i) 擬備、簽立及登記發展項目主公契及管理協議及期數的副公契及管理協議(合稱「公契」)的律師費用之攤分部份及(ii) 擬備附於公契內有關發展項目及期數公共部份的圖則的費用之攤分部份;
- (f) (i) all public utility deposits paid by the Vendor in respect of the Property;
所有賣方就該物業所支付的公用設施按金;
(ii) a proportionate part of the water, electricity and gas deposits in respect of the common parts of the Development and the Phase;
按比例分攤之發展項目及期數的公共部份的水、電及煤氣按金;
(iii) 2 months' advance payment of the management fee;
兩個月預繳管理費;
(iv) a sum equivalent to 3 months' management fee as management fee deposit;
相等於三個月管理費的管理費按金;
(v) a sum equivalent to 2 months' management fee as initial contribution to the Special Fund (as defined in the DMC); and
相等於兩個月管理費的特別基金(見公契定義)最初供款; 及
(vi) a sum equivalent to 1 month's management fee as debris removal fee (not applicable to Car Parking Space & Motor Cycle Parking Space).
相等於一個月管理費的泥頭費(不適用於私家車停車位及電單車停車位)。

The Purchaser shall on completion of the sale and purchase pay to the Manager of the Development and the Phase the deposits and payments mentioned in paragraph (f) above or reimburse the Vendor for any of such deposits and payments already paid by the Vendor to the Manager of the Development and the Phase, whether or not any of such deposits and payments are transferable or refundable under the DMC.

買方須在買賣交易完成時向發展項目及期數的管理人繳交上述第(f)段提及之按金及費用，或如任何該等按金及費用已由賣方繳付予發展項目及期數的管理人，不管有關按金及費用是否可按公契轉名或退款，買方均須在買賣交易完成時償還予賣方。

24. Without prejudice to clause 11 above, if this Preliminary Agreement is registered in the Land Registry by the Purchaser or by any person on his behalf and this Preliminary Agreement is terminated in accordance with clause 11 hereof, the Vendor or its agent may unilaterally sign and register a memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry. The Purchaser hereby consents and authorizes the Vendor and/or its agent to sign and register such memorandum in the Land Registry or vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
在不損害第11條的原則下，如本臨時合約根據第11條終止而買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方或賣方代理人可單方面簽署及於土地註冊處登記一份備忘錄將本臨時合約於土地註冊處之登記冊或記錄上取消或撤消。買方於此同意並授權賣方及/或其代理人簽署及於土地註冊處登記該備忘錄在土地註冊處，或從土地註冊處之登記冊或記錄取消或撤消本臨時合約原有之註冊。
25. The Purchaser shall inform the Vendor in writing of any change in correspondence details and telephone number.
通訊資料或電話如有更改，買方須以書面通知賣方。
26. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
該物業乃屬《印花稅條例》第29A(1)條所註釋之住宅用途物業。
27. Time shall in every respect be of the essence of this Preliminary Agreement.
買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。
28. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.
非本臨時合約一方之人士並無任何權利按《合約(第三者權利)條例》(第623章)強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。
29. In this Preliminary Agreement:-
在本臨時合約中—
- (a) “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
「實用面積」具有《一手住宅物業銷售條例》(第621章)第8條給予該詞的涵義；
 - (b) “working day” has the meaning given by section 2(1) of that Ordinance.
「工作日」具有該條例第2(1)條給予該詞的涵義；
 - (c) the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
附表1的(a)項所指的項目的樓面面積，按照該條例第8(3)條計算；及
 - (d) the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
附表1的(b)項所指的項目的面積，按照該條例附表2第2部計算。
30. This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立其他非書面買賣協議或買賣協議。
31. The Vendor reserves the right to rectify any errors or omissions in the purchase price and payment terms and the calculation of the purchase price of the Property.
賣方保留權利修改有關樓價及支付條款之錯誤或遺漏及該物業之樓價在計算方面之錯誤或遺漏。
32. If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.
若任何本臨時買賣合約下的責任之履行日並非工作日，則履行該責任的日期將順延至原定日期之後第一個工作日。
33. The Chinese version of this Preliminary Agreement is for reference only and in case of any difference or dispute, the English version shall prevail.
本臨時合約之中文譯本僅供參考之用，如解釋有任何出入或有爭議，概以英文本為準。

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 18th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 18 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]
*[4.639 平方米 / 50 平方呎為露台的樓面面積];
*[4.639 square metres / 50 square feet is the floor area of the balcony];
*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];
*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];
*[the area of the flat roof is -- square metres / -- square feet];
*[花園的面積為 -- 平方米 / -- 平方呎];
*[the area of the garden is -- square metres / -- square feet];
*[停車位的面積為 -- 平方米 / -- 平方呎];
*[the area of the parking space -- square metres / -- square feet];
*[天台的面積為 -- 平方米 / -- 平方呎];
*[the area of the roof is -- square metres / -- square feet];
*[梯屋的面積為 -- 平方米 / -- 平方呎];
*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 19th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 19 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]

*[4.639 平方米 / 50 平方呎為露台的樓面面積];

*[4.639 square metres / 50 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 — 平方米 / — 平方呎];

*[the area of the flat roof is — square metres / — square feet];

*[花園的面積為 — 平方米 / — 平方呎];

*[the area of the garden is — square metres / — square feet];

*[停車位的面積為 — 平方米 / — 平方呎];

*[the area of the parking space — square metres / — square feet];

*[天台的面積為 — 平方米 / — 平方呎];

*[the area of the roof is — square metres / — square feet];

*[梯屋的面積為 — 平方米 / — 平方呎];

*[the area of the stairhood is — square metres / — 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 20th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 20 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]

*[4.639 平方米 / 50 平方呎為露台的樓面面積];

*[4.639 square metres / 50 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 23rd Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 23 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]
*[4.639 平方米 / 50 平方呎為露台的樓面面積];
*[4.639 square metres / 50 square feet is the floor area of the balcony];
*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];
*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];
*[the area of the flat roof is -- square metres / -- square feet];
*[花園的面積為 -- 平方米 / -- 平方呎];
*[the area of the garden is -- square metres / -- square feet];
*[停車位的面積為 -- 平方米 / -- 平方呎];
*[the area of the parking space -- square metres / -- square feet];
*[天台的面積為 -- 平方米 / -- 平方呎];
*[the area of the roof is -- square metres / -- square feet];
*[梯屋的面積為 -- 平方米 / -- 平方呎];
*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 25th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 25 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]
*[4.639 平方米 / 50 平方呎為露台的樓面面積];
*[4.639 square metres / 50 square feet is the floor area of the balcony];
*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];
*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];
*[the area of the flat roof is -- square metres / -- square feet];
*[花園的面積為 -- 平方米 / -- 平方呎];
*[the area of the garden is -- square metres / -- square feet];
*[停車位的面積為 -- 平方米 / -- 平方呎];
*[the area of the parking space -- square metres / -- square feet];
*[天台的面積為 -- 平方米 / -- 平方呎];
*[the area of the roof is -- square metres / -- square feet];
*[梯屋的面積為 -- 平方米 / -- 平方呎];
*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 28th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 28 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]

*[4.639 平方米 / 50 平方呎為露台的樓面面積];

*[4.639 square metres / 50 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 — 平方米 / — 平方呎];

*[the area of the flat roof is — square metres / — square feet];

*[花園的面積為 — 平方米 / — 平方呎];

*[the area of the garden is — square metres / — square feet];

*[停車位的面積為 — 平方米 / — 平方呎];

*[the area of the parking space — square metres / — square feet];

*[天台的面積為 — 平方米 / — 平方呎];

*[the area of the roof is — square metres / — square feet];

*[梯屋的面積為 — 平方米 / — 平方呎];

*[the area of the stairhood is — square metres / — 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 29th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 29 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]

*[4.639 平方米 / 50 平方呎為露台的樓面面積];

*[4.639 square metres / 50 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 - 平方米 / - 平方呎];

*[the area of the flat roof is - square metres / - square feet];

*[花園的面積為 - 平方米 / - 平方呎];

*[the area of the garden is - square metres / - square feet];

*[停車位的面積為 - 平方米 / - 平方呎];

*[the area of the parking space - square metres / - square feet];

*[天台的面積為 - 平方米 / - 平方呎];

*[the area of the roof is - square metres / - square feet];

*[梯屋的面積為 - 平方米 / - 平方呎];

*[the area of the stairhood is - square metres / - 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 30th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 30 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]
*[4.639 平方米 / 50 平方呎為露台的樓面面積];
*[4.639 square metres / 50 square feet is the floor area of the balcony];
*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];
*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];
*[the area of the flat roof is -- square metres / -- square feet];
*[花園的面積為 -- 平方米 / -- 平方呎];
*[the area of the garden is -- square metres / -- square feet];
*[停車位的面積為 -- 平方米 / -- 平方呎];
*[the area of the parking space -- square metres / -- square feet];
*[天台的面積為 -- 平方米 / -- 平方呎];
*[the area of the roof is -- square metres / -- square feet];
*[梯屋的面積為 -- 平方米 / -- 平方呎];
*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 33rd Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 33 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 140.701 平方米 / 1,515 平方呎*[其中-]
the saleable area of the Property is 140.701 square metres / 1,515 square feet * [of which-]
*[4.639 平方米 / 50 平方呎為露台的樓面面積];
*[4.639 square metres / 50 square feet is the floor area of the balcony];
*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];
*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];
*[the area of the flat roof is -- square metres / -- square feet];
*[花園的面積為 -- 平方米 / -- 平方呎];
*[the area of the garden is -- square metres / -- square feet];
*[停車位的面積為 -- 平方米 / -- 平方呎];
*[the area of the parking space -- square metres / -- square feet];
*[天台的面積為 -- 平方米 / -- 平方呎];
*[the area of the roof is -- square metres / -- square feet];
*[梯屋的面積為 -- 平方米 / -- 平方呎];
*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 18th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 18 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 - 平方米 / - 平方呎];

*[the area of the flat roof is - square metres / - square feet];

*[花園的面積為 - 平方米 / - 平方呎];

*[the area of the garden is - square metres / - square feet];

*[停車位的面積為 - 平方米 / - 平方呎];

*[the area of the parking space - square metres / - square feet];

*[天台的面積為 - 平方米 / - 平方呎];

*[the area of the roof is - square metres / - square feet];

*[梯屋的面積為 - 平方米 / - 平方呎];

*[the area of the stairhood is - square metres / - 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 19th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 19 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 — 平方米 / — 平方呎];

*[the area of the flat roof is — square metres / — square feet];

*[花園的面積為 — 平方米 / — 平方呎];

*[the area of the garden is — square metres / — square feet];

*[停車位的面積為 — 平方米 / — 平方呎];

*[the area of the parking space — square metres / — square feet];

*[天台的面積為 — 平方米 / — 平方呎];

*[the area of the roof is — square metres / — square feet];

*[梯屋的面積為 — 平方米 / — 平方呎];

*[the area of the stairhood is — square metres / — 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 20th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 20 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 23rd Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 23 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];

*[the area of the flat roof is -- square metres / -- square feet];

*[花園的面積為 -- 平方米 / -- 平方呎];

*[the area of the garden is -- square metres / -- square feet];

*[停車位的面積為 -- 平方米 / -- 平方呎];

*[the area of the parking space -- square metres / -- square feet];

*[天台的面積為 -- 平方米 / -- 平方呎];

*[the area of the roof is -- square metres / -- square feet];

*[梯屋的面積為 -- 平方米 / -- 平方呎];

*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 25th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 25 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 28th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 28 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

- (a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]
*[3.720 平方米 / 40 平方呎為露台的樓面面積];
*[3.720 square metres / 40 square feet is the floor area of the balcony];
*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];
*[1.500 square metres / 16 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 -- 平方米 / -- 平方呎];
*[the area of the flat roof is -- square metres / -- square feet];
*[花園的面積為 -- 平方米 / -- 平方呎];
*[the area of the garden is -- square metres / -- square feet];
*[停車位的面積為 -- 平方米 / -- 平方呎];
*[the area of the parking space -- square metres / -- square feet];
*[天台的面積為 -- 平方米 / -- 平方呎];
*[the area of the roof is -- square metres / -- square feet];
*[梯屋的面積為 -- 平方米 / -- 平方呎];
*[the area of the stairhood is -- square metres / -- 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 29th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 29 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 30th Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 30 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 33rd Floor of Tower 1 (1A) of LA MONTAGNE
本物業 : 海盈山 第 1 (1A) 座 33 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 111.892 平方米 / 1,204 平方呎*[其中-]
the saleable area of the Property is 111.892 square metres / 1,204 square feet * [of which-]

*[3.720 平方米 / 40 平方呎為露台的樓面面積];

*[3.720 square metres / 40 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 18th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 18 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 19th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 19 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 20th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 20 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 23rd Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 23 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 25th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 25 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 28th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 28 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 29th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 29 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit A on the 30th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 30 樓 A 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.226 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.226 square metres / 960 square feet * [of which-]

*[2.984 平方米 / 32 平方呎為露台的樓面面積];

*[2.984 square metres / 32 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 18th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 18 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 19th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 19 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 20th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 20 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 23rd Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 23 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 25th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 25 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 28th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 28 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 平方米 / 平方呎];

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

*[花園的面積為 平方米 / 平方呎];

*[the area of the garden is square metres / square feet];

*[停車位的面積為 平方米 / 平方呎];

*[the area of the parking space square metres / square feet];

*[天台的面積為 平方米 / 平方呎];

*[the area of the roof is square metres / square feet];

*[梯屋的面積為 平方米 / 平方呎];

*[the area of the stairhood is square metres / 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 29th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 29 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 — 平方米 / — 平方呎];

*[the area of the flat roof is — square metres / — square feet];

*[花園的面積為 — 平方米 / — 平方呎];

*[the area of the garden is — square metres / — square feet];

*[停車位的面積為 — 平方米 / — 平方呎];

*[the area of the parking space — square metres / — square feet];

*[天台的面積為 — 平方米 / — 平方呎];

*[the area of the roof is — square metres / — square feet];

*[梯屋的面積為 — 平方米 / — 平方呎];

*[the area of the stairhood is — square metres / — 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].

*Delete as appropriate

*將不適用者刪去

Schedule 1 to Conditions of Sale

出售條款附表 1

Property : Unit B on the 30th Floor of Tower 1 (1B) of LA MONTAGNE
本物業 : 海盈山 第 1 (1B) 座 30 樓 B 單位

The measurements of the Property are as follows

本物業的量度尺寸如下:-

(a) 本物業的實用面積為 89.208 平方米 / 960 平方呎*[其中-]
the saleable area of the Property is 89.208 square metres / 960 square feet * [of which-]

*[3.045 平方米 / 33 平方呎為露台的樓面面積];

*[3.045 square metres / 33 square feet is the floor area of the balcony];

*[1.500 平方米 / 16 平方呎為工作平台的樓面面積];

*[1.500 square metres / 16 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 — 平方米 / — 平方呎];

*[the area of the flat roof is — square metres / — square feet];

*[花園的面積為 — 平方米 / — 平方呎];

*[the area of the garden is — square metres / — square feet];

*[停車位的面積為 — 平方米 / — 平方呎];

*[the area of the parking space — square metres / — square feet];

*[天台的面積為 — 平方米 / — 平方呎];

*[the area of the roof is — square metres / — square feet];

*[梯屋的面積為 — 平方米 / — 平方呎];

*[the area of the stairhood is — square metres / — 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].

