Tender No.: 招標號碼:	SS2C(2)(T2) (Form T2-760)

TENDER DOCUMENT
招標文件

INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER
公開招標承投購買物業

Tenders are invited for the purchase of those properties in
現招標承投購買

Phase 2C(2) of Sai Sha Residences
西沙灣發展項目的第 2C(2)期

as set out in any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") from time to time (as the same may be revised by the Vendor from time to time) set out herein (unless the property(ies) is(are) previously withdrawn or sold)
於任何一份或多份賣方不時發出的西沙灣發展項目（「發展項目」）的第 2C(2)期（「期數」）以招標方式出售的
銷售安排資料（及賣方不時對其作出修改的銷售安排資料）內列出的物業
（已被撤回或出售的物業則除外）

GUIDANCE NOTE FOR TENDER SUBMISSION
投標指引

1. There are currently three (3) forms of Tender Document for Phase 2C(2) of Sai Sha Residences, namely Tender Document (Form T2- ALL), Tender Document (Form T2-713) and Tender Document (Form T2-760).
現時西沙灣發展項目的第 2C(2)期共有三（3）種招標文件格式，分別為招標文件（表格 T2- ALL）、招標文件（表格 T2-713）及招標文件（表格 T2-760）。

2. The Tenderer should select and complete the appropriate the form of Tender Document as follows:-
投標者應按以下情況選擇及填妥適當的招標文件格式：

   (a) If the Tenderer offers to purchase **one (1) particular property** at the Tender Price, the Tenderer should fill in and complete **Tender Document (Form T2- ALL)**.
   如投標者以投標價承投購買**一個指定物業**，投標者應填寫及完成**招標文件（表格 T2- ALL）**。

   (b) If the Tenderer offers to purchase **any one (1) property out of several Units F of Emerald Avenue Tower 2 selected by the Tenderer** at the same Tender Price, the Tenderer should fill in and complete **Tender Document (Form T2-713)**.
   如投標者以同一投標價承投購買其所選擇的 **Emerald Avenue 第 2 座多個 F 單位之中的任何一（1）個物業**，投標者應填寫及完成**招標文件（表格 T2-713）**。

GUIDANCE NOTE FOR TENDER SUBMISSION
投標指引

(c) If the Tenderer offers to purchase **any one (1) property out of several Units F of Emerald Avenue Tower 1 selected by the Tenderer** at the same Tender Price, the Tenderer should fill in and complete **Tender Document (Form T2-760)**.
如投標者以同一投標價承投購買其所選擇的 **Emerald Avenue 第 1 座多個 F 單位之中的任何一（1）個物業**，投標者應填寫及完成**招標文件（表格 T2-760）**。

3. In respect of each property, a Tenderer should submit **ONLY ONE** form of Tender Document. If the Tenderer submits more than one form of Tender Document in respect of the same property, the Vendor shall have the sole discretion to determine which form of Tender Document, if any, it wishes to accept. The Vendor's decision shall be final and binding on the Tenderer, and the Tenderer shall not raise any claims or objections in respect thereof.
就每一個物業而言，投標者只可遞交一（1）份招標文件格式。倘投標者就同一物業遞交多於一種招標文件格式，賣方有唯一及絕對酌情權決定接納，如有，哪一份招標文件格式。賣方的決定為最終決定，並對投標者具有約束力，而投標者不得就此提出任何申索或反對。

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled "**Public Tender for Phase 2C(2) of Sai Sha Residences**" placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked "**Phase 2C(2) of Sai Sha Residences**".
在招標期間（定義見招標公告），投標書須放入普通信封內，信封面上清楚註明「**西沙灣發展項目的第 2C(2)期**」，放入位於售樓處（定義見招標公告）擺放的標示為「**西沙灣發展項目的第 2C(2)期**」的投標箱內。

Vendor:
賣方：

Light Time Investments Limited
光時投資有限公司
c/o **Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited**
（由**新鴻基地產（銷售及租賃）代理有限公司**轉交）
45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong
香港港灣道 30 號新鴻基中心 45 樓
Enquiry Hotline: 3119 0008
查詢熱線：3119 0008

Vendor's solicitors:
賣方律師：

Johnson Stokes & Master
孖士打律師行
16th–18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong
香港中環遮打道 10 號太子大廈 16 樓至 18 樓

Woo Kwan Lee & Lo
胡關李羅律師行
Room 2801, 28th Floor, Sun Hung Kai Centre, 30 Harbour Road, Wanchai, Hong Kong
香港灣仔港灣道 30 號新鴻基中心 28 字樓 2801 室

Sit, Fung, Kwong & Shum
薛馮鄺岑律師行
25A United Centre, 95 Queensway, Admiralty, Hong Kong
香港金鐘金鐘道 95 號統一中心 25A

P.C. Woo & Co.
胡百全律師事務所
Room 1225, 12/F, Prince's Building, No. 10 Chater Road, Central, Hong Kong
香港中環遮打道 10 號太子大廈 12 樓 1225 室

Vincent T.K. Cheung, Yap & Co.
張葉司徒陳律師事務所
23/F, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong
香港灣仔港灣道 1 號會展廣場辦公大樓 23 樓

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PART 1: TENDER NOTICE
第 1 部份：招標公告

1. Definitions
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，除非上下文另外准許或規定，下列詞語應具有下列含義：

"**Acceptance Period**" 「**承約期間**」	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and the date which is the fourteenth (14th) working day after the Tender Closing Date and Time (both dates inclusive); 指就每一個該招標物業而言，由招標開始日期及時間至招標截止日期及時間後的第 14 個工作日（包括首尾兩日）；
"**Agreement**" 「**正式合約**」	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 3 of the Conditions of Sale; 指賣方與買方根據出售條款第 3 條擬簽訂的該物業的正式買賣合約；
"**Conditions of Sale**" 「**出售條款**」	means the Conditions of Sale set out in Part 2 of this Tender Document; 指本招標文件第 2 部份的出售條款；
"**Development**" 「**發展項目**」	means Sai Sha Residences; 指西沙灣發展項目；
"**extreme conditions announcement**" 「**極端情況公布**」	means an announcement made by the Chief Secretary for Administration stating the existence of extreme conditions that arise from a super typhoon or other natural disaster of a substantial scale during the period (including any extended period) specified in the announcement; 指政務司司長作出的公布，以述明在該公布所指明的期間(包括延展期間) 存在由超強颱風或其他大規模天災引起的極端情況；
"**Letter of Acceptance**" 「**接納書**」	means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice; 指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
"**Offer Form**" 「**要約表格**」	means the Offer Form set out in Part 3 of this Tender Document; 指本招標文件第 3 部份的要約表格；
"**Phase**" 「**期數**」	means Phase 2C(2) of Sai Sha Residences; 指西沙灣發展項目的第 2C(2)期；

"**this Preliminary Agreement**" 「**本臨時合約**」	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; 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；
"**Property**" 「**該物業**」	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property; 指如果及一旦本招標文件獲得賣方接納時的該投標物業；
"**Property for Tender**" 「**該招標物業**」	means all or any of the properties offered for sale by tender as set out in the Sales Arrangements; 指銷售安排內列出的以招標形式出售的所有或任何物業；
"**Purchaser**" 「**買方**」	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor; 指中標者，其對該物業的投標書獲得賣方接納；
"**Purchase Price**" 「**樓價**」	means, if and when this Tender Document is accepted by the Vendor, the Tender Price specified in the Offer Form; 指如果及一旦要約表格所載的要約獲得賣方接納時，要約表格中指明的投標價；
"**Sales Arrangements**" 「**銷售安排**」	means 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); 指任何一份或多份賣方就期數不時發出的以招標方式出售的銷售安排資料（及賣方不時對其作出修改的銷售安排資料）；
"**Sales Office**" 「**售樓處**」	means, in respect of each Property for Tender, the place where the sale will take place as set out in the Sales Arrangements; 就每一個該招標物業而言，指載於銷售安排適用於該招標物業的出售地點；
"**Tender Closing Date and Time**" 「**招標截止日期及時間**」	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; 就每一個該招標物業而言，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；
"Tender Commencement Date and Time" **「招標開始日期及時間」**	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; 就每一個該招標物業而言，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；

"Tender Document" **「招標文件」**	means this Tender Document comprising: 指本招標文件，由以下部份組成： (i) the Tender Notice; 招標公告； (ii) the Conditions of Sale; 出售條款； (iii) the Offer Form(s); and 要約表格；及 (iv) the Annex to the Offer Form(s); 要約表格附件；
"Tender Notice" **「招標公告」**	means the Tender Notice set out in Part 1 of this Tender Document; 指本招標文件第 1 部份的招標公告；
"Tender Period" **「招標期間」**	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Time and Tender Closing Date and Time; 就每一個該招標物業而言，指招標開始日期及時間至招標截止日期及時間的期間；
"Tender Price" **「投標價」**	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form; 指要約表格的附表中訂明投購該投標物業的價格；
"Tendered Property" **「該投標物業」**	means the property selected by the Vendor, from among the properties ticked by the Tenderer in the Schedule to his Offer Form, for accepteance of the Tenderer's tender. The property so selected by the Vendor shall be specified in the Letter of Acceptance; 指賣方從投標者於要約表格的附表內以剔號標示的物業中選定作為接納投標者投標的物業。賣方以此方式選定的物業須於接納書中列明；
"Tenderer" **「投標者」**	means the person who is specified in the Offer Form as the tenderer; 指要約表格中訂明為投標者的人士；
"Vendor" **「賣方」**	means Light Time Investments Limited; and 指光時投資有限公司；及
"Vendor's solicitors" **「賣方律師」**	means any one of the following firms to be designated by the Vendor at its sole and absolute discretion: 指賣方單獨絕對酌情決定下指定的以下任何一家律師行： • Johnson Stokes & Master 孖士打律師行 • Woo Kwan Lee & Lo 胡關李羅律師行 • Sit, Fung, Kwong & Shum 薛馮鄺岑律師行 • P.C. Woo & Co. 胡百全律師事務所

2. Procedures of Tender
招標程序

2.1 The Vendor invites tenders for the purchase of the Property 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該招標物業。

2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。

2.2A Without prejudice to paragprah 2.2, if tender offers in respect of the same property are submitted (whether by the Tenderer or other tenderers) under more than one form of Tender Document during the Acceptance Period, including this form T2-760, the Vendor shall have the sole discretion to determine which Tender Document, if any, it wishes to accept, and to reject any or all of the other Tender Documents. The Vendor's decision shall be final and binding on the Tenderer, and the Tenderer shall not raise any claims or objections in respect thereof.
在不影響第 2.2 段的原則下，如於承約期間內，就同一物業有超過一種招標文件格式（包括本表格 T2-760）的投標書獲遞交（不論由同一投標者或其他投標者遞交），賣方有唯一及絕對酌情權決定接納，如有，哪一份招標文件，以及拒絕任何或所有其他招標文件。賣方的決定為最終決定，並對投標者具有約束力，而投標者不得就此提出任何申索或反對。

2.3 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受任何已遞交之投標書。

2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose of all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將該招標物業或其任何部份以任何方法（包括但不限於私人協約、投標及拍賣）售予任何人。

2.5 The Vendor reserves the right to adjust the Tender Closing Date and Time of the tender of any of the Property for Tender. Any adjustment of the Tender Closing Date and Time will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
賣方保留權利更改任何該招標物業的招標截止日期及時間。任何更改招標截止日期及時間的通知會張貼於售樓處。賣方無須就該等更改另行通知投標者。

2.6 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。

2.7 A tender must be:-
投標書必須：

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

Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form**;
採用本招標文件之格式，並填妥及簽署要約表格（即本招標文件的第 3 部分）。**請填妥及簽署要約表格的英文文本或要約表格的中文文本**；

(b) accompanied with the following documents:-
連同以下文件：

(i) Cashier order(s) and/or cheque(s)
銀行本票及／或支票

In respect of each Offer Form, one or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the amount equal to 5% of the Tender Price and made payable to "**Johnson Stokes & Master**" Provided That the following minimum amount shall be paid by cashier order(s):
就每一份要約表格，由根據《銀行業條例》第 16 條獲妥為發牌的銀行簽發的一張或多張銀行本票及／或支票，金額相等於投標價的 5%，抬頭寫「**孖士打律師行**」，惟當中須以銀行本票支付的最低金額為：

Amount of 5% of Tender Price 投標價 5%的金額	Minimum amount to be paid by cashier order(s) 以銀行本票支付的最低金額
HK$500,000 or above 港幣 500,000 元或以上	HK$500,000 港幣 500,000 元
Less than HK$500,000 but not less than HK$400,000 少於港幣 500,000 元但不少於港幣 400,000 元	HK$400,000 港幣 400,000 元
Less than HK$400,000 but not less than HK$300,000 少於港幣 400,000 元但不少於港幣 300,000 元	HK$300,000 港幣 300,000 元
Less than HK$300,000 but not less than HK$200,000 少於港幣 300,000 元但不少於港幣 200,000 元	HK$200,000 港幣 200,000 元
Less than HK$200,000 少於港幣 200,000 元	HK$150,000 港幣 150,000 元

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

If the Tenderer is/are individual(s), copy of the HKID Card/Passport of each individual of the Tenderer.
如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本。

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return of the Tenderer.
如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，以

及投標者最近期的董事登記冊及周年申報表的複印本。

(iii) 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 Annex, duly signed and completed by the Tenderer
由投標者填妥並簽署的附件的文件

(1) Measurements of the Tendered Property
投標物業的量度尺寸
(2) Warning to Purchasers
對買方的警告
(3) False Ceiling Height Plan
假天花高度圖
(4) Acknowledgement Letter Regarding Fittings and Open Kitchen (with plan)
關於裝置及開放式廚房的確認信（連圖則）
(5) Acknowledgement Letter Regarding Miscellaneous Matters
關於其他事項的確認信
(6) Acknowledgement Letter Regarding Stamp Duty
關於印花稅的確認信
(7) (If applicable) Letter Regarding Stamp Duty Express
（如適用）關於印花稅直送的信件
(8) (If applicable) Acknowledgement Letter Regarding Financing Plans
（如適用）關於財務計劃的確認信
(9) (If applicable) SHKP Club Application Form
（如適用）新地會申請表格
(10) Acknowledgement Letter Regarding Subsequent Phases
關於後續期數的確認信
(11) Personal Information Collection Statement
個人資料收集聲明
(12) (If applicable) Acknowledgement Letter Regarding Unit View (with plan)
（如適用）關於單位景觀的確認書（連圖則）
(13) (If applicable) Acknowledgement Letter Regarding Right of Way (with plan)
（如適用）關於通行權的確認信（連圖則）

Please do NOT date any of the documents mentioned in sub-paragraph (iv).
請不要於第(iv)分段所述的任何文件內填上日期。

Please do NOT fill in the details of the "Property" in the table in the documents mentioned in sub-paragraph (iv). The Tenderer hereby acknowledges, agrees and confirms that the Vendor is irrevocably authorized by the Tenderer, if and when this Tender Document is accepted by the Vendor, to insert the details of the Tendered Property as the "Property" in the aforesaid documents. If the Tenderer fails to comply with the foregoing instruction and fills in the details of the "Property" in any of the aforesaid documents, the Vendor reserves the right, in its sole discretion, to replace such details with the details of the Tendered Property.

請不要於第(iv)分段所述的任何文件內「本物業」一欄填上任何資料。投標者謹此承認、同意及確認，如本投標文件獲賣方接納，賣方即獲投標者不可撤銷地授權在上述文件內填上該投標物業的資料，作為「本物業」的資料。如投標者

未有遵從上述指示，並在任何上述文件內填寫「本物業」的資料，賣方保留全權酌情決定以該投標物業的資料取代該等資料的權利。

(c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Phase 2C(2) of Sai Sha Residences**"; and
放入普通信封內，信封面上書明賣方收啓，並清楚註明「**西沙灣發展項目的第2C(2)期**」；及

(d) placed in the Tender Box labelled "**Public Tender For Phase 2C(2) of Sai Sha Residences**" placed at the Sales Office during the Tender Period.
於招標期間放入位於售樓處擺放的標示為「**西沙灣發展項目的第 2C(2)期公開招標**」的投標箱內。

2.8 The tender will proceed irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any extreme conditions announcement is made at any time during the Tender Period.
即使於招標期間內任何時間有任何熱帶氣旋警告信號或任何暴雨警告信號生效或極端情況的公布，招標會繼續進行。

2.9 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier orders and/or cheque(s) 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.
在賣方對收到的投標書作出決定前，所有銀行本票及／或支票均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及／或支票將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本票及／或支票將於承約期間屆滿後起計 14 天內，按投標書所載地址以專人送達或通過郵遞方式退還予落選投標者。

(a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
投標者須親身簽署要約表格及其他文件（如投標者為公司，須由其董事簽署），並視作為主事人。

(b) 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。

(c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of Letter of Acceptance and return of cashier order(s) and/or cheque(s).
要約表格中指明的香港通訊地址將會是收取接納書及退回銀行本票及／或支票的地址。

2.10 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
作爲賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間隨時接納投標。投標書根據本招標文件的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由

賣方隨時接納。

(b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK$1.00 upon receipt of a written demand from him prior to the submission of his tender.
作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. Acceptance of Tender
接受投標

3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
投標書如獲接納，中標者即成為該投標物業之買方。

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

3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.
在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標期間在售樓處審閱。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。

3.4 (a) In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf:-
如買方有意以其授權人代表其簽署正式合約：

(i) the Vendor's solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her; and
賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作爲其代表；及

(ii) the relevant power of attorney is required to be approved by the Vendor.
相關授權書須由賣方事先批准。

(b) All loan applications made to the Vendor's designated financing company, loan documents and ancillary documents (collectively the "**Loan Documents**") shall be signed by the Purchaser personally. No attorney can be accepted for the purpose of signing the Loan Documents.
所有向賣方之指定財務機構作出的貸款申請、貸款文件及附帶文件（統稱「**貸款文件**」）須由買方親身簽署。以授權人簽署貸款文件不會被接受。

4. Miscellaneous
其他事項

4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property for Tender. All enquiries should be directed to the Vendor's agent, Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited, of 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (Enquiry Hotline: 3119 0008).
投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該招標物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方的代理人新鴻基地產（銷售及租賃）代理有限公司，地址為香港港灣道 30 號新鴻基中心 45 樓（查詢熱線: 3119 0008）。

4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
賣方任何人員或代理或賣方的代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作爲或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不（而且也不視作）闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。

4.3 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的任何種類的改動及／或增加，該投標書將被視為不符合規定的投標書。

4.4 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。

[End of Part 1: 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. (a) In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein
招標公告定義的詞語在本出售條款中具有相同含義。

(b) 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及細則出售該物業，而買方須以樓價並按本臨時合約所載條款及細則購買該物業。

2. The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) in accordance with the terms of the Agreement.
買賣須根據正式合約的條款於辦公時間（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。

3. 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 of the Letter of Acceptance; and
由買方於接納書的日期之後的第 5 個工作日或之前簽立；及

(b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
由賣方於接納書的日期之後的第 8 個工作日或之前簽立。

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

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

6. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholders.
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. All further deposit, part payment of the Purchase Price, further part payment(s) of the Purchase Price and the balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors.
上述加付訂金、部份售價、加付部份售價及售價餘額需以抬頭寫上賣方律師之銀行本票支付。

8. The Purchaser shall attend the office of the Vendor's solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Agreement as set out in clause 20. The Agreement shall be in such form prepared by the Vendor's Solicitors and shall not be varied by the Purchaser.

買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到賣方律師的辦事處辦理下列手續（按：必須嚴守所訂日期。）：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 20 條所載就正式合約應付之所有印花稅。正式合約的文本須為賣方律師所擬者，買方不得更改。

9. If the Purchaser fails to execute the Agreement within 5 working days after the date of the Letter of Acceptance:-
如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：

(a) this Preliminary Agreement is terminated;
本臨時合約即終止；

(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。

10. The Purchaser will have to agree with the Vendor in the Agreement to the effect that-
在正式合約當中，買方須與賣方協議如下－

(a) the Vendor is entitled to keep the preliminary deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever, and
如正式合約於日後以任何形式被取消，賣方有權保留臨時訂金；及

(b) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
除訂立按揭或押記外，買方不得於本買賣成交及簽立轉讓契之前提名任何人接受該物業之轉讓契，亦不得轉售該物業或以任何形式轉移正式合約之權益或訂立以以上為目的之任何協議。

11. The measurements of the Property are as follows—see "Measurements of the Tendered Property" of the Tender Document.
該物業的量度尺寸如下—見招標文件的《投標物業的量度尺寸》。

12. The sale and purchase of the Property includes the fittings, finishes and appliances as follows—see Schedule to the Conditions of Sale.
該物業的買賣包括的裝置、裝修物料及設備如下—見出售條款的附表。

13. Without prejudice to sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》（第 219 章）第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。

14. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 15 and fully understands its contents.
買方確認已收到第 15 條所列出的「對買方的警告」的中英雙語文本，並完全明白其內容。

15. For the purposes of clause 14, the following is the "**Warning to Purchasers**"–
就上述第 14 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。

16. (a) It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of Clause 16(b), only the person who signed this Preliminary Agreement is permitted to sign the Agreement.
謹此聲明本臨時合約只屬於買方個人所有。除 16(b)條另有規定外，只有簽署本臨時合約的人士可簽署正式合約。

(b) No attorney, trustee or nominee of any kind of the Purchaser shall be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
賣方並不接受買方的任何授權人、受托人或獲提名人代替買方本人簽署正式合約，除非該人為指定之獲授權人（但其授權不能有任何授權他人代替之權力）而其授權乃為指定權限並只限於以買方名義及代買方簽署正式合約。

17. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser.
若買方亦聘用賣方之律師行為買方在該物業買賣之代表律師，賣方將承擔該律師行在處理正式合約及其後買方受益的轉讓契之法律費用。

18. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay their own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
若買方選擇另聘律師代表其買入該物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。

19. All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.

買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。

20. All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
有關本臨時合約及／或正式合約及/或轉讓契之所有印花稅（包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅），一概由買方負責及支付。

21. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser.
一切製作、登記及完成公契及管理協議和副公契及管理協議（如有）（統稱『公契』）之費用及附於公契之圖則費用的適當分攤、該物業的業權契據及文件核證副本之費用、該物業的買賣合約及轉讓契之圖則費、該物業的按揭（如有）之律師及其他費用及代墊付費用及其他有關該物業的買賣的文件的所有律師及其他費用，均由買方負責。所有查冊費、註冊費及其他雜項費用均須由買方承擔。

22. Upon termination of this Preliminary Agreement, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
如本臨時合約終止，而買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。

23. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
買方如有更改地址或電話，須以書面通知賣方。

24. 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。

25. 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。

26. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "**CRTPO**") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第 623 章）（『該條例』）強制執行本臨時合約下任何條款，並且同意排除該條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。

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

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

(c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者（在該條例定義）可依據該條例強制執行任何該等條款時：

(i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷（倘若撤銷權存在），而該條例第 6(1)條將不適用於本臨時合約；及

(ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。

27. 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 each Property set out in "Measurements of the Tendered Property" of the Tender Document is calculated in accordance with section 8(3) of that Ordinance; and
招標文件的《投標物業的量度尺寸》載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及

(d) the area of an item under clause (b) of each Property set out in "Measurements of the Tendered Property" of the Tender Document is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
招標文件的《投標物業的量度尺寸》載列之每個單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。

28. If the Property consists of residential unit(s) as well as any parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.
如該物業包括住宅單位並同時包括停車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

29. 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售價及支付條款之錯誤或遺漏及該售價在計算方面之錯誤或遺漏。

30. This Preliminary Agreement is not preceded by an unwritten sale agreement or an 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非書面買賣協議或買賣協議。

31. The Vendor reserves the right to alter the building plans in respect of the Phase of the Development (including the Property) whenever the Vendor considers necessary Provided that the Vendor shall notify the Purchaser in writing of such alteration if the same affect in any way the Property within 14 days after its having been approved by the Building Authority.
賣方保留於其認為所需時修改本發展項目期數(包括該物業)建築圖則之權利，但賣方須由建築事務監督就有關影響該物業修改之批准後計 14 天內以書面通知買方。

32. The Purchaser shall before being entitled to possession of the Property on completion reimburse or pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the DMC.
在獲得該物業管有權之前，買方須於成交時按照該公契規定向賣方或管理公司預繳管理費上期，及繳付管理費按金、泥頭清理費、特別基金及其他按金／基金等。

33. 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。

34. 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.
任何本臨時買賣合約下的責任，若其履行日並非工作日，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。

35. (a) This Preliminary Agreement contains the entire agreement between the parties as to its subject matter and supersedes any previous agreement (if any) between the parties relating to its subject matter.
本臨時合約載有各方的關於協議內容的整個協議及取代任何各方之間較早前的協議（如有）。

(b) Each party acknowledges and agrees that in entering into this Preliminary Agreement and the Agreement, it does not rely on, and has no remedy in respect of, any statement, representation, warranty or understanding (whether negligently or innocently made) of any person (whether party to this Preliminary Agreement or not) other than as expressly set out in this Preliminary Agreement.
各方確認及同意在簽署本臨時合約及正式合約，除本臨時合約清楚地訂明，他／她沒有倚賴任何人士（不論是否本臨時合約之一方）之任何說明、陳述、承諾或理解（不論疏忽地或無心之失地作出）及將不會就前述事宜有任何濟助。

(c) The terms and conditions of this Preliminary Agreement shall supersede any and all oral or written agreements or representations made by or on behalf of the Vendor.
本臨時合約的條款及細則將取代任何及所有賣方或代表賣方作出的口頭或書面協議或陳述。

36. The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.
本臨時合約之中文版本乃英文版本的譯本，謹供參考之用。如解釋有任何差異、出入或爭議，概以英文版本為準。

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

Emerald Avenue 第1座之地下1樓、地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓之C及D單位：
Emerald Avenue 第1座之地下1樓、地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之B及E單位：
Emerald Avenue 第1座之1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之G及J單位：
Flat C and D on G1/F, G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-32/F of Emerald Avenue Tower 1:
Flat B and E on G1/F, G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 1:
Flat G and J on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 1:

A. 內牆外露位置：客廳及飯廳－膠板飾面及乳膠漆；睡房－乳膠漆。(只供1樓至3樓、5樓至12樓、15樓至16樓、18樓至19樓、21樓至23樓及25樓至33樓之J單位；B、C、D及G單位)
Internal Wall where exposed: Living room and Dining room –Plastic laminate finish and emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat J on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-19/F, 21/F-23/F and 25/F-33/F; Flat B, C, D and G)
內牆外露位置：客廳及飯廳－瓷磚、膠板飾面、金屬飾面及乳膠漆；睡房－乳膠漆。(只供E單位)
Internal Wall where exposed: Living room and Dining room –Tiles, plastic laminate, metal finish and emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat E)
內牆外露位置：客廳及飯廳－鏡、金屬飾面、木皮飾面及烤漆飾面；主人睡房－鏡、金屬飾面、木皮飾面及烤漆飾面；睡房1－鏡、金屬飾面、木皮飾面及牆紙。(只供20樓之J單位)
Internal Wall where exposed: Living room and Dining room –Mirror, metal finish, timber veneered finish and lacquered finish; Master Bedroom –Mirror, metal finish, timber veneered finish and lacquered finish;
Bedroom 1–Mirror, metal finish, timber veneered finish and wallcovering. (only for Flat J on 20/F)

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。(只供1樓至3樓、5樓至12樓、15樓至16樓、18樓至19樓、21樓至23樓及25樓至33樓之J單位；B、C、D、E及G單位)
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim. (only for Flat J on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-19/F, 21/F-23/F and 25/F-33/F; Flat B, C, D, E and G)
內部地板外露位置：客廳及飯廳－瓷磚及金屬條；睡房－複合木。(只供20樓之J單位)
Internal Floor where exposed: Living room and Dining room –Tiles and metal trim; Bedroom(s)– Engineered timber. (only for Flat J on 20/F)

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髹上乳膠漆。(只供1樓至3樓、5樓至12樓、15樓至16樓、18樓至19樓、21樓至23樓及25樓至33樓之J單位；B、C、D、E及G單位)
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint. (only for Flat J on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-19/F, 21/F-23/F and 25/F-33/F; Flat B, C, D, E and G)
內部天花板外露位置：客廳及飯廳－烤漆飾面、鏡及石膏板假樑髹上乳膠漆；睡房－乳膠漆及石膏板假樑髹上乳膠漆。(只供20樓之J單位)
Internal Ceiling where exposed: Living room and Dining room–Lacquered finish, mirror and gypsum board bulkhead in emulsion paint; Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint. (only for Flat J on 20/F)

D. 門：木門及鋁質框玻璃門。(只供地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓之C及D單位；地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18

樓至23樓及25樓至33樓之B及E單位；G及J單位)
Door: Timber doors and aluminium framed glass doors. (only for Flat C and D on G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-32/F; Flat B and E on G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F; Flat G and J)
門：木門、鋁質框玻璃門及金屬閘。(只供地下1樓之B、C、D及E單位)
Door: Timber doors, aluminium framed glass doors and metal gate. (only for Flat B, C, D and E on G1/F)

E. 浴室：提供潔具；牆壁外露位置－瓷磚；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供C單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat C)
浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供B、D、E、G及J單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat B, D, E, G and J)

F. 開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供1樓至3樓、5樓至12樓、15樓至16樓、18樓至19樓、21樓至23樓及25樓至33樓之J單位；B、C、D及G單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat J on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-19/F, 21/F-23/F and 25/F-33/F; Flat B, C, D and G)
開放式廚房：牆壁外露位置－瓷磚、膠板、金屬飾面及乳膠漆；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供E單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate, metal finishes and emulsion paint; Floor where exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat E)
開放式廚房：牆壁外露位置－瓷磚、木皮飾面及金屬飾面；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供20樓之J單位)
Open Kitchen: Wall where exposed–Tiles, timber veneered finish and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat J on 20/F)

G. 其他設備：電磁爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐及浴室寶；客廳及飯廳及睡房裝設冷氣機；路由器。
Other Provisions: Induction hob, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater and thermos-ventilator; Air-conditioner for Living room and Dining room and Bedroom(s) ; Router.

Emerald Avenue 第1座之地下1樓、地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之A單位：
Emerald Avenue 第1座之1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之H單位：
Emerald Avenue 第1座之33樓之C單位：
Flat A on G1/F, G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 1:
Flat H on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 1:
Flat C on 33/F of Emerald Avenue Tower 1:

A. 內牆外露位置：客廳及飯廳－膠板飾面及乳膠漆；睡房－乳膠漆。(只供A及H單位)
Internal Wall where exposed: Living room and Dining room –Plastic laminate finish and emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat A and H)
內牆外露位置：客廳及飯廳－乳膠漆；睡房－乳膠漆。(只供C單位)
Internal Wall where exposed: Living room and Dining room –Emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat C)

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim.

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髹上乳膠漆。
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint.

D. 門：木門、鋁質框玻璃門及金屬閘。(只供地下1樓之A單位)
Door: Timber doors, aluminium framed glass doors and metal gate. (only for Flat A on G1/F)
門：木門及鋁質框玻璃門。(只供地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之A單位；H單位)
Door: Timber doors and aluminium framed glass doors. (only for Flat A on G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F; Flat H)
門：木門、鋁質框玻璃門及金屬框玻璃門。(只供C單位)
Door: Timber doors, aluminium framed glass doors and metal framed glass door. (only for Flat C)

E. 浴室：提供潔具；牆壁外露位置－瓷磚；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供A單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat A)
浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供C及H單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat C and H)

F. 廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板；灶台－實體面材。(只供A單位)
Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat A)
開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板；灶台－實體面材。(只供C單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat C)
開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供H單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where

exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat H)

G. 其他設備：嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；煤氣熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。(只供A單位)
Other Provisions: Built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Gas water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room; Router. (only for Flat A)

其他設備：嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。(只供C單位)
Other Provisions: Built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room; Router. (only for Flat C)

其他設備：電磁爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐及浴室寶；客廳及飯廳及睡房裝設冷氣機；路由器。(只供H單位)
Other Provisions: Induction hob, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater and thermos-ventilator; Air-conditioner for Living room and Dining room and Bedroom(s) ; Router. (only for Flat H)

Emerald Avenue 第1座之地下1樓、地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之F單位：
Flat F on G1/F, G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 1:

A. 內牆外露位置：客廳及飯廳－膠板飾面及乳膠漆；睡房－乳膠漆。
Internal Wall where exposed: Living room and Dining room –Plastic laminate finish and emulsion paint; Bedroom(s)–Emulsion paint.

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim.

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髹上乳膠漆。
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint.

D. 門：木門、鋁質框玻璃門、金屬框玻璃門及金屬閘。(只供地下1樓之F單位)
Door: Timber doors, aluminium framed glass doors, metal framed glass door and metal gate. (only for Flat F on G1/F)
門：木門、鋁質框玻璃門及金屬框玻璃門。(只供地下2樓、1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之F單位)
Door: Timber doors, aluminium framed glass doors and metal framed glass door. (only for Flat F on G2/F, 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F)

E. 浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling.

F. 開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板；灶台－實體面材。
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing.

G. 其他設備：電磁爐、嵌入式單頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；煤氣熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。
Other Provisions: Induction hob, built-in town gas wok burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; gas water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room ; Router.

Emerald Avenue 第1座之35樓之A、B、C及D單位：
Flat A, B, C and D on 35/F of Emerald Avenue Tower 1:

A. 內牆外露位置：客廳及飯廳－乳膠漆；睡房－乳膠漆。
Internal Wall where exposed: Living room and Dining room –Emulsion paint; Bedroom(s)– Emulsion paint.

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim.

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髮上乳膠漆。
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint.

D. 門：木門、鋁質框玻璃門及金屬門。(只供A、C及D單位)
Door: Timber doors, aluminium framed glass doors and metal door. (only for Flat A, C and D)
門：木門、鋁質框玻璃門、金屬框玻璃門及金屬門。(只供B單位)
Door: Timber doors, aluminium framed glass doors, metal framed glass door and metal door. (only for Flat B)

E. 浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髮上乳膠漆及鋁質天花板。(只供A及B單位；C單位之浴室1)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat A and B; Bathroom 1 of Flat C)
浴室：提供潔具；牆壁外露位置－瓷磚；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髮上乳膠漆及鋁質天花板。(只供C單位之主人浴室及浴室2；D單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Master Bathroom and Bathroom 2 of Flat C; Flat D)

F. 廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髮上乳膠漆及鋁質天花板；灶台－實體面材。(只供A、C及D單位)
Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat A, C and D)
開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－石膏板面髮上乳膠漆及鋁質天花板；灶台－實體面材。(只供B單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat B)

G. 其他設備：嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及工作間裝設冷氣機；路由器。(只供A及C單位)
Other Provisions: Built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Utility Room; Router. (only for Flat A and C)

其他設備：嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。(只供B及D單位)
Other Provisions: Built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room; Router. (only for Flat B and D)

Emerald Avenue 第2座之1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至32樓之C及D單位：
Emerald Avenue 第2座之1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之E、G及J單位：
Flat C and D on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-32/F of Emerald Avenue Tower 2:
Flat E, G and J on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 2:

A. 內牆外露位置：客廳及飯廳－膠板飾面及乳膠漆；睡房－乳膠漆。(只供C、D、G及J單位)
Internal Wall where exposed: Living room and Dining room –Plastic laminate finish and emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat C, D, G and J)
內牆外露位置：客廳及飯廳－瓷磚、膠板飾面、金屬飾面及乳膠漆；睡房－乳膠漆。(只供E單位)
Internal Wall where exposed: Living room and Dining room –Tiles, plastic laminate, metal finish and emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat E)

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim.

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髹上乳膠漆。
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint.

D. 門：木門及鋁質框玻璃門。
Door: Timber doors and aluminium framed glass doors.

E. 浴室：提供潔具；牆壁外露位置－瓷磚；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供C單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat C)
浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供D、E、G及J單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat D, E, G and J)

F. 開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供C、D、G及J單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat C, D, G and J)
開放式廚房：牆壁外露位置－瓷磚、膠板、金屬飾面及乳膠漆；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供E單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate, metal finishes and emulsion paint; Floor where exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat E)

G. 其他設備：電磁爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐及浴室寶；客廳及飯廳及睡房裝設冷氣機；路由器。
Other Provisions: Induction hob, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater and thermos-ventilator; Air-conditioner for Living room and Dining room and Bedroom(s) ; Router.

Emerald Avenue 第2座之1樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至33樓之A、B、F及H單位：
Emerald Avenue 第2座之33樓之C單位：
Flat A, B, F and H on 1/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F and 25/F-33/F of Emerald Avenue Tower 2:
Flat C on 33/F of Emerald Avenue Tower 2:

A. 內牆外露位置：客廳及飯廳－膠板飾面及乳膠漆；睡房－乳膠漆。(只供A、B、F及H單位)
Internal Wall where exposed: Living room and Dining room –Plastic laminate finish and emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat A, B, F and H)
內牆外露位置：客廳及飯廳－乳膠漆；睡房－乳膠漆。(只供C單位)
Internal Wall where exposed: Living room and Dining room –Emulsion paint; Bedroom(s)–Emulsion paint. (only for Flat C)

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim.

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髹上乳膠漆。
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint.

D. 門：木門及鋁質框玻璃門。(只供A、B及H單位)
Door: Timber doors and aluminium framed glass doors. (only for Flat A, B and H)
門：木門、鋁質框玻璃門及金屬框玻璃門。(只供C及F單位)
Door: Timber doors, aluminium framed glass doors and metal framed glass door. (only for Flat C and F)

E. 浴室：提供潔具；牆壁外露位置－瓷磚；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供B及F單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat B and F)
浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供A、C及H單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat A, C and H)

F. 開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－乳膠漆及石膏板假樑髹上乳膠漆；灶台－實體面材。(只供A、B及H單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Emulsion paint and gypsum board bulkhead in emulsion paint; Cooking bench–Solid surfacing. (only for Flat A, B and H)
開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板；灶台－實體面材。(只供C及F單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat C and F)

G. 其他設備：電磁爐、嵌入式單頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；煤氣熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。(只供F單位)
Other Provisions: Induction hob, built-in town gas wok burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Gas water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room; Router. (only for Flat F)

其他設備：嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。(只供C單位)
Other Provisions: Built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room; Router. (only for Flat C)

其他設備：電磁爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐及浴室寶；客廳及飯廳及睡房裝設冷氣機；路由器。(只供A、B及H單位)
Other Provisions: Induction hob, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater and thermos-ventilator; Air-conditioner for Living room and Dining room and Bedroom(s) ; Router. (only for Flat A, B and H)

Emerald Avenue 第2座之35樓之A、B、C及D單位：
Flat A, B, C and D on 35/F of Emerald Avenue Tower 2:

A. 內牆外露位置：客廳及飯廳－乳膠漆；睡房－乳膠漆。
Internal Wall where exposed: Living room and Dining room –Emulsion paint; Bedroom(s)– Emulsion paint.

B. 內部地板外露位置：客廳及飯廳－瓷磚、人造石及金屬條；睡房－木紋防潮岩塑地板及金屬條。
Internal Floor where exposed: Living room and Dining room –Tiles, reconstituted stone and metal trim; Bedroom(s)– Wood grain rigid board flooring and metal trim.

C. 內部天花板外露位置：客廳及飯廳及睡房－乳膠漆及石膏板假樑髹上乳膠漆。
Internal Ceiling where exposed: Living room and Dining room and Bedroom(s)–Emulsion paint and gypsum board bulkhead in emulsion paint.

D. 門：木門、鋁質框玻璃門及金屬門。(只供C及D單位)
Door: Timber doors, aluminium framed glass doors and metal door. (only for Flat C and D)
門：木門、鋁質框玻璃門、金屬框玻璃門及金屬門。(只供A及B單位)
Door: Timber doors, aluminium framed glass doors, metal framed glass door and metal door. (only for Flat A and B)

E. 浴室：提供潔具；牆壁外露位置－瓷磚、鏡及金屬；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供A及B單位；C單位之浴室1)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles, mirror and metal; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Flat A and B; Bathroom 1 of Flat C)
浴室：提供潔具；牆壁外露位置－瓷磚；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板。(只供C單位之主人浴室及浴室2；D單位)
Bathroom: Sanitary fitments are provided; Wall where exposed–Tiles; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling. (only for Master Bathroom and Bathroom 2 of Flat C; Flat D)

F. 廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚及人造石；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板；灶台－實體面材。(只供C及D單位)
Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles and reconstituted stone; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat C and D)
開放式廚房：牆壁外露位置－瓷磚、膠板及金屬飾面；地板外露位置－瓷磚；天花板外露位置－石膏板面髹上乳膠漆及鋁質天花板；灶台－實體面材。(只供A及B單位)
Open Kitchen: Wall where exposed–Tiles, plastic laminate and metal finishes; Floor where exposed–Tiles; Ceiling where exposed–Gypsum board in emulsion paint and aluminium ceiling; Cooking bench–Solid surfacing. (only for Flat A and B)

G. 其他設備：電磁爐、嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及工作間裝設冷氣機；路由器。(只供A及C單位)
Other Provisions: Induction hob, built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Utility Room; Router. (only for Flat A and C)

其他設備：電磁爐、嵌入式單頭煤氣爐、嵌入式雙頭煤氣爐、拉趟式抽油煙機、11合1智能微蒸烤焗爐、洗衣乾衣機、雪櫃；電熱水爐、抽氣扇及浴室寶；客廳及飯廳、睡房及儲物室裝設冷氣機；路由器。(只供B及D單位)
Other Provisions: Induction hob, built-in town gas wok burner, built-in town gas double burner, telescopic cooker hood, 11-in-1 steam oven with microwave function, washer dryer, refrigerator; Electric water heater, exhaust fan and thermos-ventilator; Air-conditioner for Living room and Dining room, Bedroom(s) and Store Room; Router. (only for Flat B and D)

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

PART 3: OFFER FORM
第 3 部份：要約表格

(*To be completed by the Tenderer*)
(*由投標者填寫*)

To: **The Vendor**
致：**賣方**

1. Offer
要約

I/We (whose name(s) and address(es) specified in the Schedule to this Offer Form), the Tenderer, hereby irrevocably offer to purchase the Tendered Property at the Tender Price specified in the Schedule to this Offer Form subject to the terms and conditions of this Tender Document and the Conditions of Sale.
本人／我們（其名稱與地址載於本要約表格的附表），即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的投標價購買該投標物業，並受本招標文件及出售條款的條款及細則所約束。

2. Binding agreement if offer is accepted
如要約獲接納將構成有效協議

I/We agree, accept and declare that in the event that this tender is accepted by the Vendor, then until the Agreement is signed, this Tender Document (together with the Vendor's written acceptance thereof and the Conditions of Sale) shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.
本人／我們同意及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件（連同賣方的書面承約及出售條款）構成本人／我們與賣方之間按照招標文件訂立的一份具約束力的協議。

3. Address for receipt of Letter of Acceptance
收取接納書的地址

I/We agree that the Hong Kong correspondence address specified in the Schedule to this Offer Form shall be the address for the purpose of receipt of Letter of Acceptance and/or return of cashier order(s) and/or cheque(s). The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接納書及／或退回銀行本票及／或支票的地址。接納書在投郵後的第 2 個工作日視為已經正式收到。

4. Declarations, representations and warranties
聲明、陳述及保證

I/We hereby declare, represent and warrant to the Vendor as follows:-
本人／我們現聲明、陳述及保證如下：

(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.**
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) The Vendor and their staff did not and will not collect directly or indirectly from me/us or the Intermediary any fees or commission in addition to the Tendered Price, 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 me/us in connection with the sale and purchase of the Tendered Property, I/we should report the case to the Independent Commission

Against Corruption.
除投標價、提供資料或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本人／我們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本人／我們購買該投標物業時向其索取任何金錢或其他利益，本人／我們應向廉政公署舉報。

5. I/We authorize the Vendor to complete the particulars (now in blank) (if any) in the documents submitted together with this Tender Document.
本人／我們授權賣方完成連同本招標文件遞交的文件中的細節（現在留白）（如有）。

Schedule to the Offer Form
要約表格附表

Tenderer's Information and Tendered Property
投標者資料及投標物業

Section 1–Particulars of the Tenderer *第 1 節–投標者的資料*				
Name 名稱				
HKID No./Passport No./BR No. 香港身份證號碼／護照號碼／商業登記號碼				
Address/Registered office 地址（英文）／註冊辦事處				
Hong Kong correspondence address (if different from above) 香港通訊地址（英文）（如與上面不同）				
Contact details 聯絡資料	Name 聯絡人			
	Telephone 電話		Fax 傳真	

Section 2–Tendered Property
第 2 節–投標物業

The Tenderer must select which properties he/she/it/they wish(es) to offer to purchase at the Tender Price from the following units by ticking the relevant properties.
投標者須從以下單位中選擇其擬以投標價承投購買的物業，並於有關物業旁加上剔號以示選擇。

	Tower 座數	Floor 樓層	Flat 單位
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	32/F 32 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	30/F 30 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	16/F 16 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	15/F 15 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	12/F 12 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	11/F 11 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	10/F 10 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	9/F 9 樓	F
☐	Emerald Avenue Tower 1 Emerald Avenue 第 1 座	8/F 8 樓	F

If the Tenderer does not tick any of the properties listed above, the Tenderer shall be deemed to have selected and offered to purchase each and every property listed above at the Tender Price. The Vendor shall have the sole discretion to select any one of such properties and to accept the Tender Price in respect of the property so selected. The Tenderer shall not raise any claims or objections in respect thereof and shall be bound to proceed with and complete the sale and purchase of the property so selected by the Vendor at the Tender Price.
如投標者沒有於上述任何物業旁加上剔號，則投標者將被視為已選擇並以投標價要約購買上述每一個物業。賣方有唯一及絕對酌情權選擇任何一個該等物業，並就如此選定的物業接納投標價。投標者不得就此提出任何申索或反對，並須受約束以投標價進行及完成賣方如此選定的物業之買賣。

Notwithstanding that a particular property has been selected by the Tenderer (by ticking the relevant property), if such property has been sold by the Vendor at any time prior to the expiration of the Accpetance Period, the Tenderer's offer to purchase that property shall automatically become null and void and shall not be considered by the Vendor. The Tenderer shall not raise any claims or objections in respect thereof.
儘管投標者已選擇某一物業（投標者於有關物業旁加上剔號），如該物業於承約期間屆滿前的任何時間已由賣方出售，則投標者就該物業提出的購買要約將自動失效及作廢，而賣方無須考慮該要約。投標者不得就此提出任何申索或反對。

Tenderers are reminded to read the latest register of transactions of the Phase so as to ascertain

whether a particular specified residential property is still available for sale on a date of sale. Although a specified residential property may be available for sale on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the Acceptance Period after the close of that previous tender exercise.
投標者敬請檢視期數的成交紀錄冊，以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書，該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

Section 3–Tender Price *第3節–投標價*			
Tender Price (HK$) 投標價（港幣）			**(**The Tender Price should be rounded to the nearest ten. 投標價應捨入至十位數。**)**
Cashier's order(s) and cheque(s) (if applicable) (in the aggregate amount of 5% of the Tender Price) *銀行本票及支票（如適用）（總金額為投標價的5%）*			
Cashier's order(s)* 銀行本票*	Amount (HK$) 金額（港幣）	Bank 銀行	Cashier's order no. 本票號碼
Cheque(s) 支票	Amount (HK$) 金額（港幣）	Bank 銀行	Cheque no. 支票號碼

***** Provided that the following minimum amount shall be paid by cashier order(s)):- * 惟當中須以銀行本票支付的最低金額為：-	
Amount of 5% of Tender Price 投標價 5%的金額	Minimum amount to be paid by cashier order(s) 以銀行本票支付的最低金額
HK$500,000 or above 港幣 500,000 元或以上	HK$500,000 港幣 500,000 元
Less than HK$500,000 but not less than HK$400,000 少於港幣 500,000 元但不少於港幣 400,000 元	HK$400,000 港幣 400,000 元
Less than HK$400,000 but not less than HK$300,000 少於港幣 400,000 元但不少於港幣 300,000 元	HK$300,000 港幣 300,000 元
Less than HK$300,000 but not less than HK$200,000 少於港幣 300,000 元但不少於港幣 200,000 元	HK$200,000 港幣 200,000 元
Less than HK$200,000 少於港幣 200,000 元	HK$150,000 港幣 150,000 元

Section 4–Payment plan
第 4 節–支付辦法

The Tenderer must choose one of the following payment plans ***(†please tick one payment plan only)***.
投標者須選擇下列其中一種付款計劃。***（†請只剔一種付款計劃）***

If the Tendered Property comprises more than one (1) property, the Tenderer must choose the same payment plan for all the Tendered Property.
如投標物業有多於一個物業，投標者須就全部投標物業選擇相同的付款計劃。

†☐ TA1	**Cash Payment Plan (TA1)** **現金付款計劃（TA1）** **Terms of Payment 支付條款** • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。 • 95% of the Purchase Price (the balance of the Purchase Price) shall be paid within 60 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier. 樓價 95%（樓價餘額）於接納書的日期後 60 日內繳付，或於賣方就其有能力將期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 For details of the gifts, financial advantage or benefits, please refer to Annex A. 有關贈品、財務優惠或利益的詳情，請參閱附件 A。

†☐ **TB1**	**Flexible Payment Plan (TB1)** **靈活付款計劃（TB1）** **<u>Terms of Payment 支付條款</u>** • A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). 臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。 • A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier. 加付訂金即樓價 5%於接納書的日期後 60 日內繳付，或於賣方就其有能力將期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 • 2.5% of the Purchase Price shall be paid within 360 days after the date of the Letter of Acceptance, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier. 樓價 2.5%於接納書的日期後 360 日內繳付，或於賣方就其有能力將期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。 • 87.5% of the Purchase Price (the balance of the Purchase Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser. 樓價 87.5%（樓價餘額）於賣方就其有能力將期數中的指明住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。 **<u>Stamp Duty Express 印花稅直送</u>** • **only applicable to the Tenderer who is an individual** **只適用於個人名義投標者** * ☐ I/We **<u>do not select</u>** the Stamp Duty Express. 本人／我們**<u>不選擇</u>**印花稅直送。 * ☐ I/We **<u>select</u>** the Stamp Duty Express (the amount equal to 3% of the Purchase Price). 本人／我們**<u>選擇</u>**印花稅直送 (金額相等於樓價的 3%)。 *（* Please tick as appropriate 請剔適用者）* For details of the gifts, financial advantage or benefits, please refer to Annex A. 有關贈品、財務優惠或利益的詳情，請參閱附件 A。

Section 5 – Intentionally left black *第5節–特意留空*

Section 6–Intermediary
第 6 節–中介人

I am/We are introduced by the following intermediary# to submit this tender:-
本人／我們經以下中介人#介紹而提交本投標書：

(#Only an intermediary who has been appointed by the Vendor as sales agent should be stated below. Please enquire with the Vendor as to information regarding its sales agent.
#填寫於下方的中介人僅應是經由賣方委託的銷售代理人。請向賣方查詢其銷售代理人的資料。)

Estate agency 公司名稱		Name of sales person 地產代理姓名	
EA Licence No. 地產代理牌照號碼		Contact No. 聯絡電話	

Declaration regarding intermediary (applicable only if an intermediary is specified above)
關於中介人的聲明（僅於以上有指明中介人時適用）

I/We declare and confirm as follows:-
本人／我們聲明及確認如下：

(a) 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無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人負責；

(b) the Vendor and its staff did not and will not collect directly or indirectly from the Purchaser or the intermediary (i) any fees or commission in addition to the Purchase Price of the Property and administrative fees for amending the Agreement, (ii) any information or (iii) any copy documents. 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; and
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(i)除該物業樓價及修訂正式合約的行政費外的任何費用或佣金、(ii)任何資料或(iii)任何副本文件。如有任何人士以賣方的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；及

(c) 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 Tender Document.
買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件的條款及細則進行。

Section 7-Declaration of relationship with the Vendor (Please tick as appropriate)*
*第 7 節–與賣方關係的聲明（*請剔適用者）*

I/We [*☐**am/are**／☐**am not/are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
就《一手住宅物業銷售條例》（第 621 章）而言，本人／我們 [*☐**是**／☐**不是**]賣方的「有關連人士」。

(A person is a related party to the Vendor if that person is:
(如有以下情況，某人即屬賣方的「有關連人士」：

(a) *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；
(b) *a manager of the Vendor;*
該人是賣方的經理；
(c) *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；
(d) *an associate corporation or holding company of the Vendor;*
該人是賣方的有聯繫法團或控權公司；
(e) *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權公司的董事，或該董事的父母、配偶或子女；或
(f) *a manager of such an associate corporation or holding company.*
該人是上述有聯繫法團或控權公司的經理。

For the purpose of this Declaration, "manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and "private company" has the meaning given by section 11 of the Companies Ordinance (Cap. 622)).
就本聲明而言，「經理」具有《公司條例》（第 622 章）第 2(1)條給予該詞的涵意及「私人公司」具有《公司條例》（第 622 章)第 11 條給予該詞的涵意）)。

Section 8-Submission checklist
第8節–遞交清單

The following documents are submitted together to the Vendor (for details, please see paragraph 2.7 of the Tender Notice):-
以下文件連同本招標文件遞交（詳情見招標公告第 2.7 段）：

1. ☐ Tender Document with the Offer Form completed, dated and signed
已填妥、填上日期及簽署的招標文件及要約表格
2. ☐ Cashier order(s) and/or cheque(s) (if applicable)
銀行本票及／或支票（如適用）
3. ☐ Tenderer's identification documents
投標者的身份證明文件的複印本
4. ☐ Intermediary's licence (if applicable)
中介人的牌照的複印本（如適用）
5. Documents in Annex, duly signed and completed by the Tenderer:
由投標者填妥並簽署的附件的文件
   - (1) ☐ Measurements of the Tendered Property (undated)
投標物業的量度尺寸（未有填上日期）
   - (2) ☐ Warning to Purchasers (undated)
對買方的警告（未有填上日期）
   - (3) ☐ False Ceiling Height Plan (undated)
假天花高度圖（未有填上日期）
   - (4) ☐ Acknowledgement Letter Regarding Fittings and Open Kitchen (with plan) (undated)
關於裝置及開放式廚房的確認信（連圖則）（未有填上日期）
   - (5) ☐ Acknowledgement Letter Regarding Miscellaneous Matters (undated)
關於其他事項的確認信（未有填上日期）
   - (6) ☐ Acknowledgement Letter Regarding Stamp Duty (undated)
關於印花稅的確認信（未有填上日期）
   - (7) ☐ (If applicable) Letter Regarding Stamp Duty Express (undated)
（如適用）關於印花稅直送的信件（未有填上日期）
   - (8) ☐ (If applicable) Acknowledgement Letter Regarding Financing Plans (undated)
（如適用）關於財務計劃的確認信（未有填上日期）
   - (9) ☐ (If applicable) SHKP Club Application Form (undated)
（如適用）新地會申請表格（未有填上日期）
   - (10) ☐ Acknowledgement Letter Regarding Subsequent Phases (undated)
關於後續期數的確認信（未有填上日期）
   - (11) ☐ Personal Information Collection Statement (undated)
個人資料收集聲明（未有填上日期）
   - (12) ☐ (If applicable) Acknowledgement Letter Regarding Unit View (with plan) (undated)
（如適用）關於單位景觀的確認書（連圖則）（未有填上日期）
   - (13) ☐ (If applicable) Acknowledgement Letter Regarding Right of Way (with plan) (undated)
（如適用）關於通行權的確認信（連圖則）（未有填上日期）

Section 9–Declaration regarding corporate Tenderer (not applicable to individual Tenderer)
第9節–關於法團投標者的聲明（不適用於個人投標者）

We declare and agree as follows:-
我們聲明並同意如下：

1. The table below sets out the particulars of all the current directors of the Tenderer as at the date of this Offer Form.
   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. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
   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. 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.
   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. 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.
   賣方可在任何時間要求我們提供所有相關商業文件及資料以核實於下表列出的投標者的董事的資料，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.
   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。

Director(s) **董事**		
	Name 名稱	Hong Kong Identity Card No./Passport No./B.R. No. 香港身份證號碼／護照號碼／商業登記號碼
1.		
2.		
3.		

Section 10-Signature of the Tenderer and witness *第10節–投標者及見證人的簽署*	
I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex and the documents obtained from the Sales Office (if any), completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance to the terms and conditions of the Tender Document. 本人／我們，即投標者，已閱讀整份招標文件、附件中的文件及於售樓處領取的文件(如有)，填妥要約表格及其附表。本人／我們同意遵守及接受招標文件的條款及細則。 *(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)* *（註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其獲授權人士簽署及蓋上公司印章。）*	
Signed by the Tenderer: 投標者簽署： X	Witnessed by: 見證人簽署： X
Name of the authorized signatory (if the Tenderer is a company): 獲授權人士的名稱（如投標者為公司）：	Name of the witness: 見證人名稱：
Date: 日期：	

[End of Part 3: Offer Form]
[第3部份：要約表格完]

[End of the Tender Document]
[招標文件完]

Estate Agent's Business Card 地產代理咭片	Copy of Estate Agent's License 地產代理牌照的複印本
Copy of Tenderer's ID 投標者的身份證明文件複印本	Copy of Tenderer's ID 投標者的身份證明文件複印本

Bank Cashier Order and/or Cheque

銀行本票及／或支票

Payable to: Johnson Stokes & Master

抬頭：孖士打律師行

Provided that the following minimum amount shall be paid by cashier order(s)):-
惟當中須以銀行本票支付的最低金額為：-

Amount of 5% of Tender Price 投標價 5%的金額	Minimum amount to be paid by cashier order(s) 以銀行本票支付的最低金額
HK$500,000 or above 港幣 500,000 元或以上	HK$500,000 港幣 500,000 元
Less than HK$500,000 but not less than HK$400,000 少於港幣 500,000 元但不少於港幣 400,000 元	HK$400,000 港幣 400,000 元
Less than HK$400,000 but not less than HK$300,000 少於港幣 400,000 元但不少於港幣 300,000 元	HK$300,000 港幣 300,000 元
Less than HK$300,000 but not less than HK$200,000 少於港幣 300,000 元但不少於港幣 200,000 元	HK$200,000 港幣 200,000 元
Less than HK$200,000 少於港幣 200,000 元	HK$150,000 港幣 150,000 元

Annex to Offer Form
要約表格附件

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

1. Measurements of the Tendered Property#
   投標物業的量度尺寸#

2. Warning to Purchasers#
   對買方的警告#

3. False Ceiling Height Plan#
   假天花高度圖#

4. Acknowledgement Letter Regarding Fittings and Open Kitchen (with plan)#
   關於裝置及開放式廚房的確認信（連圖則）#

5. Acknowledgement Letter Regarding Miscellaneous Matters#
   關於其他事項的確認信#

6. Acknowledgement Letter Regarding Stamp Duty#
   關於印花稅的確認信#

7. Letter Regarding Stamp Duty Express*
   關於印花稅直送的信件*

8. Acknowledgement Letter Regarding Financing Plans*
   關於財務計劃的確認信*

9. SHKP Club Application Form*
   新地會申請表格*

10. Acknowledgement Letter Regarding Subsequent Phases #
    關於後續期數的確認信#

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

12. Acknowledgement Letter Regarding Unit View (with plan) *
    關於單位景觀的確認書（連圖則）*

13. Acknowledgement Letter Regarding Right of Way (with plan) *
    關於通行權的確認信（連圖則）*

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

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

Annex 1
附件 1

Measurements of the Tendered Property
投標物業的量度尺寸

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) （投標時不填上日期）		

The measurements of the Property are as follows—
本物業的量度尺寸如下—

a) the saleable area of the Property is _____ square metres/ _____ square feet of which-
本物業的實用面積為 _____ 平方米／ _____ 平方呎，其中－

*[_____ square metres/ _____ square feet is the floor area of the balcony];
[_____ 平方米／ _____ 平方呎為露台的樓面面積]；

*[_____ square metres/ _____ square feet is the floor area of the utility platform];
[_____ 平方米／ _____ 平方呎為工作平台的樓面面積]；

*[_____ square metres/ _____ square feet is the floor area of the verandah]; and
[_____ 平方米／ _____ 平方呎為陽台的樓面面積]；及

b) other measurements are-
其他量度尺寸為－

* [the area of the flat roof is _____ square metres/ _____ square feet];
[平台的面積為 _____ 平方米／ _____ 平方呎]；

* [the area of the garden is _____ square metres/ _____ square feet];
[花園的面積為 _____ 平方米／ _____ 平方呎]；

* [the area of the roof is _____ square metres/ _____ square feet];
[天台的面積為 _____ 平方米／ _____ 平方呎]。

* delete where inapplicable
* 刪除不適用者

I/We understand this Measurements of the Tendered Property forms part of the Preliminary Agreement. I/We hereby irrevocably authorize the Vendor and its representatives to correct any mistake/error/typo found in this Measurements of the Tendered Property.
本人／我們明白本投標物業的量度尺寸構成臨時合約的一部份。本人／我們現不可撤回地授權賣方及其代表修正任何本投標物業的量度尺寸發現之錯失／錯誤／錯字。

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

Annex 2
附件 2

Warning to Purchasers
對買方的警告

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

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

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

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

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

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

Annex 3
附件 3

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

False Ceiling Height Plan 假天花高度圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 1
G2/F
EMERALD AVENUE第1座
地下2樓



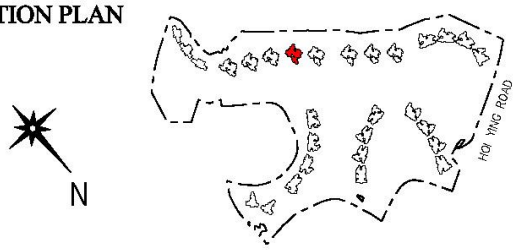


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

- False Ceiling Height at 2300-2400mm (From Finished Floor Level) 假天花高度為2300-2400毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2400-2500mm (From Finished Floor Level) 假天花高度為2400-2500毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2500-2600mm (From Finished Floor Level) 假天花高度為2500-2600毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2600-2700mm (From Finished Floor Level) 假天花高度為2600-2700毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2700-2800mm (From Finished Floor Level) 假天花高度為2700-2800毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2800-2900mm (From Finished Floor Level) 假天花高度為2800-2900毫米 (裝飾地台面水平起計)
- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



The Purchaser(s) understands, agrees and accepts that different parts of the Property has different False Ceiling Height due to the structural and building services design requirement and the False Ceiling Height of such parts of the Property are as shown coloured on the floor plan above and subject to the actual condition of the Property upon handover.
買方明白、同意並接受本物業的不同部份的假天花高度，因應結構及大廈設施設計需要而有差異。本物業該部份的假天花高度在上圖中以顏色顯示，並以現樓狀況為準。

"False Ceiling Height" refers to the height between the underside of any architectural bulkhead and/or false ceiling at the floor on which the Property is situated and the top surface of the floor of the Property. (For ceiling height between concrete structures, please refer to the approved structural framing plans.) (The plan above is for identification only)
「假天花高度」指本物業所處樓層之建築假陣及/或假天花底與本物業地台面之高度距離。(有關石屎結構之間的天花高度，請參閱已批准的建築結構圖則。)(上圖僅供識別之用)

In the event of any conflict or discrepancy between the Chinese and English versions of the text contained herein,the English version shall prevail.
如本文件所載的文字之中英文本有任何歧異，一切以英文文本為準。

Note
備註

^Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".
^期數中住宅發展項目的Emerald Avenue第1座及Emerald Avenue第2座稱為「SIERRA SEA」。

Signed by the Purchaser(s) 買方簽署

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

Annex 3
附件 3

False Ceiling Height Plan 假天花高度圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 1
1/F
EMERALD AVENUE第1座
1樓

N

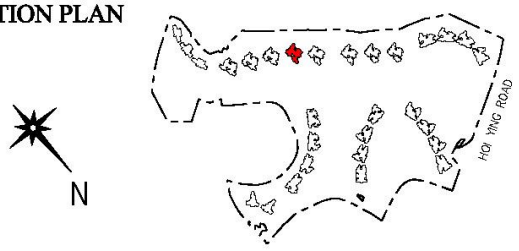


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

- False Ceiling Height at 2300-2400mm (From Finished Floor Level) 假天花高度為2300-2400毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2400-2500mm (From Finished Floor Level) 假天花高度為2400-2500毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2500-2600mm (From Finished Floor Level) 假天花高度為2500-2600毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2600-2700mm (From Finished Floor Level) 假天花高度為2600-2700毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2700-2800mm (From Finished Floor Level) 假天花高度為2700-2800毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2800-2900mm (From Finished Floor Level) 假天花高度為2800-2900毫米 (裝飾地台面水平起計)
- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



The Purchaser(s) understands, agrees and accepts that different parts of the Property has different False Ceiling Height due to the structural and building services design requirement and the False Ceiling Height of such parts of the Property are as shown coloured on the floor plan above and subject to the actual condition of the Property upon handover.
買方明白、同意並接受本物業的不同部份的假天花高度，因應結構及大廈設施設計需要而有差異。本物業該部份的假天花高度在上圖中以顏色顯示，並以現樓狀況為準。

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Signed by the Purchaser(s) 買方簽署

Annex 3
附件 3

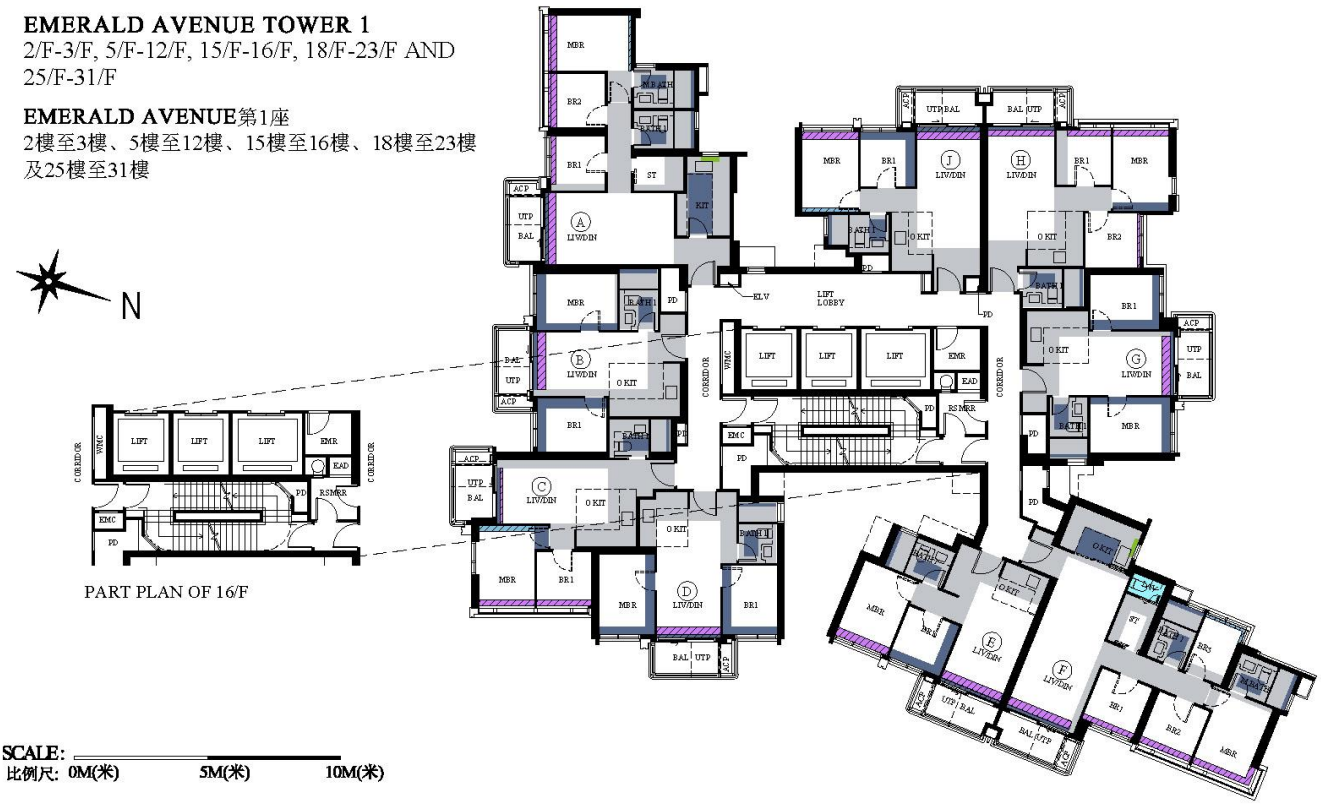
TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

False Ceiling Height Plan 假天花高度圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 1
2/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F AND 25/F-31/F

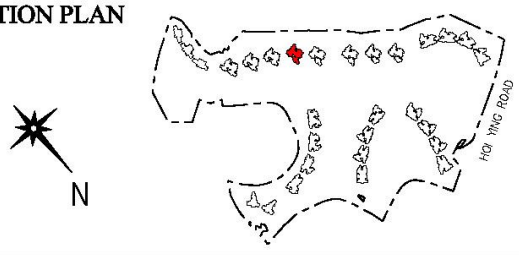
EMERALD AVENUE第1座
2樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓



LEGEND
圖例

- False Ceiling Height at 2300-2400mm (From Finished Floor Level) 假天花高度為2300-2400毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2400-2500mm (From Finished Floor Level) 假天花高度為2400-2500毫米 (裝飾地台面水平起計)
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- False Ceiling Height at 2600-2700mm (From Finished Floor Level) 假天花高度為2600-2700毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2700-2800mm (From Finished Floor Level) 假天花高度為2700-2800毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2800-2900mm (From Finished Floor Level) 假天花高度為2800-2900毫米 (裝飾地台面水平起計)
- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