*Delete as appropriate

*將不適用者刪去

Schedule 2 to Conditions of Sale

出售條款附表 2

Fittings, Finishes and Appliances

裝置、裝修物料及設備

外牆 External Wall	: 平台: 天然石板裝飾、外牆瓦、玻璃牆、鋁板裝飾、鋁質柵檔及外牆漆 Podium: Natural stone cladding, external wall tiles, glass wall, aluminium cladding, aluminium grilles and exterior paint : 住宅大廈: 外牆瓦、鋁板裝飾、玻璃幕牆及鋁板百葉 Residential Towers: External wall tiles, aluminium cladding, curtain wall and aluminium louvres
內牆及天花板 Internal wall and ceiling	: 客廳/飯廳/睡房: <u>Living room / Dining room / Bedroom:</u> : 牆壁: Wall: 乳膠漆 (第 1 座(1A)37 樓 A 單位及第 1 座(1B)37 樓 B 單位除外) 只適用於第 1 座(1A)37 樓 A 單位: 客廳/飯廳: 木皮飾面及天然石 主人睡房: 木皮飾面及牆紙 睡房 1: 特色油漆、牆紙及木皮飾面 睡房 2: 木皮飾面及牆紙 睡房 3: 木皮飾面及牆紙 只適用於第 1 座(1B)37 樓 B 單位: 客廳/飯廳: 貝母飾面、木皮飾面、牆紙、鏡飾面板、金屬及高光油漆 主人睡房: 牆紙、捫布板、鏡、木皮飾面及金屬 睡房 1: 牆紙、捫布板、金屬及油漆 睡房 2: 牆紙 Emulsion paint (except Unit A on 37/F of Tower 1(1A) and Unit B on 37/F of Tower 1(1B)) Applicable to Unit A on 37/F of Tower 1(1A) only: Living room/Dining room: Wood veneer and natural stone Master Bedroom: Wood veneer and wall paper Bedroom 1: Special paint finish, wall paper and wood veneer Bedroom 2: Wood veneer and wall paper Bedroom 3: Wood veneer and wall paper Applicable to Unit B on 37/F of Tower 1(1B) only: Living room/Dining room: Mother of pearl, wood veneer, wallpaper, mirror panel, metal and high gloss lacquer Master Bedroom: Wall paper, fabric panel, mirror, timber veneer and metal Bedroom 1: Wall paper, fabric panel, metal and paint Bedroom 2: Wall paper : 天花板: Ceiling: 外露部份髹乳膠漆, 部份天花位置裝設石膏板假天花及假陣髹乳膠漆 (第 1 座(1A)37 樓 A 單位及第 1 座(1B)37 樓 B 單位除外) 只適用於第 1 座(1A)37 樓 A 單位: 客廳/飯廳: 外露部份髹乳膠漆, 部份天花位置裝設石膏板假天花及假陣髹乳膠漆, 走廊部分天花裝設木皮飾面 睡房: 外露部份髹乳膠漆, 部份天花位置裝設石膏板假天花及假陣髹乳膠漆

		只適用於第 1 座(1B)37 樓 B 單位： 客廳/飯廳:外露部份髹乳膠漆及金屬線條，部份天花位置裝設石膏板假天花及假陣髹乳膠漆 睡房：外露部份髹乳膠漆，部份天花位置裝設石膏板假天花及 假陣髹乳膠漆 Emulsion paint on exposed surfaces, partial areas of the ceiling equipped with gypsum board false ceiling and bulkhead finished with emulsion paint (except Unit A on 37/F of Tower 1(1A) and Unit B on 37/F of Tower 1(1B)) Applicable to Unit A on 37/F of Tower 1(1A) only: Living room/Dining room: Emulsion paint on exposed surfaces, partial areas of the ceiling equipped with gypsum board false ceiling and bulkhead finished with emulsion paint, corridor ceiling finished with wood veneer finish Bedroom: Emulsion paint on exposed surfaces, partial areas of the ceiling equipped with gypsum board false ceiling and bulkhead finished with emulsion paint Applicable to Unit B on 37/F of Tower 1(1B) only: Living room/Dining room: Emulsion paint with metal trimming on exposed surfaces, partial areas of the ceiling equipped with gypsum board false ceiling and bulkhead finished with emulsion paint Bedroom: Emulsion paint on exposed surfaces, partial areas of the ceiling equipped with gypsum board false ceiling and bulkhead finished with emulsion paint
地板 Flooring	: 客廳/飯廳/睡房: <u>Living room / Dining room / Bedroom:</u> : 地板: Floor:	複合木地板 於露台門(如有)、露台及工作平台門(如有)、私人平台門(如有)及私人花園門(如有)旁鋪上人造石及金屬分隔條。 以下單位除外: 瓷磚地板 適用於以下單位: 第1座 (1B): 5樓至12樓、15樓、17樓至23樓、25樓至33樓、35樓至42樓 D及E單位 只適用於第1座(1A)37樓A單位： 複合木地板 只適用於第 1 座(1B)37 樓 B 單位： 客廳/飯廳：天然石、金屬及複合木地板 主人睡房、睡房 1 及睡房 2：複合木地板 Engineered timber floorings finished with reconstituted stone and metal dividing strip next to balcony door (if provided), balcony and utility platform door (if provided), private flat roof door (if provided), and private garden door (if provided). Except the following units: Tile floorings Applicable to the following units: Tower 1 (1B): Units D and E on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-42/F Applicable to Unit A on 37/F of Tower 1 (1A) only: Engineered timber floorings Applicable to Unit B on 37/F of Tower 1 (1B) only: Living room/ dining room: Natural stone, metal and engineered timber floorings

			Master bedroom, bedroom 1 and bedroom 2: Engineered timber floorings
	:	牆腳線: Skirting:	木皮飾面牆腳線 (第 1 座(1A)37 樓 A 單位及第 1 座(1B)37 樓 B 單位除外) 只適用於第 1 座(1A)37 樓 A 單位： 不適用 只適用於第 1 座(1B)37 樓 B 單位： 木皮飾面及金屬牆腳線 Wood veneer skirting (except Unit A on 37/F of Tower 1 (1A) and Unit B on 37/F of Tower 1(1B)) Applicable to Unit A on 37/F of Tower 1 (1A) only: Not Applicable Applicable to Unit B on 37/F of Tower 1 (1B) only: Wood veneer and metal skirting
大門 Entrance door	:		實心防火木掩門配以木皮飾面及金屬條 Solid core fire rated timber swing door with wood veneer and metal strips
Bathroom 浴室	:		衛生設備; Sanitary fitments;
	:	牆壁: Wall:	外露部份鋪砌天然石及鏡飾面 Natural stone and mirror finish on exposed surface
	:	地板: Floor:	外露部份鋪砌天然石 Natural stone on exposed surface
浴室 (續) Bathroom (cont'd)	:	天花板: Ceiling:	石膏板假天花及玻璃纖維強化石膏及外露部份 髹乳膠漆 Gypsum Board False Ceiling With GRG (Glass Fiber Reinforced Gypsum) and emulsion paint on exposed surface
Kitchen 廚房			
第1座 (1A): 5樓至12樓、15 樓、17樓至23 樓、25樓至33 樓、35樓至42 樓 A及B單位	:	牆壁: Wall:	外露部份鋪砌瓷磚 Tile on exposed surface
	:	地板: Floor:	外露部份鋪砌天然石 Natural stone on exposed surface
	:	天花板: Ceiling:	石膏板假天花及玻璃纖維強化石膏及外露部份髹乳膠漆 Gypsum Board False Ceiling with GRG (Glass Fiber Reinforced Gypsum) and emulsion paint on exposed surface
Tower 1 (1A): Units A and Unit B on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F	:	灶台: Cooking Bench:	人造石, 不銹鋼洗滌盆, 冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉, 鍍 鉻水龍頭, 木製廚櫃配木紋膠板飾面板 Reconstituted stone, Stainless steel sink unit, Copper water pipes are used for cold water supply and copper water pipes with thermal insulation are used for hot water supply, Chrome plated mixer, wooden kitchen cabinet with wooden pattern laminate finish
第 1 座(1B): 5 樓至 12 樓、 15 樓、17 樓至 23 樓、25 樓至 33 樓、35 樓至	:	牆壁: Wall:	外露部份鋪砌瓷磚 Tile on exposed surface
	:	地板: Floor:	外露部份鋪砌天然石 Natural stone on exposed surface
	:	天花板: Ceiling:	石膏板假天花及玻璃纖維強化石膏及外露部份髹乳膠漆 Gypsum Board False Ceiling with GRG (Glass Fiber Reinforced Gypsum) and emulsion paint on exposed surface

42 樓 A、B 及 C 單位 第 1 座(1C)： 5 樓至 12 樓、 15 樓、17 樓至 23 樓、25 樓至 33 樓、35 樓至 42 樓 A、B、C 及 D 單位 Tower 1 (1B): Units A, B and C on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F Tower 1 (1C): Units A, B, C and D on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-42/F	:	灶台： Cooking Bench:	實心面材，不銹鋼洗滌盆，冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉， 鍍鉻水龍頭，木製廚櫃配高光焗漆面板 Solid surface material, Stainless steel sink unit, Copper water pipes are used for cold water supply and copper water pipes with thermal insulation are used for hot water supply, Chrome plated mixer, wooden kitchen cabinet with high glossy lacquer panel finish
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第1座 (1B): 5樓至12樓、15 樓、17樓至23 樓、25樓至33 樓、35樓至42 樓 D及E單位 Tower 1 (1B): Units D and E on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F	:	牆壁: Wall:	外露部份鋪砌瓷磚 Tile on exposed surface
	:	地板: Floor:	外露部份鋪砌瓷磚 Tile on exposed surface
	:	天花板: Ceiling:	石膏板假天花及髹上乳膠漆 Gypsum board false ceiling and emulsion paint on exposed surface
	:	灶台: Cooking Bench:	實心面材，不銹鋼洗滌盆，冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉， 鍍鉻水龍頭，木製廚櫃配高光焗漆面板 Solid surface material, Stainless steel sink unit, Copper water pipes are used for cold water supply and copper water pipes with thermal insulation are used for hot water supply, Chrome plated mixer, wooden kitchen cabinet with high glossy lacquer panel finish
第1座 (1A): 43樓 A及B單位 Tower 1 (1A): Unit A and Unit B on 43/F 第1座 (1B): 43樓 A及B單位 Tower 1 (1B): Unit A and Unit B on 43/F 第1座 (1C): 43樓 A單位 Tower 1 (1C): Unit A on 43/F	:	牆壁: Wall:	外露部份鋪砌天然石及夾層玻璃 Natural stone and laminated glass on exposed surface
	:	地板: Floor:	外露部份鋪砌天然石 Natural stone on exposed surface
	:	天花板: Ceiling:	石膏板假天花及玻璃纖維強化石膏及外露部份髹乳膠漆 Gypsum Board False Ceiling with GRG (Glass Fiber Reinforced Gypsum) and emulsion paint on exposed surface
	:	灶台: Cooking Bench:	人造石，不銹鋼洗滌盆，冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉，鍍 鉻水龍頭，木製廚櫃配木皮飾面板 Reconstituted stone, Stainless steel sink unit, Copper water pipes are used for cold water supply and copper water pipes with thermal insulation are used for hot water supply, Chrome plated mixer, wooden kitchen cabinet with wood veneer finish

設備說明表 Appliance Schedules		
納米離子機 Air-e nanoe® x Generator	:	第 1 座(1A): 所有單位 Tower 1(1A): All Units
抽氣扇 Exhaust Fan	:	第 1 座(1A): 所有單位 Tower 1(1A): All Units 第 1 座(1B): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 及 B 單位 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 C 及 D 單位 Tower 1(1B): - Units A and B on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-43/F - Units C and D on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-42/F 第 1 座(1C): 所有單位 Tower 1(1C): All Units
換氣暖風機 Thermo Ventilator	:	所有單位 All Units
視像對講機 Video Doorphone	:	所有單位 All Units
電熱水爐 Electric Water Heater	:	第 1 座(1A): 所有單位 Tower 1(1A): All Units 第 1 座(1B): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 及 B 單位 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 D 及 E 單位 Tower 1(1B): - Units A and B on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-43/F - Units D and E on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-42/F 第 1 座(1C): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 單位 Tower 1(1C): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-43/F
煤氣熱水爐 Gas Water Heater 煤氣熱水爐(續) Gas Water Heater (cont'd)	:	第 1 座(1A): 所有單位 Tower 1(1A): All Units 第 1 座(1B): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 及 B 單位 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 C 單位 Tower 1(1B): - Units A and B on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-43/F - Unit C on 5/F-12/F, 15/F, 17/F-23/F, 25/F-33/F and 35/F-42/F 第 1 座(1C): 所有單位 Tower 1(1C): All Units

空調機 Air-conditioner unit	:	所有單位 All Units
路由器 Router	:	所有單位 All Units
交換機 Switch	:	第 1 座(1A): 43 樓 A 及 B 單位 Tower 1(1A): - Units A and B on 43/F 第 1 座(1B): 43 樓 A 及 B 單位 Tower 1(1B): - Units A and B on 43/F 第 1 座(1C): 43 樓 A 單位 Tower 1(1C): - Unit A on 43/F
雙頭氣體爐煮食爐 Gas Hob 2 Burners	:	第 1 座 (1A): 所有單位 Tower 1 (1A): All Units 第 1 座 (1B): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 及 B 單位 Tower 1 (1B): - Units A and B on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-43/F 第 1 座 (1C): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 單位 Tower 1 (1C): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-43/F
單頭氣體煮食爐 Gas Hob 1 Burner	:	第 1 座 (1A): 所有單位 Tower 1 (1A): All Units
單頭氣體煮食爐 (續) Gas Hob 1 Burner (cont'd)	:	第 1 座 (1B): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A, B 及 C 單位 43 樓 A 及 B 單位 Tower 1 (1B): - Unit A, B and C on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1C): 所有單位 Tower 1 (1C): All Units
電磁爐 Induction Hob	:	所有單位 All Units
抽油煙機 Cooker Hood	:	所有單位 All Units
蒸焗爐	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 B 單位

Combi - Steam Oven		Tower 1 (1A): - Unit B on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F 第 1 座 (1B): 所有單位 (以下單位除外) 43 樓 A 單位 Tower 1 (1B): All Units (except the following units) - Unit A on 43/F 第 1 座 (1C): 所有單位 Tower 1 (1C): All Units
蒸爐 Steamer	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 43 樓 A 及 B 單位 Tower 1 (1A): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1B): 43 樓 A 單位 Tower 1 (1B): - Unit A on 43/F
焗爐 Oven	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 43 樓 A 及 B 單位 Tower 1 (1A): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1B): 43 樓 A 單位 Tower 1 (1B): - Unit A on 43/F
雪櫃 Fridge Freezer	:	所有單位 All Units
洗衣乾衣機 Washer Dryer	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 B 單位 Tower 1 (1A): - Unit B on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F 第 1 座 (1B): 所有單位 (以下單位除外) 43 樓 A 單位 Tower 1 (1B): All Units (except the following unit) - Unit A on 43/F 第 1 座 (1C): 所有單位 Tower 1 (1C): All Units
洗衣機 Washer	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 43 樓 A 及 B 單位 Tower 1 (1A): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1B):

		43 樓 A 單位 Tower 1 (1B): - Unit A on 43/F
乾衣機 Dryer	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 43 樓 A 及 B 單位 Tower 1 (1A): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1B): 43 樓 A 單位 Tower 1 (1B): - Unit A on 43/F
洗碗碟機 Dishwasher	:	第 1 座 (1A): 所有單位 Tower 1 (1A): All Units 第 1 座 (1B): 43 樓 A 及 B 單位 Tower 1 (1B): - Units A and B on 43/F 第 1 座 (1C): 43 樓 A 單位 Tower 1 (1C): - Unit A on 43/F
咖啡機 Coffee Machine	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 43 樓 A 及 B 單位 Tower 1 (1A): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1B): 43 樓 A 及 B 單位 Tower 1 (1B): - Units A and B on 43/F
暖碟櫃 Plate Warming Drawer	:	第 1 座 (1A): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 43 樓 A 及 B 單位 Tower 1 (1A): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F - Units A and B on 43/F 第 1 座 (1B): 43 樓 A 及 B 單位 Tower 1 (1B): - Units A and B on 43/F

酒櫃 Wine Cellar	:	第 1 座 (1A): 所有單位 Tower 1 (1A): All Units 第 1 座 (1B): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 43 樓 A 及 B 單位 Tower 1 (1B): - Units A and B on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-43/F 第 1 座 (1C): 5 樓至 12 樓、15 樓、17 樓至 23 樓、25 樓至 33 樓及 35 樓至 42 樓 A 單位 Tower 1 (1C): - Unit A on 5/F-12/F, 15/F, 17/F-23/F, 25/F- 33/F and 35/F-42/F
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[End of Part 2: Conditions of Sale]

[第 2 部分：出售條款完]

PART 3: OFFER FORM

(To be completed by the Tenderer)

To: The Vendor

1. Offer

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

2. Binding agreement if offer is accepted

I/We agree, accept and declare that in the event that this tender is accepted by the Vendor, then until the Agreement is signed, this Tender Document (together with the Letter of Acceptance and the Conditions of Sale) shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.