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Annex 3
附件 3

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False Ceiling Height Plan 假天花高度圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
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Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
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EMERALD AVENUE TOWER 1
32/F

EMERALD AVENUE第1座
32樓

N

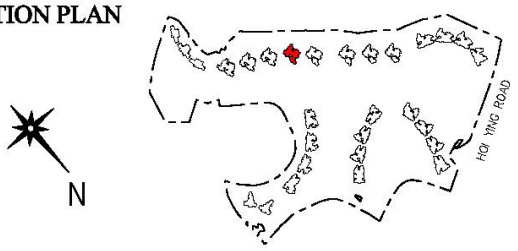


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

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- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



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Annex 3
附件 3

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False Ceiling Height Plan 假天花高度圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 1
33/F
EMERALD AVENUE第1座
33樓

N



SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

- **False Ceiling Height at 2300-2400mm (From Finished Floor Level)**
  假天花高度為2300-2400毫米 (裝飾地台面水平起計)
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- **False Ceiling Height at 2700-2800mm (From Finished Floor Level)**
  假天花高度為2700-2800毫米 (裝飾地台面水平起計)
- **False Ceiling Height at 2800-2900mm (From Finished Floor Level)**
  假天花高度為2800-2900毫米 (裝飾地台面水平起計)
- **Concrete Structure Above**
  石屎結構置上

LOCATION PLAN
位置圖



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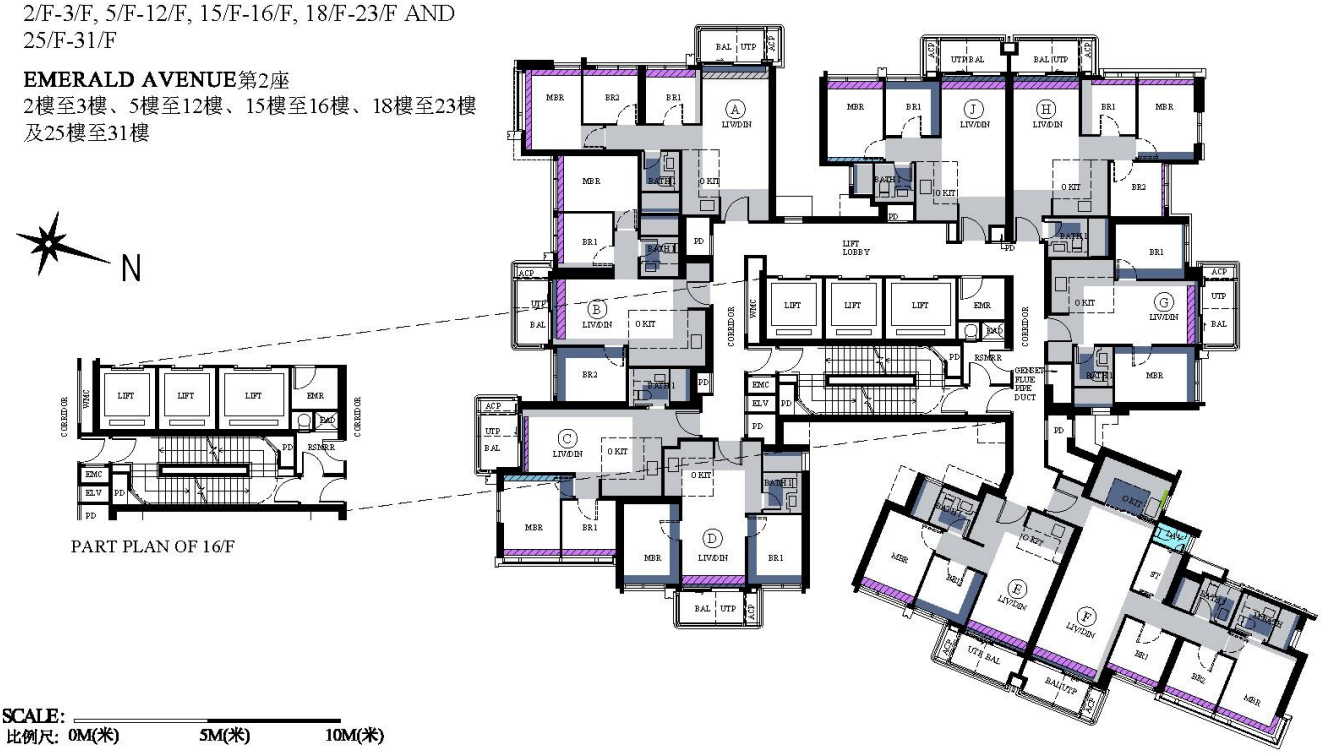
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False Ceiling Height Plan 假天花高度圖
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Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
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I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 2
2/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F AND 25/F-31/F

EMERALD AVENUE第2座
2樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓

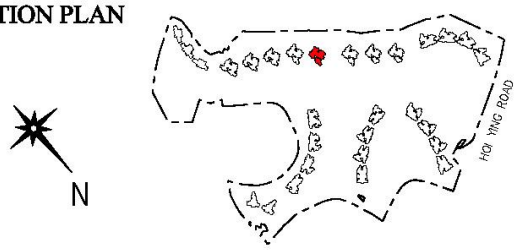


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

- False Ceiling Height at 2300-2400mm (From Finished Floor Level) 假天花高度為2300-2400毫米 (裝飾地台面水平起計)
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- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



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Date 日期			(Undated upon tender submission) （投標時不填上日期）

EMERALD AVENUE TOWER 2
32/F

EMERALD AVENUE第2座
32樓

N

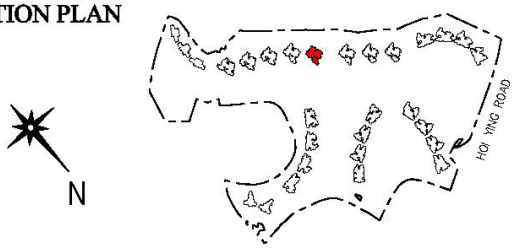


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

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- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



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Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 2
33/F

EMERALD AVENUE第2座
33樓

N



SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

- False Ceiling Height at 2300-2400mm (From Finished Floor Level) 假天花高度為2300-2400毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2400-2500mm (From Finished Floor Level) 假天花高度為2400-2500毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2500-2600mm (From Finished Floor Level) 假天花高度為2500-2600毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2600-2700mm (From Finished Floor Level) 假天花高度為2600-2700毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2700-2800mm (From Finished Floor Level) 假天花高度為2700-2800毫米 (裝飾地台面水平起計)
- False Ceiling Height at 2800-2900mm (From Finished Floor Level) 假天花高度為2800-2900毫米 (裝飾地台面水平起計)
- Concrete Structure Above 石屎結構置上

LOCATION PLAN
位置圖



The Purchaser(s) understands, agrees and accepts that different parts of the Property has different False Ceiling Height due to the structural and building services design requirement and the False Ceiling Height of such parts of the Property are as shown coloured on the floor plan above and subject to the actual condition of the Property upon handover.
買方明白、同意並接受本物業的不同部份的假天花高度，因應結構及大廈設施設計需要而有差異。本物業該部份的假天花高度在上圖中以顏色顯示，並以現樓狀況為準。

"False Ceiling Height" refers to the height between the underside of any architectural bulkhead and/or false ceiling at the floor on which the Property is situated and the top surface of the floor of the Property. (For ceiling height between concrete structures, please refer to the approved structural framing plans.) (The plan above is for identification only)
「假天花高度」指本物業所處樓層之建築假陣及/或假天花底與本物業地台面之高度距離。(有關石屎結構之間的天花高度，請參閱已批准的建築結構圖則。)(上圖僅供識別之用)

In the event of any conflict or discrepancy between the Chinese and English versions of the text contained herein,the English version shall prevail.
如本文件所載的文字之中英文本有任何歧異，一切以英文文本為準。

Note
備註

^Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".
^期數中住宅發展項目的Emerald Avenue第1座及Emerald Avenue第2座稱為「SIERRA SEA」。

Signed by the Purchaser(s) 買方簽署

Annex 4
附件 4

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

Acknowledgement Letter Regarding Fittings and Open Kitchen
關於裝置及開放式廚房的確認信

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) （投標時不填上日期）		

1. I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property that:-
本人／吾等，下方簽署人，特此知悉及確認，本人／吾等在簽署本物業的臨時買賣合約前明白和接納：

   (i) The following provisions are only applicable to the Property installed with Cabinet(s)(if any) and Cabinet(s) (refrigerator inside) (if any) (collectively "Fittings").
   以下條款僅適用於已安裝櫃（如有）及櫃（內藏雪櫃）（如有）（統稱「該裝置」）的本物業。

      (a) I am/We are fully aware that (i) the Fittings as shown on plan (for the purpose of identification only) annexed hereto (the "**Plan**") will be provided by the Vendor in the Property upon completion of the sale and purchase of the Property, (ii) the Plan shows the approximate locations and layout of the Fittings only and the actual locations and layout may vary subject to as-built conditions; (iii) I/We shall not make any objection to the existence, design, colour or materials of the Fittings; and (iv) the Plan is for reference only and shall not be treated as the floor plan of the Property. For details of the floor plan of the Property, I/We shall refer to the sales brochure.
      本人／吾等已清楚明白(i)賣方將於本物業成交時於本物業內提供該裝置如所附圖則平面圖所顯示（僅作識別之用）（「**該圖則**」），(ii)該圖則只顯示該裝置的大概位置及佈局，實際的位置及佈局視乎現場情況而定；(iii)本人／吾等就該裝置的存在、設計、顏色或物料均不得提出異議；及(iv)該圖則只供參考，而不應被視為本物業的樓面平面圖。有關本物業的樓面平面圖的詳情，本人／吾等將會參考售樓說明書。

   (ii) The following provisions are only applicable to the Property with Open Kitchen.
   以下條款僅適用於設有開放式廚房的本物業。

      (a) Under the Principal Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of Sai Sha Residences, the owners of the residential units with open kitchen shall at their own costs and expenses observe and comply with the covenants, obligations, provision and restrictions to be observed and performed by owners of residential units with open kitchen set out in the Fire Safety Management Plan (as defined in the DMC) as well as the relevant provisions contained in paragraph 44 of the Third Schedule to the DMC relating to fire safety of open kitchen and shall cause the tenants and occupiers of my/our Property to observe and comply with the same and any guideline or direction to be issued or given by the Manager from time to time relating to the implementation of the Fire Safety Management Plan.
      按照西沙灣發展項目之主公契及管理合約（「公契」）（規定，設有開放式廚房之住宅單位業主須自費遵守及履行《消防安全管理計畫》(Fire Safety Management Plan)（按公契定義）所列出設有開放式廚房之有關住宅單位業主必須遵守和履行之消防安全之契諾、責任、規定和限制及

公契內附表 3 第 44 段所列出的有關開放式廚房消防安全的條文，本人／吾等並須促使本人／吾等所購買之本物業之租客及佔用人遵守及履行上述的契諾、責任、規定和限制及任何由管理人於任何時間發布或發出有關實施該消防安全管理計畫的指引或指示。

(b) I/We have been advised to, before entering into the Preliminary Agreement for Sale and Purchase of the Property, peruse the executed DMC (a copy of which is available at the sales office) and seek professional advice for details.
本人／吾等確認於簽訂本物業的臨時買賣合約前已獲建議細閱已簽立之公契（其副本於售樓處有所提供）及尋求專業意見以獲取詳情。

(c) I/We have agreed to purchase the Property with full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same.
本人／吾等同意購入本物業時已完全知悉上述之契諾、責任、規定和限制，並將完全遵守及履行該等契諾、責任、規定和限制。

(d) I/We shall keep and maintain the fire safety provisions inside the Property (the "**Fire Safety Provisions**")in good condition at my/our own costs and expenses and comply with the following conditions at my/our sole cost and expense:-
本人／吾等須自費維護及保養本物業內的消防安全設施（「**該消防安全設施**」）使其處於良好狀況和自費遵守及履行以下條款：

(I) addressable smoke detectors provided inside the Property and at the common lobby outside the Property should not be removed, tampered or obstructed;
在本物業內及本物業外的公用大堂所提供的任何可接觸之煙霧感應器不應被拆除、擅自改動或阻塞；

(II) sprinkler head provided inside ceiling void and at the ceiling immediately above the open kitchen should not be removed, tampered or obstructed;
在本物業天花中空之內及開放式廚房之上的天花板所提供的消防花灑頭不應被拆除、擅自改動或阻塞；

(III) the full height wall having a fire resistance rating of not less than -/30/30 adjacent to the exit door of the Property should not be removed, tampered or obstructed; and
本物業的出口門附近的防火等級不低於 - / 30/30 的全高度的牆壁不應被拆除、擅自改動或阻塞；及

(IV) the fire service installations in (d)(I) and (d)(II) above should be subject to annual check conducted by the Manager's registered fire service installation contractor.
上述(d)(I)及(d)(II)段的消防裝置須接受由管理人的註冊消防裝置承辦商進行的年度檢查。

(e) I/We shall allow the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at my/our (as the relevant owner) cost and expense) annual check and maintenance of the fire service installations.
本人／吾等會容許管理人及註冊消防裝置承辦商在事先給予合理通知（緊急情況除外）後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入本物業，藉以對消防裝置進行年度檢查及維修（費用及開支由本人／吾等作爲相關業主承擔）。

(f) In the event that I/we part with possession of the Property, I/we shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the fire safety provisions set out herein, and make it a condition in the relevant agreement (if any).
若本人／吾等不再管有本物業時，本人／吾等會促使租客、被許可人或佔用人（視情況而定）遵守消防安全管理計劃，尤其是本確認信所列的消防安全設施，並將此規定列為相關合約（如有）的一項條件。

(g) The costs and expenses incurred by the Manager and/or the registered fire service installation contractor(s) for the maintenance and annual inspection of the fire services installations for the Property shall be borne by me/us on demand. For the avoidance of doubt, such annual and regular inspection costs and expenses do not form part of the management fees.
本人／吾等會應要求承擔管理人及／或註冊消防裝置承辦商對消防裝置進行保養及年度檢查所產生的費用及開支。爲免疑問，該年度及定期檢查費用及開支並不構成管理費的一部份。

(h) I am/We are fully aware that (i) the Fire Safety Provisions as shown on the Plan annexed hereto will be provided by the Vendor in the Property upon completion of the sale and purchase of the Property, (ii) the Plan shows the approximate locations and layout of the Fire Safety Provisions only and the actual locations and layout may vary subject to as-built conditions; (iii) I/We shall not make any objection to the existence and design of the Fire Safety Provisions; and (iv) the Plan is for reference only and shall not be treated as the floor plan of the Property. For details of the floor plan of the Property, I/We shall refer to the sales brochure.
本人／吾等已清楚明白(i)賣方將於本物業成交時於本物業內提供本物業內的該消防安全設施如該圖則所顯示，(ii)該圖則只顯示該消防安全設施的大概位置及佈局，實際的位置及佈局視乎現場情況而定；(iii)本人／吾等就該消防安全設施的存在及設計均不得提出異議；及(iv)該圖則只供參考，而不應被視為本物業的樓面平面圖。有關本物業的樓面平面圖的詳情，本人／吾等將會參考售樓說明書。

2. 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**」）強制執行本信件下任何條款，並且同意排除該條例對本確認信的適用。

3. Nothing contained herein shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement for Sale and Purchase and the agreement for sale and purchase nor shall affect or prejudice the rights and obligations of the Vendor under the Preliminary Agreement for Sale and Purchase and the agreement for sale and purchase.
本確認信任何條款都不應被視為或詮釋為變更或修改臨時買賣合約及買賣合約之任何條款或條件，亦不會影響或損害賣方於臨時買賣合約及買賣合約下之權利及責任。

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge and accept and agree to the above.
本人／吾等確認及聲明本人／吾等同意購入本物業時已完全知悉並接受和同意上述事項。

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如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

Annex 4
附件 4

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

Floor Plan 平面圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
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I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期			(undated upon tender submission) （投標時不填上日期）

EMERALD AVENUE TOWER 1
G2/F
EMERALD AVENUE第1座
地下2樓

N

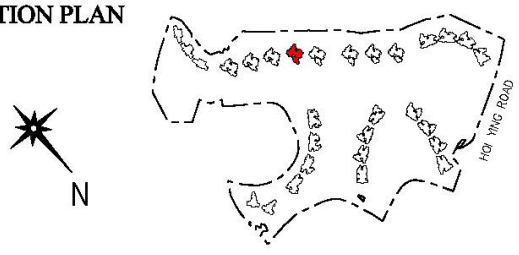


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

	CABINET	櫃
	CABINET (REFRIGERATOR INSIDE)	櫃 (內藏雪櫃)
	FIRE RESISTANCE RATED WALL FOR OPEN KITCHEN	開放式廚房的耐火等級牆
C	CONCEALED SPRINKLER HEAD	隱蔽消防花灑頭
	SPRINKLER HEAD ABOVE FALSE CEILING	假天花上的消防花灑頭
	SIDE WALL SPRINKLER HEAD	牆身消防花灑頭
S	SMOKE DETECTOR	消防煙霧偵測器

LOCATION PLAN
位置圖



The Purchaser(s) acknowledges and accepts that there will be sprinkler heads and smoke detectors installed at the ceiling and/or wall of the Property and fire resistance rated wall within the Property, as shown on the floor plan above with indicative location and as required by the Fire Safety Management Plan applicable to the Development. The sprinkler heads, smoke detectors and fire resistance rated wall are fire service installations and shall be maintained by the Purchaser at his/her own costs.

買方確認及接受，根據適用於發展項目的消防安全管理計劃的要求，本物業的天花及/或牆身將會安裝消防花灑頭及消防煙霧偵測器及本物業內將會有耐火等級牆。大約之示意位置如上圖所示。消防花灑頭、消防煙霧偵測器及耐火等級牆為消防裝置，並須由買家自費保養。

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Note
備註

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Signed by the Purchaser(s) 買方簽署

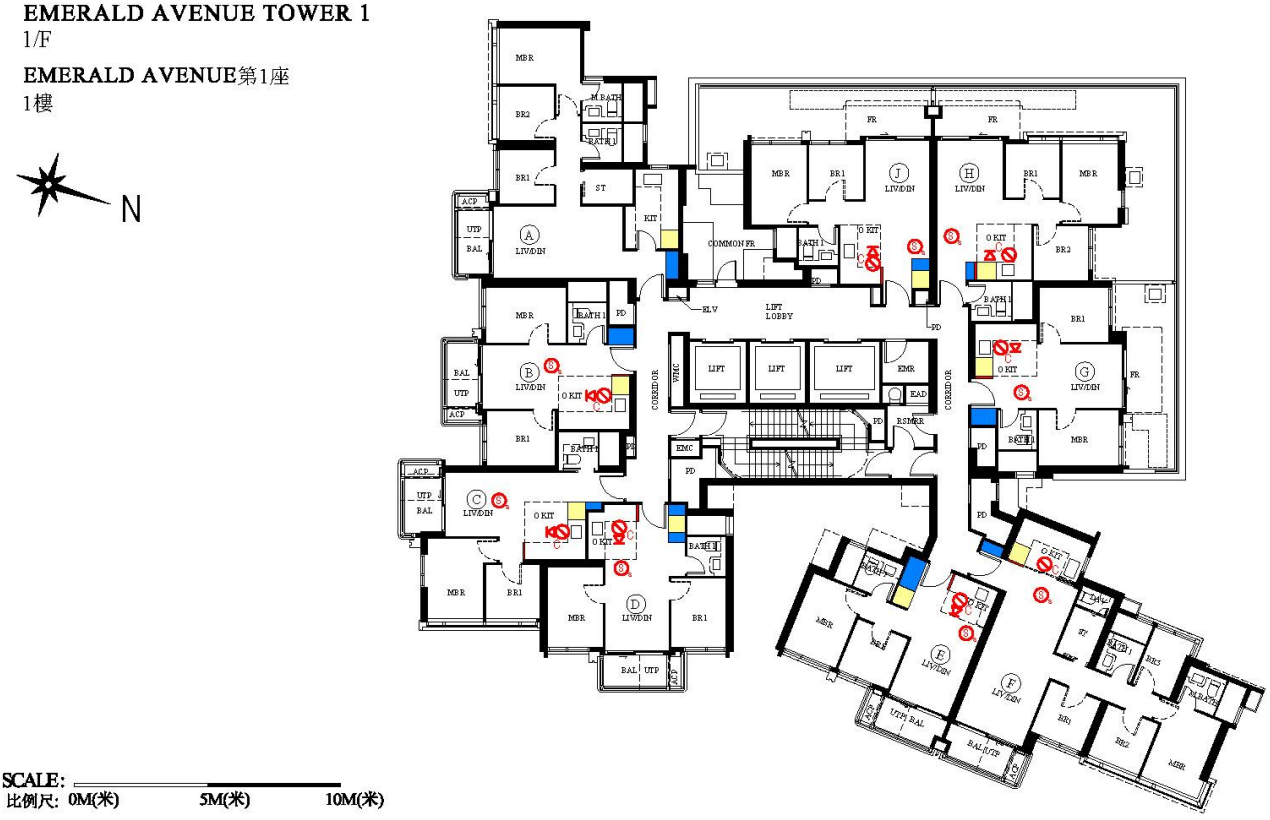
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投標人須填妥本頁（如適用）

Annex 4
附件 4

Floor Plan 平面圖
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Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 1
1/F
EMERALD AVENUE第1座
1樓



SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

	CABINET	櫃
	CABINET (REFRIGERATOR INSIDE)	櫃 (內藏雪櫃)
	FIRE RESISTANCE RATED WALL FOR OPEN KITCHEN	開放式廚房的耐火等級牆
C	CONCEALED SPRINKLER HEAD	隱蔽消防花灑頭
	SPRINKLER HEAD ABOVE FALSE CEILING	假天花上的消防花灑頭
	SIDE WALL SPRINKLER HEAD	牆身消防花灑頭
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LOCATION PLAN
位置圖



The Purchaser(s) acknowledges and accepts that there will be sprinkler heads and smoke detectors installed at the ceiling and/or wall of the Property and fire resistance rated wall within the Property, as shown on the floor plan above with indicative location and as required by the Fire Safety Management Plan applicable to the Development. The sprinkler heads, smoke detectors and fire resistance rated wall are fire service installations and shall be maintained by the Purchaser at his/her own costs.

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Annex 4
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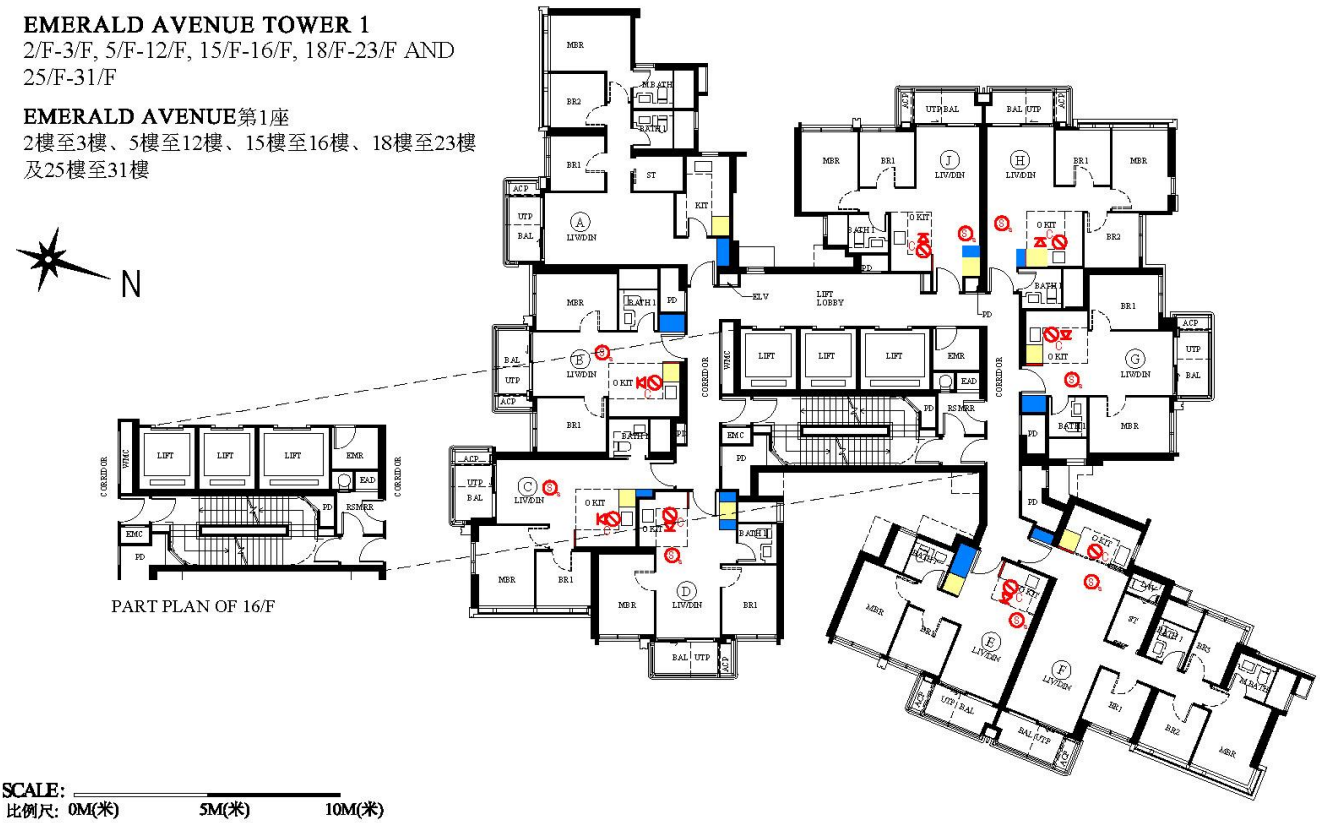
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EMERALD AVENUE TOWER 1
2/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F AND 25/F-31/F

EMERALD AVENUE第1座
2樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓

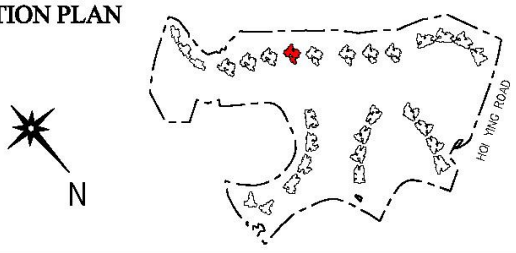


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

	CABINET	櫃
	CABINET (REFRIGERATOR INSIDE)	櫃 (內藏雪櫃)
	FIRE RESISTANCE RATED WALL FOR OPEN KITCHEN	開放式廚房的耐火等級牆
C	CONCEALED SPRINKLER HEAD	隱蔽消防花灑頭
	SPRINKLER HEAD ABOVE FALSE CEILING	假天花上的消防花灑頭
	SIDE WALL SPRINKLER HEAD	牆身消防花灑頭
S	SMOKE DETECTOR	消防煙霧偵測器

LOCATION PLAN
位置圖



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買方確認及接受，根據適用於發展項目的消防安全管理計劃的要求，本物業的天花及/或牆身將會安裝消防花灑頭及消防煙霧偵測器及本物業內將會有耐火等級牆。大約之示意位置如上圖所示。消防花灑頭、消防煙霧偵測器及耐火等級牆為消防裝置，並須由買家自費保養。

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Signed by the Purchaser(s) 買方簽署

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投標人須填妥本頁（如適用）

Annex 4
附件 4

Floor Plan 平面圖
(For Identification Purpose Only)(只作辨識用途)

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期			(undated upon tender submission) （投標時不填上日期）

EMERALD AVENUE TOWER 1
32/F

EMERALD AVENUE第1座
32樓

N



SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

	CABINET	櫃
	CABINET (REFRIGERATOR INSIDE)	櫃(內藏雪櫃)
	FIRE RESISTANCE RATED WALL FOR OPEN KITCHEN	開放式廚房的耐火等級牆
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LOCATION PLAN
位置圖



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附件 4

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Floor Plan 平面圖
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Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 1
33/F

EMERALD AVENUE第1座
33樓

N



SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

	CABINET	櫃
	CABINET (REFRIGERATOR INSIDE)	櫃(內藏雪櫃)
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LOCATION PLAN
位置圖



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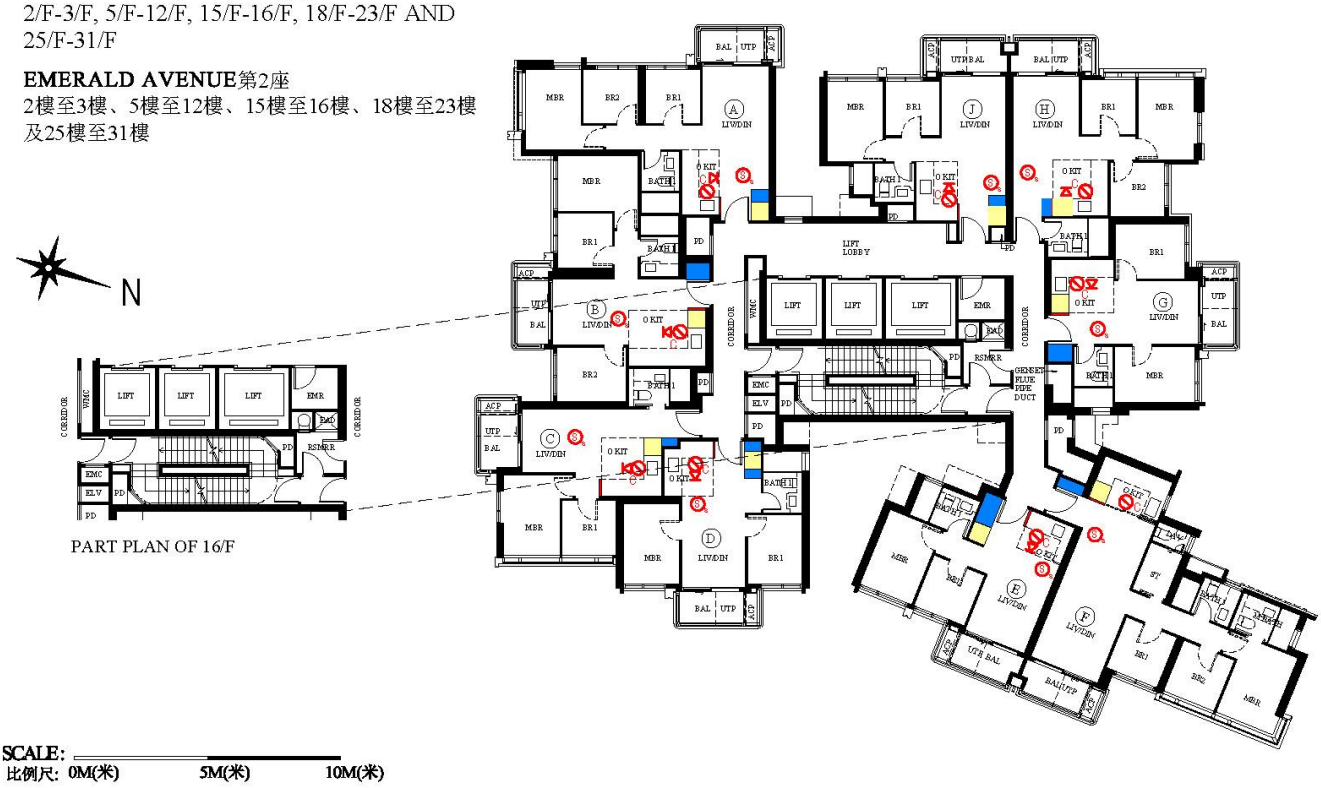
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I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期			(undated upon tender submission) （投標時不填上日期）

EMERALD AVENUE TOWER 2
2/F-3/F, 5/F-12/F, 15/F-16/F, 18/F-23/F AND 25/F-31/F

EMERALD AVENUE第2座
2樓至3樓、5樓至12樓、15樓至16樓、18樓至23樓及25樓至31樓

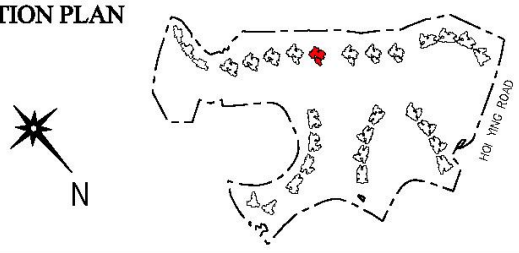


SCALE:
比例尺: 0M(米) 5M(米) 10M(米)

LEGEND
圖例

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	CABINET (REFRIGERATOR INSIDE)	櫃 (內藏雪櫃)
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LOCATION PLAN
位置圖



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Annex 4
附件 4

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Date 日期			(undated upon tender submission) （投標時不填上日期）

EMERALD AVENUE TOWER 2
32/F

EMERALD AVENUE第2座
32樓

N

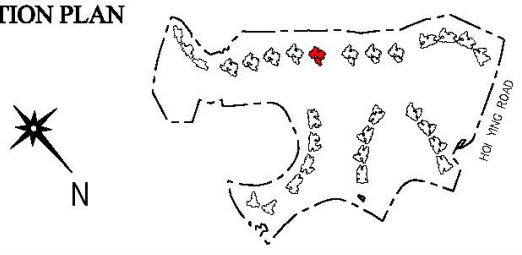


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LEGEND
圖例

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位置圖



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附件 4

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Date 日期	(undated upon tender submission) （投標時不填上日期）		

EMERALD AVENUE TOWER 2
33/F
EMERALD AVENUE第2座
33樓

N

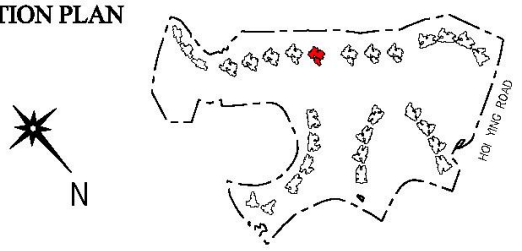


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LEGEND
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位置圖



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Annex 5
附件 5

Acknowledgement Letter Regarding Miscellaneous Matters
關於其他事項的確認信

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
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Purchaser(s) 買方			
I.D./ Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

I/We, the undersigned, hereby acknowledge and accept that I am/we are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-
本人／吾等，下方簽署人，特此確認及接受，本人／吾等簽署物業的臨時買賣合約前已清楚明白以下事項：

(i) During the necessary maintenance of the external walls of Emerald Avenue Tower 1 and Emerald Avenue Tower 2 arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and above the roof/flat roof/garden/parapet walls of residential properties in such Towers.
在期數管理人安排之 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座外牆之必要維修期間，吊船將在該等大廈住宅物業之窗戶外及天台／平台／花園／護牆之上及其上空運作。