3. Address for receipt of acceptance of tender

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

4. Declarations, representations and warranties

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

- (a) The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far it is within my/our knowledge.
- (b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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

**TENDERER MUST
COMPLETE THIS PAGE**

**Schedule to the Offer Form
(To be completed by the Tenderer)**

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

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

Section 2 - Property and Purchase price			
Property	Tower	Floor	Unit
Purchase price (HK\$)			
Cashier's order(s) and cheque(s) (if any) (PROVIDED THAT at least HK\$1,000,000 shall be paid by cashier's order(s))	Amount (HK\$)	Bank	Cashier's order(s) / cheque(s) no(s).

**TENDERER MUST
COMPLETE THIS PAGE**

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

(Please also refer to the list of gifts, financial advantages or benefits in Annex 18)

☐ **Terms of Payment A (Privileged 90-Day Payment Plan)**

5% of the purchase price: being the Preliminary Deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). The agreement for sale and purchase must be signed by the Purchaser within 5 working days after the date of Letter of Acceptance.

95% of the purchase price: being the balance of the purchase price shall be paid by the Purchaser within 90 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).

☐ **Terms of Payment B (Easy Flexible 360 Payment Plan)**

5% of the purchase price: being the Preliminary Deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). The agreement for sale and purchase must be signed by the Purchaser within 5 working days after the date of Letter of Acceptance.

5% of the purchase price: being the further deposit shall be paid by the Purchaser within 60 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).

5% of the purchase price: being the part payment of the purchase price shall be paid by the Purchaser within 210 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).

85% of the purchase price: being the balance of the purchase price shall be paid by the Purchaser within 360 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).

Section 4 - Submission checklist

The following documents are submitted together with this Tender Document (See paragraph 2(g) of the Tender Notice)

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier's order(s) and cheque(s) (if any)
3. ☐ Tenderer's identification documents
4. ☐ Intermediary's licence (if applicable)
5. Documents in Annexes, duly signed and completed by the Tenderer:
 - (1) ☐ Declaration of Relationship with the Vendor (**undated**)
 - (2) ☐ Declaration of Relationship with the Owner (**undated**)
 - (3) ☐ Warning to Purchasers (**undated**)
 - (4) ☐ Declaration Regarding Intermediary (**undated**) (if applicable)
 - (5) ☐ Declaration Regarding No Intermediary (**undated**) (if applicable)
 - (6) ☐ Personal Information Collection Statement (MTR Corporation Limited) (**undated**)
 - (7) ☐ Notice to customers relating to direct marketing and the Personal Data (Privacy) Ordinance (WCH Real Estate Agency Limited) (**undated**)
 - (8) ☐ Acknowledgement Letter regarding Vent Shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station (**undated**)
 - (9) ☐ Acknowledgement Letter regarding Common Areas (**undated**)
 - (10) ☐ Acknowledgement Letter regarding Ceiling Bulkheads and Sunken Slabs (**undated**)
 - (11) ☐ Acknowledgement Letter regarding Cabinet (**undated**) (only applicable to Units A and Units B on 18th to 20th Floor, 23rd Floor, 25th Floor & 28th to 30th Floor of Tower 1(1B))
 - (12) ☐ Acknowledgement Letter regarding Curtains (**undated**)
 - (13) ☐ Acknowledgement Letter regarding Option to Purchase One Car Parking Space in Phase 4A of the Development (**undated**) (only applicable to Units A and Units B on 18th to 20th Floor, 23rd Floor, 25th Floor, 28th to 30th Floor & 33rd Floor of Tower 1(1A))
 - (14) ☐ Acknowledgement Letter regarding Cash Rebate for Early Completion and Full Payment of Purchase Price (**undated**) (Only applicable to Purchasers who choose Terms of Payment (B) Easy Flexible 360 Payment Plan)
 - (15) ☐ Acknowledgement Letter for Viewing of Property
 - (16) ☐ Acknowledgement Letter regarding public viewing of the Property (if applicable)
 - (17) ☐ Vendor's Information Form

**TENDERER MUST
COMPLETE THIS PAGE**

Section 5 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

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

Director(s)

	Name	Hong Kong Identity Card No. /Passport No.
1.		
2.		
3.		
4.		
5.		

**TENDERER MUST
COMPLETE THIS PAGE**

Section 6 - Signature of the Tenderer and witness

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

(Note 1: The Offer Form must be signed by ALL of the individuals comprising the Tenderer. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)

(Note 2: Please specify if the Offer Form is signed by an attorney appointed pursuant to a duly executed and properly witnessed Power of Attorney, in which case that attorney shall be deemed to have warranted to the Vendor that he has the authority of the principal (i.e. the Tenderer) to complete, sign and submit the Offer Form and other relevant documents.)

Signed by the Tenderer:

X

Witnessed by:

X

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

Name of the witness:

Date:

[End of Part 3: Offer Form]

[End of the Tender Document]

第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

本人 / 我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的樓價購買該物業，並受本招標文件及出售條款的條款及細則所約束。

2. 如要約獲接納將構成有效協議

本人 / 我們同意及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件 (連同接納書及出售條款) 構成本人 / 我們與賣方之間按照招標文件訂立的一份具約束力的協議。

3. 收取接受投標書信函的地址

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

4. 聲明、陳述及保證

本人 / 我們現聲明、陳述及保證如下：

(a) 本要約表格的附表中指明的資料，在本人 / 我們的所知的範圍內，均為真實及正確。

(b) 除樓價、提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

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

要約表格的附表
(由投標者填寫)

投標者須填妥本頁

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

第 1A 節 – 受權人/代理人的資料(如適用)				
名稱				
身份證 / 護照 / 商業登記證號碼				
地址				
香港通訊地址(如與上面不同)				
聯絡資料	聯絡人			
	電話		傳真	

第 2 節 – 該物業及樓價			
該物業	座	樓	單位
樓價 (HK\$)			
銀行本票及支票(如有) (最少港幣 1,000,000 元須 以銀行本票支付)	金 額 (HK\$)	銀行	本票/支票編號

第 3 節 – 支付辦法 (*請剔適用者)

(請參閱附件 18 - 贈品、財務優惠或利益的列表)

☐ **支付條款 A (星級90天付款計劃)**

樓價 5%： 臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付，買方並須於其後 5 個工作天內簽署買賣合約。

樓價 95%： 樓價餘款於投標書獲賣方接納當日(即接納書的日期)後 90 天內支付。

☐ **支付條款 B (360輕鬆自在付款計劃)**

樓價 5%： 臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付，買方並須於其後 5 個工作天內簽署買賣合約。

樓價 5%： 加付訂金於投標書獲賣方接納當日(即接納書的日期)後 60 天內支付。

樓價 5%： 部份樓價於投標書獲賣方接納當日(即接納書的日期)後 210 天內支付。

樓價 85%： 樓價餘款須於投標書獲賣方接納當日(即接納書的日期)後 360 天內支付。

第 4 節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2(g) 段)：

1. ☐ 已填妥及簽署的招標文件及要約表格
2. ☐ 銀行本票及支票(如有)
3. ☐ 投標者的身份證明文件
4. ☐ 中介人的牌照(如適用)
5. 由投標者填妥並簽署的附件的文件：
 - (1) ☐ 與賣方關係的聲明 (未有填上日期)
 - (2) ☐ 與擁有人關係的聲明 (未有填上日期)
 - (3) ☐ 對買方的警告 (未有填上日期)
 - (4) ☐ 關於中介人的聲明 (未有填上日期) (如適用)
 - (5) ☐ 關於並無中介人的聲明 (未有填上日期) (如適用)
 - (6) ☐ 收集個人資料聲明 (香港鐵路有限公司) (未有填上日期)
 - (7) ☐ 客戶推廣及個人資料(私隱)條例的通知 (WCH Real Estate Agency Limited) (未有填上日期)
 - (8) ☐ 關於黃竹坑車廠及黃竹坑站通風口的確認書 (未有填上日期)
 - (9) ☐ 關於公用地方的確認書(未有填上日期)
 - (10) ☐ 關於假天花及跌級樓板的確認書 (未有填上日期)
 - (11) ☐ 關於儲藏櫃的確認書 (未有填上日期) (只適用於第1座 (1B) 18樓至20樓、23樓、25樓及28樓至30樓A單位及B單位)
 - (12) ☐ 關於窗簾之確認書(未有填上日期)
 - (13) ☐ 關於認購發展項目第4A期內一個停車位權利的確認書(未有填上日期) (只適用於第1座 (1A) 18樓至20樓、23樓、25樓、28樓至30樓及33樓A單位及B單位)
 - (14) ☐ 提前完成交易及付清樓價現金回贈的確認書 (未有填上日期) (只適用於選擇支付條款 (B) 360輕鬆自在付款計劃之買方)
 - (15) ☐ 關於參觀物業的確認書
 - (16) ☐ 物業之公眾參觀確認書(如適用)
 - (17) ☐ 賣方資料表格

第 5 節 – 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

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

董事

	名稱	香港身份證號碼/護照號碼
1.		
2.		
3.		
4.		
5.		

第 6 節 – 投標者及見證人的簽署

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

(註 1：如投標者由多於一人組成，要約表格須由所有組成投標者的人士簽署。如投標者為公司，要約表格須由其獲授權人士簽署及蓋上公司印章。)

(註2：如要約表格由妥為簽訂及見證的授權書所授權的受權人代為簽署，請註明。如屬此等情況，該受權人將被視為已向賣方保證他已得到主事人(即投標者)的授權填寫、簽署及遞交要約表格及其他相關文件。)

投標者簽署：

X

見證人簽署：

X

獲授權人士的名稱(如投標者為公司)：

見證人名稱：

日期：

[第3 部份：要約表格完]

[招標文件完]

附件 Annexes

(附件不屬於招標文件的一部份。招標者須簽署以下標有“#”號的文件(如適用)並連同招標文件一併遞交。)

The Annexes do not form part of the Tender Document. Documents marked with "#" (if applicable) should be signed and submitted together with the Tender Document.)

1. 與賣方關係的聲明#
Declaration of Relationship with the Vendor #
2. 與擁有人關係的聲明#
Declaration of Relationship with the Owner #
3. 對買方的警告#
Warning to Purchasers #
4. 關於中介人的聲明(如適用)#
Declaration Regarding Intermediary (if applicable) #
5. 關於並無中介人的聲明(如適用)#
Declaration Regarding No Intermediary (if applicable) #
6. 收集個人資料聲明 (香港鐵路有限公司) #
Personal Information Collection Statement (MTR Corporation Limited) #
7. 客戶推廣及個人資料(私隱)條例的通知 (WCH Real Estate Agency Limited) #
Notice to customers relating to direct marketing and the Personal Data (Privacy) Ordinance (WCH Real Estate Agency Limited) #
8. 關於黃竹坑車廠及黃竹坑站通風口的確認書#
Acknowledgement Letter regarding Vent Shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station #
9. 關於公用地方的確認書#
Acknowledgement Letter regarding Common Areas#
10. 關於假天花及跌級樓板的確認書 #
Acknowledgement Letter regarding Ceiling Bulkheads and Sunken Slabs #
11. 關於儲藏櫃的確認書(只適用於第1座 (1B) 18樓至20樓、23樓、25樓及28樓至30樓A單位及B單位)#
Acknowledgement Letter regarding Cabinet (only applicable to Units A and Units B on 18th to 20th Floor, 23rd Floor, 25th Floor & 28th to 30th Floor of Tower 1(1B))#
12. 關於窗簾之確認書#
Acknowledgement Letter regarding Curtains #
13. 關於認購發展項目第4A期內一個停車位權利的確認書(只適用於第1座 (1A) 18樓至20樓、23樓、25樓、28樓至30樓及33樓A單位及B單位)#
Acknowledgement Letter regarding Option to Purchase One Car Parking Space in Phase 4A of the Development (only applicable to Units A and Units B on 18th to 20th Floor, 23rd Floor, 25th Floor, 28th to 30th Floor & 33rd Floor of Tower 1(1A)) #
14. 提前完成交易及付清樓價現金回贈的確認書(只適用於選擇支付條款 (B) 360輕鬆自在付款計劃之買方) #
Acknowledgement Letter regarding Cash Rebate for Early Completion and Full Payment of Purchase Price (Only applicable to Purchasers who choose Terms of Payment (B) Easy Flexible 360 Payment Plan) #
15. 關於參觀物業的確認書#
Acknowledgement Letter for Viewing of Property #
16. 物業之公眾參觀確認書(如適用)#
Acknowledgement Letter regarding public viewing of the Property (if applicable) #
17. 賣方資料表格#
Vendor's Information Form #
18. 贈品、財務優惠或利益的列表
List of gifts, financial advantages or benefits
19. 給準買家的提醒
Reminder to Prospective Purchasers
20. 香港律師會打擊清洗黑錢活動單張
Anti-money Laundering Leaflet of The Law Society of Hong Kong

Annex 1 附件 1**Declaration of Relationship with the Vendor 與賣方關係的聲明**

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. /Passport/ B.R. No. 身份證/護照/商業登記證號碼			
Date 日期			

- The Purchaser hereby confirms that the Purchaser ☐ is / ☐ is **NOT** a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.
就《一手住宅物業銷售條例》而言，買方謹此確認買方 ☐ 是 / ☐ 不是 賣方的「有關連人士」。
- For the purposes of this Declaration, a person is a related party to the Vendor if that person is:
就本聲明而言，如有以下情況，某人即屬賣方的「有關連人士」：
 - a director of the Vendor, or a parent, spouse or child of such a director;
該人是賣方的董事，或該董事的父母、配偶或子女；
 - a manager of the Vendor;
該人是賣方的經理；
 - a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
 - an associate corporation or holding company of the Vendor;
該人是賣方的有聯繫法團或控股公司；
 - a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
該人是上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
 - a manager of such an associate corporation or holding company.
該人是上述有聯繫法團或控股公司的經理。
- The Purchaser hereby declares and confirms that the above information provided is true and accurate. If any information as provided by the Purchaser needs to be revised or has been changed, the Purchaser agrees and undertakes to notify the Vendor as soon as possible.
買方謹此聲明及確認上述提供之資料為真實及準確。如任何買方提供之資料須要修正或已更改，買方同意及承諾盡快通知賣方。
- In the event of any discrepancy or conflict between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何差異或不一致之處，一概以英文文本為準。