(ii) There are common areas for maintenance at the private garden or flat roof (the "**Area(s)**") of some residential properties on G1/F and 1/F of Emerald Avenue Tower 1 and 1/F of Emerald Avenue Tower 2 (collectively, the "**Residential Property**") and the Area(s) is/are part(s) of the Residential Common Areas and Facilities (as defined in the Principal Deed of Mutual Covenant and Management Agreement in respect of the Development (the "**DMC**")) within the Phase. Pursuant to the provisions of the DMC, and in particular sub-clause (a) of Part B of the Second Schedule to the DMC, the Manager of the Development shall have the right to enter into the Area(s) through the Residential Property(ies). The Area(s) has/have been shown in the relevant floor plans of the sales brochure of the Phase.
Emerald Avenue 第 1 座的地下 1 樓及 1 樓及 Emerald Avenue 第 2 座的 1 樓的部份住宅物業（「**該住宅物業**」）於私人花園或平台設有供維修用之公用範圍（「**該範圍**」），而該範圍屬於位於期數內的住宅公用地方及設施（定義見有關發展項目的主公契及管理協議（「**公契**」））。根據公契上的條文及公契第二附表 B 部分第(a)條，發展項目的管理人有權經過該住宅物業進入該範圍。該範圍已展示於期數的售樓說明書的相關樓面平面圖。

(iii) Lightning Terminal/Mobile Phone Antenna/Communal Aerial System will be installed at the following location(s):
以下位置將會安裝避雷裝置／電話天線／公共天線系統：

Description 說明	Location 位置
Lightning Terminal 避雷裝置	Top roof of Emerald Avenue Tower 1 and Emerald Avenue Tower 2 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座頂層天台
Mobile Phone Antenna 電話天線	BMU level of Emerald Avenue Tower 1 Emerald Avenue 第 1 座建築維護系統層
Communal Aerial System 公共天線系統	Top roof of Emerald Avenue Tower 1 Emerald Avenue 第 1 座頂層天台

(iv) There may be backlit signage and decorative lighting at the external wall at lower levels of the Phase and backlit signage, decorative lighting and sound system at "GO PARK Sai Sha" which is located in the vicinity of the Phase. The locations of such signage and lighting may be changed from time to time and the illumination of the said features and volume of sound system may impact the Property. For avoidance of doubt, "GO PARK Sai Sha" does not form part of the Phase or Development.
期數中每一座的低層的外牆可能設有背光標誌及裝飾照明以及位於期數附近的「西沙 GO PARK」可能設有背光的標誌、裝飾照明及音響系統。該等標誌及照明的位置可能不時改變。上述特色裝置的照明及音響系統的音量對本物業可能會造成影響。為免生疑問，「西沙 GO PARK 」並不屬於期數或發展項目的一部分。

(v) There may be exhaust devices at lower levels of the Phase and the top roof of specified Towers in subsequent phase(s). The alignment and position of the exhaust devices may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant Government Authorities. Such exhaust devices may impact the Property.
期數低層及後續期數個別大廈之頂層天台或會有排氣設備。排氣設備的排列及位置或會不時更改，並須符合相關法例的要求及／或有關政府部門的指引。上述排氣設備對本物業可能會造成影響。

(vi) Illumination of the lamp poles along emergency vehicular access/driveway may impact the Property.
沿緊急車輛通道／車道之街燈照明對本物業可能會造成影響。

(vii) There may be air-conditioners outdoor units installed at the flat roof at lower levels of each Tower in the Phase. The alignment and position of the air-conditioners outdoor units may be changed from time to time. Such air-conditioner(s) outdoor unit(s) may impact the Property.
期數各大廈低層的平台或會裝有冷氣機室外機。冷氣機室外機的排列及位置可能不時改變。上述冷氣機室外機對本物業可能會造成影響。

(viii) The air-conditioner platform(s) outside the Property may be placed with air-conditioner(s) outdoor unit(s) belonging to the Property and/or other residential properties.
本物業外的冷氣機平台可能會放置屬於本物業及／或其他住宅物業的一部或多部冷氣機室外機。

(ix) There may be decorative lighting and sound system at the landscape area at lower levels of the Phase and the outdoor swimming pool, water feature and children play area at lower levels of phase(s) near the Phase. The locations of such lighting may be changed from time to time and occasional social events will be held at the abovementioned facilities. The illumination of such facilities and the volume of the sound system may impact the Property.
期數低層的園景區及後續期數低層的室外游泳池、水景及兒童遊樂地方可能設有裝飾照明及音響系統。該等照明的位置可能不時改變及以上設施將會舉辦非恆常性舉辦的社交活動。上述特色裝置的照明及音響系統的音量對本物業可能會造成影響。

(x) There may be special traffic arrangement including but not limited to alteration of vehicular access route during the construction of subsequent phase(s) of the Development. Construction vehicles may also enter the carpark for construction of subsequent phase(s). Such construction works and arrangement may materially affect the enjoyment of the Property in terms of views, noise, dust and/or other aspects of the surrounding environment.
發展項目的後續期數施工期間可能會制定特別交通安排，包括但不限於更改行車通道。建築車輛亦可進入停車場以進行後續期數的施工。該等工程及安排可能對本物業之享用，諸如景觀、噪音、沙塵及／或周邊地區環境之其他方面，造成實質影響。

(xi) There are nine (9) rising mains and associated concrete tunnel, chamber and other facilities constructed or to be constructed on, in, under or passing through the Government land which will serve the sewage system of the Development exclusively and which shall be operated, cleansed, repaired, maintained, modified, removed and replaced by the owners of the Development at their own costs and expenses.
發展項目會建造或將會建造 9 個於政府土地之上、之內、之下或穿過政府土地的上升管道及相關混凝土隧道、暗室及其他設施，將專門為發展項目的污水系統服務，並須由發展項目的業主自費操作、清潔、維修、保養、更改、移除和更換。

(xii) Certain clubhouse and/or recreational facilities belong to other phase(s) of the Development and are not available for use before completion of such phase(s). The clubhouse and recreational facilities of the Development may not be available for use immediately upon handover of the residential properties of the Phase.
部份會所及／或康樂設施屬於發展項目其他期數，於其他期數落成前不可使用。會所及／或康樂設施於發展項目期數入伙時未必能即時啟用。

(xiii) (a) For the purpose of compliance with Special Condition No. (16)(c)(iii) of the Land Grant, immediately after the execution of the DMC, the Vendor and the first assignee under the DMC (as all the registered owners of The Remaining Portion of Tai Po Town Lot No. 253 (the "**Land**")) of the first part and the Vendor (as the sole registered owner of Section A of Tai Po Town Lot No. 253 (the "**Adjacent Land**")) of the second part have entered into a Deed of Mutual Grant of Easement in respect of the Land and the Adjacent Land (the "**DMG**"), whereby, with effect from the date of the deed of mutual covenant and management agreement in respect of the Adjacent Land, the right to use and enjoy recreational areas and facilities within the Land and other ancillary rights are granted to the residents and their bona fide visitors of the Adjacent Land from time to time and the right to use and enjoy recreational areas and facilities within the Adjacent Land and other ancillary rights are granted to the residents and their bona fide visitors of the Land from time to time, and the related expenses for managing, operating, maintaining, servicing, insuring, improving, upkeeping, renovating, replacing, repairing, rebuilding or cleansing will be shared between the owners of the residential properties in the Development and the owners of the residential properties of the Adjacent Land in accordance with the provisions of the DMG.
為遵從批地文件特別條件第(16)(c)(iii)條的規定，在公契簽訂後，賣方及公契下的第一受讓人（作為大埔市地段第 253 號餘段（「**該土地**」）的所有註冊業主）作為第一方，及賣方（作為大埔市地段第 253 號 A 分段（「**毗鄰土地**」）之唯一註冊業主）作為第二方，已即時簽署一份有關該土地及毗鄰土地的互授權利契約（「**互授權利契約**」），而藉此，由毗鄰土地的公契及管理協議日期起，毗鄰土地的住戶及其真正訪客將不時獲授予權利以使用及享用毗鄰土地內的康樂地方及設施及其他附帶權利，以及該土地的住戶及其真正訪客將不時獲授予權利以使用及享用毗鄰土地內的康樂地方及設施及其他附帶權利，及有關用於管理、營運、保養、維修、保險、改善、保養、翻新、更換、修理、重建或清潔的的開支將由發展項目的住宅物業的業主及毗鄰土地的住宅物業的業主根據互授權利契約的規定共同分擔。

(b) Such recreational areas and facilities within the Adjacent Land may not be completed and/or available for use immediately after handover of residential properties in the Phase, and the use and enjoyment of such recreational areas and facilities are subject to the terms and conditions of the DMC, the DMG and the deed of mutual covenant and management agreement in respect of the Adjacent Land.
毗鄰土地內的該等康樂地方及設施於期數住宅物業交樓時可能尚未完成及／或未能即時啟用。該等康樂地方及設施的使用及享用須受制於公契、互授權利契約及有關毗鄰土地的公契及管理協議的條款及細則。

(c) The Purchaser(s) should refer to the executed DMG for details. A copy of the executed DMG is available for inspection free of charge at the sales office of the Phase during opening hours.
買方應參閱已簽訂的互授權利契約以了解詳情。已簽訂的互授權利契約的副本可於期數售樓處開放時間內免費查閱。

(xiv) Please refer to (a) the "Layout Plan of the Development" section of the sales brochure of the Phase for identification of the approximate locations of the chimneys for Emergency Generator Room; and (b) the building plans of the Development for identification of the approximate locations of Emergency Generator Room and Transformer Room. Such facilities may impact the Property.
請參閱(a)期數的售樓說明書的「發展項目的布局圖」一節以識別緊急發電機機房煙囪的大約位置；及(b)發展項目的建築圖則以識別緊急發電機機房及電力變壓房的大約位置。上述設施對本物業可能會造成影響。

(xv) All services provided or goods sold by the tenants in the Commercial Accommodation of the Development are subject to the discretion of the tenants and may change from time to time. No warranty or representation

(whether express or implied) has been made by the Vendor or its agent whatsoever in respect of the provision of any services or sale of any goods or the tenants' mix in the Commercial Accommodation of the Development.
所有由發展項目的商場租戶提供之服務或售賣之貨品由該等租戶酌情決定及可能不時改變。賣方或其代理人對該等服務或貨品或商場租戶之組合並無作出任何承諾或陳述（不論明示或隱含）。

(xvi) After issuance of the occupation permit for the Phase, the Property may be made available for viewing by potential purchasers of other residential properties in the Phase or in other phases of the Development until my/our completion of the purchase of the Property. I/We agree that I/we shall not raise any objection thereto or make any claim for damages or compensation against the Vendor.
在期數的佔用許可證發出之後直至本人／吾等完成本物業的買賣之前，本物業可能會開放供期數或發展項目其他期數的其他住宅物業之準買家參觀。本人／吾等同意本人／吾等不得對此提出任何反對或向賣方作出任何賠償或補償的申索。

(xvii) There may be pumping station(s), power plant(s) (including electricity sub-stations), religious institution (including church, temple and Tsz Tong), cemetery and graves near the Development which may affect the views of the Property.
發展項目附近可能有泵房、發電廠（包括電力分站）、宗教場所（包括教堂、廟宇及祠堂）、墳場及墳墓，對本物業的景觀可能造成影響。

(xviii) Prior to carrying out any renovation or alteration works to the Property (including any non-structural solid concrete blocks thereof), I/we should at my/our own costs and expenses consult all relevant professionals to ensure that there are no safety issues in relation to such works, and such works will not interfere with the integrity of the building structure and will not contravene any land grant conditions, the Buildings Ordinance, all other relevant Ordinances and regulations. I/We should also comply with all relevant requirements under the House Rules of the Development (including obtaining the approval by the manager of the Development to commence the works).
在對本物業（包括其任何非結構混凝土隔牆）進行任何裝修或改建工程之前，本人／吾等應自費諮詢所有相關專業人士，以確保該等工程不存在任何安全問題，且該等工程不會妨礙樓宇結構的完整性及不會違反任何批地條件條款、《建築物條例》、所有其他相關條例及規例。本人／吾等亦應遵守發展項目的屋苑守則下的所有相關規定（包括取得發展項目的管理人的批准展開工程）。

(xix) Under the terms and conditions of the DMC, for so long as the electricity substation situated on The Remaining Portion of Tai Po Town Lot No. 157 actually serves the Land in the provision of electricity supply by CLP Power Hong Kong Limited to the Land, the owners of the Development shall contribute a fraction of the cost of management, operation and maintenance of the electricity substation in such basis to be agreed by the Owners' Committee of the Development.
根據公契的條款及條件，只要位於大埔市地段第 157 號餘段的電力分站實際為該土地服務，由中華電力有限公司向該土地供應電力，發展項目的業主須按該發展項目業主委員會同意的基準，分擔管理、營運及維修該電力分站的部分費用。

(xx) "GO PARK Sai Sha" is the promotional name of the development which is located in The Remaining Portion of Tai Po Town Lot No. 157. "GO PARK Sai Sha" does not form part of the Development or the Phase, and such name will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase. The design, buildings, facilities to be provided, and the area of The Remaining Portion of Tai Po Town Lot No. 157 and the various parts of "GO PARK Sai Sha" may be changed from time to time. No offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor.
「西沙 GO PARK」指位於大埔市地段第 157 號餘段內項目之宣傳名稱。「西沙 GO PARK」並不屬於發展項目或期數的一部份，有關名稱不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。大埔市地段第 157 號餘段及「西沙 GO PARK」各部份之設計、建築物、所提供的設施及面積可不時更改。賣方並無作出任何明示或隱含的要約、陳述、承諾或保證。

(xxi) "GO PARK Aqua" is the promotional name of the development which is located in Tai Po Town Lot No. 254. "GO PARK Aqua" does not form part of the Development or the Phase, and such name will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any

other title deeds or legal documents relating to the Development or the Phase. The design, buildings, facilities to be provided, and the area of Tai Po Town Lot No. 254 and the various parts of "GO PARK Aqua" may be changed from time to time. No offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor.
「GO PARK Aqua」指位於大埔市地段第 254 號內項目之宣傳名稱。「GO PARK Aqua」並不屬於發展項目或期數的一部份，有關名稱不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。大埔市地段第 254 號及「GO PARK Aqua」的各部份之設計、建築物、所提供的設施及面積可不時更改。賣方並無作出任何明示或隱含的要約、陳述、承諾或保證。

(xxii) Some other phases of the Development are still under construction. The Vendor reserves the right to amend the building plans and other plans of the Development from time to time and the design of the Development is subject to the final plans approved by the Government. No offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor.
發展項目部份其他期數仍在興建中。賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以相關政府部門最後批准之圖則為準。賣方並無作出任何明示或隱含的要約、陳述、承諾或保證。

(xxiii) (a) The view of the Property may be affected or obstructed by the trees, shrubs and plants growing inside the Development, such trees, shrubs and plants are required to be planted and/or preserved pursuant to the land grant and shall not be removed or interfered with without the prior written consent of the Director of Lands.
生長於發展項目內的樹木、灌木及植物可能對本物業之景觀造成影響或阻礙，該等樹木、灌木及植物乃按批地文件規定種植及/或保留，除獲地政總署署長事先書面同意外，不得移除或干擾。

(b) The view of the Property may also be affected or obstructed by the trees and plants growing outside the Development, such trees and plants do not form part of the Development.
生長於發展項目外的樹木及植物亦可能對本物業之景觀造成影響或阻礙，該等樹木及植物並非屬於發展項目一部份。

(c) Location, crown spread and height of the trees planted inside and outside the Development may change subject to their growth rate, actual built environment and condition. The view of the Property may be affected or obstructed by the said trees.
種植於發展項目以內及以外之樹木的位置、樹冠及高度或會因應其生長的速度、現場的環境及狀況而改變。上述樹木可能對本物業之景觀造成影響或阻礙。

(xxiv) For matters concerning the views of the Property, the Vendor has advised me/us to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby, especially matters which are affecting or may affect the residential properties they intend to purchase. I/we understand and accept that the view of the Property may change from time to time and is affected by the orientation, floor level, surrounding buildings and environment of the Property, and the changes thereof. No warranty, representation or undertaking (whether express or implied) is given by the Vendor as to the view of and ventilation of the Property.
就與本物業的景觀相關的事項，賣方已建議本人／吾等到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解，尤其現正影響或可能影響準買家欲購買的住宅物業的事項。本人／吾等明白並接受，本物業的景觀可能會不時改變，且會受本物業的樓層高度及座向、周邊建築物及環境，以及其變化所影響。賣方對本物業的景觀及通風並不作出任何保證，陳述或承諾（不論明示或隱含）。

(xxv) Please refer to the sales brochure for any information in relation to the Phase of the Development.
請參閱售樓說明書，以了解發展項目期數的資料。

(xxvi) I/We do not make the decision to purchase and enter into the Preliminary Agreement for Sale and Purchase of the Property in reliance of any information in the marketing and advertising materials of the Phase.
本人／吾等並非根據期數的市場推廣及廣告資料所載的任何資訊而決定購買及訂立本物業的臨時買賣合約。

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

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge and acceptance of the above.
本人／吾等確認及聲明本人／吾等同意購入本物業時已完全知悉並接受上述事項。

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

Annex 6
附件 6

Acknowledgement Letter Regarding Stamp Duty
關於印花稅的確認信

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

I/we, the undersigned, hereby confirm and acknowledge that I am/we are aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase ("**Preliminary Agreement**") and the formal agreement for sale and purchase ("**Agreement for Sale and Purchase**") of the Property:
本人／我們，下方簽署人，謹此確認及知悉在簽署本物業之臨時買賣合約（「**臨時合約**」）及正式買賣合約（「**買賣合約**」）之前，本人／我們已獲悉以下事項及其影響：

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

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

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

2. The Stamp Duty (Amendment) Ordinance 2025 (2025 Amendment Ordinance) was published in the Gazette on 16 May 2025 to give effect to a proposal in the 2025-26 Budget to raise the maximum value of properties chargeable to a stamp duty of HK$100 to HK$4 million with effect from 26 February 2025. Under the 2025 Amendment Ordinance, unless otherwise provided, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.
《2025 年印花稅（修訂）條例》（《2025 年修訂條例》）已於 2025 年 5 月 16 日刊憲，以實施 2025-26 年度財政預算案中的建議，將港幣 100 元印花稅適用的物業價值上限調高至港幣 4 百萬元，由 2025 年 2 月 26 日起生效。根據《2025 年修訂條例》，除另有規定外，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。

Demand-side Management Measures for Residential Properties

住宅物業的需求管理措施

3. The Stamp Duty (Amendment) Ordinance 2024 ("**2024 Amendment Ordinance**") was published in the Gazette on 19 April 2024 to give effect to the proposals in the 2024-25 Budget to cancel all demand-side management measures for residential properties. Under the 2024 Amendment Ordinance, (a) the AVD rate of 7.5% under Part 1 of Scale 1 is amended to the same rate as those of AVD at Scale 2 with effect from 28 February 2024; and (b) any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property is no longer subject to special stamp duty and buyer's stamp duty.
《2024 年印花稅（修訂）條例》（《2024 年修訂條例》）已於 2024 年 4 月 19 日刊憲，以實施 2024-25 年度財政預算案中的建議，即撤銷所有住宅物業需求管理措施。根據《2024 年修訂條例》，(a)由 2024 年 2 月 28 日起，第 1 標準第 1 部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第 2 標準的稅率相同；及 (b) 在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。

Series of transactions
系列交易

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

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

Procedures to be followed by the Purchaser who is not eligible for "Stamp Duty Express"
不獲「印花稅直送」之買方須遵守的程序

6. The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's Solicitors within 1 month from the date of the Agreement for Sale and Purchase, a certified true copy of the Agreement for Sale and Purchase duly stamped or a certified copy of the stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase.
在買賣合約訂立之日起 1 個月內，買方承諾向賣方律師交付並促使其律師向賣方律師交付一份已加蓋應付印花稅之買賣合約的認證副本，或印花證明書的認證副本，以證明已完全繳付買賣合約之印花稅。

Procedures to be followed by the Purchaser who is eligible for "Stamp Duty Express"
獲「印花稅直送」之買方須遵守的程序

7. Please refer to the "Letter regarding Stamp Duty Express" for details.
詳情請參閱「關於印花稅直送的信件」。

Other Matters
其他事項

8. I/We confirm and acknowledge that I/we shall indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.
本人／我們確認及知悉，若本人／我們不能全數或準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人／我們須就此向賣方作出十足的彌償。

9. I/We acknowledge that this acknowledgement letter does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt.
本確認信不構成你們給予本人／我們任何意見或陳述。本人／我們明白如有疑問，本人／我們應徵詢專業人士之意見。

10. Nothing in this acknowledgement letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase.
本確認信任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。

11. In the event of any conflict or discrepancy between the Chinese and English versions of this acknowledgement letter, the English version shall prevail.
如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

Annex 7
附件 7

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

Letter Regarding Stamp Duty Express
關於印花稅直送的信件

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) （投標時不填上日期）		

To 致: The Purchaser 買方

1. We, Light Time Investments Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the "**Preliminary Agreement**").
本公司光時投資有限公司現就閣下根據一份臨時買賣合約（以下稱「**臨時合約**」）購買本物業一事致函閣下。

2. The purpose of this letter is to confirm our offer of "Stamp Duty Express" to you, subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below (please fill in a "✓" at the appropriate box) :-
本信件之目的是為了確認本公司按照本信件所列的條款與細則（尤其是有關閣下履行以下第 3 段所列責任的條款），向閣下提供「印花稅直送」（請在適用之方格內填寫「✓」號）：-

   ☑ (If you are an individual and have selected the "Stamp Duty Express") The amount of the "Stamp Duty Express" shall be equal to 3% of the purchase price.
   （如閣下為個人及已選擇「印花稅直送」）「印花稅直送」金額相當於樓價的 3%。

3. **By signing this letter, you agree to the following:-**
簽署本信件即表示閣下同意以下各項：

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

   (b) You shall make payment of the further deposit, additional deposit(s), further part payment(s) and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.
   閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部分付款及樓價餘額，並履行及遵守臨時合約和買賣合約所有其他條款與細則。

   (c) Upon signing of the Agreement for Sale and Purchase,
   在簽署買賣合約之時，

      (i) You shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the Agreement for Sale and Purchase and (where required by the Stamp Duty Ordinance) the Preliminary

Agreement to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of AVD on the Agreement for Sale and Purchase (including the fixed fee for stamping a counterpart of the Agreement for Sale and Purchase) and (where required by the Stamp Duty Ordinance) the Preliminary Agreement less the amount of "Stamp Duty Express". The above arrangement is without prejudice to your obligation to pay stamp duty under the Agreement for Sale and Purchase.
閣下須向賣方代表律師存放一筆款項，以使賣方代表律師安排在《印花稅條例》訂明的時限內讓印花稅署署長為買賣合約及（如《印花稅條例》要求）臨時合約加蓋印花。該筆款項金額相等於買賣合約及（如《印花稅條例》要求）臨時合約的從價印花稅（包括加蓋買賣合約副本的定額費用）減「印花稅直送」的金額。以上安排是不減損閣下在買賣合約下支付印花稅的責任。

(ii) You shall provide the following to the Vendor's solicitors:
閣下須向賣方代表律師提供以下文件：

- Application for Refund of Stamp Duty (Form IRSD125(E)) (signed but undated);
印花稅退款申請書（表格 IRSD 125(E)）（已簽署但無註明日期）；
- Letter of Indemnity (for Payer of Stamp Duty) (Form L/1(1) (10/ 2022)) (signed, witnessed but undated);
償還稅款保證書（供支付印花稅者填報）（Form L/1(1)(10/2022)）（已簽署及見證但無註明日期）；
- Stamping Request (Form IRSD112(E)) (signed by you or your solicitors, indicating that the Vendor pays 100% share of AVD); and
加蓋印花申請（表格 IRSD 112(E)）（由閣下或閣下代表律師簽署及訂明賣方支付 100%從價印花稅）;及
- such other document(s) as may be required by the Vendor or the Vendor's solicitors.
其他賣方或賣方代表律師要求的文件。

4. The "Stamp Duty Express" will be applied by the Vendor directly for payment (or part payment) of the AVD chargeable on the Agreement for Sale and Purchase on your behalf. You shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the "Stamp Duty Express", the fixed fee for stamping a counterpart of the Agreement for Sale and Purchase and (where required by the Stamp Duty Ordinance) the Preliminary Agreement.
賣方將應用「印花稅直送」直接代閣下繳付買賣合約的應繳的從價印花稅（或其部份）。閣下仍須負上繳付從價印花稅的主要責任，及須負責繳付實際從價印花稅的金額與「印花稅直送」的金額之間的差額（如有）、加蓋買賣合約副本及（如印花稅條例要求）臨時合約的定額費用。

5. After the "Stamp Duty Express" has been applied for payment (or part payment) of the AVD by the Vendor for the first time:
在賣方首次應用「印花稅直送」繳付從價印花稅（或其部份）後：

(a) If the amount of the "Stamp Duty Express" exceeds the amount of the AVD, subject to settlement of the balance of the purchase price in accordance with the Agreement for Sale and Purchase, the Vendor will apply the remaining amount of the "Stamp Duty Express" (as a cash rebate) for part payment of the balance of the purchase price of the Property directly.
如「印花稅直送」的金額大於從價印花稅的金額，在閣下按買賣合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額（作為現金回贈）直接用於支付本物業的部份樓價餘額。

(b) After the Vendor has paid or applied the "Stamp Duty Express" as aforesaid, the Vendor's obligation to you under this benefit will be discharged. Even if there is a change in the purchase price in the future (whether due to your application to change the terms of payment which has been approved by the Vendor or other reason) or the purchase of the Property shall be considered by the Stamp Office to form part of a larger transaction or series of transactions, the amount of the "Stamp Duty Express" will not be adjusted as a result thereof and the Vendor is no longer required to pay any additional stamp duty for you.
賣方在如前述繳付或應用「印花稅直送」後，賣方對閣下關於此優惠的責任將完結。即使樓價日後有更改（不論是否因閣下日後申請更改支付辦法獲得賣方同意或其他原因）或本物業的購買被印花稅署視為構成一宗更大交易或一系列交易的一部分，「印花稅直送」的金額亦不會因此而調整，賣方亦無須向閣下代繳任何進一步的印花稅。

6. If the Purchaser does not complete the purchase of the Property in accordance with the Agreement for Sale and Purchase, the full amount of the "Stamp Duty Express" shall be refunded to the Vendor forthwith, notwithstanding the AVD has not been refunded by the Government.
如閣下沒有按買賣合約完成購買本物業，「印花稅直送」的全額將須立即退還給賣方，即使政府還沒有退還從價印花稅。

7. The Vendor hereby expressly reserve its rights to claim against you for any damages and to apply for refund of the paid AVD ("**Refund**") from Inland Revenue Department if you fail to complete the sale and purchase of the Property in accordance with the terms and conditions of the Agreement for Sale and Purchase. In the event that the paid AVD (or any part thereof) ceases to be payable because of the cancellation or termination of the Agreement for Sale and Purchase for whatever reason, you shall forthwith carry out all steps and actions as required by the Vendor to assist the Vendor to obtain the Refund from the competent authorities. You hereby agree that, whether or not the Agreement for Sale and Purchase has been cancelled or terminated, you shall, upon the request of the Vendor, sign any relevant forms and documents for the purpose of enabling the Vendor to claim the Refund, and/or authorizes the Vendor to apply for the Refund and for such purpose, date and use the aforesaid forms and documents, fill in such other forms and documents as may be required and submit them to the competent authorities at any time as the Vendor deems fit.
假如閣下沒有根據買賣合約的條款及條件完成本物業的交易，賣方保留向閣下追討索償及向稅務局申請退回已支付的從價印花稅（「**退款**」）之權利。若買賣合約因任何原因被取消或終止而不再需要支付已付之從價印花稅（或其任何部分），閣下須立即採取一切賣方要求之步驟及行動協助賣方從有關當局取回退款。閣下特此同意，不論當時買賣合約是否已經被取消或終止，閣下須因應賣方的要求簽署任何表格及文件，令賣方能夠申請退款及/或授權賣方申請退款，及為該目的使用該表格及文件及填上日期，填寫其他所需的表格及文件及將之遞交到有關當局。

8. The Vendor will under no circumstance be responsible for any penalty or loss if there is any late payment of stamp duty, whether or not due to any late payment of the "Stamp Duty Express" (or any part thereof) for whatever reason.
於任何情況下，無論是否因延遲發放「印花稅直送」（或其任何部分）或因任何原因而未有如期繳付印花稅，賣方均無須就任何罰款或損失負責。

9. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property who entered into the Preliminary Agreement. In any event, you shall only be entitled to receive the "Stamp Duty Express" once for each residential property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.
本信件的利益屬於閣下個人所有，並且僅向作為簽署臨時買賣合約的買方提供。不管怎樣，閣下只可就每個住宅物業有權使用印花稅直送一次。本信件賦予閣下的權利或利益不得轉讓或轉移。

10. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase. All the rights and remedies of the Vendor under the Agreement for Sale and Purchase shall not be affected by these terms and conditions. The terms and conditions herein constitute an agreement between the parties hereto independent from your purchase of the Property and the Agreement for Sale and Purchase and nothing herein contained or any failure by any party hereto to observe or perform any of its obligation hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Agreement for Sale and Purchase, or the rights, duties or obligations of the parties to the Agreement for Sale and Purchase. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, you shall remain liable to be bound to observe and perform all the terms and conditions in the Agreement for Sale and Purchase and to complete the purchase of the Property in accordance with the provisions of the Agreement for Sale and Purchase. The terms and conditions herein will not exonerate or exempt the Purchaser from being liable for his failure to complete the purchase. Any claim that you may have under or in relation to or in connection with the terms and conditions herein shall be a claim against the Vendor for damages only.
本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。賣方所有買賣合約下之權利及補償均不受本信件的條件及條款影響。於本信件的條款及條件構成於此所載之各方之間訂立的協議，且獨立於閣下購買本物業及買賣合約，於本信件的任何內容或任何一方如未能遵守或履行其本信件之任何責任，則買賣合約的運作、有效性或可強制執行性或買賣合約之下各方的權利、義務或責任亦不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本信件之責任，閣下仍須遵守及履行買賣合約的所有條款及條件及按買賣合約的條款完成購買本物業。本信件的條款及條件不排除或豁免閣下在未能完成買賣時需負之責任。閣下所有按或就本信件的條款及條件提出的或與本信件的條款及條件有關連的申索，只限於為了取得損害賠償的申索。

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

11. For the purpose of this letter,
就本信件而言，

"**AVD**" means the ad valorem stamp duty chargeable on the Preliminary Agreement and the Agreement for Sale and Purchase under the Stamp Duty Ordinance.
「**從價印花稅**」是指根據《印花稅條例》對臨時合約和買賣合約徵收的從價印花稅。

"**Stamp Duty Ordinance**" means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.
「**《印花稅條例》**」是指經不時修訂的《印花稅條例》（香港法例第 117 章）。

12. 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.
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第 623 章）（「該條例」）強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。

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

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

For and on behalf of
Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited
As agent of Light Time Investments Limited（光時投資有限公司）

SUN HUNG KAI REAL ESTATE (SALES AND LEASING) AGENCY LIMITED 新鴻基地產(銷售及租賃)代理有限公司

_____
Authorized Signature(s)
授權人士簽署

****

After due and careful consideration of the contents of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.
經小心考慮本信件的內容後，本人／吾等同意接受本信件所列的所有條款與細則及受其約束。

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

Annex 8
附件 8

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

Acknowledgement Letter regarding Financing Plans
關於財務計劃的確認信

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) （投標時不填上日期）		

1. I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-
本人／吾等，即下方簽署人，特此確認本人／吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：

   a) I/We confirm that I/we have sufficient time to read the "Reminder to Prospective Purchasers" issued by the Sales of First-hand Residential Properties Authority as annexed in this acknowledgement letter.
本人／吾等有足夠時間閱讀載於本確認信附錄的一手住宅物業銷售監管局發出的「給準買家的提醒」。

   b) I/We confirm that I/we have sufficient time to read the information document(s) on financing plan(s) offered by the Vendor's designated financing company (Honour Finance Company, Limited) as set out in the relevant annex of the tender document of the Property ("the Information Document(s)") as follows:
本人／吾等有足夠時間閱讀載於本物業招標文件相對附件內由賣方指定財務公司（忠誠財務有限公司）提供的財務計劃所列的資料文件（「資料文件」）如下：

Financing Plan **財務計劃**	**Relevant annex of Tender Document** **招標文件的相對附件**
Standby Second Mortgage Loan 備用第二按揭貸款	Annex A.5(a) 附件A.5(a)
Standby First Mortgage Loan 備用第一按揭貸款	Annex A.5(b) 附件A.5(b)
1-TO-2 Upgrade Mortgage 「一變二」升級按揭	Annex A.5(c) 附件A.5(c)
King's Key 125+ King's Key 125+	Annex A.5(d) 附件A.5(d)
Extended Loan 延續貸款	Annex A.5(e) 附件A.5(e)

The Vendor has reminded me/us to read the Information Document(s) if I/we intend to apply for any financing plan(s) offered by the Vendor's designated financing company as set out in the tender document of the Property.
賣方已提醒本人／吾等，如本人／吾等有意申請本物業招標文件內所列由賣方指定財務公司提供的任何財務計劃，本人／吾等應細閱資料文件。

c) The Vendor has reminded me/us to directly enquire with the Vendor's designated financing company if in doubt about the details of the terms and conditions of the financing plan(s), approval conditions and application procedures.
賣方已提醒本人／吾等，如對財務計劃的條款及條件、批核條件和申請手續有疑問，應直接向賣方指定財務公司查詢有關詳情。

d) I/we understand that (a) all the terms and conditions of the financing plan(s) are subject to approval by the Vendor and/or the Vendor's designated financing company; and (b) the Vendor, its appointed estate agents and the Vendor's designated financing company will not provide any guarantee that I/we will be able to secure any mortgage, charge or loan or any desired terms to finance my/our purchase of the Property.
本人／吾等明白(a)財務計劃的所有條款及細則均以賣方及／或賣方指定財務公司所批核者為準；及(b)賣方、其委任的地產代理及賣方指定財務公司不會就本人／吾等能獲得任何按揭、押記或貸款或任何希望取得的條款用以資助本人／吾等購買本物業而作出任何保證。

e) The parties do not intend any term of this acknowledgement 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 acknowledgement letter shall be excluded from the application of the CRTPO.
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第623章）（「該條例」）強制執行本確認信下任何條款，並且同意排除該條例對本確認信的適用。

f) In the event of any conflict or discrepancy between the Chinese and English versions of this acknowledgement letter, the English version shall prevail.
如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

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 Tender Document(s)** and other relevant document(s):
細閱有關**招標文件**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的貸款的能力；

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are

selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank 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？