Signed by the Purchaser 買方簽署

Note 備註：

1. “**Manager**” has the meaning given by the Companies Ordinance (Cap.622) which, in relation to a company, means a person who performs managerial functions in relation to the company under the directors’ immediate authority.
「**經理**」具有《公司條例》(第 622 章) 給予該詞的涵義，即就一間公司而言，指在董事的直接權限下就該公司執行管理職能的人。
2. “**Private company**” has the meaning given by the Companies Ordinance (Cap.622) which means a company which by its articles (a) restrict a member's right to transfer shares; and (b) limit the number of members to 50, not including persons who are in the employment of the company and persons who was a member while being an employee of the company and who continues to be a member after ceasing to be such an employee; and (c) prohibit any invitation to the public to subscribe for any shares or debentures of the company.
「**私人公司**」具有《公司條例》(第 622 章) 給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司: (a) 限制成員轉讓股份的權利；及(b)將成員最高人數限於 50 人，但不包括本身是有關公司僱員的成員，亦不包括曾同時是成員及有關公司僱員，但於不再是該公司僱員後仍繼續是成員的人；及(c)禁止邀請公眾人士認購該公司的任何股份或債權證。
3. “**Associate corporation**” means (a) a subsidiary of the Vendor or (b) a subsidiary of a holding company of the Vendor. “**Subsidiary**” means a subsidiary within the meaning of the Companies Ordinance (Cap. 622). Under the Companies Ordinance, a company shall generally be deemed to be a subsidiary of another company, if :-
 - (a) that other company –
 - (i) controls the composition of the board of directors of the first-mentioned company; or
 - (ii) controls more than half of the voting rights of the first-mentioned company; or
 - (iii) holds more than half of the issued share capital of the first-mentioned company (excluding any part of it which carries no right to participate beyond a specified amount in a distribution of profits or capital); or
 - (b) the first-mentioned company is a subsidiary of any company which is that other company’s subsidiary.「**有聯繫法團**」指 (a)賣方的附屬公司或 (b)賣方的控股公司的附屬公司。「**附屬公司**」指《公司條例》(第 622 章) 所指的附屬公司。根據《公司條例》，一間公司一般來說須當作為另一間公司的附屬公司，如 :-
 - (a) 該另一間公司-
 - (i) 控制前述公司的董事局的組成；或
 - (ii) 控制前述公司的過半數的表決權；或
 - (iii) 持有前述公司的過半數已發行股本(所持股本中，如部分在分派利潤或資本時無權分享超過某一指明款額之部分，則該部分不計算在該股本內)；或
 - (b) 前述的公司是一間公司的附屬公司，而該間公司是上述另一間公司的附屬公司。
4. “**Holding company**” means, for the purpose of the Vendor, a company of which the Vendor is a subsidiary.
「**控股公司**」指 (就賣方而言) 一家公司而賣方為該公司的附屬公司。

Annex 2 附件 2

Declaration of Relationship with the Owner 與擁有人關係的聲明

The Owner 擁有人	MTR Corporation Limited 香港鐵路有限公司		
Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase. 註：「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人。			
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方	1. 3.	2. 4.	
I.D. / Passport/B.R. No. 身份證/護照/商業登記證號碼	1. 3.	2. 4.	
Date 日期			

請於下表中適用的方格內填上「✓」號及所需資料，以確認與擁有人是否有相關關係。

Please fill in the appropriate box(es) in the table below with a "✓" together with the required information to confirm the existence of the relationship(s) concerned with the Owner or otherwise.

本表格只作擁有人內部用途。 This form is for the Owner's internal use only.		買方 Purchaser			
		1	2	3	4
A.	本人 / 我等現確認本人 / 我等是獨立的第三者，並非擁有人的有關連人士 I / We hereby confirm that I / we am / are independent third party(ies), and am / are not (a) related party(ies) to the Owner.	☐	☐	☐	☐
B.	本人 / 我等現確認本人 / 我等是擁有人之有關連人士 I / We hereby confirm that I / we am / are (a) related party(ies) to the Owner. 本人 / 我等現進一步確認，本人 / 我等是： I / We hereby further confirm that I / we am / are:	☐	☐	☐	☐
1.	擁有人的董事 a director of the Owner	☐	☐	☐	☐
2.	擁有人董事的父母 a parent of a director of the Owner 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
3.	擁有人董事的配偶 a spouse of a director of the Owner 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
4.	擁有人董事的子女 a child of a director of the Owner 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
5.	擁有人的經理 a manager of the Owner 隸屬部門 department: _____ 職銜 job title: _____	☐	☐	☐	☐
6.	擁有人經理的父母 a parent of a manager of the Owner 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____	☐	☐	☐	☐

7.	擁有人經理的配偶 a spouse of a manager of the Owner 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職 銜 job title: _____	☐	☐	☐	☐
8.	擁有人經理的子女 a child of a manager of the Owner 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職 銜 job title: _____	☐	☐	☐	☐
9.	私人公司 - a private company -				
(a)	而擁有人的董事屬其董事或股東 of which a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
(b)	而擁有人董事的父母屬其董事或股東 of which a parent of a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
(c)	而擁有人董事的配偶屬其董事或股東 of which a spouse of a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
(d)	而擁有人董事的子女屬其董事或股東 of which a child of a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
(e)	而擁有人的經理屬其董事或股東 of which a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職 銜 job title: _____	☐	☐	☐	☐
(f)	而擁有人經理的父母屬其董事或股東 of which a parent of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職 銜 job title: _____	☐	☐	☐	☐
(g)	而擁有人經理的配偶屬其董事或股東 of which a spouse of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職 銜 job title: _____	☐	☐	☐	☐
(h)	而擁有人經理的子女屬其董事或股東 of which a child of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職 銜 job title: _____	☐	☐	☐	☐

10.	擁有人的有聯繫法團或控權公司 an associate corporation or holding company of the Owner	☐	☐	☐	☐
11.	擁有人的有聯繫法團或控權公司的董事 a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company:_____	☐	☐	☐	☐
12.	擁有人的有聯繫法團或控權公司的董事的父母 a parent of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____	☐	☐	☐	☐
13.	擁有人的有聯繫法團或控權公司的董事的配偶 a spouse of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company:_____	☐	☐	☐	☐
14.	擁有人的有聯繫法團或控權公司的董事的子女 a child of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____	☐	☐	☐	☐
15.	擁有人的有聯繫法團或控權公司的經理 a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company:_____	☐	☐	☐	☐
	隸屬部門 department:_____				
	職 銜 job title:_____				
16.	擁有人的有聯繫法團或控權公司的經理的父母 a parent of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company:_____	☐	☐	☐	☐
	有關經理的姓名 name of the manager:_____				
	隸屬部門 department:_____				
	職 銜 job title:_____				
17.	擁有人的有聯繫法團或控權公司的經理的配偶 a spouse of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company:_____	☐	☐	☐	☐
	有關經理的姓名 name of the manager:_____				
	隸屬部門 department:_____				
	職 銜 job title:_____				

18.	擁有人的有聯繫法團或控權公司的經理的子女 a child of a manager of an associate corporation or holding company of the Owner	☐	☐	☐	☐
	有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company:_____				
	有關經理的姓名 name of the manager:_____				
	隸屬部門 department:_____				
	職銜 job title:_____				

備註 Remarks :

- 「擁有人的控權公司」：不適用
“holding company of the Owner”: N/A
- 「有聯繫法團」就某法團或指明團體而言，指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；
“associate corporation”, in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
- 「附屬公司」指《公司條例》(第 622 章)所指的附屬公司；
“subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622);
- 「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及
“manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622); and
- 「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。
“private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622).

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

本人/我等確認上述資料將根據擁有人的內部程序處理。

I / We acknowledge that the above information will be handled in accordance with the internal procedure of the Owner.

Signed by the Purchaser 買方簽署

1. 2.

3. 4.

WARNING TO PURCHASERS**對買方的警告**

The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE 港島南岸的第4期 (「海盈山」) 的第 4B 期		
Property 本物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證 / 護照/商業登記證號碼			

WARNING TO PURCHASERS - PLEASE READ CAREFULLY**對買方的警告 - 買方請小心閱讀**

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

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of 20
公曆 年 月 日

Signed by the Purchaser 買方簽署

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

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註：「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期 (「海盈山」) 的第 4B 期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. /Passport/ B.R. No. 身份證 / 護照/商業登記證號碼			
Intermediary 中介人	(Name of Company) (公司名稱) (Name of Estate Agent) (地產代理姓名)		
EA Licence No. 地產代理牌照號碼			
Date 日期			

The Purchaser and the Intermediary hereby confirm and declare as follows:-

買方及中介人謹此確認及聲明如下：

- The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
買方是經由中介人介紹到賣方的售樓處簽署購買該物業的臨時買賣合約。
- The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須亦不會就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
- The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission except for the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該物業時向其索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。

4. The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約的條款及條件進行。
5. In the event of any discrepancy or conflict between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何差異或不一致之處，一概以英文文本為準。

Signed by the Purchaser 買方簽署

Signed by the Intermediary 中介人簽署

Declaration Regarding No Intermediary**關於並無中介人的聲明**

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註：「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第 4B 期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證 / 護照/商業登記證號碼			
Date 日期			

The Purchaser hereby confirms and declares as follows:-

買方謹此確認及聲明如下：

1. The Purchaser attends the Vendor's sales office to purchase the Property and sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly with the Vendor without the involvement of any intermediary.
買方到賣方的售樓處直接購買該物業並簽署購買該物業的臨時買賣合約，不經任何中介人參與。
2. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser any fees or commission except for the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買該物業時向其索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。
3. In the event of any discrepancy or conflict between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何歧義差異或不一致之處，一切概以英文文本為準。

Signed by the Purchaser 買方簽署

Personal Information Collection Statement (MTR Corporation Limited) ("PICS")**收集個人資料聲明 (香港鐵路有限公司) (「本聲明」)**

The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期 (「海盈山」) 的第 4B 期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證 / 護照/商業登記證號碼			
Date 日期			

1. 閣下的私隱 Your Privacy

- 1.1 香港鐵路有限公司 (MTR Corporation Limited) (「港鐵公司」、「擁有人」、「我們」或「我們的」) 在收集、儲存、使用及傳送個人資料時，尊重閣下的法定私隱權利，而本聲明則說明我們的私隱實務。我們的政策是須遵守香港特別行政區法例的《個人資料(私隱)條例》(第 486 章)及由私隱專員所發出的所有適用的相關實務守則及指引的規定。藉此，我們將確保屬下的職員會符合保安及保密方面最嚴格的標準。
MTR Corporation Limited (香港鐵路有限公司) ("MTR Corporation", "Owner", "we", "our" or "us") respects your legal rights of privacy when collecting, storing, using and transmitting personal data and this PICS explains our privacy practices. It is our policy to comply with the requirements of the **Personal Data (Privacy) Ordinance** (Cap. 486) of the Laws of the Hong Kong Special Administrative Region and all applicable related codes of practice and guidance notes issued by the Privacy Commissioner. In doing so, we will ensure compliance by our staff with the strictest standards of security and confidentiality.
- 1.2 請細閱下文，以便理解我們在如何處理閣下的個人資料方面的政策及實務。在我們認為有需要時，可不時修訂或以其他方式更改本政策，但我們將會就任何該等修訂或更改給予閣下事先通知。
Please read the following carefully to understand our policy and practices regarding how your personal data will be treated. This policy may from time to time be revised or otherwise changed where we deem necessary but we will give you advance notice of any such revision or change.
- 1.3 在本聲明內，「個人資料」指任何個人識別資料或敏感資料(例如姓名、職業、地址、聯絡資料、身份證或護照號碼、信用卡資料、閣下的年齡、閣下的婚姻狀況、閣下的僱主、閣下的收入)，而可切實可行地從該資料確定個別人士的身份。
In this PICS, "personal data" means any personally identifying information or sensitive data (such as names, occupations, addresses, contact details, ID Card or Passport numbers, credit card information, your age, your marital status, your employer, your income) from which it is practicable for the identity of an individual to be ascertained.
- 1.4 如果本聲明的英文版本與中文版本有任何不符，應以英文版本為準。
If there is any inconsistency between the English and Chinese version of this PICS, the English version shall prevail.

2. 我們將會使用閣下的個人資料作何等用途 Purposes for which we will use your personal data

- 2.1 當閣下與港鐵公司接洽，以購買或租賃我們其中一個物業發展項目內的物業時，我們會收集閣下的個人資料。當閣下首次聯絡我們查詢有關物業的事宜時或當閣下為購買或租賃物業而簽署協議時，閣下的個人資料可能會被收集。
We collect your personal data when you engage with MTR Corporation with a view to purchasing or leasing a property in one of our property developments. The collection of your personal data may occur when you first contact us to enquire about a property or when you sign an agreement to purchase or lease a property.
- 2.2 我們可能將閣下的個人資料用作的用途分為**強制性用途**及**自願性用途**。如果個人資料是用作**強制性用途**，閣下必須向我們提供閣下的個人資料。如果個人資料只是用作**自願性用途**，閣下可完全自願決定是否希望向我們提供該資料。
The purposes for which we may use your personal data are divided into **obligatory purposes** and **voluntary purposes**. If personal data is to be used for an **obligatory purpose**, you **MUST provide your personal data to us**. If personal data is only to be used for a **voluntary purpose**, it is entirely voluntary for you to decide whether you want to provide such information to us or not.
- A 閣下**必須**提供閣下的個人資料所作的用途為
Purposes for which it is **obligatory** for you to provide your personal data are:
- (a) 磋商及完成購買或租賃物業所涉及的所有步驟，包括但不限於簽署及登記合約及其他法律文件；
all the steps involved in negotiating and completing the purchase or lease of a property, including but not limited to signing and registering contracts and other legal documentation;
- (b) 處理發出帳單及付款、釐定尚欠款額，以及(如有需要)向閣下及就閣下的債務提供抵押或擔保的人士收取尚欠付款；

processing billing and payment, determining amounts outstanding, and, if necessary, collection of outstanding payments from you and persons providing security for or guarantees of your obligations;

- (c) 處理及跟進服務電話通話、查詢及投訴；
handling and following up service calls, enquiries and complaints;
 - (d) 核實閣下的身份；
verification of your identity;
 - (e) 符合根據 (i) 對港鐵公司及其附屬公司和相關聯公司(合稱為「港鐵集團」)具有約束力的任何法律及 (ii) 由監管機構或其他機構(包括行業及自律監管團體)所發出而港鐵公司或港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施所規定而作出披露的責任、規定、建議或指示；
complying with obligations, requirements, recommendations and instructions to make disclosure under (i) any law binding on MTR Corporation and its subsidiaries and affiliates (collectively, "MTR Group") and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or MTR Group companies are obliged or expected to comply;
 - (f) 使港鐵公司一切或部份業務的實際或擬定受讓人、承轉人或繼承人能夠評估相關的交易；
enabling an actual or proposed assignee, transferee or successor of MTR Corporation of all or part of its business to evaluate the relevant transaction;
 - (g) 與任何上述用途直接有關的用途。
purposes directly relating to any of the above purposes.
- B 閣下可自願提供閣下的個人資料所作的用途為
Purposes for which it is only **voluntary** for you to provide your personal data are :
不適用 Not Applicable

3 披露 Disclosure

3.1 若我們向閣下收集個人資料，我們將會

In cases where we do collect personal data from you, we will:

- (a) (以本聲明或以獨立通知)告知閣下我們正在如此行事及我們會將我們收集的該等個人資料作何等用途；
tell you (by way of this PICS or by a separate notification) that we are doing so and the use that we will make of such personal data we collect;
- (b) 如屬有關的話，給予閣下機會反對閣下的個人資料被用作某特定用途；及
where relevant, give you the opportunity to object to a particular use of your personal data; and
- (c) 告知閣下我們將會如何儲存閣下的個人資料及閣下可如何查閱、更改及刪除我們已儲存的個人資料。
tell you how we will store your personal data and how you can review, change and delete the personal data we have stored.

3.2 我們將採取所有切實可行的步驟，以保密閣下的個人資料，但我們可向下列人士轉移/轉讓該等資料：

We will take all practicable steps to keep your personal data confidential but we may transfer/assign such data to the following parties:

- (a) 如果港鐵公司決定出售其業務的任何相關部分，則向港鐵公司就閣下的個人資料所享有權利的任何實際或擬定受讓人、承轉人或繼承人；
if MTR Corporation decides to sell any relevant part of its business, to any actual or proposed assignee, transferee or successor of or to MTR Corporation's rights in respect of your personal data;
- (b) 向我們所聘用以發展包含我們正在出售及租賃物業之發展項目的人士，及向我們擔保或保證其建築責任的其他人士；
to persons whom we have employed to develop the development containing the property we are selling and leasing, and other persons guaranteeing or securing their construction obligations to us;
- (c) 向港鐵公司提供有關其業務營運及貫徹在上文第 2 段內所列用途的法律、物業代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三方服務提供者 – 該等服務提供者可包括(但不限於)在出售或租賃物業方面代表我們行事的律師，或者協助我們或包含我們正在出售及租賃物業之港鐵物業發展項目的擁有人促銷物業、管理物業或處理與物業有關的行政事務的其他方；
any agent, contractor or third party service provider who provides legal, property agency, administrative, telecommunications, computer and other services to the MTR Corporation with respect to the operation of its business and the fulfilment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale or lease of a property or parties assisting us with the marketing, management or administration of properties;
- (d) 根據 (i) 對港鐵公司或其他港鐵集團公司具有約束力的任何法律及 (ii) 由監管機構或其他機構(包括行業及自律監管團體)所發出而港鐵公司或任何其他港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施規定，港鐵公司有責任向其作出披露的任何人士；
any person to whom MTR Corporation is under an obligation to make disclosure under the requirements of (i) any law binding on MTR Corporation or other MTR Group companies and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or any other MTR Group companies are obliged or expected to comply;
- (e) 向閣下已明示同意我們可向其披露閣下的個人資料的其他方。

to entities to whom you have expressly agreed that we may disclose your personal data.

4. 保安 Security

- 4.1 除在上文第 3 段內所述外，閣下的個人資料(不論被如何儲存)，只會由我們獲准許查閱有關資料的僱員、代理人或承辦商查閱。若個人資料是以電子方式儲存，該等資料將被保存在獨立的伺服器內，並將有密碼保護(或受某種同等形式的保護)且只可由已獲准許的港鐵公司人員或港鐵公司的代理人或承辦商查閱。被指定處理個人資料的僱員、代理人及承辦商將接獲指示只可按照本聲明如此行事。

Except as mentioned in paragraph 3 above, your personal data, however stored, will be accessed only by our employees, agents or contractors who are authorised to do so. Where personal data is stored electronically, it will be kept on a separate server and will be password-protected (or under some equivalent form of protection) and accessible only by authorised personnel of MTR Corporation or its agents or contractors. Employees, agents and contractors designated to handle personal data will be instructed to do so only in accordance with this PICS.

- 4.2 如果在任何時候，閣下的個人資料被轉移至另一伺服器儲存，該等資料將不獲加密，因此可以被第三方查閱。
If at any time your personal data is transferred to another server for storage, it will not be encrypted and therefore may be accessible to third parties.

5. 在法律程序中使用個人資料 Use of Personal Data in Legal Proceedings

如果基於任何原因，包括但不限於向閣下追討閣下欠下我們的任何款項，我們須對閣下採取法律或其他行動，閣下明示同意，在識別閣下並對閣下採取該等行動時，可依據閣下所提供的任何個人資料。

If we have to take legal or other action against you for any reason whatsoever including but not limited to recovering from you any money you owe us, you expressly agree that any personal data provided by you can be relied upon in identifying and taking such action against you.

6. 閣下的查閱及改正權利 Your Right to Access and Correction

閣下可隨時要求查閱並更正在我們的任何紀錄中與閣下有關的個人資料。閣下亦可要求我們從任何現行的郵遞或分發名單中刪除閣下的個人資料。如要行使閣下的任何權利，閣下可按以下地址、傳真號碼或電郵與我們聯絡，並在閣下的通訊註明「保密」字樣。在回應閣下時，我們可要求閣下提供有關閣下的某些資料，以確定閣下是有關個人資料所指的人士。我們須在 40 天內回覆閣下的要求，但我們可向閣下收取合理費用，以回應查閱要求。

You may at any time request access to and to correct personal data relating to you in any of our records. You may also ask us to delete you or your personal data from any active mailing or distribution list. To exercise any of your rights, contact us at the address, facsimile number or email below, marking your communication "Confidential". In response, we may ask you to provide certain details about yourself so that we can be sure you are the person to whom the data refers. We are required to respond to your requests within 40 days, but we may charge you a reasonable fee for responding to access requests.

7. 個人資料私隱主任 Personal Data Privacy Officer

如欲 (1) 要求 (i) 查閱資料或改正資料，(ii) 索取有關我們在個人資料方面的政策及實務的一般資料，及 (iii) 查詢有關我們持有的個人資料種類，及 (2) 提出一般問題及投訴，應致以下人士：

法律部

個人資料私隱主任

(註明「保密」字樣)

地址：香港九龍九龍灣德福廣場港鐵總部大樓

電郵：PDPO@mtr.com.hk

The person to whom (1) requests (i) for access to data or correction of data, (ii) for general information regarding our policies and practices with respect to personal data and (iii) about the kinds of personal data that we hold and (2) general questions and complaints should be addressed is as follows:

Personal Data Privacy Officer Legal Department

(Marked Confidential)

Address: MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong

Email: PDPO@mtr.com.hk

8. 資料的保留 Retention of Data

我們只會在貫徹收集閣下個人資料的用途所需的時間內保存該等資料。我們亦可保留存檔個人資料作統計用途。無需再保留的個人資料將被銷毀。

We will keep your personal data only for as long as necessary to fulfil the purpose for which the data was collected. We may also retain archived personal data for statistical purposes. Personal data which is no longer required will be destroyed.

9. **確認 Acknowledgement**

請在下方簽署以示閣下理解及同意以上條文。

Please sign below to indicate your understanding of and agreement to the above provisions.

Signed by the Purchaser 買方簽署

Annex 7 附件 7

Notice to customers relating to direct marketing and the Personal Data (Privacy) Ordinance
(WCH Real Estate Agency Limited)

客戶推廣及個人資料(私隱)條例的通知 (WCH Real Estate Agency Limited)

The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期 (「海盈山」) 的第 4B 期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證 / 護照/商業登記證號碼			
Date 日期			

It may be necessary for WCH Real Estate Agency Limited ("WCH") to use the personal information provided by you in the preliminary agreement for sale and purchase of the Property purchased (the "Preliminary Agreement") including but not limited to your name, telephone number and correspondence address in order to enable us to provide or continue to provide the relevant services to you. You agree and consent that the personal information provided by you to us may be used by us for the purposes as shall be agreed between you and us, including but not limited to processing your application and provision of services to you or as required by law from time to time. Apart from the said information, you are free to provide us with other additional personal information as per our request (collectively referred to as "personal data"). We shall keep your personal data confidential at all times. Our policies and practices with respect to the collection, use, retention, disclosure, security and access of personal data will be in accordance with the Personal Data (Privacy) Ordinance (Cap. 486, Laws of Hong Kong) and are as set out in this Notice. You also have the right to access and correct your personal data held by our Privacy Officer from time to time by writing to us at the address below.

為向閣下提供或持續提供有關服務，WCH Real Estate Agency Limited(「WCH」)可能需要使用閣下於該物業之臨時買賣合約(「臨時合約」)中提供的個人資料，包括但不限於閣下的姓名、電話號碼及通訊地址。閣下同意，WCH可按雙方同意的目的，包括但不限於處理閣下的申請及為閣下提供服務或因法律不時的規定而使用閣下向WCH提供的個人資料。除上文所述的資料外，閣下亦可自由提供予WCH所要求的其他額外資料(統稱為「閣下的個人資料」)。我們在任何時候都會把閣下的個人資料保密。有關個人資料的收集、使用、保留、披露、保安和查閱，WCH的政策和慣常做法將與香港法例第 486 章《個人資料 (私隱)條例》和本通知中的規定一致。閣下有權以書面聯絡WCH負責處理私隱事務之聯絡人(地址在下文提供)要求查閱及更正閣下的個人資料。

WCH intends to use your personal data (name, telephone number and correspondence address only, including any amendment(s) to the said personal data provided by you to WCH from time to time in future) as provided in the Preliminary Agreement for the purpose of direct marketing of properties of the Phase (if any) via phone calls, sms and/or direct mails, but we will not so use your personal data without your consent. If you do not consent to the use of your personal data for such purpose in the future, please notify WCH Real Estate Agency Limited (Address : 25/F, Kerry Centre, 683 King's Road, Quarry Bay, Hong Kong) in writing at any time. No fees will be charged. You may also request access to and make correction to your personal data in the same manner as described above. Please sign at the end of this statement to indicate your agreement to such use. Should you find such use of your personal data not acceptable, please indicate your objection before signing by ticking the box below.

WCH擬使用閣下於臨時合約所提供的個人資料(只限姓名、電話號碼及通訊地址，包括將來閣下不時向WCH提供該等上述個人資料之任何更新資料)透過電話、電話短訊及/或郵寄方式為閣下提供有關期數內之物業(如有)的資訊作直銷用途，但我們未取得閣下的同意之前不能如此使用閣下的個人資料。如閣下於將來任何時間不欲WCH使用閣下的個人資料作上述服務及產品的推廣直銷用途，閣下可隨時以書面通知WCH Real Estate Agency Limited (地址：香港鰂魚涌英皇道683號嘉里中心25樓)，無須支付任何手續費。閣下亦可以上述方式要求查閱及更正閣下的個人資料。請在本文最後部份簽署表示閣下同意如此使用閣下的個人資料。如閣下不同意，請在以下空格加上「✓」，然後簽署。

☐ I /We object to the proposed use of my/our personal data for use in direct marketing of properties of the Phase. 本人/吾等反對使用本人/吾等的個人資料直接促銷期數內之物業。

Signed by the Purchaser 買方簽署

Annex 8 附件 8**Acknowledgement Letter regarding Vent Shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station**
關於黃竹坑車廠及黃竹坑站通風口的確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第 4 期 (「海盈山」) 的第 4B 期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport / B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we are fully aware of, understand and accept the following matters my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase ("the Preliminary Agreement") of the Property that:-

本人／吾等作為下方簽署人，即該物業的買方，特此承認及確認本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前，已完全知悉、明白和並接納以下事項：

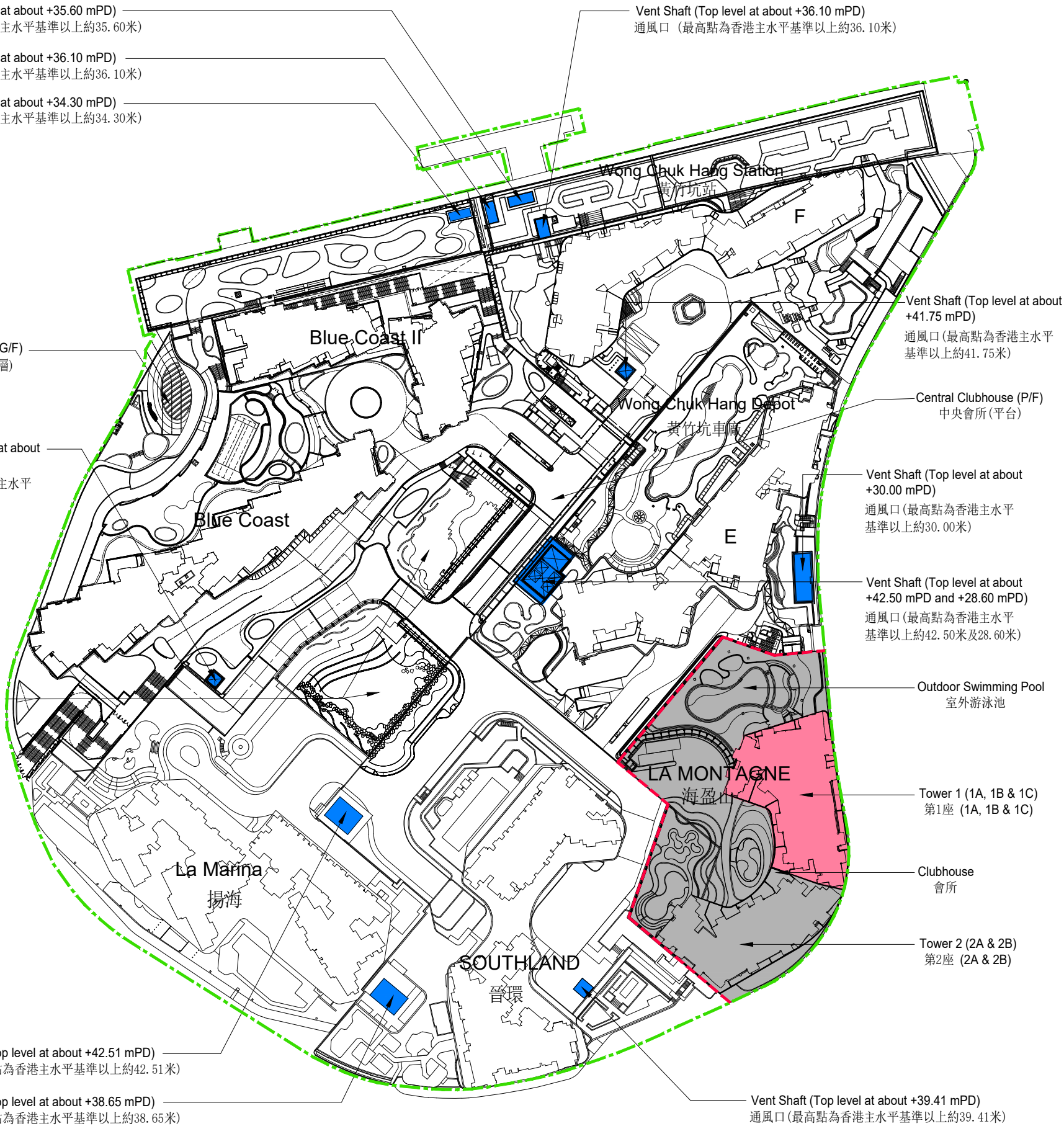
- The locations as shown coloured blue on the layout plan annexed hereto (for identification purpose only) are the vent shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station forming part of the Development. Such vent shafts may affect the view from the Property and/or the enjoyment of the Property.
於本確認書附夾的布局圖(僅作識別之用)中以藍色標示的位置為構成發展項目一部分的黃竹坑車廠及黃竹坑站的通風口。該等通風口有可能影響該物業的景觀及/或對該物業的享用。
- I/We do not have any objection in relation to the above and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase of the Property.
本人／吾等對上述事項無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。
- In the event of any discrepancy of conflict between the Chinese and English versions of this letter, the English version shall prevail.
如本函確認書之中英文文本有任何歧義差異或不一致之處，一切概以英文文本為準。

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

經適當及仔細考慮本函內容後，本人／吾等確認及聲明本人／吾等同意購入該物業時已完全知悉並接受及同意上述事項。

Signed by the Purchaser 買方簽署

發展項目的佈局圖
LAYOUT PLAN OF THE DEVELOPMENT



圖例
Legend

- 發展項目的邊界
Boundary of the Development
- 期數邊界
Boundary of the Phase
- 期數 (發展項目第4B期) (粉紅色)
The Phase (Phase 4B of the Development) (Coloured Pink)
- 期數 (發展項目第4A期) (灰色)
The Phase (Phase 4A of Development) (Coloured Grey)
- 通風口
VENT SHAFT

Remark :

- THIS PLAN IS FOR IDENTIFICATION ONLY.
- THIS PLAN IS FOR SHOWING THE APPROXIMATE LOCATIONS AND LEVELS OF ALL VENT SHAFTS TO BE PROVIDED IN THE PROPERTY ONLY.THE PLAN DOES NOT REFLECT THE LATEST CONDITIONS OF OTHER MATTERS.