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

SHKP Club Application Form
新地會申請表格

新地會 SHKP CLUB — 新地會申請表格

感謝閣下有興趣成為新地會會員。新地會的目標是為推廣新鴻基地產集團的業務及形象，並促進會員及新鴻基地產集團的雙向溝通及通訊。按此目標，新地會將會不時向會員發送跟新鴻基地產集團及新地會有關的直接促銷資訊。在申請成力為新地會會員之前，敬請閣下仔細閱讀本申請表格中「使用個人資料作直接促銷」部分的條文，以明白新地會可以如何使用閣下的個人資料作直接促銷用途，以及直接促銷的範圍。閣下申請成為新地會會員，即是閣下同意收取有關新鴻基地產集團及新地會的直接促銷資訊。新地會將不會發送跟新鴻基地產集團或新地會無關的直接促銷資訊。

在填寫及簽署申請表格前，請詳閱刊載於本表格中及新地會網頁內的會員守則（特別是個人資料收集聲明一項）。申請人必須年滿18歲或以上，並須填寫申請表格。請同時附上所需證明文件寄回新地會辦事處（地址：香港港灣道30號新鴻基中心45樓），或傳真至852-2827 8804，以便本會核對申請人之身份及個人資格。在核對後，證明文件副本會隨即被銷滅。申請人亦可親身到本會辦事處提交申請表格並同時出示證明文件以供本會查對。

（＃必須填寫）

個人資料

＃ 1. ☐ 先生　2. ☐ 小姐　3. ☐ 太太　4. ☐ 女士

＃ 身份證 / 護照上之英文姓名 / 姓名拼音　　中文姓名　　出生月日　　月　　日

＃ 年齡組別
☐ 18 – 21　☐ 22 – 25　☐ 26 – 29　☐ 30 – 33　☐ 34 – 37　☐ 38 – 41　☐ 42 – 45
☐ 46 – 49　☐ 50 – 53　☐ 54 – 57　☐ 58 – 61　☐ 62 - 65　☐ 65 以上

婚姻狀況　1. ☐ 未婚　2. ☐ 已婚　3. ☐ 離婚

教育程度　1. ☐ 中學以下　2. ☐ 中學　3. ☐ 大專或其他　4. ☐ 大學或以上

＃ 現居地址

☐ **香港**　地區：☐ 中西區 ☐ 灣仔 ☐ 東區 ☐ 南區 ☐ 深水埗 ☐ 油尖旺 ☐ 九龍城 ☐ 黃大仙 ☐ 觀塘 ☐ 沙田 ☐ 大埔 ☐ 北區 ☐ 元朗 ☐ 屯門 ☐ 西貢 ☐ 離島 ☐ 荃灣 ☐ 葵青

☐ **中國內地**　省/ 直轄市：☐ 北京市 ☐ 天津市 ☐ 上海市 ☐ 重慶市 ☐ 河北省 ☐ 山西省 ☐ 內蒙古自治區 ☐ 遼寧省 ☐ 吉林省 ☐ 黑龍江省 ☐ 江蘇省 ☐ 浙江省 ☐ 安徽省 ☐ 福建省 ☐ 江西省 ☐ 山東省 ☐ 河南省 ☐ 湖北省 ☐ 湖南省 ☐ 廣東省 ☐ 廣西壯族自治區 ☐ 海南省 ☐ 四川省 ☐ 貴州省 ☐ 雲南省 ☐ 西藏自治區 ☐ 陝西省 ☐ 甘肅省 ☐ 青海省 ☐ 寧夏回族自治區 ☐ 新疆維吾爾自治區

城市：_____

☐ **其他地區/ 國家，請註明：**_____

現居住宅類型： ☐ 私人住宅 ☐ 公屋 ☐ 資助出售房屋 (居屋/ 綠置居/ 夾屋...等) ☐ 平房/ 村屋 ☐ 獨立洋房 ☐ 宿舍

住宅電話 (區號-號碼)　＃ 手提電話　＃ 電郵地址

個人年薪 (港元)　☐ $300,000 以下(1)　☐ $300,000 - $700,000(4)　☐ $700,000 以上 (7)

(本會將透過電子郵件自你發送申請確認通知及電子會員卡，同時亦會透過手機短訊向香港本地號碼發送「一次性驗證密碼」，而非香港手機號碼則會以電郵收取「一次性驗證密碼」。)

會籍

本人申請成為新地會之：☐ 普通會員（年滿18歲或以上）　☐ 星級會員（年滿18歲或以上並是新地住宅物業買家或租客或套房酒店之首要賓客（以許可人的身份））

會員資格及入會條件

若申請成為**普通會員**，只需遞交有效之電話號碼證明或電郵地址證明。若申請成為**星級會員**，申請人必須填寫以下欄目，遞交有效之電話號碼證明或電郵地址證明及下列的所需證明文件副本。

申請星級會員之人士，如未能即場提供所需之證明文件，將暫時當為申請成為普通會員處理，直至遞交有效之證明文件再作審核。

本人現確認本人已經符合下列**星級會員**的入會條件：（如所購買或租住的新鴻基地產集團所發展的住宅物業或居住的套房酒店與現居住址不同，請填寫此欄）

☐香港　☐香港以外地區（請註明國家及省市：_____）

物業名稱　座　樓　室

☐ 本人是新鴻基地產集團（獨資或合資）所發展的住宅物業之買家［見附註1］。

☐ 第一手買家［見附註2］　☐ 二手買家［見附註3］

現提交　☐ 有關購買上還物業之文件副本［見附註4］　或　☐徵收差餉及地租通知書副本或　☐律師行發出完成購買上述物業之證明文件副本，以供查核。

☐ 本人是新鴻基地產集團（獨資或合資）所發展的住宅物業之 租客或套房酒店之首要賓客（以許可人的身份）［見附註1］。

現提交有關租約或長期住宿協議副本，以供查核。　☐現時租客　☐以往租客

附註1：
- 住宅物業並不包括位於住宅發展物業內的私家車停車位、電單車停車位與單車位。
- 若買家或租客或首要賓客為有限公司，就此星級會員申請事宜，本會將會接納該公司之董事為買家或租客或首要賓客。

附註2：第一手買家指於買賣合約內之買方，而買方為新鴻基地產發展有限公司或其附屬或聯營公司。

附註3：第二手買家指除第一手買家外之其他買家。第一手買家 / 二手買家一視同仁為新地物業持有者。

附註4：證明申請人為新鴻基地產集團所發展的住宅物業之買家的有關書面證明文件（管理費按金收據，管理費收條等除外）為

第一手買家 / 二手買家以私人名義購買之物業：（最少提交右列任何一項的副本）- 訂購合約或臨時買賣合約 - 樓契或房地產權證 - 正式買賣合約 - 土地註冊署查冊記錄（類別：過往及現況詳情）

第一手買家 / 二手買家以公司名義購買之物業：
- 香港公司註冊署表格 X/D2/AR1 或中國各地工商行政管理局發出的備案通知書之副本（以證明申請人為該公司之董事）；及最少右列任何一項的副本 i) 訂購合約或臨時買賣合約 ii) 樓契或房地產權證 iii) 正式買賣合約 iv) 土地註冊署查冊記錄（類別：過往及現況詳情）

本申請表格中標示為所需的資料必須提供，如閣下未有提供該等資料，本會將無法處理閣下的申請。閣下提供的個人資料及有關資料將予保密及用於處理閣下的申請，包括核實閣下提供之資料和考慮閣下成為會員的資格，以及會員守則中個人資料收集聲明內指明的其他用途。為此用途，閣下簽署此申請表格即表示同意我們可將閣下個人資料與閣下先前提供給新鴻基地產集團的資料加以比較。閣下提供之個人資料將只會被披露或轉移予為上述目的使用有關資料時，合理而有需要把有關資料轉移予相關人士及機構。閣下有權根據《個人資料（私隱）條例》（第486章）的規定，要求查閱或更正閣下之個人資料。如有任何查閱或更正資料要求，可向本會資料保障主任提出，其辦事處位於香港港灣道30號新鴻基中心45樓。（電話：852-2828 7878　傳真：852-2827 8804　電郵：shkpclub@shkp.com）

簽署

本人確認本人已詳閱及明白刊載於此申請表格的會員守則。本人同意接受並遵從會員守則及同意個人資料收集聲明所指明的用途。**本人確認本人已仔細閱讀下列「使用個人資料作直接促銷」部份的條文，並且明白新地會可以如何使用本人的個人資料作直接促銷用途，以及直接促銷的範圍。本人同意收取有關新鴻基地產集團及新地會的直接促銷資訊。**本人聲明以上各項填報資料及就有關此申請而遞交之文件均屬真實、正確及完整。本人並授權貴會可向任何其他新鴻基地產集團成員查核本人的資料，本人亦同意及授權其他新鴻基地產集團成員披露有關本人之資料予貴會。本人同意以填報之個人資料作核對本人身份及會籍狀況之用。本人明白並同意所有就此申請而遞交之文件，均不會發還。如貴會要求，本人將提交文件正本及其他所需文件，以便貴會處理此申請。

☐ （如閣下於香港境內遞交本申請，毋須勾選此項。如閣下並非於香港境內遞交本申請，必須勾選此項，否則新地會無法處理閣下的申請。）本人同意並允許新地會為《個人資料（私隱）政策》中所列處理目的收集、使用、存儲或以其他方式處理本人的個人資料，新地會可以為有關之目的傳輸至香港新鴻基地產集團做進一步處理。本人已知曉可通過新地會熱線 852-2828 7878或 shkpclub@shkp.com 行使本人與個人資料相關的權利。

使用個人資料作直接促銷

新地會有意使用閣下在本申請表格中提供的所有資料，包括閣下的姓名、聯絡資料及閣下在閱卷中的回覆進行直接促銷。直接促銷可以關於新鴻基地產集團或新地會，包括：（i）香港和世界各地由任何新鴻基地產集團成員擁有或發展，或由任何新鴻基地產集團成員任銷售或租賃代理的地產物業（不論住宅、商業或工業樓宇，並包括泊車位），以及由會籍機構為購買或租用該等物業而提供的貸款安排；（ii）由任何新鴻基地產集團成員擁有、營運或管理的商場及酒店，包括位於該等商場及酒店的商戶及店舖提供的貨品、服務、設施及活動，以及（iii）由任何新鴻基地產集團成員提供其他種類的貨品、服務、設施及活動包括物業管理、建築、保險、金融服務、電訊、資訊科技、交通運輸基礎設施運營和管理、港口業務、運輸和物流、廢物管理、教育、招聘、獎賞 / 獎勵 / 優惠計劃、企業社會責任活動，及慈善和非牟利的事務。新地會需要閣下的同意方可使用閣下的個人資料作直接促銷。

新鴻基地產集團指新鴻基地產發展有限公司及任何由其直接或間接持有最少50%已發行股本的公司。

新地會的目標是為推廣新鴻基地產集團的業務及形象，並促進會員及新鴻基地產集團的雙向溝通及通訊。閣下申請成為新地會會員，即是閣下同意新地會使用閣下的個人資料以上述方式及範圍作直接促銷。新地會通常會以電郵方式向閣下發送直接促銷資訊，亦可使用其他方式。如閣下欲拒絕用電郵以外的其他通訊方式收取資訊，請在下列適當的方格加☒號。如未有在任何方格加☒號，新地會即可使用所有下列通訊方式：

☐ 電話 (通話)　☐ 電話 (短訊等)　☐ 郵寄

＃ 申請人簽署

日期：　日/　月/　年/

授權遞交新地會入會表格

本人 _____ (申請人身份證上的姓名)現委託 _____ (以公司名稱，如適用) 之 _____ 先生/小姐代表本人遞交新地會入會申請表格，並確認表格上的資料乃本人提供，及由本人簽署確認資料屬實。

本人為獲授權人士並確認隨此授權書的入會表格由會籍申請者簽名及並由本人代其遞交。本人明白如未經申請者同意擅自填報或更改資料或作出虛假陳述，本人需負上相關的法律責任。

申請人簽署確認 (需與新地會入會申和表格簽名一致)

日期：　日/　月/　年/

獲授權人簽署

日期：　日/　月/　年/

[更新資料於2025年4月]

新地會
SHKP CLUB

^申請人可自願提供此問卷答案

問卷^

現誠邀閣下填寫以下問卷，讓我們更了解閣下的期望及需要，以便提供更適切的服務及優惠。所有資料將會絕對保密。
請剔選有興趣之項目

1. 有關新鴻基地產資訊
   a. ☐ 樓盤　b. ☐ 保險　c. ☐ 商場　d. ☐ 電訊　e. ☐ 酒店
   f. ☐ 日式百貨　g. ☐ 其他（請註明：_____）
2. 生活
   a. ☐ 時事　b. ☐ 家居設計及擺設　c. ☐ 飲食　d. ☐ 潮流服飾　e. ☐ 家居保養及清潔
   f. ☐ 財富管理　g. ☐ 親子　h. ☐ 汽車 / 駕駛　i. ☐ 文化閱讀　j. ☐ 美容 / 健身
   k. ☐ 電子產品 / 電腦　l. ☐ 健康資訊　m. ☐ 其他（請註明：_____）
3. 娛樂消閒
   a. ☐ 流行音樂　b. ☐ 旅遊　c. ☐ 電影　d. ☐ 體育　e. ☐ 電子 / 電腦遊戲
   f. ☐ 烹飪　g. ☐ 潮流　h. ☐ 寵物　i. ☐ 優質生活介紹　j. ☐ 園藝
   k. ☐ 其他（請註明：_____）
4. 請剔選你有興趣的物業相關活動及優惠（可剔選多於一項）
   a. ☐ 參觀香港新樓盤　b. ☐ 參觀內地新樓盤　c. ☐ 參觀新樓會所　d. ☐ 會員首次置業優惠　e. ☐ 會員換樓置業優惠
   f. ☐ 推薦親友置業計劃　g. ☐ 置業按揭服務 / 資訊　h. ☐ 置業法律知識講座/資訊　i. ☐ 家居設計 / 裝修工作坊　j. ☐ 家居保養工作坊
   k. ☐ 其他置業服務活動（請註明：_____）
5. 請問您現時在香港持有多少個住宅物業？
   a. ☐ 0　b. ☐ 1　c. ☐ 2　d. ☐ 3　e. ☐ 4　f. ☐ 5或以上
6. 如購買了新住宅物業，請問你會否在購入新住宅物業至入伙後六個月期間　出售現時所有在香港的其他住宅物業，或全部轉讓給近親？
   a. ☐ 會，全部出售　b. ☐ 會，全部轉讓給近親　c. ☐ 不會　d. ☐ 未決定　e. ☐ 不適用
7. 請問你及同住親友有否打算於未來兩年在香港自置住宅物業？如有，請剔選是否首置。
   本人：　a. ☐ 有（是 / 否首置）　b. ☐ 沒有　同住親友：　c. ☐ 有（是 / 否首置）　d. ☐ 沒有
8. 如有打算置業，請剔出未來置業所選擇之間隔
   a. ☐ 開放式　b. ☐ 1房　c. ☐ 2房　d. ☐ 3房　e. ☐ 4房或以上　f. ☐ 沒有打算置業

職員專用 _____（ / / ）　_____（ / / ）
現場審查：☐　編號：
批　核：☐ 接納　☐ 不接納

編號
副本

會員守則

本守則對由新地會有限公司經營之「新地會」(簡稱「本會」)之所有會員均有約束力。會員包括普通會員、星級會員及本會不時招募之其他種類的會員，經此申請表格申請成為本會會員，申請人即同意受本會員守則(包括不時生效之條款及條件)約束。

會籍
會員必須年滿 18 歲。所有會籍申請須經本會批准，而本會有絕對酌情權批准且無須作任何解釋。會籍的有效期為本會不時指定的年期。會員對本會之組織、運作或管理無投票權，亦對本會之任何財產無任何權利或追索權。本會之會籍不得轉讓。

會員卡
每位會員於其會籍申請被接納後，將獲本會發出一張會員卡(簡稱「會員卡」)，此卡可以是電子會員卡（簡稱“電子卡”）或實體會員卡（簡稱“實體卡”）的形式。會員可透過發送到會員電郵的指定啟動鏈結或其他指定渠道下載電子卡，加至手機錢包內或截圖為圖像(簡稱“數碼資料庫”)。會員卡在任何情況下均為本會之財物，本會有權隨時撤銷該卡之效力及 / 或終止會員之會籍，而無須給予任何理由。本會亦有權要求會員歸還實體卡予本會及從會員之數碼資料庫中移除電子卡。會員卡祇供獲發該卡之會員使用，不得轉讓。會員於享用本會所提供之設施及服務時，須於被要求時出示會員卡作為其會籍的證明。本會保留隨時通過在其官方網站上發布相關通知終止實體卡的使用權利，而無需以任何其他方式個別通知會員。倘若會員遺失了會員卡，會員可透過新地會官方網站電子會員卡啟動表格重新下載電子卡或致電新地會熱線尋求協助。

設施及服務
會員於被批准入會後，即有資格接受及享有本會提供之設施及服務，惟須先得到本會之邀請及接受本會於提供該等設施及服務時訂明之任何特定條款及條件限制。有關對會員作出之邀請，本會有絕對酌情權。本會有絕對酌情權於不同條件下，提供設施與服務予不同類別之會員。本會有絕對酌情權隨時終止任何設施或服務之提供及 / 或其運作，而無須向會員發出通知或給予任何理由。本會就任何人士包括任何商人或店舖拒絕承兌會員卡與及商戶所提供之貨品及 / 或服務，概不負責。會員不得利用本會或本會提供之設施、服務、資料或文件作任何商業、不道德或不合法用途。

本會之責任
除非由於本會或其僱員或妥為授權代表之疏忽或過失，本會無須為任何因會員之會籍或與會籍關連而直接或間接導致或引起任何性質之損失、索償、費用、收費或支出，向任何會員或任何其他人士承擔責任或法律責任。

會員償付費用
本會保留權利向會員收取費用，作為償付本會按會員要求提供及 / 或送付任何資料或文件時所引致之費用或支出。

更改會員守則
本會有絕對酌情權不時更改本會員守則，並以其認為合適之任何方式通知會員任何上述之更改。除非他/她在本會向會員發出之通知中指定的修訂生效日期之前以書面通知退出會籍，並將其實體卡退還給本會，及/或將其電子卡從其數碼資料庫（以適用者為準）中刪除以進行註銷，否則會員須受該等已更改之守則約束。

退會
任何打算退出會籍之會員應於最少 7 日前以書面預先通知本會，表明其意向，並將實體卡隨同退會通知，以掛號函件寄回本會，及/或從數碼資料庫中移除電子卡（以適用者為準）。

開除會籍
本會倘若認為任何會員之行為對本會有損或與本會之利益相違或違反任何會員守則，本會可開除有關會員於本會之會籍，而本會之決定為最後及終局性的。被開除會籍之會員停止擁有會籍所授予之任何權利、福利或優惠，而且不再有權接受及享有本會提供之設施及服務。被開除會籍之會員於收到開除會籍之通知後須立即向本會交還實體卡並將電子卡從數碼資料庫內移除（以適用者為準）。

本會終止運作
新地會有限公司有絕對酌情權於任何時候終止本會之運作而無須向會員發出通告或給予任何理由。於本會之運作被終止以後，會員之一切權利及優惠即告終止，而全部會員應在接到本會運作終止之通知後立即向本會交還實體會員卡並將電子卡從數碼資料庫內移除（以適用者為準）。於任何情況下，會員不得亦不能因本會終止運作而向本會、新地會有限公司之董事、股東或管理人員提出任何性質或在任何情況下引致之索償或要求。

個人資料收集聲明
每一位申請會籍之人士必須提供此申請表格內所要求之全部個人資料及其他資料(訂明非必須提供者除外)，以便本會考慮其申請。若申請人未能根據要求向本會提供該等資料，可能導致本會無法處理有關申請。如申請獲批准，在會員之會籍有效期間，本會可收集進一步之個人資料及其他資料。
申請人或會員之個人資料及其他資料可被本會用作促進或與下列有關之所有或任何用途：
(a) 處理會籍之申請；(b) 核實提供予本會之資料；(c) 為本會及 / 或新鴻基地產進行研究及 / 或分析；(d) 不時向會員提供關於新鴻基地產集團的資訊，包括新鴻基地產集團為會員提供的產品、設施、服務及其他優惠、獎賞及其他得益的資訊並且為會員匯集及安排該等產品、設施、服務及其他優惠、獎賞及其他得益（參閱使用個人資料作直接促銷）；(e) 就本會及 / 或新鴻基地產集團對會員或一般顧客所提供的設施、服務及 / 或產品，及作出評估及改進；(f) 促進會員與本會間的溝通，並鼓勵會員就其對本會及 / 或新鴻基地產集團之設施、服務及 / 或產品之需要及期望作出回應；(g) 為確定會員享用本會及新鴻基地產集團產品、設施、服務及其他優惠、獎賞及其他得益的資格，並考慮會員的需要，而將會員個人資料與會員先前提供給新鴻基地產集團的所有個人資料加以比較；(h) 履行任何適用法律下要求披露之規定；(i) 任何經申請人或會員不時同意之其他用途。
使用個人資料作直接促銷：新地會有意使用閣下在本申請表格中提供的所有資料，包括閣下的姓名、聯絡資料及閣下在問卷中的回覆（如適用）進行直接促銷。直接促銷可以關於新鴻基地產集團或新地會，包括：(i) 香港、中國內地和世界各地由任何新鴻基地產集團成員擁有或發展，或由任何新鴻基地產集團成員任銷售或租賃代理的地產物業（不論住宅、商業或工業樓宇，並包括泊車位），以及由金融機構為購買或租用該等物業而提供的貸款安排，(ii)由任何新鴻基地產集團成員擁有、營運或管理的商場及酒店，包括位於該等商場及酒店的商戶及店舖提供的貨品、服務、設施及活動，以及(iii)由任何新鴻基地產集團成員提供其他種類的貨品、服務、設施及活動包括物業管理、建築、保險、金融服務、電訊、資訊科技、交通運輸基礎設施運營和管理、港口業務、運輸和物流、廢物管理、教育、招聘、獎賞/獎勵/優惠計劃、企業社會責任活動及慈善和非牟利的事務。新地會需要閣下的同意方可使用閣下的個人資料作直接促銷。閣下提供之個人資料將只會被披露或轉移往與上述目的相關及合理而必要之單位。
新鴻基地產集團指新鴻基地產發展有限公司及任何由其直接或間接持有最少50%已發行股本的公司。
每一位會員均有權根據《個人資料（私隱）(修訂)條例》(第486章)的規定，要求查閱或更正閣下之個人資料。如有任何查閱或更正資料要求，可向本會資料保障主任提出，其辦事處位於香港灣仔道30號新鴻基中心45樓。(電話：852-2828 7878　傳真：852-2827 8804　電郵: shkpclub@shkp.com)

新地會感謝會員長期支持，我們不時與會員分享新鴻基地產集團及新地會的各種最新資訊。如閣下不願意收取新地會的直接促銷材料及/或資訊，可以向我們發出書面通知，郵寄至香港灣仔道30號新鴻基中心45樓新地會資料保障主任收、電郵至shkpclub@shkp.com、或傳真至852-2827 8804，或致電新地會熱線 852-2828 7878。

即使閣下選擇日後不收取我們的直接促銷材料及/或資訊，我們亦會依舊尊重閣下之會籍，以便閣下能繼續享受更多的會員福利。你可以透過本會網頁或張貼於新鴻基地產集團旗下不同地點的通告得悉本會其後的優惠訊息。

適用法律
本守則受香港特別行政區法律管轄並按香港特別行政區法律解釋。

管轄文本
本守則之英文文本及中文文本在文義上如有任何歧異，概以英文文本為準。

[更新資料於2025年4月]

Annex 10
附件 10

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

Acknowledgement Letter Regarding Subsequent Phases
關於後續期數的確認信

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

I/We, the undersigned, hereby acknowledge that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, I am/we are fully aware of and accept the following:-
本人／吾等，下方簽署人，特此確認於簽署本物業的臨時買賣合約前已清楚明白及接受以下事項：

1. The subsequent phases of the Development and its surrounding areas may be at design stage and there may be changes in the layout and disposition of the buildings, and population density (including the number of units) in the Development and its surrounding areas.
發展項目的後續期數及其周邊地區可能仍處於設計階段，發展項目及其周邊地區內的建築物的布局及規劃以及人口密度（包括單位數目）可能會不時改變。

2. The Vendor may, at any time before or after completion of the sale and purchase of the Property, make applications to the Government (including but not limited to Lands Department, Buildings Department, etc.), Town Planning Board and other authorities to (i) change, amend, vary, add to or alter the approved building plans of the Development and its surrounding areas developed by the Vendor including Section A of Tai Po Town Lot No. 253, the master layout plans and the landscape master plan, the number of units and other accommodations and/or the phasing of the Development and the aforesaid surrounding areas and/or (ii) amend, vary or modify the Government Grant or any conditions thereof (including building covenant) and/or (iii) obtain any consent, approval, no objection and waiver under, pursuant to or in connection with the Government Grant (collectively, the "**Applications**"). I/We hereby agree and authorize the Vendor to make the Applications and provide this document in support of the Applications, and I/we shall not make any objection to the Applications and shall take the Property subject to the Applications and subsequent approvals by the Government and other authorities.
賣方可於本物業買賣完成前或後的任何時間向政府（包括但不限於地政總處、屋宇署等）、城市規劃委員會及其他機構作出申請 以(i)更改、修訂、變更、增補或改動發展項目及其由賣方發展的周邊地區（包括大埔市地段第 253 號 A 段）的經批准建築圖則、總布局圖及總園景圖、發展項目及上述周邊地區的單位數目及其他設施數目及／或分期；及／或(ii)修訂、變更或修改政府批地書或其任何條件（包括建築規約）；及／或(iii)根據或就政府批地書取得任何同意、批准、不反對及豁免（統稱「**該等申請**」）。本人／吾等同意並授權賣方作出該等申請並可遞交本文件支持該等申請，且本人／吾等不得對該等申請作出任何反對，並接受本物業受制於該等申請及政府及其他機構對該等申請後的後續批准。

3. This document shall survive the completion of the sale and purchase of the Property.
本文件於本物業的買賣完成後仍然有效。

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

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

Annex 11
附件 11

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

Personal Information Collection Statement
個人資料收集聲明

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

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

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

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

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

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

(i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；

(ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；

(iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；

(iv) handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益的申請或要求；

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

(vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or any other member of Sun Hung Kai Properties Group ("Group") or joint venture company(ies) set up by member(s) of the Group and joint venture partners ("JV Companies");
就我們或新鴻基地產集團（「集團」）任何其他成員或由集團成員及合資夥伴成立的合資公司（「合資公司」）提供的服務、物業、物業發展項目或產品的質量進行調查（自願性質參與）；

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

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

(ix) communicating with you;
與閣下溝通；

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

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

(xii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.
在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

Transfer of Your Information
轉移閣下資料

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

(i) any member of the Group;
集團任何成員；

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

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

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

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

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

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

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

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

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

(b) to market the following classes of services and products to you:
向閣下促銷以下類別的服務及產品：
(1) real estate properties (including car parking spaces) or property developments offered by member(s) of the Group, JV Companies or other persons who engage us to sell or promote real estate properties for them;
集團成員、合資公司或其他委任我們代其銷售或推廣地產物業的人士提供的地產物業（包括泊車位）或物業發展項目；
(2) services and products offered by us, other members of the Group or JV Companies (including real estate agency services, credit facilities and financial services);
我們、集團其他成員或合資公司提供的服務及產品（包括地產代理服務、信貸融資及財務服務）；
(3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us, other members of the Group or JV Companies; and
我們、集團其他成員或合資公司提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
(4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
爲慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；

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

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

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

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to our Data Protection Officer at 45/F., Sun Hung Kai Centre, 30 Harbour Road, Hong Kong.
閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向我們的資料保障主任提出，其地址爲香港港灣道 30 號新鴻基中心 45 樓。

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

***

TENDERER MUST COMPLETE THIS PAGE
投標人須填妥本頁

I have read and I understand this Personal Information Collection Statement, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Information in direct marketing" section above
本人已閱讀及明白本個人資料收集聲明，包括使用及轉移本人的個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號（"✓"）表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號（"✓"），新鴻基地產（銷售及租賃）代理有限公司可在直接促銷中使用本人的個人資料或將本人的個人資料提供予其他人士以供其在直接促銷中使用（視情況而定），有關詳情請參閱以上「在直接促銷中使用閣下資料」部分。

☐ Please do NOT send direct marketing information to me.
請不要向我發送直接促銷資訊。

☐ Please do NOT provide my personal data to other persons for their use in direct marketing.
請不要將本人的個人資料提供予其他人士以供其在直接促銷中使用。

Signed by the Purchaser(s)買方簽署

Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

Annex 12
附件 12

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

Acknowledgement Letter Regarding Unit View
關於單位景觀的確認書

Applicable to the following units:
適用於以下單位：

Tower 座數	Floor 樓層	Flat 單位
Emerald Avenue Tower 1 Emerald Avenue 第 1 座	G1/F–G2/F 地下 1 樓至地下 2 樓	A, B, C
	1/F–3/F 1 樓至 3 樓	A, B, C, H, J
Emerald Avenue Tower 2 Emerald Avenue 第 2 座	1/F–3/F 1 樓至 3 樓	A, B, C, H, J
	1/F–3/F, 5/F 1 樓至 3 樓及 5 樓	G

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

Prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, I/we, the undersigned, hereby acknowledge the following:-
本人／吾等，下方簽署人，簽署本物業的臨時買賣合約前，特此確認下述：-

1. I/We am/are fully aware and accept the presence of the transformer room(s) which is/are near/opposite to Emerald Avenue Tower 1 and Emerald Avenue Tower 2. The approximate location of the transformer room(s) is/are shown (for identification purpose only) on the Floor Plan attached hereto**.** The alignment and location of such transformer room(s) may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant Government authorities. I/we am/are fully aware of and accept that the view and ventilation of the Property may be affected or obstructed by the aforesaid structures, and my/our enjoyment of the Property may also be affected by the noise, heat, smell, gas, fumes, smoke, exhaust (if any) produced and/or emitted therefrom.
本人／吾等清楚明白並接受位於Emerald Avenue第1座及Emerald Avenue第2座附近／對面的變壓器房的存在，其大約位置已在夾附的平面圖顯示（僅供識別之用）。變壓器房的排列及位置或會不時更改，並須符合相關法例的要求及／或有關政府部門的指引。本人／吾等已清楚明白並接受接受上述構築物可能對本物業的景觀及通風造成影響或阻礙，而本人／吾等對本物業的享用亦可能受到上述構築物產生及／或排放的噪音、熱力、氣味、氣體、煙塵、煙霧、廢氣（如有）影響。

2. The attached Cross-Section Plan and/or Floor Plan are simplified and are for reference only. All plans of the Development are subject to the final approval of the Buildings Department, the Lands Department and/or relevant Government authorities.
本確認信所夾附之橫截面圖及／或樓面平面圖經簡化處理，僅供參考。發展項目所有圖則以屋宇署、地政總署及／或相關政府有關部門最終批准之圖則為準。

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

3. Prospective purchasers are advised to conduct on-site visit to the Development for a better understanding of the development site, its surrounding environment and the public facilities nearby, especially matters which are affecting or may affect the residential properties they intend to purchase. Prospective purchasers are also reminded that views of the Property may change from time to time, the enjoyment, views and ventilation of the Property may be affected by the surrounding buildings and environment and the changes thereof and the floor level and orientation of the Property itself. No warranty, representation or undertaking (whether express or implied) is given by the Vendor as to the view and ventilation of the Property.
在此建議各準買家親身到訪發展項目，以充分了解該發展地盤、周圍環境及鄰近公共設施，尤其現正影響或可能影響準買家欲購買的住宅物業的事項。亦在此提醒各準買家本物業的景觀可能不時改變, 景觀及通風亦有可能會受本物業的層數、座向、周圍建築物及環境所影響。賣方對本物業的景觀及通風並不作出任何保證、陳述或承諾（不論明示或隱含）。

4. Please refer to the sales brochure for any information in relation to the Phase of the Development.
請參閱售樓說明書，以了解發展項目期數的資料。

5. In the event of any conflict or discrepancy between the Chinese and English versions of this Acknowledgement Letter, the English version shall prevail.
如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s)買方簽署

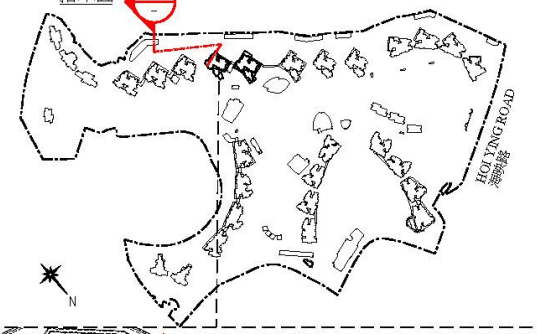
Note 備註：

^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".期數中住宅發展項目的 Emerald Avenue 第 1 座及 Emerald Avenue 第 2 座稱為「SIERRA SEA」。

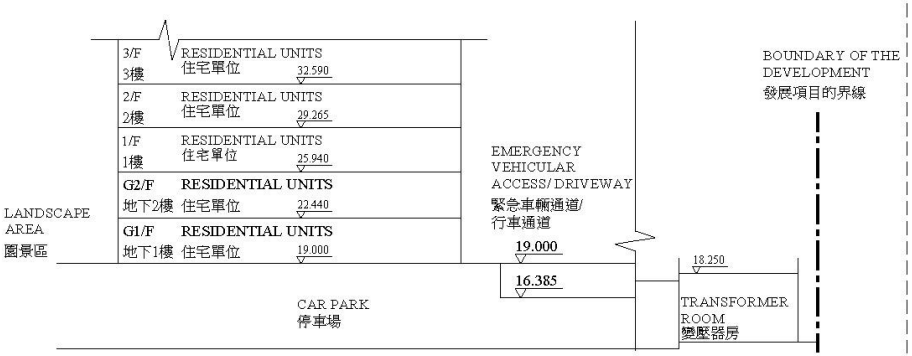
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