備註：

- 上圖僅供識別之用。
- 上圖僅顯示黃竹坑車廠及黃竹坑站所有通風井的位置和高度，並不反映其他事項之最新情況。



Acknowledgement Letter regarding Common Areas
關於公用地方的確認書

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as “Person so engaged”) WCH Property Development Company Limited (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註: 「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport / B.R. No. 身份證/ 護照/ 商業登記證號碼			
Date 日期			

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are fully aware of, understand and accept the following matters prior to my/our signing of the preliminary agreement for sale and purchase (the “Preliminary Agreement”) of the Property that: -

本人／吾等作為下方簽署人，即該物業的買方，特此承認及確認本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前，已完全知悉、明白並接納以下事項：-

- The Phase is being constructed on Site D of Aberdeen Inland Lot No. 467 (“the Lot”) held under the Conditions of Exchange No.20304 (as rectified by a Deed of Rectification dated 1 August 2022 and registered in the Land Registry by Memorial No. 22081601170068) (“the Government Grant”).
期數乃建於香港仔內地地段第467號（「該地段」）之D地盤，該地段是根據換地條件書第20304號（經一份日期為2022年8月1日並於土地註冊處以註冊摘要編號第22081601170068號註冊的修正契所修正）（「批地文件」）批授。
- I/We acknowledge and confirm that I/We note the information about the Phase (including, but not limited to, the public open space and public facilities in the Development) prior to my/our signing of the Preliminary Agreement of the Property. 本人/吾等承認及確認本人/吾等在簽署該物業的臨時合約前，已清楚知道期數的資料（包括但不限於有關發展項目之公眾休憩用地及公共設施）。
- I/We hereby further acknowledge and confirm our understanding that under the Principal Deed of Mutual Covenant and Management Agreement of the Development (“the PDMC”), the owners of the Phase are liable to contribute towards the costs and expenses incurred for the management and maintenance of the “Estate Common Areas”, “Estate Common Services and Facilities”, “Residential Development Common Areas” and/or “Residential Development Common Services and Facilities” (all of which are as defined in the PDMC) which shall be gradually formed and increased during the period of construction of the Development and therefore the management fee payable by the owners of the Phase may be increased in the future.
本人/吾等進一步謹此承認及確認本人/吾等明白，根據發展項目的主公契及管理協議（「主公契」），期數業主須分擔「屋苑公用地方」、「屋苑公用服務與設施」、「住宅發展項目公用地方」及/或「住宅發展項目公用服務與設施」（根據主公契定義）之管理及維修之費用。該等公用地方及公用服務與設施將在整個發展項目的建築期間逐步形成及增加，故期數業主將來所須支付之管理費用將有可能因此上調。
- I/We have been advised by the Vendor to refer to the Government Grant and the PDMC and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase approved by the Director of Lands prior to my/our signing of the Preliminary Agreement of the Property, copies of which are available for inspection at the sales office of the Phase. 本人/吾等已獲賣方建議在簽署該物業的臨時合約前參閱批地文件及經地政總署署長批核的主公契及期數副公契及管理協議，其副本在期數的售樓處內可供查閱。
- I/We have agreed to purchase the Property with full knowledge of the above and shall fully observe and comply with the same without any objection to the Vendor or the Government.

本人/吾等同意購入該物業時已完全知悉上述條文，並且完全遵守有關條文而不會向賣方或政府作出任何反對。

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

如本函之中英文文本有任何差異或不一致之處，一概以英文文本為準。

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

經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人/吾等同意購入該物業時已完全知悉並接受及同意上述事項。

Signed by the Purchaser 買方簽署

Acknowledgement Letter regarding ceiling bulkheads and sunken slabs**關於假天花及跌級樓板的確認書**

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as “Person so engaged”) WCH Property Development Company Limited (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註：「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are fully aware of, understand and accept the following matters prior to my/our signing of the preliminary agreement for sale and purchase (the “Preliminary Agreement”) of the Property that: -

本人／吾等作為下方簽署人，即該物業的買方，特此承認及確認本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前，已完全知悉、明白並接納以下事項：-

- There may be ceiling bulkheads and/or sunken slabs in the Property for the air-conditioning system and/or mechanical and electrical services. The actual floor-to-ceiling height of different parts of the Property may vary due to structural and building services design requirement, which shall be subject to the actual as-built condition. For floor-to-ceiling height between concrete structures, please refer to the approved structural framing plans. For details, please refer to the latest approved building plans of the Phase available for inspection free of charge at the sales office or make enquiries with the Vendor.
該物業內可能有天花假陣及／或跌級樓板以裝置冷氣系統及／或其他機電設備。該物業不同部分的實際樓底高度(地面量度至天花板計)可能會因應結構及屋宇設備之設計需要而有差異，並以實際落成狀況為準。有關混凝土結構之間的樓底高度，請參閱經批核的建築結構圖則。詳情請參閱於售樓處可供免費閱覽的期數的最新經批核建築圖則或向賣方作出查詢。
- There may be exposed pipes / ductings for air-conditioning system and/or mechanical and electrical services within the Property.
該物業內可能有冷氣系統及／或機電設備的外露喉管／管道。
- Without prejudice to the generality of the foregoing provisions, the approximate floor-to-ceiling heights of the specific part(s) of the Property (between the underside of any architectural bulkhead and/or false ceiling at the floor which the Property is situated and the top surface of the floor finishing of the Property) are shown on the floor plan(s) attached hereto for identification purpose only, which may vary subject to the actual as-built condition. The Vendor may (but is not obliged to) inform the Purchaser of such variation in the future.
在無損上述條款一般性的原則下，該物業的特定部份的大約樓底高度（即該物業所處樓層之建築假陣及／或假天花底部與該物業地台裝飾表面之間的高度）已於本函附上的樓面平面圖顯示以供識別之用，有關高度可能因實際落成狀況而有所變更。賣方日後可能(但並無責任)就有關變更通知買方。
- This letter shall not prejudice the Preliminary Agreement nor the subsequent agreement for sale and purchase (the “Agreement”).

本函並不影響臨時合約及其後之買賣合約(「買賣合約」)。

5. I/We have been advised that I/we should seek independent legal advice before signing this letter, and I/we confirm that I/we have either already sought such independent legal advice, or that I/we fully understand the legal effect of this letter and the consequence thereof and have decided not to seek independent legal advice despite every opportunity having been offered to me/us to do so.

本人／吾等已獲建議本人／吾等應於簽署本函之前徵詢獨立法律意見，而本人／吾等確認本人／吾等已經如此徵詢獨立法律意見，或本人／吾等完全明白本函的法律效力及其後果，並且決定即使已獲給予一切機會，亦不會徵詢獨立法律意見。

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

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

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

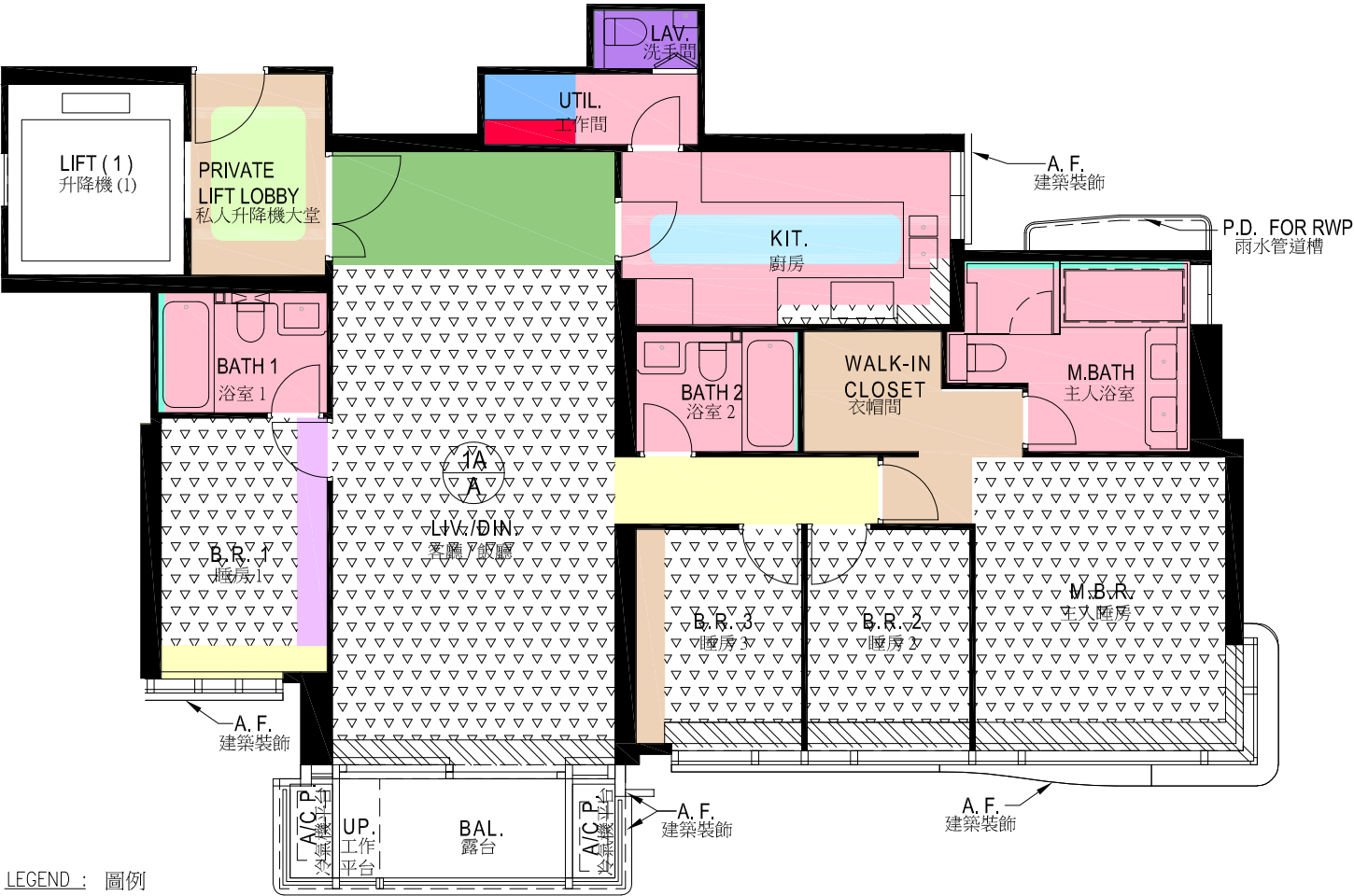
如本函之中英文文本有任何差異或不一致之處，一概以英文文本為準。

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

經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人／吾等同意購入該物業時已完全知悉並接受及同意上述事項。

Signed by the Purchaser 買方簽署

發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



LEGEND : 圖例

	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2100 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2200 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2300 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2350 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2400 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2470 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2450 mm 毫米
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	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2550 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2650 mm 毫米
	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2700 mm 毫米
	Concrete soffit level above finished floor level 石屎下端於地板完成面以上	approx.約 2590 mm 毫米
	Concrete soffit level above finished floor level 石屎下端於地板完成面以上	approx.約 2940 mm 毫米

A/C P. = A/C PLATFORM
A.F. = ARCHITECTURAL FEATURE
BAL. = BALCONY
KIT. = KITCHEN
LAV. = LAVATORY
LIV./DIN. = LIVING ROOM/ DINNING ROOM
BATH = BATHROOM
B.R. = BEDROOM
M.BATH = MASTER BATHROOM
M.B.R. = MASTER BEDROOM
UTIL. = UTILITY ROOM
UP. = UTILITY PLATFORM
P.D. FOR RWP = PIPE DUCT FOR RAIN WATER PIPE

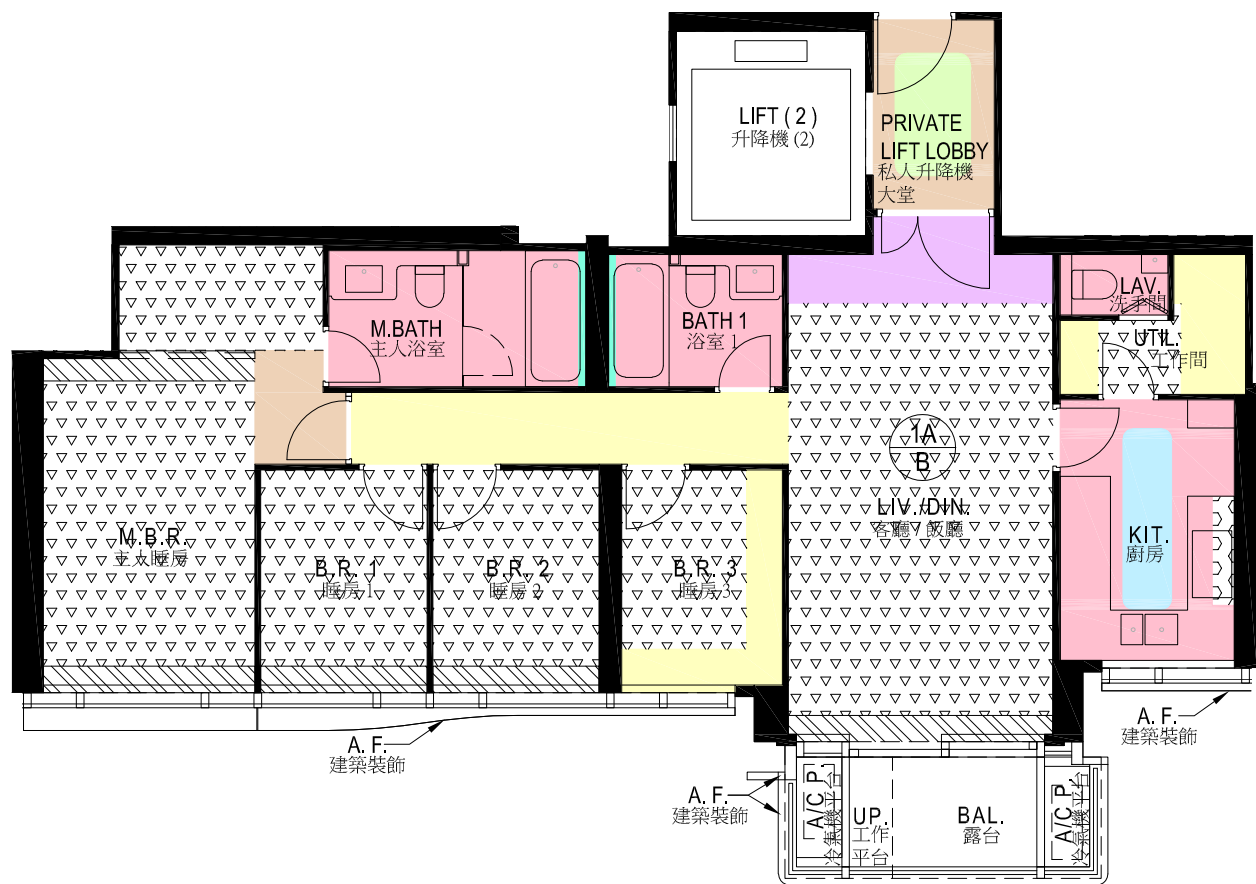
NOTES
1. The plan is for identification only.
2. The plan is for showing the approximate floor-to-ceiling height of certain part(s) of the Property only and may not reflect the latest conditions of other matters.