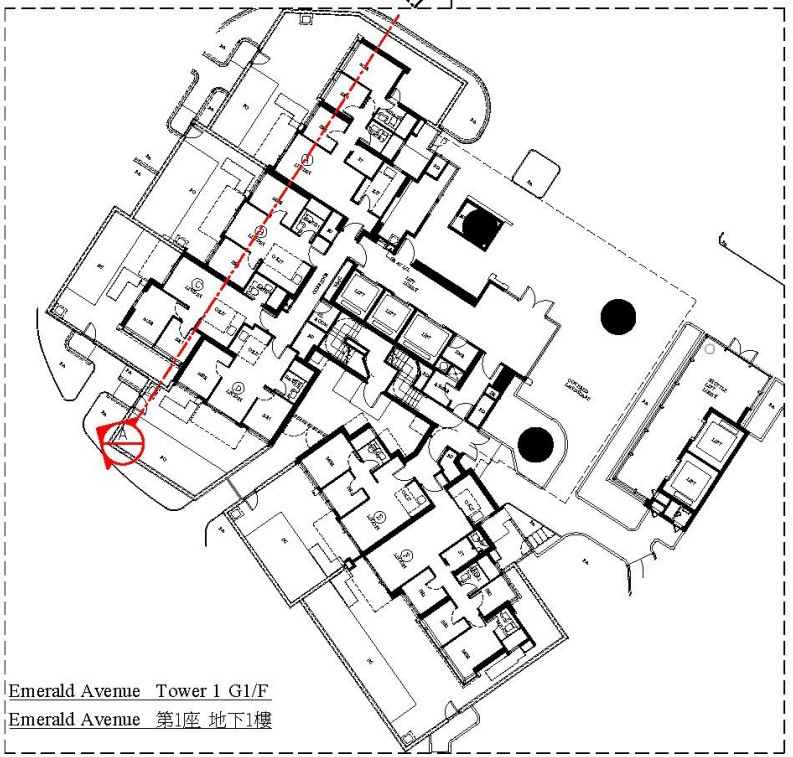
Key Plan
指示圖



Emerald Avenue Tower 1
Emerald Avenue 第1座



CROSS-SECTION PLAN T1A
橫截面圖 T1A



Emerald Avenue Tower 1 G1/F
Emerald Avenue 第1座 地下1樓

NOTES
備註

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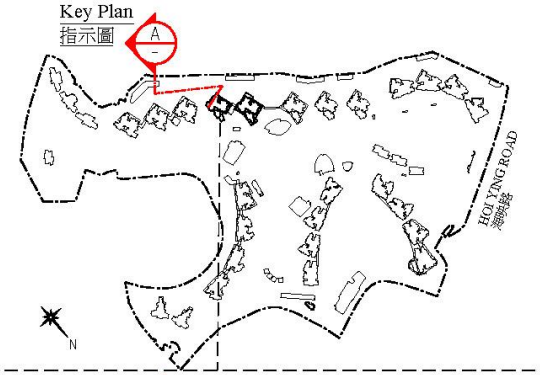
Signed by the Purchaser(s) 買方簽署

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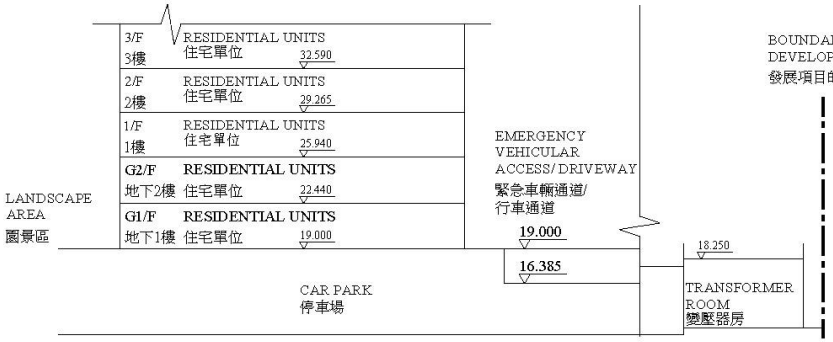
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

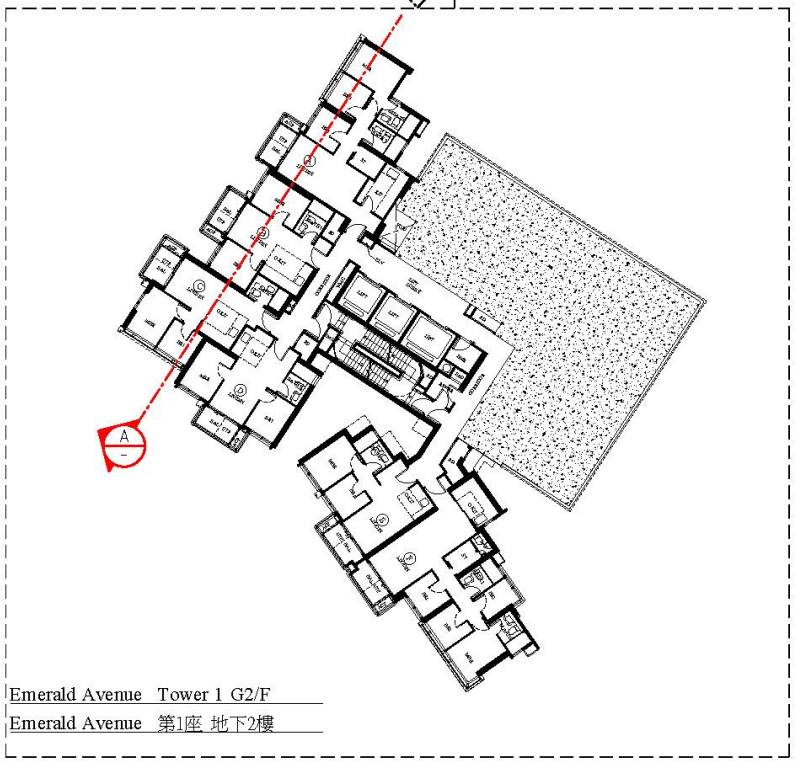
Key Plan
指示圖



Emerald Avenue Tower 1
Emerald Avenue 第1座



CROSS-SECTION PLAN T1A
橫截面圖 T1A



Emerald Avenue Tower 1 G2/F
Emerald Avenue 第1座 地下2樓

NOTES
備註

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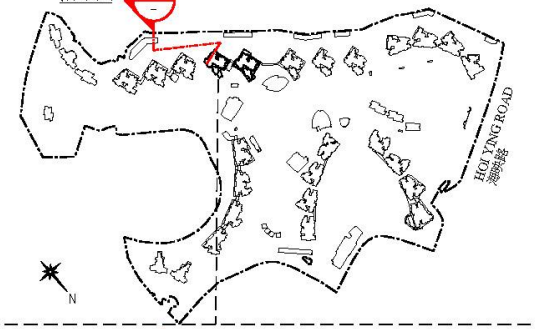
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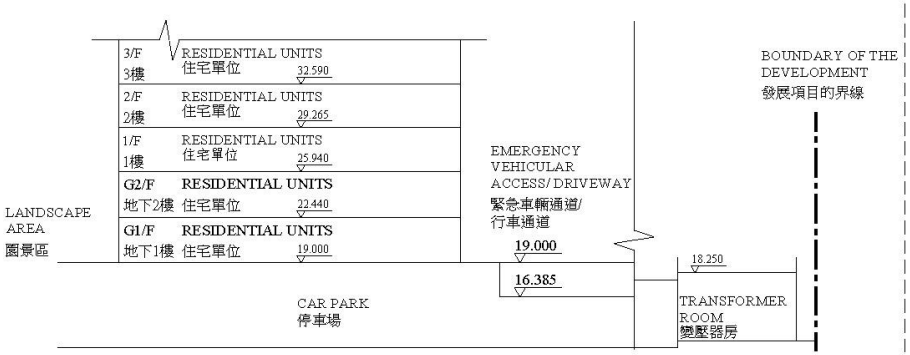
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

Key Plan
指示圖



Emerald Avenue Tower 1
Emerald Avenue 第1座



CROSS-SECTION PLAN T1A
橫截面圖 T1A



Emerald Avenue Tower 1 1/F
Emerald Avenue 第1座 1樓

NOTES
備註

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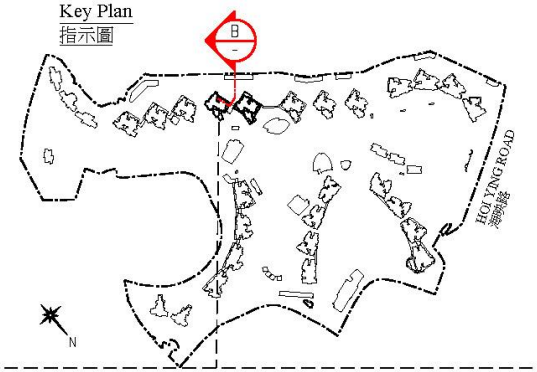
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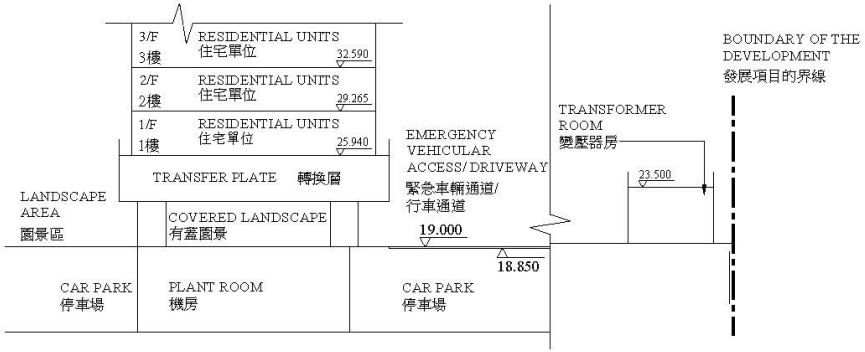
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

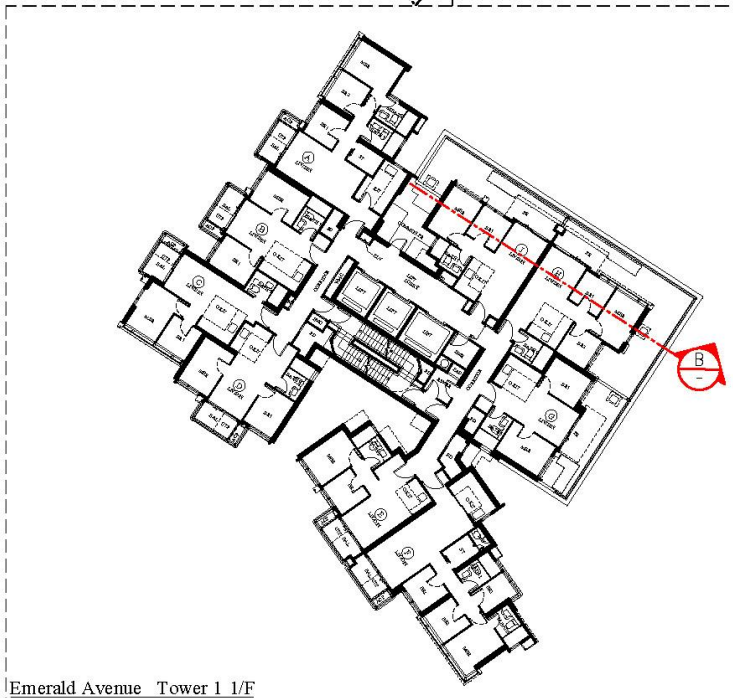
Key Plan
指示圖



Emerald Avenue Tower 1
Emerald Avenue 第1座



CROSS-SECTION PLAN T1B
橫截面圖 T1B



Emerald Avenue Tower 1 1/F
Emerald Avenue 第1座 1樓

NOTES
備註

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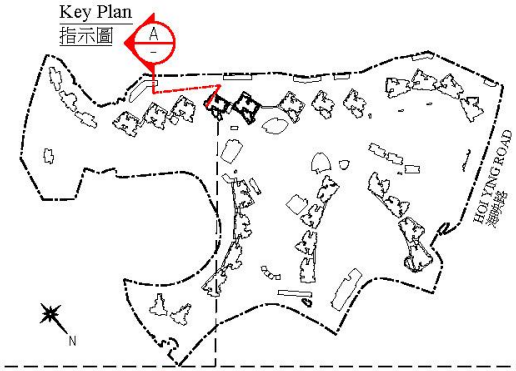
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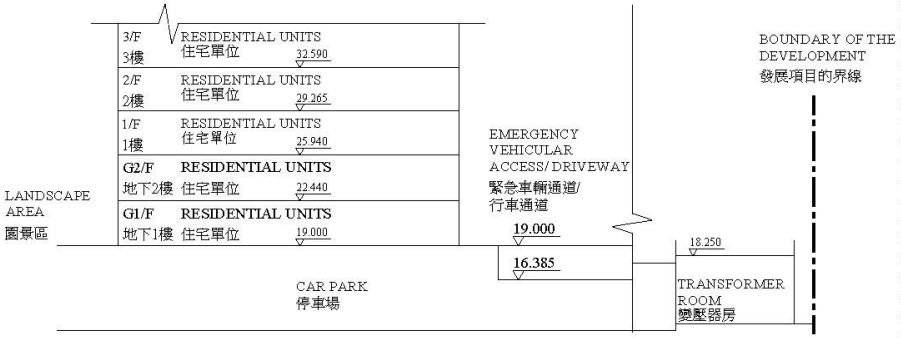
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^** 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
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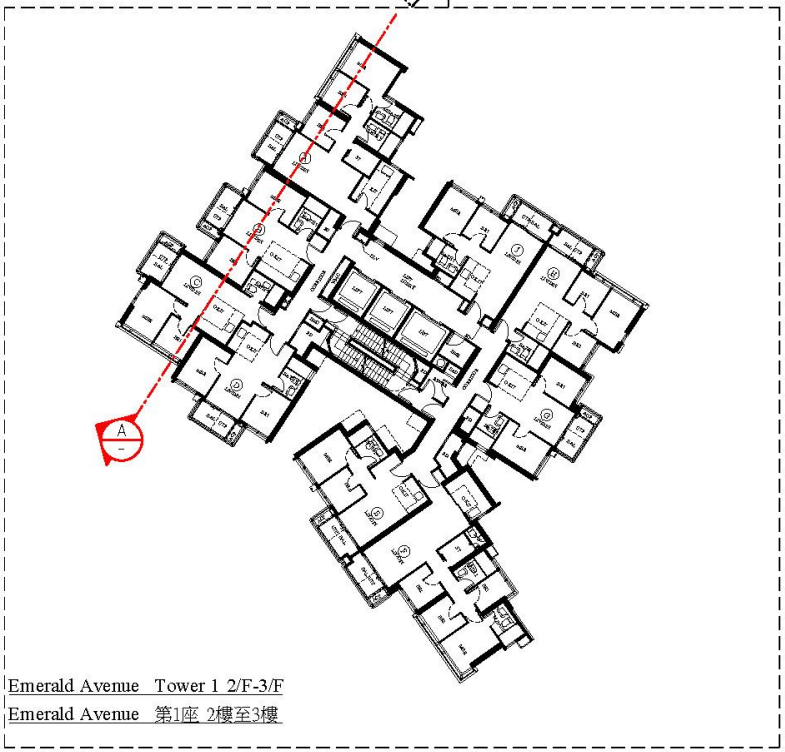
Key Plan
指示圖



Emerald Avenue Tower 1
Emerald Avenue 第1座



CROSS-SECTION PLAN T1A
橫截面圖 T1A



Emerald Avenue Tower 1 2/F-3/F
Emerald Avenue 第1座 2樓至3樓

NOTES
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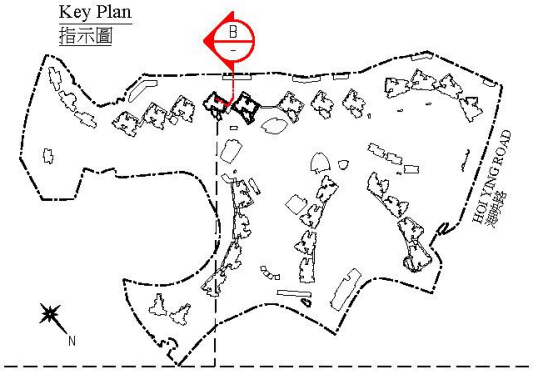
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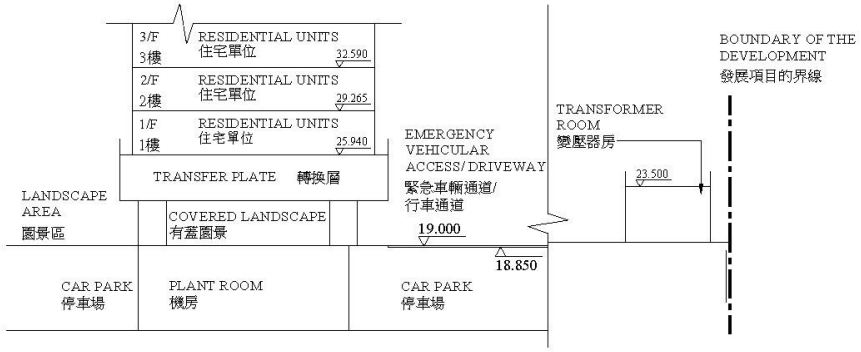
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^** 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

Key Plan
指示圖



Emerald Avenue Tower 1
Emerald Avenue 第1座



CROSS-SECTION PLAN T1B
橫截面圖 T1B



Emerald Avenue Tower 1 2/F-3/F
Emerald Avenue 第1座 2樓至3樓

NOTES
備註

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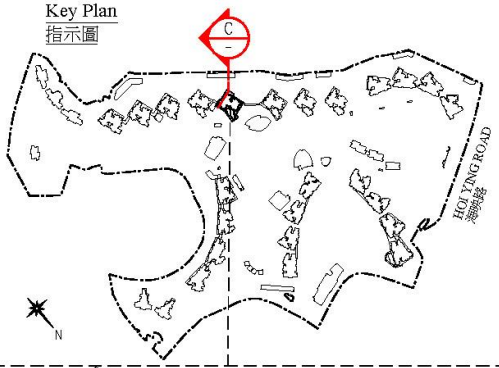
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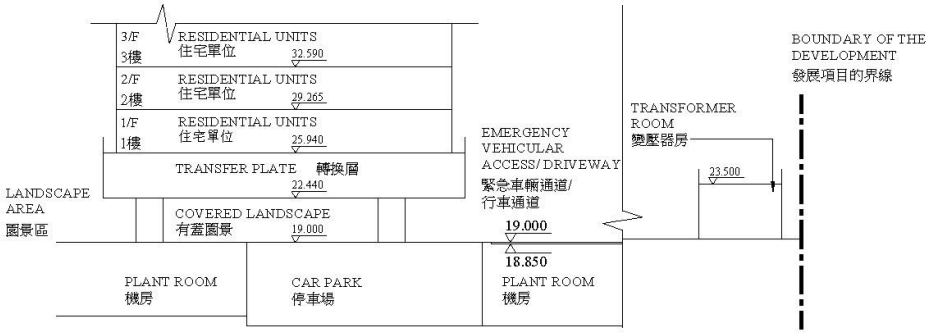
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

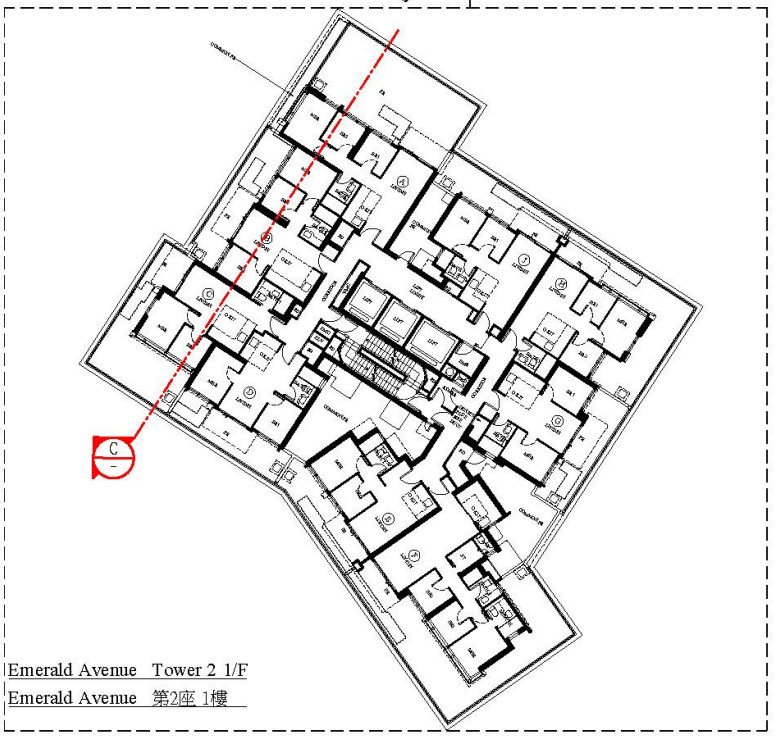
Key Plan
指示圖



Emerald Avenue Tower 2
Emerald Avenue 第2座



CROSS-SECTION PLAN T2C
橫截面圖 T2C



Emerald Avenue Tower 2 1/F
Emerald Avenue 第2座 1樓

NOTES
備註

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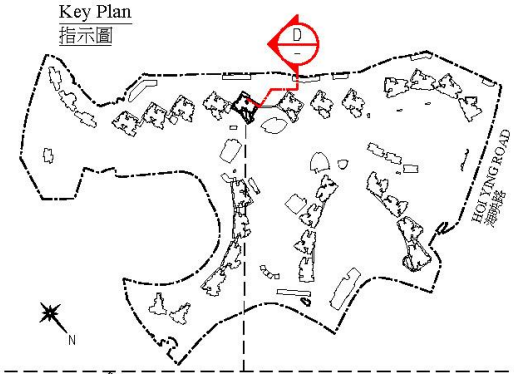
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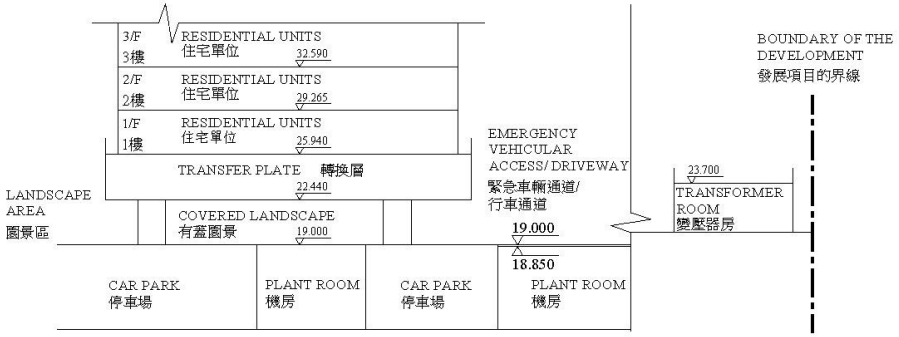
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
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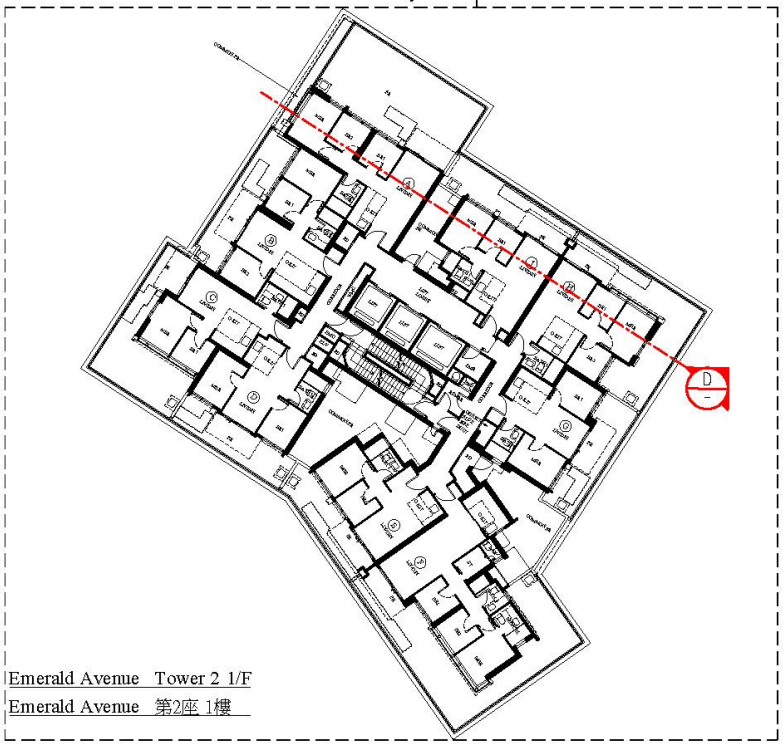
Key Plan
指示圖



Emerald Avenue Tower 2
Emerald Avenue 第2座



CROSS-SECTION PLAN T2D
橫截面圖 T2D



Emerald Avenue Tower 2 1/F
Emerald Avenue 第2座 1樓

NOTES
備註

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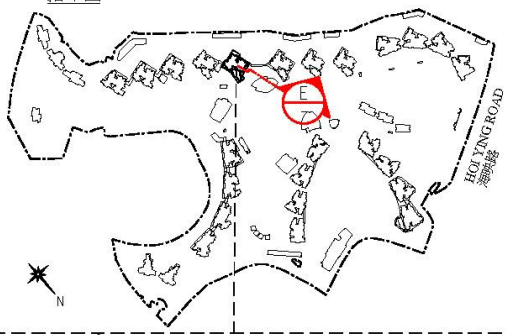
Signed by the Purchaser(s) 買方簽署

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投標人須填妥本頁（如適用）

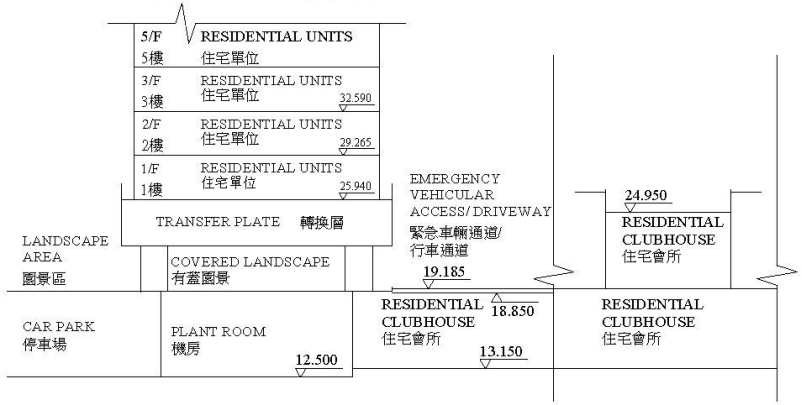
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

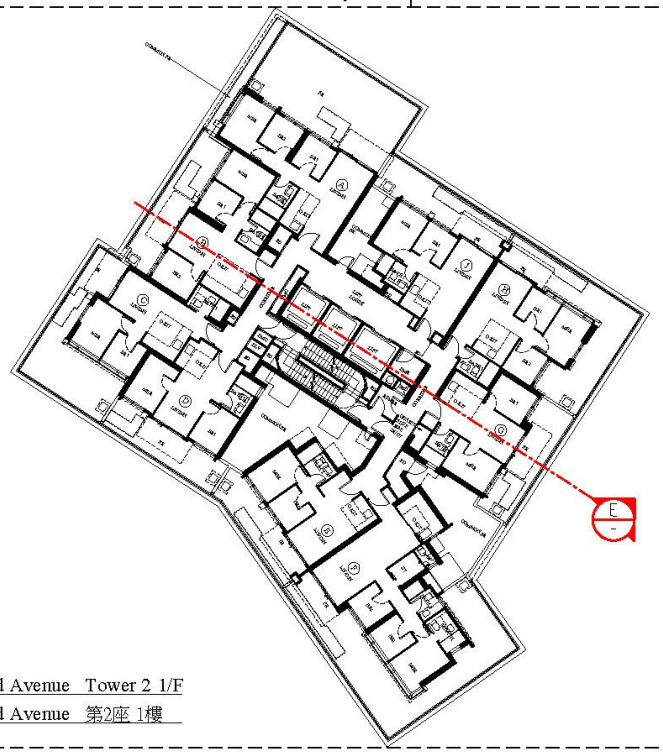
Key Plan
指示圖



Emerald Avenue Tower 2
Emerald Avenue 第2座



CROSS-SECTION PLAN T2E
橫截面圖 T2E



Emerald Avenue Tower 2 1/F
Emerald Avenue 第2座 1樓

NOTES
備註

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度(米)。
2. ▬ ▬ Boundary of Development
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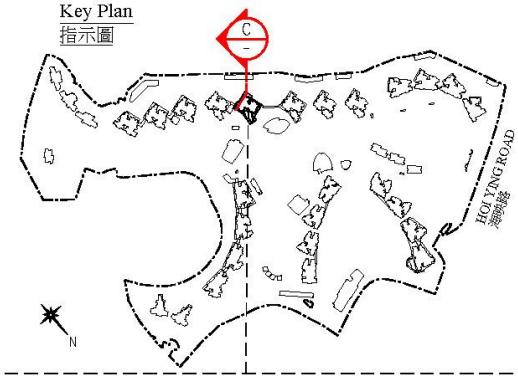
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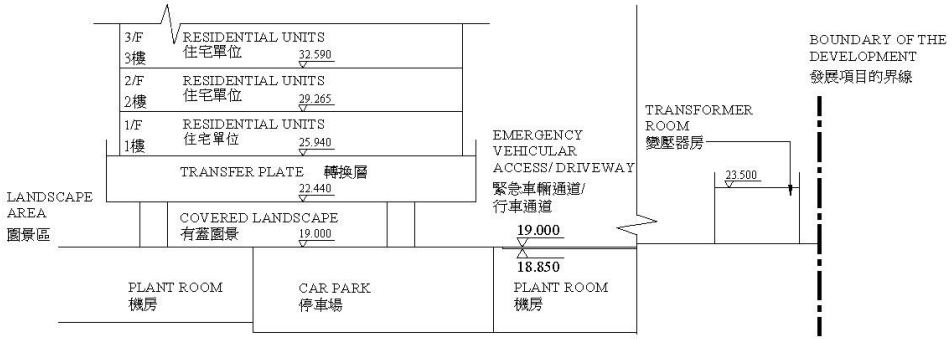
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	**8 Hoi Ying Road** 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
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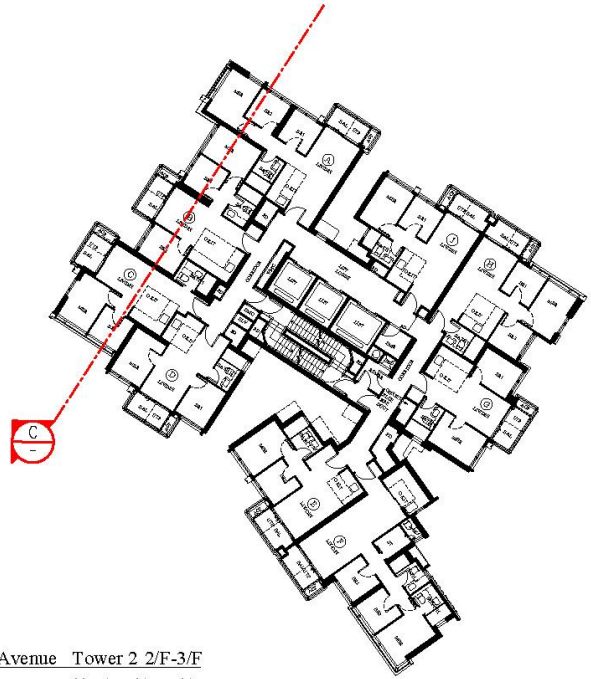
Key Plan
指示圖



Emerald Avenue Tower 2
Emerald Avenue 第2座



CROSS-SECTION PLAN T2C
橫截面圖 T2C



Emerald Avenue Tower 2 2/F-3/F
Emerald Avenue 第2座 2樓至3樓

NOTES
備註

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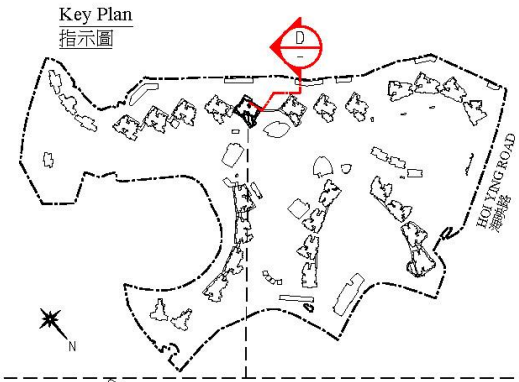
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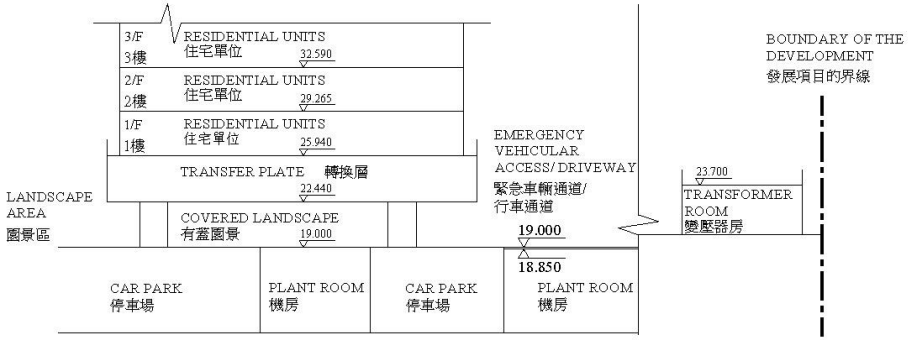
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
Phase of Development 發展項目的期數	**Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")** ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
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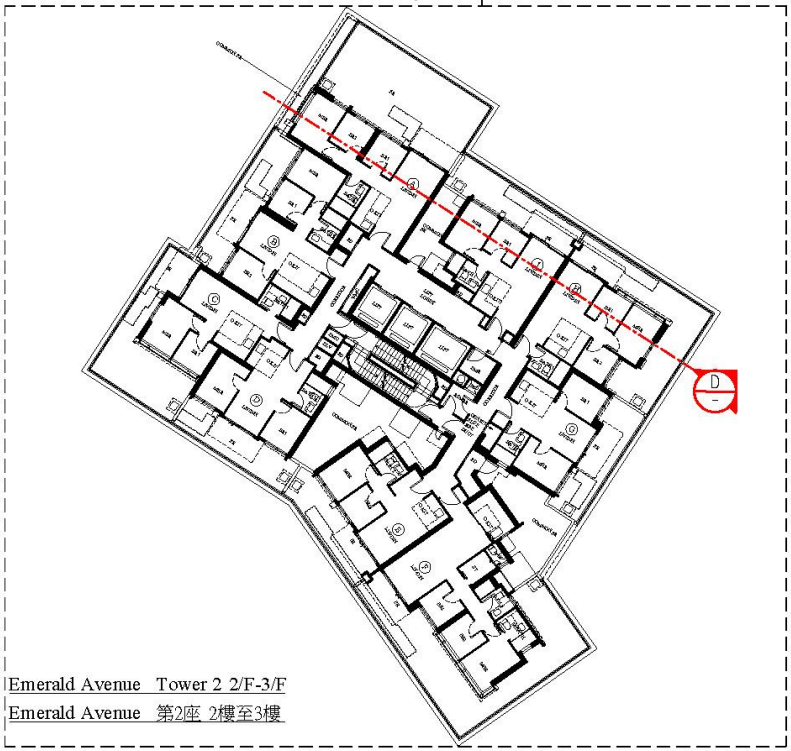
Key Plan
指示圖



Emerald Avenue Tower 2
Emerald Avenue 第2座



CROSS-SECTION PLAN T2D
橫截面圖 T2D



Emerald Avenue Tower 2 2/F-3/F
Emerald Avenue 第2座 2樓至3樓

NOTES
備註

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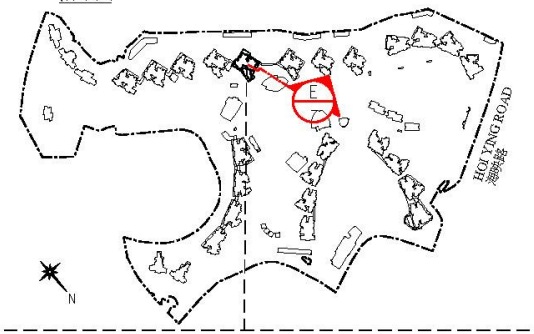
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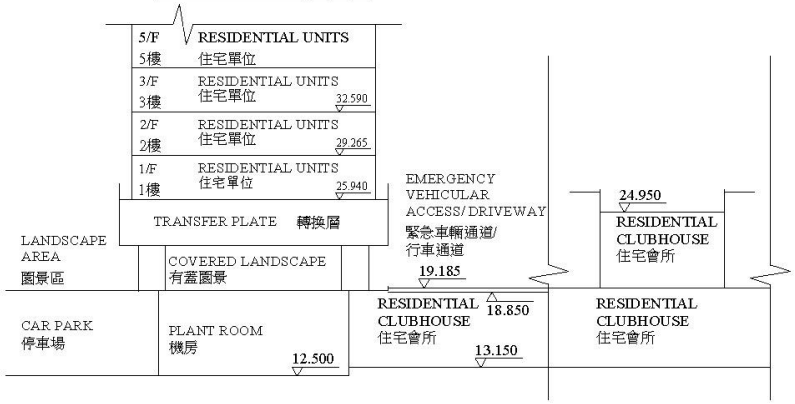
Unit View Cross-Section Plan 單位景觀橫截面圖

Vendor 賣方	**Light Time Investments Limited** 光時投資有限公司		
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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
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Date 日期	(Undated upon tender submission) （投標時不填上日期）		

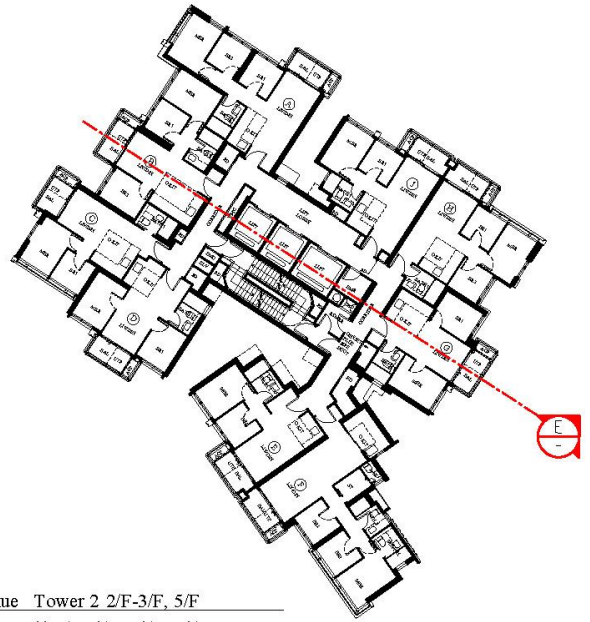
Key Plan
指示圖



Emerald Avenue Tower 2
Emerald Avenue 第2座



CROSS-SECTION PLAN T2E
橫截面圖 T2E



Emerald Avenue Tower 2 2/F-3/F, 5/F
Emerald Avenue 第2座 2樓至3樓、5樓

NOTES
備註

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投標人須填妥本頁（如適用）

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Annex 13
附件 13

Acknowledgement Letter Regarding Right of Way
關於通行權的確認信

Only applicable for the following unit(s) 只適用於以下單位

Tower 座數	Floor 樓層	Flat 單位	Tower 座數	Floor 樓層	Flat 單位
Emerald Avenue Tower 1 Emerald Avenue 第 1 座	G1/F 地下 1 樓	A, B, C, D, E, F	Emerald Avenue Tower 2 Emerald Avenue 第 2 座	1/F 1 樓	A, B, C, D, E, F, G, H, J
Emerald Avenue Tower 1 Emerald Avenue 第 1 座	1/F 1 樓	G, H, J			

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development")^ 西沙灣發展項目（「發展項目」）的第 2C(2) 期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路 8 號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D./Passport/B.R. No. 身份證／護照／商業登記證號碼			
Date 日期	(undated upon tender submission) (投標時不填上日期)		

1. I/We, the undersigned, hereby acknowledge and confirm that before the signing of the Preliminary Agreement for Sale and Purchase ("**Preliminary Agreement**") of the Property, I/we am/are fully aware of and accept that the area(s) on G1/F of Emerald Avenue Tower 1, 1/F of Emerald Avenue Tower 1 and 1/F of Emerald Avenue Tower 2 of the Phase as shown for identification purpose only coloured yellow hatched black on the Plan attached hereto (the "**Area**") is part/are parts of the Residential Common Areas and Facilities within Phase 2C(2) ((as defined in the Sub-Deed of Mutual Covenant (the "**SDMC**")) of the Phase which is supplemental to the Principal Deed of Mutual Covenant and Management Agreement (the "**DMC**")) of the Development. Pursuant to the provisions of the PDMC and the SDMC in particular those as set out on the schedule to this Acknowledgement Letter, the Manager of the Development shall have the right to enter into the Area through the Property.
本人／我們，下述簽署人，僅此聲明及確認在簽署本物業之臨時買賣合約（「**臨時合約**」）之前，本人／我們清楚明白及接受於期數 Emerald Avenue 第 1 座地下 1 樓、Emerald Avenue 第 1 座 1 樓及 Emerald Avenue 第 2 座 1 樓的部分範圍（該範圍於附圖上以黃色加黑色斜線顯示，僅供識別）（「**該範圍**」），於期數的副公契（「**副公契**」）（作為發展項目的主公契及管理協議（「**主公契**」）的增補條文）上界定為第 2C(2) 期住宅公用地方及設施。根據主公契及副公契上的條文，尤其是本確認信附表列出之條款，發展項目的管理人有權經過本物業進入該範圍。

2. This Acknowledgement Letter shall have effect notwithstanding and prevail over any representations, commitments, agreements, warranties or understandings, written or verbal, that the parties hereto may have had with respect to the subject matter of this letter.
本確認信具有之效力凌駕於各方就有關本確認信內容曾有之任何書面或口頭陳述、承諾、協議、保證或理解。

3. I/We confirm that I/we shall observe and perform the abovementioned requirements.
本人／我們確認本人／我們將會遵守及履行上述規定。

4. In the event of any conflict or discrepancy between the Chinese and English versions of this Acknowledgment Letter, the English version shall prevail.
如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Note 備註：

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Clause 1 of Part B of the Second Schedule to the PDMC

主公契第二附表 B 部分第 1 分條

The Manager shall have the full right and privilege on reasonable notice (except in the case of emergency) with or without workmen and contractors and with or without equipment and apparatus to enter into and upon his premises for the purposes of carrying out necessary repairs to the Development or any part or parts thereof or any of the Common Areas and Facilities therein or any other apparatus and equipment used or installed for the benefit of the Development or any part or parts thereof as part of the amenities thereof or to abate any hazard or nuisance which does or may affect the Common Areas and Facilities or other Owners, PROVIDED THAT the Manager shall cause as little disturbance as possible and shall at his own costs and expense repair any damage so caused and shall be liable for negligent, wilful or criminal acts of the Manager, its workmen, employee and contractors in the course of exercising the aforesaid rights.
管理人在已給予合理通知(緊急事故除外)的情況下，於所有合理時間內享有全部權利和特權帶同或不帶同工人及承辦商和帶上或不帶上設備及儀器進入其處所，為發展項目或其任何部分或公用地方及設施進行所需之維修，或為發展項目或其任何部分的利益，或為減除任何影響或可能影響任何部分或公用地方及設施及業主之危險或滋擾，使用或安裝之設備及儀器，作為發展項目或其任何部分的舒適設施；唯管理人須將騷擾盡可能減至最少及須自費修復任何造成的損壞及為管理人、其工人、僱員及承辦商在行使上述權利期間之疏忽、故意或刑事行為負上法律責任。

Annex 附件

[Plan of G1/F of Emerald Avenue Tower 1 of the Phase]
[期數 Emerald Avenue 第 1 座地下 1 樓之圖則]

[Plan of 1/F of Emerald Avenue Tower 1 of the Phase]
[期數 Emerald Avenue 第 1 座 1 樓之圖則]

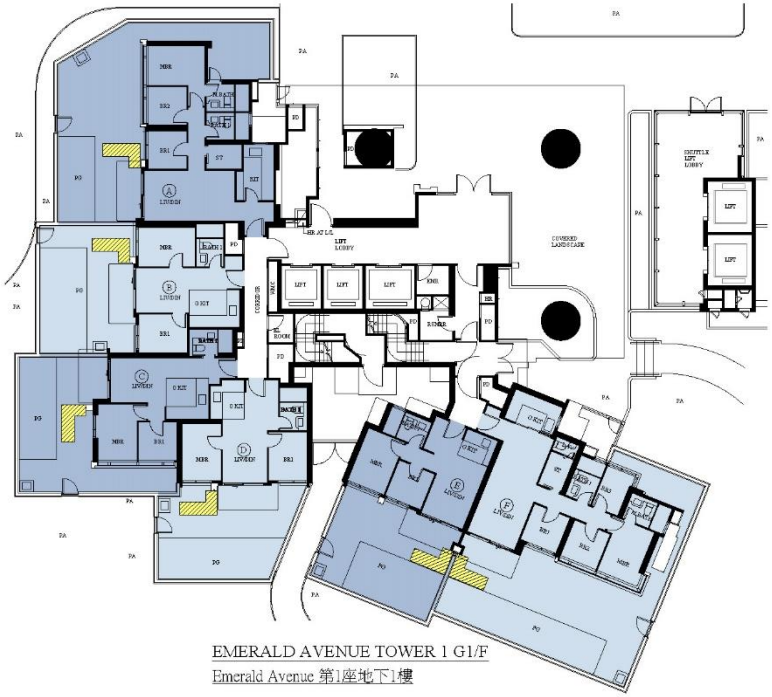
[Plan of 1/F of Emerald Avenue Tower 2 of the Phase]
[期數 Emerald Avenue 第 2 座 1 樓之圖則]

RIGHT OF WAY 通行權

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

LEGEND:
圖例:

RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
第2C(2)期住宅公用地方及設施



EMERALD AVENUE TOWER 1 G1/F
Emerald Avenue 第1座地下1樓

SCALE 比例 METRES 米 0 5 10 15 20

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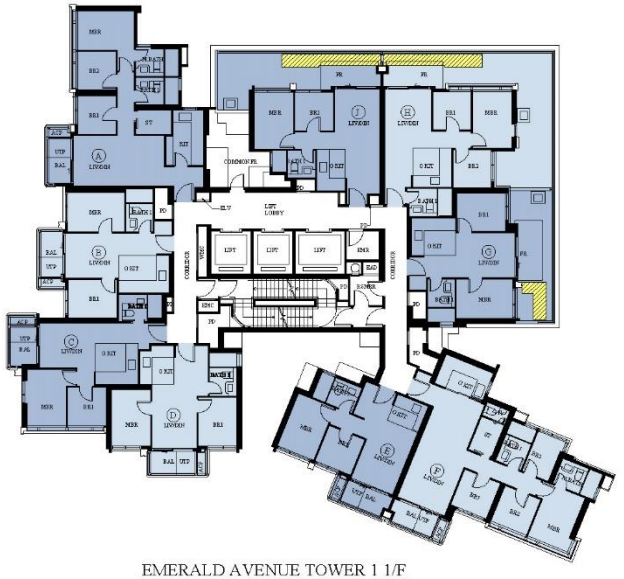
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RIGHT OF WAY 通行權

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Property 本物業	Tower 座數	Floor 樓層	Flat 單位
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Date 日期	(Undated upon tender submission) （投標時不填上日期）		

LEGEND:
圖例:

RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
第2C(2)期住宅公用地方及設施



EMERALD AVENUE TOWER 1 1/F
Emerald Avenue 第1座1樓

SCALE 比例 METRES 米 0 5 10 15 20

This plan is for reference only.
For details of the floor plan of the Property, please refer to the Sales Brochure.

此圖則只供參考。
有關本物業樓面平面圖的詳情，請參考售樓說明書。

Note 備註：
^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".

^ 期數中住宅發展項目的Emerald Avenue第1座及Emerald Avenue第2座稱為「SIERRA SEA」。

Signed by the Purchaser(s) 買方簽署

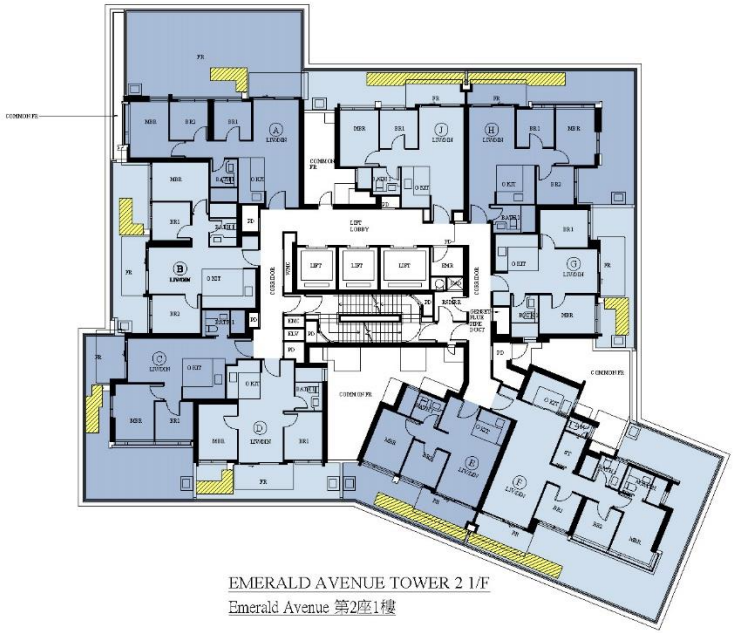
TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

RIGHT OF WAY 通行權

Vendor 賣方	Light Time Investments Limited 光時投資有限公司		
Phase of Development 發展項目的期數	Phase 2C(2) (the "Phase") of Sai Sha Residences (the "Development") ^ 西沙灣發展項目（「發展項目」）的第2C(2)期（「期數」）^		
Address 地址	8 Hoi Ying Road 海映路8號		
Property 本物業	Tower 座數	Floor 樓層	Flat 單位
Purchaser(s) 買方			
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼			
Date 日期	(Undated upon tender submission) （投標時不填上日期）		

LEGEND:
圖例:

RESIDENTIAL COMMON AREAS AND FACILITIES WITHIN PHASE 2C(2)
第2C(2)期住宅公用地方及設施



EMERALD AVENUE TOWER 2 1/F
Emerald Avenue 第2座1樓

SCALE 比例 METRES 米 0 5 10 15 20

This plan is for reference only.
For details of the floor plan of the Property, please refer to the Sales Brochure.

此圖則只供參考。
有關本物業樓面平面圖的詳情，請參考售樓說明書。

Note 備註：
^ Emerald Avenue Tower 1 and Emerald Avenue Tower 2 of the residential development in the Phase are called "SIERRA SEA".

^ 期數中住宅發展項目的Emerald Avenue第1座及Emerald Avenue第2座稱為「SIERRA SEA」。

Signed by the Purchaser(s) 買方簽署

TENDERER MUST COMPLETE THIS PAGE (IF APPLICABLE)
投標人須填妥本頁（如適用）

Annex A
附件 A

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

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、財務優惠或利益的協議將無效。

4. 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 first-hand 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.
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一手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 gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether a Purchaser is entitled to those gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
所有就購買該物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等贈品、財務優惠或利益。賣方亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

6. For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.
所有由賣方將提供用以支付樓價餘額部份的現金回贈（以向上捨入方式換算至整數），在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。

7. If the Purchaser wishes to change the selected payment plan or any of the selected gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of the Letter of Acceptance but not later than 10 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement, and pay a handling fee of HK$3,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the conditions (if any) for approval are subject to the availability of the relevant payment plan(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor. If the application for change of payment plan is approved, the Purchase Price may be adjusted by an amount as decided by the Vendor (which shall be rounded down to the nearest hundred).
如買方希望更改已選擇之付款計劃或任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，買方可於不早於接納書的日期後 30 日但不遲於付清樓價餘額之日或(如適用)正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前 10 日向賣方提出申請，並須向賣方繳付手續費港幣$3,000 及承擔有關律師費用及代墊付費用（如有）。對前述更改之申請批准與否及批准申請的條件（如有），視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。如更改付款計劃申請獲批，樓價可能作出調整，該調整金額由賣方決定(將以向下捨入方式換算至百位數)。

8. The Vendor's designated financing company (Honour Finance Company, Limited) is a related company of the Vendor. The Vendor's designated financing company does not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.
賣方的指定財務機構（忠誠財務有限公司）為賣方的有聯繫公司。賣方的指定財務機構沒有亦將不會委任任何人士（第三方）處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

9. The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan application shall not be processed.
由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(TA1) Cash Payment Plan
現金付款計劃

1. SHKP Club Member Cash Rebate
新地會會員現金回贈

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is a group of individuals) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of settlement of the balance of the Purchase Price), subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to a cash rebate of HK$5,000.
如買方為新地會會員（即在付清樓價餘額之日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方在按正式合約付清樓價餘額的情況下，可獲港幣$5,000現金回贈。

The Purchaser applies to the Vendor in writing for the SHKP Club Member Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the SHKP Club Member Cash Rebate for part payment of the balance of the Purchase Price directly.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少30日以書面向賣方申請新地會會員現金回贈，賣方會於收到申請並證實有關資料無誤後將新地會會員現金回贈直接用於支付部份樓價餘額。

2. GO Happy Wedding Cash Rebate
GO 新婚快樂現金回贈

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

The Purchaser who satisfies the conditions as set out in Annex A.2 will be eligible for a cash rebate of HK$800. Please see Annex A.2 for details.
符合附件 A.2 所列明的條件的買方可獲港幣$800 之現金回贈。詳情請參閱附件 A.2。

3. GO Happy Newborn Cash Rebate
GO 快樂新生命現金回贈

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

The Purchaser who satisfies the conditions as set out in Annex A.3 will be eligible for a cash rebate of HK$10,000. Please see Annex A.3 for details.
符合附件 A.3 所列明的條件的買方可獲港幣$10,000 之現金回贈。詳情請參閱附件 A.3。

4. GO Happy Cash Rebate – Happy Fans / Happy Community / Happy Home / Happy Upgrader / Happy Work / Incoming Talent / University Staff / University Student
GO 快樂現金回贈 – 快樂粉絲 / 快樂社區 / 快樂居所 / 快樂升級人士 / 快樂工作 / 外來人才 / 大學員工 / 大學生

- only applicable to the Purchaser who is an individual

只適用於個人名義買方

The Purchaser who satisfies the conditions as set out in Annex A.4 will be eligible for a cash rebate of HK$300, HK$500, HK$1,000 or HK$2,800 (as the case may be). Please see Annex A.4 for details.
符合附件 A.4 所列明的條件的買方可獲港幣$300、港幣$500、港幣$1,000 或港幣$2,800 之現金回贈(視情況而定)。詳情請參閱附件 A.4。

5. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the Property.
在不影響買方於正式合約下之權利的前提下，凡該物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日（以較早者計）起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).
為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽（如有）。

The First 3 Years Warranty Offer is subject to other terms and conditions.
首 3 年保修優惠受其他條款及細則約束。

6. Offer of Residential Car Parking Space(s)
住戶停車位優惠

(a) Option to purchase a residential car parking space
認購住戶停車位的權利

Table A
表 A

<table>
<tr><th>Block Name
大廈名稱</th><th>Floor
樓層</th><th>Flat
單位</th></tr>
<tr><td rowspan="7">Emerald Avenue Tower 1
Emerald Avenue 第 1 座</td><td rowspan="2">G1/F, G2/F, 1/F – 3/F, 5/F – 12/F, 15/F – 16/F, 18/F – 23/F, 25/F – 33/F
地下 1 樓、地下 2 樓、1 樓 – 3 樓、5 樓 – 12 樓、15 樓 – 16 樓、18 樓 – 23 樓、25 樓 – 33 樓</td><td>A</td></tr>
<tr><td>F</td></tr>
<tr><td>1/F
1 樓</td><td>H</td></tr>
<tr><td>33/F
33 樓</td><td>C</td></tr>
<tr><td rowspan="4">35/F
35 樓</td><td>A</td></tr>
<tr><td>B</td></tr>
<tr><td>C</td></tr>
<tr><td>D</td></tr>
</table>

Emerald Avenue 2 Emerald Avenue 第 2 座	1/F – 3/F, 5/F – 12/F, 15/F – 16/F, 18/F – 23/F, 25/F – 33/F 1 樓 – 3 樓、5 樓 – 12 樓、15 樓 – 16 樓、18 樓 – 23 樓、25 樓 – 33 樓	F
	1/F 1 樓	A
		B
		H
	33/F 33 樓	C
	35/F 35 樓	A
		B
		C
		D

The Purchaser of a residential property listed in Table A is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex A.6(a) for details.
選購表 A 所列的住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、保證或擔保買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附件 A.6(a)。

(b) Balloting for purchasing a residential car parking space
抽籤認購住戶停車位

Table B
表 B

Block Name 大廈名稱	Floor 樓層	Flat 單位
Emerald Avenue Tower 1 Emerald Avenue 第 1 座	G1/F 地下 1 樓	B
		C
		D
		E
	1/F 1 樓	G
		J
Emerald Avenue Tower 2 Emerald Avenue 第 2 座	1/F 1 樓	C
		D
		E
		G
		J

The Purchaser of a residential property listed in Table B is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. In each balloting, subject to the number of residential car parking spaces then available for sale, the number of residential car parking spaces offered for sale will be no less than one-half of the total number of sold residential properties which satisfy the eligibility requirement for participating in the ballot for purchasing a residential car parking space (after the Vendor deducts the number of utilised balloting chance and lapsed balloting chance) as at the date of announcement by the Vendor of the relevant sales arrangements of the residential car parking spaces. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space

within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex A.6(b) for details.
選購表 B 所列的住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。在每次抽籤，受屆時住戶停車位可供出售的數量，可供選購的住戶停車位數量將不少於累計已出售的符合抽籤認購住戶停車位資格之住宅物業的數量(賣方扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。賣方不作出任何陳述、保證或擔保買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附件 A.6(b)。

(TB1) Flexible Payment Plan
靈活付款計劃

1. Stamp Duty Express
印花稅直送

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

Where the Purchaser selects the Stamp Duty Express in the Offer Form, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to the amount specified in the Offer Form. Please see Annex A.1 for details.
如買方於要約表格選擇印花稅直送，買方可享有印花稅直送，印花稅直送的金額相等於要約表格中所指明的金額。詳情請參閱附件A.1。

2. Extra Cash Rebate
額外現金回贈

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

Where the Purchaser:
如買方：

- has not utilized the Standby Second Mortgage Loan as set out in paragraph 8(a); or
  沒有使用第 8(a)段所述的備用第二按揭貸款；或

- has utilized the Standby Second Mortgage Loan but has not utilized the First Two Years Interest-Free Benefit as set out in paragraph 8(a),
  使用第 8(a)段所述的備用第二按揭貸款但未有使用首兩年免息優惠，

subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to an Extra Cash Rebate ("Extra Cash Rebate") offered by the Vendor. The amount of the Extra Cash Rebate shall be equal to 1% of the Purchase Price.
在買方按正式合約付清樓價餘額的情況下，買方可獲賣方送出額外現金回贈（『額外現金回贈』）。額外現金回贈的金額相等於樓價的 1%。

The Purchaser applies to the Vendor in writing for the Extra Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Extra Cash Rebate for part payment of the balance of the Purchase Price directly.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少 30 日以書面向賣方申請額外現金回贈，賣方會於收到申請並證實有關資料無誤後，將額外現金回贈直接用於支付部份樓價餘額。

3. Early Settlement Cash Rebate
提前付清樓價現金回贈

Where the Purchaser settles the balance of the Purchase Price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the Agreement), the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor

according to the table below. The date of settlement of the balance of the Purchase Price shall be the date on which all the Purchase Price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.
如買方於以下列表指明的期間內付清樓價餘額(早於正式合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清樓價餘額日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

Early Settlement Cash Rebate Table
提前付清樓價現金回贈列表

Date of settlement of the balance of the Purchase Price 付清樓價餘額日期	The amount of the Early Settlement Cash Rebate 提前付清樓價現金回贈的金額
Within 90 days after the date of the Letter of Acceptance 接納書的日期後 90 日內	3% of the Purchase Price 樓價的3%
Within 91 days to 180 days after the date of the Letter of Acceptance 接納書的日期後 91 日至 180 日內	2% of the Purchase Price 樓價的2%
Within 181 days to 270 days after the date of the Letter of Acceptance 接納書的日期後 181 日至 270 日內	1% of the Purchase Price 樓價的1%

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the Purchase Price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the Purchase Price directly.
買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並證實有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。

4. SHKP Club Member Cash Rebate
新地會會員現金回贈

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is a group of individuals) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of settlement of the balance of the Purchase Price), subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to a cash rebate of HK$5,000.
如買方為新地會會員（即在付清樓價餘額之日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方在按正式合約付清樓價餘額的情況下，可獲港幣$5,000現金回贈。

The Purchaser applies to the Vendor in writing for the SHKP Club Member Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the SHKP Club Member Cash Rebate for part payment of the balance of the Purchase Price directly.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少30日以書面向賣方申請新地會會員現金回贈，賣方會於收到申請並證實有關資料無誤後將新地會會員現金回贈直接用於支付部份樓價餘額。

5. GO Happy Wedding Cash Rebate
GO 新婚快樂現金回贈

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

The Purchaser who satisfies the conditions as set out in Annex A.2 will be eligible for a cash rebate of HK$800. Please see Annex A.2 for details.
符合附件 A.2 所列明的條件的買方可獲港幣$800 之現金回贈。詳情請參閱附件 A.2。

6. GO Happy Newborn Cash Rebate
GO 快樂新生命現金回贈

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

The Purchaser who satisfies the conditions as set out in Annex A.3 will be eligible for a cash rebate of HK$10,000. Please see Annex A.3 for details.
符合附件 A.3 所列明的條件的買方可獲港幣$10,000 之現金回贈。詳情請參閱附件 A.3。

If the Purchaser utilizes the Standby First Mortgage Loan as set out in paragraph 8(b) and satisfies the terms and conditions as set out in Annex A.3, the Purchaser shall also be eligible for the GO Happy Newborn Interest Benefit. Please refer to Annex A.5(b) for details.
如買方使用第 8(b)段所述的備用第一按揭貸款，並符合附錄 A.3 所列明的條款及細則，買方更可獲 GO 快樂新生命利息優惠。詳情請參閱附件 A.5(b)。

7. GO Happy Cash Rebate – Happy Fans / Happy Community / Happy Home / Happy Upgrader / Happy Work / Incoming Talent / University Staff / University Student
GO 快樂現金回贈 – 快樂粉絲 / 快樂社區 / 快樂居所 / 快樂升級人士 / 快樂工作 / 外來人才 / 大學員工 / 大學生

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

The Purchaser who satisfies the conditions as set out in Annex A.3 will be eligible for a cash rebate of HK$300, HK$500, HK$1,000 or HK$2,800 (as the case may be). Please see Annex A.3 for details.
符合附件 A.4 所列明的條件的買方可獲港幣$300、港幣$500、港幣$1,000 或港幣$2,800 之現金回贈(視情況而定)。詳情請參閱附件 A.4。

8. Loan Offer
貸款優惠

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor):
買方可向賣方的指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）申請以下其中一項貸款優惠：

(a) Standby Second Mortgage Loan and First Two Years Interest-Free Benefit
備用第二按揭貸款及首兩年免息優惠

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

The maximum amount of the Super Second Mortgage Loan shall be 20% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Super Second Mortgage Loan shall not exceed 80% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower.
Super 第二按揭貸款的最高金額為淨樓價的 20%，惟第一按揭貸款（由第一按揭銀行提供）及 Super 第二按揭貸款總金額不可超過淨樓價的 80%，或應繳付之樓價餘額，以較低者為準。

If the Purchaser has utilized the First Two Years Interest-Free Benefit, then the Purchaser shall not be entitled to the Extra Cash Rebate as set out in paragraph 2.
如買方使用首兩年免息優惠，買方將不會享有第 2 段所述的額外現金回贈。

For the avoidance of doubt, if the Purchaser has utilized the Standby Second Mortgage but has not utilized the First Two Years Interest-Free Benefit, the Purchaser shall nevertheless be entitled to the Extra Cash Rebate as set out in paragraph 2, subject to satisfaction of the relevant conditions.
為免疑問，如買方使用備用第二按揭貸款但未有使用首兩年免息優惠，則買方在符合有關條件的情況下，仍可享有第 2 段所述的額外現金回贈。

Please see Annex A.5(a) for details.
詳情請參閱附件 A.5(a)。

(b) Standby First Mortgage Loan
備用第一按揭貸款

- only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)
  只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

- The Rent-to-Buy Interest Benefit and the GO Happy Newborn Interest Benefit are applicable only to Purchasers who are individuals.
  租轉買利息優惠及 GO 快樂新生命利息優惠只適用於個人名義買方

The maximum amount of Standby First Mortgage Loan shall be 80% of the Net Purchase Price, provided that the loan amount shall not exceed the balance of Purchase Price payable. Please see Annex A.5(b) for details.
備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附件 A.5(b)。

(c) 1-TO-2 Upgrade Mortgage
「一變二」升級按揭

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

Please see Annex A.5(c) for details.
詳情請參閱附件 A.5(c)。

(d) King's Key 125+
King's Key 125+

- only applicable to the Purchaser who is an individual
  只適用於個人名義買方

Please see Annex A.5(d) for details.
詳情請參閱附件 A.5(d)。

The term "Net Purchase Price" above means the amount of the Purchase Price of the Property after deducting the Stamp Duty Express (if any) as set out in paragraph 1, the Extra Cash Rebate (if any) as set out in paragraph 2, the Early Settlement Cash Rebate (if any) as set out in paragraph 3, the SHKP Club Member Cash Rebate (if any) as set out in paragraph 4, the GO Happy Wedding Cash Rebate (if any) as set out in paragraph 5, the GO Happy Newborn Cash Rebate (if any) as set out in paragraph 6 and the GO Happy Cash Rebate – Happy Fans / Happy Community / Happy Home / Happy Upgrader / Happy Work / Incoming Talent / University Staff / University Student (if any) as set out in paragraph 7.
上文『淨樓價』一詞指該物業之樓價扣除第 1 段所述的印花稅直送（如有）、第 2 段所述的額外現金回贈（如有）、第 3 段所述的提前付清樓價現金回贈（如有）、第 4 段所述的新地會會員現金回贈（如有）、第 5 段所述的 GO 新婚快樂現金回贈(如有)、第 6 段所述的 GO 快樂新生命現金回贈（如有）及第 7 段所述的 GO 快樂現金回贈 – 快樂粉絲 / 快樂社區 / 快樂居所 / 快樂升級人士 / 快樂工作 / 外來人才 / 大學員工 / 大學生（如有）後的金額。

9. First 3 Years Warranty Offer
首 3 年保修優惠

Without affecting the Purchaser's rights under the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier) rectify any defects to the Property.
在不影響買方於正式合約下之權利的前提下，凡該物業有欠妥之處，買方可於該期數的滿意紙或轉讓同意書發出日（以較早者計）起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person and the landscaping and potted plants (if any).
為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成及園景及盆栽（如有）。

The First 3 Years Warranty Offer is subject to other terms and conditions.
首 3 年保修優惠受其他條款及細則約束。

10. Offer of Residential Car Parking Space(s)
住戶停車位優惠

(a) Option to purchase a residential car parking space
認購住戶停車位的權利

Table A
表 A

Block Name 大廈名稱	Floor 樓層	Flat 單位
Emerald Avenue Tower 1 Emerald Avenue 第 1 座	G1/F, G2/F, 1/F – 3/F, 5/F – 12/F, 15/F – 16/F, 18/F – 23/F, 25/F – 33/F	A

	地下 1 樓、地下 2 樓、1 樓 – 3 樓、5 樓 – 12 樓、15 樓 – 16 樓、18 樓 – 23 樓、25 樓 – 33 樓	F
	1/F 1 樓	H
	33/F 33 樓	C
	35/F 35 樓	A
		B
		C
		D
Emerald Avenue 2 Emerald Avenue 第 2 座	1/F – 3/F, 5/F – 12/F, 15/F – 16/F, 18/F – 23/F, 25/F – 33/F 1 樓 – 3 樓、5 樓 – 12 樓、15 樓 – 16 樓、18 樓 – 23 樓、25 樓 – 33 樓	F
	1/F 1 樓	A
		B
		H
	33/F 33 樓	C
	35/F 35 樓	A
		B
		C
		D

The Purchaser of a residential property listed in Table A is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex A.6(a) for details.

選購表 A 所列的住宅物業之買方，可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。賣方不作出任何陳述、保證或擔保買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附件 A.6(a)。

(b) Balloting for purchasing a residential car parking space
抽籤認購住戶停車位

Table B
表 B

Block Name 大廈名稱	Floor 樓層	Flat 單位
Emerald Avenue Tower 1 Emerald Avenue 第 1 座	G1/F 地下 1 樓	B
		C
		D
		E
	1/F 1 樓	G
		J
Emerald Avenue Tower 2 Emerald Avenue 第 2 座	1/F 1 樓	C
		D
		E
		G
		J

The Purchaser of a residential property listed in Table B is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. In each balloting, subject to the number of residential car parking spaces then available for sale, the number of residential car parking spaces offered for sale will be no less than one-half of the total number of sold residential properties which satisfy the eligibility requirement for participating in the ballot for purchasing a residential car parking space (after the Vendor deducts the number of utilised balloting chance and lapsed balloting chance) as at the date of announcement by the Vendor of the relevant sales arrangements of the residential car parking spaces. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the residential property that the Purchaser is purchasing. Please see Annex A.6(b) for details.