備注
1. 上圖僅供識別之用
2. 上圖僅顯示將該於該物業個別部分的大約樓底高度，未必反映其他事項之最新狀況。

TOWER 1A 第1A座
17-37/F PLAN 17-37樓
UNIT A A單位

比例
SCALE: 0M/米
4M/米

發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



LEGEND : 圖例

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	False ceiling level above finished floor level 假天花於地板完成面以上	approx.約 2550 mm 毫米
	Concrete soffit level above finished floor level 石屎下端於地板完成面以上	approx.約 2590 mm 毫米
	Concrete soffit level above finished floor level 石屎下端於地板完成面以上	approx.約 2690 mm 毫米
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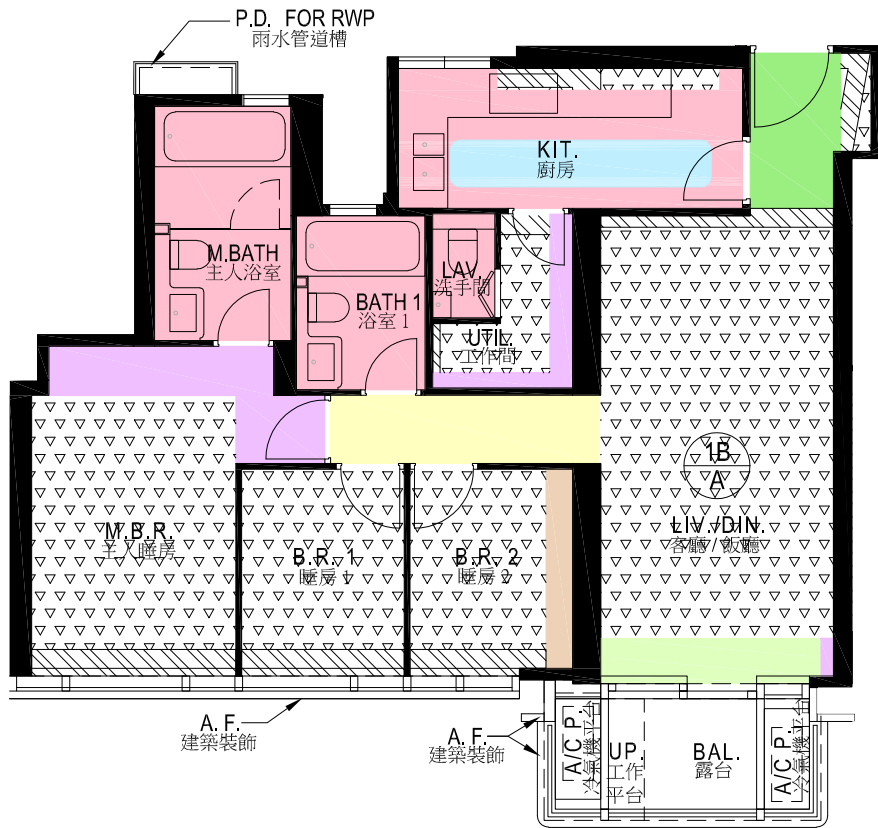
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備注
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TOWER 1A 第1A座
17-37/F PLAN 17-37樓
UNIT B B單位

比例
SCALE: 0M/米
4M/米

發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



LEGEND : 圖例

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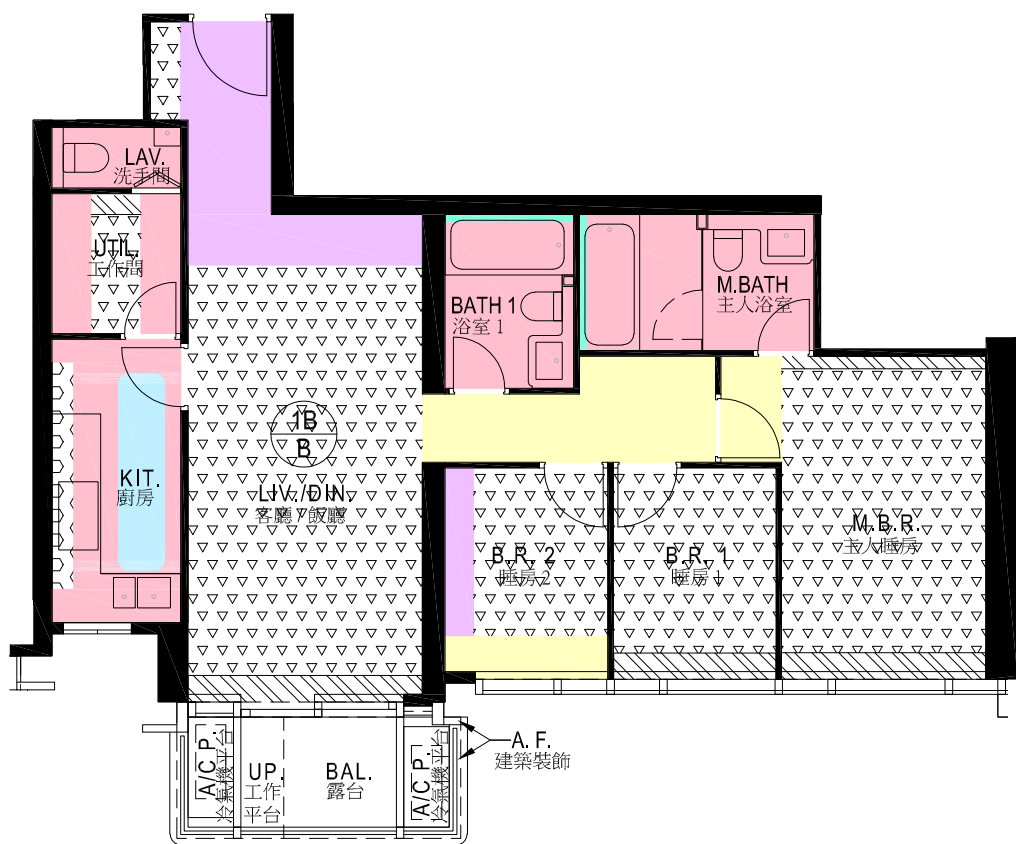
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TOWER 1B 第1B座
17-37/F PLAN 17-37樓
UNIT A A單位

比例
SCALE: 0M/米
4M/米

發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



LEGEND : 圖例

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TOWER 1B 第1B座
17-37/F PLAN 17-37樓
UNIT B B單位

比例
SCALE: 0M/米 4M/米

Acknowledgement Letter regarding Cabinet
關於儲藏櫃的確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註：「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期 (「海盈山」) 的第 4B 期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are fully aware of, understand and accept the following matters and all its implications prior to my/our signing of the preliminary agreement for sale and purchase of the Property (the "Preliminary Agreement"):

本人/吾等作為下方簽署人，即該物業之買方，特此承認及確認在本人/吾等簽署該物業之臨時買賣合約(「臨時合約」)前，已完全知悉、明白並接納以下事項及其所有影響：

1. A cabinet ("Cabinet") will be provided in the Property upon completion of the sale and purchase of the Property. The Cabinet is a wooden cabinet with veneer panel. The location of the Cabinet is shown on the plan attached hereto for identification purpose only and the actual location and dimensions of the Cabinet may vary subject to as-built handover condition.
在該物業買賣完成時，該物業內將會提供一個儲藏櫃(「該儲藏櫃」)。該儲藏櫃為木製櫃配木飾面板。隨本函附上圖則顯示該儲藏櫃的大概位置，僅作識別用途。該儲藏櫃的實際位置及尺寸可能會有所不同，一切以現場交樓狀況為準。
2. I/We am/are fully aware of the provision of the Cabinet. Without prejudice to my/our rights under the Preliminary Agreement and/or the subsequent agreement for sale and purchase, I/we shall not, whether before or after completion of the sale and purchase of the Property, make any objection to or any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the existence, design, colour or materials of the Cabinet.
本人/吾等已完全知悉該儲藏櫃的提供。在不影響本人/吾等在臨時合約及/或其後的正式買賣合約項下的權利，本人/吾等不得因為或就該儲藏櫃的存在、設計、顏色或物料在該物業買賣成交之前或之後提出任何反對或向賣方作出任何形式的申索、要求或補償。
3. In case of any discrepancy or conflict between the Chinese and English versions of this letter, the English version shall prevail.
如本函之中英文文本有任何差異或不一致之處，一概以英文文本為準。

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

經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人／吾等同意購入該物業時已完全知悉並接受及同意上述事項。

Signed by the Purchaser 買方簽署

發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



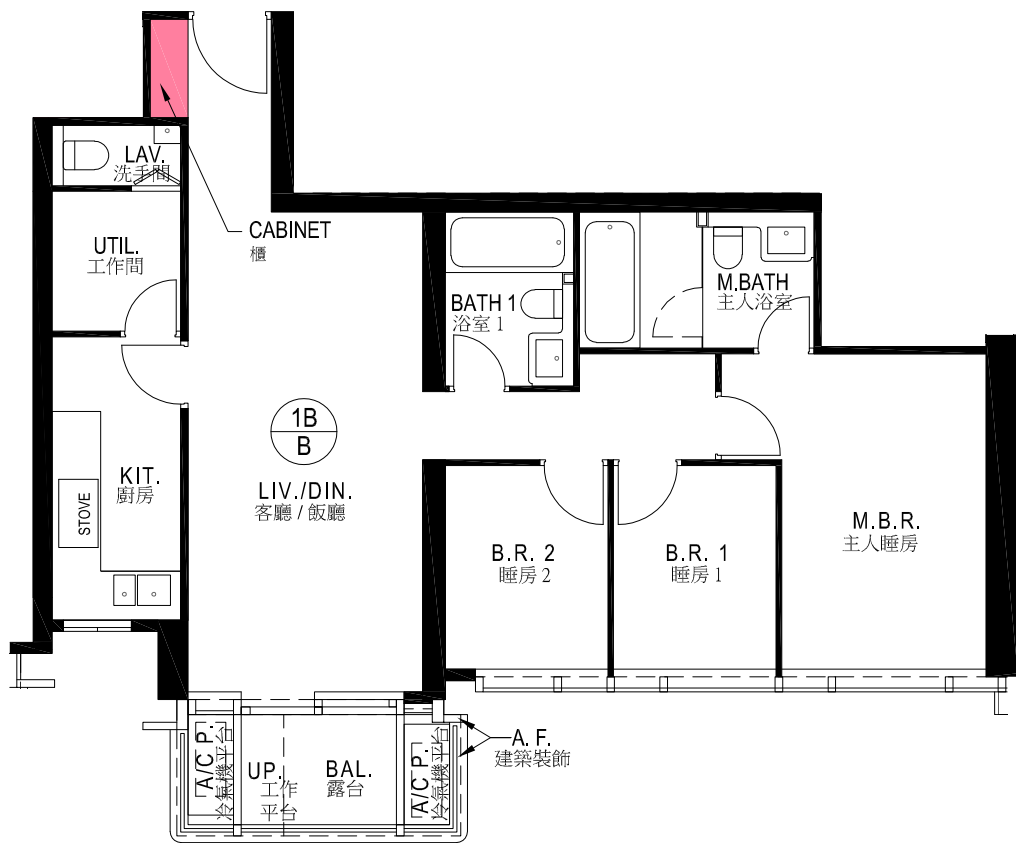
CABINET
櫃
THIS PLAN IS FOR SHOWING THE APPROXIMATE LOCATION OF THE CABINET TO BE PROVIDED IN THE PROPERTY ONLY AND MAY NOT REFLECT THE LATEST CONDITIONS OF OTHER MATTERS.
上圖僅顯示將該於該物業內提供櫃大致位置，未必反映其他事項之最新狀況。
THIS PLAN IS FOR IDENTIFICATION ONLY.
上圖僅供識別之用

LEGEND
A/C P. = A/C PLATFORM
A.F. = ARCHITECTURAL FEATURE
BAL. = BALCONY
KIT. = KITCHEN
LAV. = LAVATORY
LIV./DIN. = LIVING ROOM/ DINNING ROOM
B.R. = BEDROOM
BATH = BATHROOM
M.BATH = MASTER BATHROOM
M.B.R. = MASTER BEDROOM
P.D. FOR RWP = PIPE DUCT FOR RAIN WATER PIPE
UTIL. = UTILITY ROOM

TOWER 1B **第1B座**
17-37/F PLAN **17-37樓**
UNIT A **A單位**

比例
SCALE: 0M/米 4M/米

發展項目的住宅物業的樓面平面圖
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



CABINET
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THIS PLAN IS FOR SHOWING THE APPROXIMATE LOCATION OF THE CABINET TO BE PROVIDED IN THE PROPERTY ONLY AND MAY NOT REFLECT THE LATEST CONDITIONS OF OTHER MATTERS.
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TOWER 1B **第1B座**
17-37/F PLAN **17-37樓**
UNIT B **B單位**

比例
SCALE: 0M/米 4M/米

Annex 12 附件 12

Acknowledgement Letter regarding Curtains
關於窗簾之確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註：「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are fully aware of, understand and accept the following matters and all its implications prior to my/our signing of the preliminary agreement for sale and purchase of the Property (the "Preliminary Agreement"):-

本人/吾等作為下方簽署人，即該物業之買方，特此承認及確認在本人/吾等簽署該物業之臨時買賣合約(「臨時合約」)前，已完全知悉、明白並接納以下事項及其所有影響：-

- Curtains ("Curtains") will be installed in Living Room and all Bedrooms and 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 Curtains are or will be in as at completion. The materials and colour of the Curtains will be determined by the Person so engaged solely and subject to change and I/we shall not be entitled to raise any objection or requisition to the existence and/or materials and colour of the Curtains.
窗簾(「該等窗簾」)將安裝於客廳及所有睡房及於完成該物業之買賣時連同該物業以「現狀」交予本人／吾等，「現狀」指該等窗簾於完成買賣時之狀況。該等窗簾的物料及顏色將由如此聘用的人全權決定並可能更改，本人／吾等沒有權利就該等窗簾的存在及/或物料及顏色提出任何反對或質詢。
- I/We am/are fully aware of the provision of the Curtains. Without prejudice to my/our rights under the Preliminary Agreement and/or the subsequent agreement for sale and purchase, I/we shall not, whether before or after completion of the sale and purchase of the Property, make any objection to or any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the existence, design, colour or materials of the Curtains.
本人/吾等已完全知悉該等窗簾的提供。在不影響本人/吾等在臨時合約及/或其後的正式買賣合約項下的權利，本人/吾等不得因為或就該等窗簾的存在、設計、顏色或物料在該物業買賣成交之前或之後提出任何反對或向賣方作出任何形式的申索、要求或補償。
- In case of any discrepancy or conflict between the Chinese and English versions of this letter, the English version shall prevail.
如本函之中英文文本有任何差異或不一致之處，一概以英文文本為準。

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

經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人／吾等同意購入該物業時已完全知悉並接受及同意上述事項。

Signed by the Purchaser 買方簽署

Annex 13 附件 13

Acknowledgement Letter regarding Option to Purchase One Car Parking Space in Phase 4A of the Development
關於認購發展項目第4A期內一個停車位權利的確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport / B.R. No. 身份證/護照/商業登記證號碼			
Date 日期			

SUBJECT TO CONTRACT
受制於合約

- Reference is made to the purchase of the Property by the Purchaser and the Preliminary Agreement for Sale and Purchase dated the above date ("PASP") made between the Purchaser and the Vendor.
本確認書有關買方購買該物業及買方和賣方於上述日期訂立的臨時買賣合約 ("臨時合約")。
- Subject to contract and pursuant to the following terms and conditions, the Purchaser shall have an option to purchase ONE Car Parking Space in Phase 4A of the Development ("Carpark Purchase Option").
受制於合約及按下列條款及條件，買方將擁有認購發展項目第4A期內一個停車位之權利 ("車位認購權")。
- The Purchaser must decide whether to purchase a Car Parking Space in Phase 4A of the Development and must enter into a relevant sale and purchase agreement within the period as prescribed by the Vendor ("Prescribed Period"), failing which the Purchaser will be deemed to have given up the Carpark Purchase Option. The Carpark Purchase Option is not transferrable. The price and sales arrangements of the Car Parking Space(s) will be determined by the Vendor at its sole and absolute discretion and subject to the Vendor's final decision. The arrangement in this acknowledgement letter is subject to contract. The decision as to whether and when to offer to sell any Car Parking Space and the terms of such offer are subject to the sole discretion of the Vendor.
買方須依照賣方所訂之時限("訂明時限")決定是否購買發展項目第4A期的停車位及簽署相關買賣合約，逾時作棄權論。車位認購權不得轉讓。停車位之售價及銷售安排詳情將由賣方全權及絕對酌情決定，並以賣方的最終決定為準。列於本確認書中的安排以達成協議方作實。將停車位要約出售與否以及何時要約出售，以及要約條款，一概由賣方全權決定。
- For the avoidance of doubt, should the Purchaser fail to exercise the Carpark Purchase Option within the Prescribed Period, the Purchaser shall not be entitled to any remedy or damages whatsoever and the provisions of the PASP and/or the subsequent formal agreement for sale and purchase of the Property shall not be affected.
為免存疑，如買方沒有於訂明時限內行使車位認購權，買方無權享有任何補償或損害賠償，且不影響該物業的臨時合約及/或其後的正式買賣合約的條款。

5. Nothing herein shall constitute any binding obligation on the Vendor's part to sell or offer to sell any Car Parking Space(s) in Phase 4A of the Development or any contract or agreement for sale whatsoever or create any right or interest of and in any Car Parking Space(s) in Phase 4A of the Development.

本確認書並不對賣方構成任何具約束力的責任出售或要約出售發展項目第4A期的任何停車位或任何買賣合約或協議，且不就發展項目第4A期的任何停車位構成任何權利或權益。

6. The Chinese version of this Acknowledgement Letter is for information only and in case of inconsistency, the English version shall prevail.

本確認書之中文譯本僅供參考之用，如有歧義，一概以英文原文為準。

Signed by the Purchaser 買方簽署

Acknowledgement Letter regarding Cash Rebate for Early Completion and Full Payment of Purchase Price
提前完成交易及付清樓價現金回贈的確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

1. The Purchaser shall pay the purchase price ("Purchase Price") of the Property in accordance with the payment plan as below as mentioned in the Tender Document:-
根據招標文件，買方須按以下支付辦法支付該物業之樓價(“樓價”):-

Terms of Payment B – Easy Flexible 360 Payment Plan

支付條款 B - 360輕鬆自在付款計劃

- 5% of the Purchase Price being the Preliminary Deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
樓價5% 臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付。
 - 5% of the Purchase Price being the further deposit shall be paid by the Purchaser within 60 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).
樓價 5% 加付訂金於投標書獲賣方接納當日(即接納書的日期)後 60 天內支付。
 - 5% of the Purchase Price being the part payment of the purchase price shall be paid by the Purchaser within 210 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).
樓價 5% 部份樓價於投標書獲賣方接納當日(即接納書的日期)後 210 天內支付。
 - 85% of the Purchase Price being the balance of the purchase price shall be paid by the Purchaser within 360 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance).
樓價 85% 樓價餘款須於投標書獲賣方接納當日(即接納書的日期)後 360 天內支付。
2. If the Purchaser completes the sale and purchase of the Property and pays the Purchase Price and other payments in full in accordance with the terms and conditions of the agreement for sale and purchase in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate to be offered by the Vendor according to the table below ("Cash Rebate") provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will complete the sale and purchase and pay the balance of the Purchase Price in full not less than 30 days before the date of completion and full payment of Purchase Price. The Cash Rebate (if offered) will be directly applied to settle (by way of set-off) part of the balance of the Purchase Price payable by the Purchaser pursuant to the preliminary agreement for sale and purchase ("Preliminary Agreement") and the formal agreement for sale and purchase ("Formal Agreement") of the Property on the date of completion and full payment of Purchase Price by the Purchaser.
- 如買方提前於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈(「現金回贈」)，惟買方必須於提前付清樓價及成交之前不少於30天前以書面通知賣方買方將會完成交易及付清樓價餘額。現金回贈(如送出)將於買方完成交易及付清樓價當日直接用於支付(以抵銷形式)部分買方依該物業的臨時買賣合約(「臨時合約」)及正式買賣合約(「正式合約」)應支付之樓價

餘額。

Amount of cash rebate for early completion and full payment of Purchase Price and other payments

提前完成交易及付清所有樓價和其他款項之現金回贈金額

Date of completion and full payment of the Purchase Price and other payments 完成交易及付清樓價和其他款項之日期	Amount of cash rebate 現金回贈金額
Within 150 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance) 於投標書獲賣方接納當日(即接納書的日期)後 150 日內	2% of the Purchase Price 樓價2%

3. The Cash Rebate (if offered) is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to a third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the Preliminary Agreement and the Formal Agreement and to complete the purchase of the Property in accordance with the terms and condition contained therein. 上述之現金回贈(如送出)為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。
4. In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this letter, the Preliminary Agreement and/or the Formal Agreement, the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith and/or ask for refund of the Cash Rebate without prejudice to the Vendor's other rights and claims under the Preliminary Agreement or the Formal Agreement or at law or otherwise. Any claim that the Purchaser may have under or in relation to or in connection with this letter shall be a claim against the Vendor for damages only. Time shall be of the essence of this letter.
一旦買方未能遵守、履行或遵從本函、臨時合約及/或正式合約內任何條款或條件，賣方有權撤銷現金回贈及/或要求退還現金回贈，且不影響賣方在臨時合約、正式合約或法律上或其他方面之其他權利與申索。買方只可就本函向賣方提出損害賠償之申索。在本函中的時間規定須嚴格遵守。
5. This letter is an agreement independent of the Preliminary Agreement and the Formal Agreement and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement and the Formal Agreement (including the Purchase Price stated therein). All the rights and remedies of the Vendor under the Preliminary Agreement and the Formal Agreement shall not be affected by this letter. This letter constitutes an agreement between the parties hereto independent from the purchase of the Property by the Purchaser, the Preliminary Agreement and the Formal Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement and the Formal Agreement or the rights, duties or obligations of the parties to the Preliminary Agreement and the Formal Agreement.
本函獨立於臨時合約及正式合約，其內容不得視作取替或更改臨時合約及正式合約內的任何條款及/或條件(包括其內所述之樓價)。賣方在臨時合約及正式合約下之所有權利及補償均不受本函影響。本函乃由本函各方之間訂立，且獨立於買方購買該物業、臨時合約及正式合約之協議，本函的任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約及正式合約的運作、有效性或可強制執行性或相關臨時合約或相關買賣合約各方的權利、義務或責任。
6. The parties do not intend any term of this letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this letter shall be excluded from the application of the CRTPO.
雙方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第623章)(「該條例」)強制執行本函下任何條款，並且同意排除該條例對本函的適用。
7. The Chinese version of this letter is for information only and in case of inconsistency, the English version shall prevail.
本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

Signed by the Purchaser 買方簽署

For and on behalf of the Vendor by 賣方代表簽署

Authorized Signature 獲授權代表簽署

WCH Real Estate Agency Limited

Acknowledgement Letter for Viewing of Property
關於參觀物業的確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

I/We, the undersigned, hereby confirm below 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，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

☐ **I/We 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,**

本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人/我們參觀，

☐ 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.

且本人/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。

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

OR 或

☐ but after due consideration and out of my/our free will and choice I/we decided not to view the Property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀該物業。

☐ **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,**

本人/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人/我們參觀，

☐ 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.

且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。

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

OR 或

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

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

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

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

Signed by the Purchaser 買方簽署

Acknowledgement Letter regarding public viewing of the Property
物業之公眾參觀確認書

Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as "Person so engaged") WCH Property Development Company Limited (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註：「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 ("LA MONTAGNE") of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. / Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期			

I/We, the undersigned, hereby confirm below 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，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

1. I/We note that the Property is now open/will be opened to the public as a residential property comparable to other specified residential property(ies) in the Phase ("comparable residential property") available for viewing.
本人/我們知道該物業現正/將會作為與期數中其他指明住宅物業相若的住宅物業(「相若的住宅物業」)開放供公眾人士參觀。
2. I/We understand and agree that the Property will still be opened to the public as a comparable residential property available for viewing after I/we have signed the preliminary agreement for sale and purchase and the agreement for sale and purchase of the Property until completion of the sale and purchase of the Property. I/we have no objection to this arrangement.
本人/我們明白並同意於本人/我們簽署該物業的臨時買賣合約及買賣合約後，該物業仍會繼續作為相若的住宅物業並開放供公眾人士參觀，直至完成該物業的買賣。本人/我們對此安排並無反對。

Signed by the Purchaser 買方簽署

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Annex 17 附件 17

Vendor's Information Form 賣方資料表格

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) WCH Property Development Company Limited (as “Person so engaged”) WCH Property Development Company Limited (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註:「擁有人」指期數中的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期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。		
The Development and the Phase 發展項目及期數	Phase 4B of Phase 4 (“LA MONTAGNE”) of THE SOUTHSIDE 港島南岸的第4期(「海盈山」)的第4B期		
Property 該物業	Tower 座數	Floor 樓層	Unit 單位
Purchaser 買方			
I.D. /Passport/ B.R. No. 身份證/護照/商業登記證號碼			

(a)	the amount of the management fee that is payable for the Property: HK\$ per month 須就該物業支付的管理費用的款額: 每月港幣
(b)	the amount of the Government rent (if any) that is payable for the Property: HK\$ per quarter 須就該物業繳付的地稅 (如有的話) 的款額: 每季港幣
(c)	the name of the owners' incorporation (if any): Nil 業主立案法團(如有的話)的名稱: 沒有
(d)	the name of the manager of the Phase: MTR Corporation Limited 期數的管理人的姓名或名稱: 香港鐵路有限公司
(e)	any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase: Nil 賣方自政府或管理處接獲的關乎期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
(f)	any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase: Nil 賣方自政府接獲的規定賣方拆卸期數的任何部分或將期數的任何部份恢復原狀的任何通知: 沒有
(g)	any pending claim affecting the Property that is known to the Vendor: Nil 賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期： 11 May 2026

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

買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

Signed by the Purchaser 買方簽署

List of gifts, financial advantages or benefits

贈品、財務優惠或利益的列表

Part I

第 I 部份

1. Depending on the payment plan selected by the Purchaser in Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor or the Person so Engaged (as the case may be) to the Purchaser in connection with the purchase of the Property.
視乎買方其要約表格所選擇的支付辦法，賣方或如此聘用的人(視屬何種情況而定)將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
2. All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
3. The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.
如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。
4. (If applicable) According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
(如適用)根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
5. All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor or the Person so Engaged (as the case may be) has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor or the Person so Engaged (as the case may be) also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the decision of the Vendor or the Person so Engaged (as the case may be) shall be final and binding on the Purchaser.
所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方或如此聘用的人(視屬何種情況而定)有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方或如此聘用的人(視屬何種情況而定)亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方或如此聘用的人(視屬何種情況而定)之決定為最終並對買方有約束力。
6. (If applicable) For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Person so Engaged for part payment of the balance of purchase price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Person so Engaged reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner.
(如適用)所有由如此聘用的人將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，如此聘用的人保留權利以其他方法及形式將現金回贈支付予買方。

Part II

第 II 部份

(A) Option to Purchase One Car Parking Space in Phase 4A of the Development

認購一個發展項目第4A期內停車位權利

(1)	The Purchaser of a selected residential property as specified in the tender documents shall have an option to purchase one car parking space in Phase 4A of the Development. The Purchaser must decide whether to purchase the car parking space and must enter into a relevant sale and purchase agreement within the period as prescribed by the Vendor, failing which the Purchaser will be deemed to have given up the option and the Purchaser shall not be entitled to any remedy or damages whatsoever therefor. 購買招標文件中指明的個別住宅物業之買方可獲認購發展項目第 4A 期內一個停車位之權利。買方須依照賣方所訂之時限決定是否購買該停車位及簽署相關買賣合約，逾時作棄權論，且買方不會為此獲得任何補償或損害賠償。
(2)	The price and sales arrangements of the car parking space(s) will be determined by the Vendor at its sole and absolute discretion and subject to the Vendor's final decision. 停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並以賣方的最終決定為準。
(3)	The above benefit does not affect the obligations of the Purchaser to complete the purchase of the residential property pursuant to the terms of the agreement for sale and purchase. 以上優惠並不影響買方根據買賣合約條款完成購買住宅物業之責任。

Part II

第 II 部份

(A) Cash Rebate for Early Completion and Full Payment of Purchase Price

提前完成交易及付清樓價現金回贈

(Only applicable to Purchasers who choose Terms of Payment (B) Easy Flexible 360 Payment Plan)

(此安排只適用於選擇支付條款 (B) 360輕鬆自在付款計劃之買方)

- (1) If the Purchaser completes the sale and purchase and pays the Purchase Price and other payments in full in accordance with the terms and conditions of the agreement for sale and purchase in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate to be offered by the Vendor according to the table below provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will complete the sale and purchase and pay the balance of the Purchase Price in full not less than 30 days before the date of completion and full payment of Purchase Price. The cash rebate (if offered) will be directly applied to settle (by way of set-off) part of the balance of the Purchase Price payable by the Purchaser pursuant to the preliminary agreement for sale and purchase and the formal agreement for sale and purchase on the date of completion and full payment of Purchase Price by the Purchaser.

如買方提前於買賣合約訂明的成交日之前按買賣合約條款完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈，惟買方必須於提前付清樓價及成交之前不少於30天前以書面通知賣方買方將會完成交易及付清樓價餘額。現金回贈(如送出)將於買方完成交易及付清樓價當日直接用於支付(以抵銷形式)部分買方依臨時買賣合約及正式買賣合約應支付之樓價餘額。

Amount of cash rebate for early completion and full payment of Purchase Price and other payments

提前完成交易及付清所有樓價和其他款項之現金回贈金額

Date of completion and full payment of the Purchase Price and other payments 完成交易及付清樓價和其他款項之日期	Amount of cash rebate 現金回贈金額
Within 150 days after the tender being accepted by the Vendor (i.e. the date of Letter of Acceptance) 於投標書獲賣方接納當日(即接納書的日期)後 150 日內	2% of the Purchase Price 樓價2%

- (2) The Cash Rebate (if offered) is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to a third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the preliminary agreement for sale and purchase and the formal agreement for sale and purchase and to complete the purchase of the Property in accordance with the terms and condition contained therein.

上述之現金回贈(如送出)為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。

Reminder to Prospective Purchasers 給準買家的提醒

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:

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) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in the **Price List(s)** and other relevant document(s);

細閱有關價單和其他相關文件內列出的財務計劃資料（包括條款及條件等）；

- (b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, 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;

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) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available;

直接向賣方或其指定財務公司（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) **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

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) **Remain cool-headed** and critically consider the followings:

保持冷靜並審慎考慮以下事項：

- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;
留意任何有關最低入息水平、提供收入證明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；
- Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;
注意在購買日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；
- 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 Purchase 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;

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。

- **Affordability and repayment ability - after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and**

負擔能力與還款能力 — 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及

- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?

就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？

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 ☐



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