選購表 B 所列的住宅物業之買方，可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。在每次抽籤，受屆時住戶停車位可供出售的數量，可供選購的住戶停車位數量將不少於累計已出售的符合抽籤認購住戶停車位資格之住宅物業的數量(賣方扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。賣方不作出任何陳述、保證或擔保買方會獲認購與其購買住宅物業相同期數內的住戶停車位。詳情請參閱附件 A.6(b)。

Annex A.1 Stamp Duty Express
附件 A.1 印花稅直送

- **only applicable to the Purchaser who is an individual and selects the Stamp Duty Express in the Offer Form**
  只適用於個人名義買方，及在要約表格選擇印花稅直送

(I) Subject to the settlement of the Purchase Price in accordance with the Agreement, the Purchaser shall be eligible for the Stamp Duty Express. The Stamp Duty Express will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the Agreement ("**AVD**") on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the Stamp Duty Express, the fixed fee for stamping a counterpart of the Agreement and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase.
在買方按正式合約付清樓價的情況下，買方可享有「印花稅直送」。賣方將應用「印花稅直送」直接代買方繳付正式合約的應繳的從價印花稅（「**AVD**」）（或其部份）。買方仍須負上繳付AVD的主要責任，及須負責繳付實際AVD的金額與「印花稅直送」的金額之間的差額（如有）、加蓋買賣合約副本及（如印花稅條例要求）臨時買賣合約的定額費用。

(II) After the Stamp Duty Express has been applied for payment (or part payment) of the AVD by the Vendor for the first time:
在賣方首次應用「印花稅直送」繳付AVD（或其部份）後：

- If the amount of the Stamp Duty Express exceeds the amount of the AVD, subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Vendor will apply the remaining amount of the Stamp Duty Express (as a cash rebate) for part payment of the balance of the Purchase Price of the Property directly.
  如「印花稅直送」的金額大於AVD的金額，在買方按正式合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額（作為現金回贈）直接用於支付該物業的部份樓價餘額。

- After the Vendor has paid or applied the Stamp Duty Express as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the Stamp Duty Express will not be adjusted as a result of the change in the Purchase Price and the Vendor is no longer required to pay any additional stamp duty for the Purchaser.
  賣方在繳付或應用「印花稅直送」後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改（不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因），「印花稅直送」的金額不會因樓價更改而調整，賣方亦無須向買方代繳任何進一步的印花稅。

(III) If the Purchaser does not complete the purchase of the Property in accordance with the Agreement, the full amount of the Stamp Duty Express shall be refunded to the Vendor, notwithstanding that AVD has not been refunded by the Government.
如買方沒有按正式合約完成購買該物業，「印花稅直送」的全額將須退還給賣方，即使政府沒有退還AVD。

(IV) In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.
若有爭議，賣方的決定為最終決定並對買方具有約束力。

(V) The Stamp Duty Express is subject to other terms and conditions.
「印花稅直送」受其他條款及細則約束。

Annex A.2 GO Happy Wedding Cash Rebate
附件 A.2 GO 新婚快樂現金回贈

- **only applicable to the Purchaser who is an individual**
  只適用於個人名義買方

(I) If the following condition has been satisfied, subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to a GO Happy Wedding Cash Rebate ("GO Happy Wedding Cash Rebate"):-
如符合以下條件，在買方按正式合約付清樓價餘額的情況下，買方可獲GO新婚快樂現金回贈(『GO新婚快樂現金回贈』)：-

Condition 條件	Document Proof 證明文件
(a) The Purchaser (or any one of the Purchasers) gets married during the period from 1 January 2026 to the deadline of application for GO Happy Wedding Cash Rebate as set out in paragraph (IV) (both dates inclusive). 買方(或任何一位買方)於2026年1月1日至第(IV)段所述的申請GO 新婚快樂現金回贈的期限內(包括首尾兩日)結婚。	Marriage certificate 結婚證書

(II) The amount of the GO Happy Wedding Cash Rebate shall be equal to HK$800.
GO新婚快樂現金回贈金額相當於港幣$800。

(III) For the avoidance of doubt, each residential property shall only be entitled to the GO Happy Wedding Cash Rebate once.
為免疑問，每個住宅物業只可獲一次GO新婚快樂現金回贈。

(IV) The Purchaser applies to the Vendor in writing for the GO Happy Wedding Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement (i.e. the deadline of application for GO Happy Wedding Cash Rebate), and shall provide the document proof as set out in paragraph (I) and/or other documentary evidence to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the GO Happy Wedding Cash Rebate for part payment of the balance of the Purchase Price of the Property directly.
買方於付清樓價餘額之日或(如適用)正式合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日(即申請GO新婚快樂現金回贈的期限)，以書面向賣方申請GO新婚快樂現金回贈，並須提供第(I)段所述的證明文件及/或其他令至賣方滿意的證明文件。賣方會於收到申請並證實有關資料無誤後將GO新婚快樂現金回贈直接用於支付該物業的部份樓價餘額。

(V) For the avoidance of doubt, the purchaser shall not be entitled to a GO Happy Wedding Cash Rebate if any one of the conditions mentioned in paragraph (I) above is satisfied only after the applicable deadline of application for GO Happy Wedding Cash Rebate.
為免疑問，如買方在適用的申請GO新婚快樂現金回贈的期限後才符合上述第(I)段所述之其中一項條件，買方不會獲得GO新婚快樂現金回贈。

(VI) The GO Happy Wedding Cash Rebate is subject to other terms and conditions.
GO新婚快樂現金回贈受其他條款及細則約束。

附件 A.3　GO 快樂新生命現金回贈
Annex A.3　GO Happy Newborn Cash Rebate

- **only applicable to the Purchaser who is an individual**
  只適用於個人名義買方

(I) If one of the following conditions has been satisfied, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a GO Happy Newborn Cash Rebate ("GO Happy Newborn Cash Rebate"):-
如符合以下其中一項條件，在買方按買賣合約付清樓價餘額的情況下，買方可獲GO快樂新生命現金回贈(『GO快樂新生命現金回贈』)：-

Conditions **條件**	**Document Proof** **證明文件**
(a) A child of the Purchaser (or any one of the Purchasers) is born during the period from 1 January 2026 to the deadline of application for GO Happy Newborn Cash Rebate as set out in paragraph (IV) (both dates inclusive). 買方(或任何一位買方)的子女於2026年1月1日至第(IV)段所述的申請GO快樂新生命現金回贈的期限內(包括首尾兩日)出生。	Birth certificate or medical certificate 出生證明書或醫生證明書
(b) The expected date of birth of a child of the Purchaser (or any one of the Purchasers) falls within 6 months after the deadline of application for GO Happy Newborn Cash Rebate as set out in paragraph (IV). 買方(或任何一位買方)的子女的預產期於第(IV)段所述的申請GO快樂新生命現金回贈的期限後6個月內。	Medical certificate 醫生證明書

If the Purchaser utilizes the Standby First Mortgage Loan as set out in Annex A.5(b) and satisfies any one of the above conditions, the Purchaser shall also be eligible for the GO Happy Newborn Interest Benefit. Please refer to Annex A.5(b) for details.
如買方使用附件A.5(b)所述之備用第一按揭貸款，並符合上述其中一項條件，買方更可獲GO快樂新生命利息優惠。詳情請參閱附件A.5(b)。

(II) The amount of the GO Happy Newborn Cash Rebate shall be equal to HK$10,000.
GO快樂新生命現金回贈金額相當於港幣$10,000。

(III) For the avoidance of doubt, each residential property shall only be entitled to the GO Happy Newborn Cash Rebate once.
為免疑問，每個住宅物業只可獲一次GO快樂新生命現金回贈。

(IV) The Purchaser applies to the Vendor in writing for the GO Happy Newborn Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement (i.e. the deadline of application for GO Happy Newborn Cash Rebate), and shall provide the document proof as set out in paragraph (I) and/or other documentary evidence to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the GO Happy Newborn Cash Rebate for part payment of the balance of the Purchase Price of the Property directly.
買方於付清樓價餘額之日或(如適用)正式合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日(即申請GO快樂新生命現金回贈的期限)，以書面向賣方申請GO快樂新生命現金回贈，並須提供第(I)段所述的證明文件及/或其他令至賣方滿意的證明文件。賣方會於收到申請並證實有關

資料無誤後將GO快樂新生命現金回贈直接用於支付該物業的部份樓價餘額。

(V) For the avoidance of doubt, the Purchaser shall not be entitled to GO Happy Newborn Cash Rebate if any one of the conditions mentioned in paragraph (I) above is satisfied only after the applicable deadline of application for GO Happy Newborn Cash Rebate.
為免疑問，如買方在適用的申請GO快樂新生命回贈的期限後才符合上述第(I)段所述之其中一項條件，買方不會獲得GO快樂新生命現金回贈。

(VI) The GO Happy Newborn Cash Rebate is subject to other terms and conditions.
GO快樂新生命現金回贈受其他條款及細則約束。

Annex A.4 GO Happy Cash Rebate – Happy Fans / Happy Community / Happy Home / Happy Upgrader / Happy Work / Incoming Talent / University Staff / University Student GO Happy Cash Rebate – Happy Fans / Happy Community / Happy Home / Happy Upgrader / Happy Work / Incoming Talent / University Staff / University Student

附件 A.4 GO 快樂現金回贈 – 快樂粉絲 / 快樂社區 / 快樂居所 / 快樂升級人士 / 快樂工作 / 外來人才 / 大學員工 / 大學生

- **only applicable to the Purchaser who is an individual**
  只適用於個人名義買方

(I) If one of the following conditions has been satisfied, subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to a GO Happy Cash Rebate – Happy Fans / Happy Community / Happy Home / Happy Upgrader / Happy Work / Incoming Talent / University Staff / University Student ("GO Happy Cash Rebate"), the relevant conditions and the amount of the GO Happy Cash Rebate (as the case may be) are as follows:-
如符合以下其中一項條件，在買方按正式合約付清樓價餘額的情況下，買方可獲GO快樂現金回贈 – 快樂粉絲 / 快樂社區 / 快樂居所 / 快樂升級人士 / 快樂工作 / 外來人才 / 大學員工 / 大學生 (『GO 快樂現金回贈』)，有關條件及GO快樂現金回贈金額(視情況而定)如下：-

(A) Happy Fans
快樂粉絲

On or before 5 October 2026, the Purchaser (or any one of the Purchasers)(whether in his/her sole name or together with other individual(s)) has submitted a valid registration of intent in respect of the residential properties in Phase 1A(2), Phase 1B, Phase 2A or Phase 2B of Sai Sha Residences. The Vendor's records of valid registrations of intent shall be final and binding on the Purchaser. For the avoidance of doubt, registration of intent does not include registration slip.
於2026年10月5日或之前，買方(或買方其中一位) (不論單獨或連同其他個人)曾就西沙灣發展項目的第1A(2)期、第1B期、第2A期或第2B期內的住宅物業遞交有效的購樓意向登記。賣方的有效的購樓意向登記紀錄將為最終並對買方有約束力。為免疑問，購樓意向登記不包括登記表格。

The amount of the GO Happy Cash Rebate (Happy Fans) (as the case may be) is as follows:
GO快樂現金回贈 (快樂粉絲) 的金額(視情況而定)如下:

Valid registration of intent **有效的購樓意向登記**	**The amount of the GO Happy Cash Rebate (Happy Fans)GO** **快樂現金回贈 (快樂粉絲)的金額**
Submitted valid Registrations of Intent for any one to three Phases (Phase 1A(2), Phase 1B, Phase 2A or Phase 2B of Sai Sha Residences) 遞交任何一至三個期數(西沙灣發展項目的第1A(2)期、第1B期、第2A期或第2B期)的有效購樓意向登記	HK$300 港幣$300
Submitted valid Registrations of Intent for all four Phases (Phase 1A(2), Phase 1B, Phase 2A and Phase 2B of Sai Sha Residences) 遞交所有四個期數(西沙灣發展項目的第1A(2)期、第1B期、第2A期及第2B期)的有效購樓意向登記	HK$500 港幣$500

(B) Happy Community
快樂社區

On or before the deadline of application for GO Happy Cash Rebate (Happy Community), the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parent (or spouse's parent), child (or child's spouse), brother, sister, grandparent or grandchild) of the Purchaser (or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has purchased from the Vendor of one or more other residential properties in Phase 1A(2), Phase 1B, Phase 2A or Phase 2B of Sai Sha Residences in individual name(s) and has fully settled the balance of the purchase price.
於申請GO快樂現金回贈 (快樂社區)的期限或之前，買方(或買方其中一位)或買方的近親(即配偶、父母(或配偶的父母)、子女(或子女的配偶)、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或任何一位買方的近親)(不論單獨或連同其他個人)以個人名義向賣方購買西沙灣發展項目的第1A(2)期、第1B期、第2A期或第2B期的一個或以上其他住宅物業，並已付清樓價餘額。

The amount of the GO Happy Cash Rebate (Happy Community) shall be equal to HK$500.
GO快樂現金回贈 (快樂社區) 的金額相當於港幣$500。

(C) Happy Home
快樂居所

Within 1 year before the date of the Letter of Acceptance:
於接納書的日期前一年內：

- the Purchaser (or any one of the Purchasers) has lived in or owned (whether in his/her sole name or together with other individual(s)) a residential property in neighbouring district: which means Sha Tin District, Tai Po District (including Shap Sze Heung) or Sai Kung District (according to delineation of 18 Districts in Hong Kong);
  買方(或任何一位買方)曾居住或擁有(不論單獨或連同其他人)比鄰地區：即沙田區、大埔區(包括十四鄉)或西貢區(按香港18區劃分為準)的住宅物業；或

- the Purchaser (or any one of the Purchasers) has lived in or owned (whether in his/her sole name or together with other individual(s)) a residential property completed by Sun Hung Kai Properties Limited in or after 2000; or
  買方(或任何一位買方)曾居住或擁有(不論單獨或連同其他人)新鴻基地產發展有限公司於2000年或以後落成的住宅物業；或

- the Purchaser (or any one of the Purchasers) has owned (whether in his/her sole name or together with other individual(s)) a residential property in Guangdong Province.
  買方(或任何一位買方) 擁有(不論單獨或連同其他人)於廣東省的住宅物業。

The amount of the GO Happy Cash Rebate (Happy Home) shall be equal to HK$300.
GO快樂現金回贈 (快樂居所) 的金額相當於港幣$300。

(D) Happy Upgrader
快樂升級人士

On or before 5 October 2026, the Purchaser (or any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has signed and stamped a formal tenancy agreement to rent a residential property in Phase 1A(2), Phase 1B or Phase 2A of Sai Sha Residences.
於2026年10月5日或之前，買方(或買方其中一位) (不論單獨或連同其他個人)已簽署正式租約租住西沙灣發展項目的第1A(2)期、第1B期或第2A期內的住宅物業並為其加蓋印花稅。

The amount of the GO Happy Cash Rebate (Happy Upgrader) shall be equal to HK$500.
GO快樂現金回贈 (快樂升級人士) 的金額相當於港幣$500。

(E) Happy Work
快樂工作

Within 1 year before the date of the Letter of Acceptance:
於接納書的日期前一年內:

- The Purchaser (or any one of the Purchasers) is a full-time staff or director of (i) a company located in Hong Kong Science Park (as listed in the company directory on the website of Hong Kong Science & Technology Parks Corporation ("HKSTP")); or (ii) HKSTP; or
  買方(或任何一位買方)為(i)香港科學園內的公司之全職員工或董事(以「香港科技園公司」網站的公司名錄所列為準)；或(ii)香港科技園公司之全職員工或董事；或

- The Purchaser (or any one of the Purchasers) has been engaged in a Specified Work (see below); or
  買方(或任何一位買方)曾從事指定工作(見下文)；或

- The Purchaser (or any one of the Purchasers) holds a Specified Professional Qualification (see below).
  買方(或任何一位買方)持有指定專業資格(見下文)。

  The term "Specified Work" above means a full-time staff of kindergarten, primary school, secondary school, hospital, clinic, Hong Kong licensed bank, Hong Kong licensed hotel, Hong Kong licensed travel agent, airline company (i.e. Member of The International Air Transport Association (IATA)) or Government and related organisations (According to the website of GovHK).
  上文『指定工作』一詞指幼稚園、小學、中學、醫院、診所、香港持牌銀行、香港持牌酒店、香港持牌旅行代理商、航空公司(即國際航空運輸協會(IATA)的成員)或政府部門及有關機構(根據「香港政府一站通」網頁)之全職員工。

  The term "Specified Professional Qualification" above means the professional qualification of a Hong Kong solicitor, a Hong Kong barrister or a Hong Kong certified public accountant (HKICPA).
  上文『指定專業資格』一詞指香港律師、香港大律師或香港註冊會計師(HKICPA)的專業資格。

The amount of the GO Happy Cash Rebate (Happy Work) shall be equal to HK$1,000.
GO快樂現金回贈 (快樂工作) 的金額相當於港幣$1,000。

(F) Incoming Talent
外來人才

Within 1 year before the date of the Letter of Acceptance, the Purchaser (or any one of the Purchasers) has come to Hong Kong to work under a Specified Talent Admission Scheme (as defined hereinafter).
於接納書的日期前一年內，買方(或任何一位買方)經指明人才入境計劃（如下文所定義）來港工作。

The Specified Talent Admission Scheme includes the General Employment Policy (GEP), Admission Scheme for Mainland Talents and Professionals (ASMTP), Quality Migrant Admission Scheme (QMAS), Immigration Arrangements for Non-local Graduates (IANG), Technology Talent Admission

Scheme (TechTAS), Admission Scheme for the Second Generation of Chinese Hong Kong Permanent Residents (ASSG) and Top Talent Pass Scheme (TTPS).
指明人才入境計劃包括「一般就業政策」、「輸入內地人才計劃」、「優秀人才入境計劃」、「非本地畢業生留港／回港就業安排」、「科技人才入境計劃」、「輸入中國籍香港永久性居民第二代計劃」及「高端人才通行證計劃」。

The amount of the GO Happy Cash Rebate (Incoming Talent) shall be equal to HK$2,800.
GO快樂現金回贈 (外來人才) 的金額相當於港幣$2,800。

(G) University Staff
大學員工

Within 1 year before the date of the Letter of Acceptance, the Purchaser (or any one of the Purchasers) is a full-time staff of any one of the following universities (in no particular order):
於接納書的日期前一年內，買方(或任何一位買方)為以下其中一間大學(排名不分先後)的全職員工：

(1) The University of Hong Kong 香港大學
(2) The Chinese University of Hong Kong 香港中文大學
(3) The Hong Kong University of Science and Technology 香港科技大學
(4) The Hong Kong Polytechnic University 香港理工大學
(5) City University of Hong Kong 香港城市大學
(6) Hong Kong Baptist University 香港浸會大學
(7) Lingnan University 嶺南大學
(8) The Education University of Hong Kong 香港教育大學
(9) The Hang Seng University of Hong Kong 香港恒生大學

The amount of the GO Happy Cash Rebate (University Staff) shall be equal to HK$2,800.
GO快樂現金回贈 (大學員工) 的金額相當於港幣$2,800。

(H) University Student
大學生

Within 1 year before the date of the Letter of Acceptance, (i) the Purchaser (or any one of the Purchasers); or (ii) a child or spouse of the Purchaser (or any one of the Purchasers) is a full-time student (undergraduate study or postgraduate study) of any one of the following universities (in no particular order):
於接納書的日期前一年內，(i)買方(或任何一位買方)；或(ii)買方(或任何一位買方)的子女或配偶為以下其中一間大學(排名不分先後)的全日制學生(本科生或研究生)：

(1) The University of Hong Kong 香港大學
(2) The Chinese University of Hong Kong 香港中文大學
(3) The Hong Kong University of Science and Technology 香港科技大學
(4) The Hong Kong Polytechnic University 香港理工大學
(5) City University of Hong Kong 香港城市大學
(6) Hong Kong Baptist University 香港浸會大學
(7) Lingnan University 嶺南大學
(8) The Education University of Hong Kong 香港教育大學
(9) The Hang Seng University of Hong Kong 香港恒生大學

The amount of the GO Happy Cash Rebate (University Student) shall be equal to HK$2,800.
GO快樂現金回贈 (大學生) 的金額相當於港幣$2,800。

(II) For the avoidance of doubt, each residential property shall only be entitled to the GO Happy Cash Rebate once. **If the Purchaser satisfies two or more of the above conditions, the Purchaser is only entitled to one GO Happy Cash Rebate with the highest amount.**
為免疑問，每個住宅物業只可獲一次GO快樂現金回贈。**如買方同時符合兩項或以上上述列明的條件，買方只可享有一個最高金額的GO快樂現金回贈。**

(III) The Purchaser applies to the Vendor in writing for the GO Happy Cash Rebate at least 30 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement, and shall provide the document satisfactory to the Vendor to prove that the Purchaser meets one of the conditions as stated in paragraph (I), (if applicable) including without limitation relevant formal tenancy agreement, relevant employment proof, professional qualification proof, residential address proof, PRC Property Certificate (i.e. "Certificate of Property Ownership"), document of specified talents admission scheme, student proof and relationship proof, etc. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the GO Happy Cash Rebate for part payment of the balance of the Purchase Price of the Property directly.
買方於付清樓價餘額之日或(如適用)正式合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請GO快樂現金回贈，並須提供令至賣方滿意的文件證明買方符合第(I)段所述的其中一項條件，(如適用)包括但不限於有關正式租約、有關工作證明、專業資格證明、住址證明、不動產權証書(即「房產証」) 、指明人才入境計劃文件、學生證明及關係證明等。賣方會於收到申請並證實有關資料無誤後將GO快樂現金回贈直接用於支付該住宅物業的部份樓價餘額。

(IV) The GO Happy Cash Rebate is subject to other terms and conditions.
GO快樂現金回贈受其他條款及細則約束。

Annex A.5(a) Standby Second Mortgage Loan and First Two Years Interest-Free Benefit
附件 A.5(a) 備用第二按揭貸款及首兩年免息優惠

- **only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)**
  只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

- **If the Purchaser has utilized the First Two Years Interest-Free Benefit, then the Purchaser shall not be entitled to the Extra Cash Rebate.**
  如買方使用首兩年免息優惠，買方將不會享有額外現金回贈。

- **For the avoidance of doubt, if the Purchaser has utilized the Standby Second Mortgage but has not utilized the First Two Years Interest-Free Benefit, the Purchaser shall nevertheless be entitled to the Extra Cash Rebate, subject to satisfaction of the relevant conditions.**
  為免疑問，如買方使用備用第二按揭貸款但未有使用首兩年免息優惠，則買方在符合有關條件的情況下，仍可享有額外現金回贈。

The key terms of a Standby Second Mortgage Loan ("Second Mortgage Loan") offered by the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") are as follows:
賣方的指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）（『指定財務機構』）提供備用 第二按揭貸款（『第二按揭貸款』）之主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for the Second Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。

(II) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.
第二按揭貸款以該物業之第二法定按揭作抵押。

(IIA) (If the Purchaser is a company) All shareholder(s) and all director(s) of the Purchaser as at the date of the Letter of Acceptance shall be the guarantor(s) for the Second Mortgage Loan.
(如買方為公司)買方於接納書的日期的所有股東和所有董事，必須成為第二按揭貸款的擔保人。

(III) The Property shall only be self-occupied by the Purchaser, or (if the Purchaser is a company) its shareholder(s) and/or director(s).
該物業只可供買方或(如買方為公司) 買方的股東及/或董事自住。

(IV) The maximum amount of the Second Mortgage Loan shall be 20% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower.
第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。

(V)(a) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減1.75% p.a.，其後為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

Or
或

(V)(b) If the Purchaser utilizes the First Two Years Interest-Free Benefit, the first 24 months shall be an interest-free period during which the Purchaser shall only be required to repay the principal amount and no interest shall be payable. The interest rate from the 25th month to the 36th month shall be Hong Kong Dollar Best Lending Rate minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
如買方使用首兩年免息優惠，則首24個月為免息期，期間買方只須償還本金而毋須支付利息。第25個月至第36個月之利率為港元最優惠利率減1.75% p.a.，其後為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

(VI) The maximum tenor of the Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。

(VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
買方須以按月分期償還第二按揭貸款。

(VIII) No prepayment penalty for full repayment or partial prepayment is levied.
全數或部分償還不徵收提前償還罰金。

(IX) The Purchaser shall pay HK$5,000 being the application fee for the Second Mortgage Loan.
買方須就申請第二按揭貸款支付港幣$5,000的申請手續費。

(X) The Purchaser and his/her/its guarantor(s) (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor(s) (if any). The Purchaser and his/her/its guarantor(s) (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
每月（所有種類）供款總額不可高於每月收入總額的50%。

(XII) The first mortgagee bank ("the first mortgagee bank") shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank's credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank's credit approval.
第一按揭銀行須為指定財務機構所指定及轉介之銀行（『第一按揭銀行』），買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在

銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮。

(XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.
第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。

(XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

(XVI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.
所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

(XVII) The Second Mortgage Loan is subject to other terms and conditions.
第二按揭貸款受其他條款及細則約束。

(XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Second Mortgage Loan.
賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。

Note: The first mortgagee bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the relevant banks.

備註： 第一按揭銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入該銀行的按揭審批考慮。詳情請向有關銀行查詢。

Annex A.5(b) Standby First Mortgage Loan
附件 A.5(b) 備用第一按揭貸款

- **only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)**
  只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人

- **The Rent-to-Buy Interest Benefit and the GO Happy Newborn Interest Benefit are applicable only to Purchasers who are individuals**
  租轉買利息優惠及GO快樂新生命利息優惠只適用於個人名義買方

The key terms of a Standby First Mortgage Loan ("First Mortgage Loan") offered by the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") are as follows:
賣方的指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）（『指定財務機構』）提供備用第一按揭貸款（『第一按揭貸款』）之主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。

(II) The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
第一按揭貸款以該物業之第一法定按揭作抵押。

(IIA) (If the Purchaser is a company) All shareholder(s) and all director(s) of the Purchaser as at the date of the Letter of Acceptance shall be the guarantor(s) for the First Mortgage Loan.
(如買方為公司)買方於接納書的日期的所有股東和所有董事，必須成為第一按揭貸款的擔保人。

(III) The Property shall only be self-occupied by the Purchaser, or (if the Purchaser is a company) its shareholder(s) and/or director(s).
該物業只可供買方或(如買方為公司) 買方的股東及/或董事自住。

(IV) The maximum amount of the First Mortgage Loan shall be 80% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of Purchase Price payable.
第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。

(V)(a) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減1.75% p.a.，其後為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

Or
或

(V)(b) If the Purchaser (or any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) has been a tenant of a Relevant Property (as defined below) within 1 year before the date of the Letter of Acceptance, the Purchaser shall be entitled to the Rent-to-Buy Interest Benefit ("Rent-to-Buy Interest Benefit"). The Purchaser shall provide the document proof satisfactory to the Vendor, including without limitation, the relevant stamped tenancy agreement.
如買方(或買方其中一位) (不論單獨或連同其他人)於接納書的日期前一年內為相關物業（如下文所定義）的租客，買方可享有租轉買利息優惠(『租轉買利息優惠』)。買方須向賣方提供其認為滿意的證明文件，包括但不限於相關已加蓋印花稅的租約。

Under the Rent-to-Buy Interest Benefit, the interest rate for the first 12 months shall be 1% p.a., the interest rate from the 13th month to the 36th month shall be Hong Kong Dollar Best Lending Rate minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
租轉買利息優惠的首12個月之利率為1% p.a.，第13個月至第36個月之利率為港元最優惠利率減1.75% p.a.，其後為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

"Relevant Property" means a residential property developed by Sun Hung Kai Properties Limited and completed in or after 2000, for example, a residential property in Phase 1A(2), Phase 1B or Phase 2A of Sai Sha Residences.
「相關物業」指由新鴻基地產發展有限公司發展並於2000年或之後落成的住宅物業，例如西沙灣發展項目的第1A(2)期、第1B期或第2A期住宅物業。

Or
或

(V)(c) The Purchaser who satisfies the terms and conditions as set out in Annex A.3 shall be entitled to the GO Happy Newborn Interest Benefit ("GO Happy Newborn Interest Benefit"). Please refer to Annex A.3 for details.
符合附件A.3所列明的條款及細則的買方可享有GO快樂新生命利息優惠(『GO快樂新生命利息優惠』)。詳情請參閱附件A.3。

Under the GO Happy Newborn Interest Benefit, the interest rate for the first 24 months shall be 2.5% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
GO快樂新生命利息優惠的首24個月之利率為2.5% p.a.，其後為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

(VI) The maximum tenor of First Mortgage Loan shall be 25 years.
第一按揭貸款年期最長為25年。

(VII) The Purchaser shall repay the First Mortgage Loan by monthly instalments.
買方須以按月分期償還第一按揭貸款。

(VIII) No prepayment penalty for full repayment or partial prepayment is levied.
全數或部分償還不徵收提前償還罰金。

(IX) The Purchaser shall pay HK$5,000 being the application fee for the First Mortgage Loan.
買方須就申請第一按揭貸款支付港幣$5,000的申請手續費。

(X) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the

Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
每月(所有種類)供款總額不可高於每月收入總額的50%。

(XII) The First Mortgage Loan application shall be approved by the designated financing company independently.
第一按揭貸款申請須由指定財務機構獨立審批。

(XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

(XV) All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。

(XVI) The First Mortgage Loan is subject to other terms and conditions.
第一按揭貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.
賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

Annex A.5(c) 1-TO-2 Upgrade Mortgage
附件 A.5(c) 「一變二」升級按揭

- **only applicable to the Purchaser who is an individual**
  只適用於個人名義買方

The key terms of a 1-TO-2 Upgrade Mortgage ("Upgrade Mortgage") offered by the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") are as follows:
賣方的指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）（『指定財務機構』）提供「一變二」升級按揭（『升級按揭』）之主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for a Upgrade Mortgage not less than 60 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少60日以書面向指定財務機構申請升級按揭。指定財務機構將不會處理逾期貸款申請。

(II) The Upgrade Mortgage shall be secured by a first legal mortgage and a rental assignment over the residential property and one (or more) Hong Kong residential property(ies) ("Existing Rental Property"). The following are the basic requirements of the Existing Rental Property:
升級按揭必須以住宅物業及一個(或以上)香港住宅物業(『現有出租物業』)之第一法定按揭及租金權益轉讓契據作抵押。以下為現有出租物業的基本要求：

- The registered owner of the Existing Rental Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parent (or spouse's parent), child (or child's spouse), brother, sister, grandparent or grandchild) of the Purchaser or a close relative of any one of the Purchasers; and
  現有出租物業的註冊業主(或其中一位註冊業主)必須為買方(或買方其中一位)或買方的近親(即配偶、父母(或配偶的父母)、子女(或子女的配偶)、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親；及

- The title to the Existing Rental Property is good; and
  現有出租物業的業權良好；及

- The Existing Rental Property is not subject to any mortgage or incumbrance; and
  現有出租物業沒有按揭或產權負擔；及

- The Existing Rental Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and
  現有出租物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The (total) valuation of the Existing Rental Property(ies) shall be 100% of the purchase price or above.
  現有出租物業的(總)價值為樓價100%或以上。

Notwithstanding satisfaction of the above requirements, the designated financing company reserves the right not to accept the Existing Rental Property as security.
儘管符合上述要求，指定財務機構保留權利不接受現有出租物業作為抵押品。

(III) The maximum loan amount under the Upgrade Mortgage shall be 90% of the net purchase price as specified in the relevant payment plan. If all Existing Rental Properties are residential properties developed by Sun Hung Kai Properties Limited and completed in or after 2000, the maximum loan amount may be increased to 95% of the net purchase price, provided that the loan amount shall not exceed the balance of the purchase price payable.
升級按揭的最高貸款金額為有關付款計劃所述淨樓價的90%；如所有現有出租物業均為由新鴻基地產發展有限公司發展並於2000年或之後落成的住宅物業，最高貸款金額則可提高至淨樓價的95%，惟貸款金額不得超過應繳付之樓價餘額。

(IV) The interest rate is as follows:
利率如下：

Period 期間	Interest rate 利率
The 1st Year 第一年	P – 2.5% p.a.
The 2nd Year and The 3rd Year 第二年及第三年	P – 1.75% p.a.
Thereafter 其後	P

P means the Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited and is subject to fluctuation. The final interest rate shall be subject to the approval of the designated financing company.
P指香港上海滙豐銀行有限公司不時報價之港元最優惠利率，並可不時浮動。最終利率以指定財務機構認可而定。

(V) The maximum tenor of Upgrade Mortgage shall be 30 years.
升級按揭年期最長為30年。

(VI) The Purchaser shall repay the Upgrade Mortgage by monthly instalments.
買方須以按月分期償還升級按揭。

(VII) No prepayment penalty for full repayment or partial prepayment is levied.
全數或部分償還不徵收提前償還罰金。

(VIII) The Purchaser shall pay HK$5,000 being the application fee for the Upgrade Mortgage.
買方須就申請升級按揭支付港幣$5,000的申請手續費。

(IX) The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, relevant stamped tenancy agreement, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、相關已加蓋印花稅的租約、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估。買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(X) The Upgrade Mortgage application shall be approved by the designated financing company independently.
升級按揭申請須由指定財務機構獨立審批。

(XI) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(XII) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Upgrade Mortgage. The approval or disapproval of the loan, the approved loan amount of the Upgrade Mortgage and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關升級按揭用途及詳情。升級按揭批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

(XIII) All legal documents of Upgrade Mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Upgrade Mortgage.
所有升級按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關升級按揭的律師費用及代墊付費用。

(XIV) The Upgrade Mortgage is subject to other terms and conditions.
升級按揭受其他條款及細則約束。

(XV) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Upgrade Mortgage.
賣方無給予或視之為已給予任何就升級按揭之安排及批核的陳述或保證。

Annex A.5(d) King's Key 125+
附件 A.5(d) King's Key 125+

- **only applicable to the Purchaser who is an individual**
  只適用於個人名義買方

The Purchaser can apply to the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") for the King's Key 125+ ("Payment Financing"). Key terms are as follows:
買方可向賣方的指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）（『指定財務機構』）申請 King's Key 125+（『樓價貸款』），主要條款如下：

(I) The Purchaser makes a written application to the designated financing company for a Payment Financing not less than 60 days before (whichever is earlier) the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Phase as specified in the Agreement. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日或（如適用）正式合約內訂明的該期數的預計關鍵日期（以較早者為準）前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。

(II) The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:
樓價貸款必須以該物業之第一法定按揭及一個（或以上）香港住宅物業（『現有物業』）之第一法定按揭作為抵押。以下為現有物業的基本要求：

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), child (child's spouse), brothers, sisters, grandparents or grandchildren) of the Purchaser or a close relative of any one of the Purchasers; and
  現有物業的註冊業主（或其中一位註冊業主）必須為買方（或買方其中一位）或買方的近親（即配偶、父母（或配偶的父母）、子女(或子女的配偶)、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女）或買方其中一位的近親；及

- The title to the Existing Property is good; and
  現有物業的業權良好；及

- The Existing Property is not leased out; and
  現有物業沒有出租；及

- The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and
  現有物業沒有銀行按揭以外的其他按揭或產權負擔；及

- The Existing Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and
  現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及

- The value of the Existing Property must satisfy the following requirement:
  現有物業的價值必須符合以下要求：

At the time of application for the Payment Financing: 於申請樓價貸款時：	The designated financing company's (total) valuation of the Existing Property(ies) ("Valuation") 指定財務機構估算現有物業的（總）價值（『估算價值』）
The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	The (total) Valuation of the Existing Property is 60% of the Purchase Price or above 現有物業的（總）估算價值為樓價60%或以上
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	The (total) Valuation of the Existing Property is 80% of the Purchase Price or above 現有物業的（總）估算價值為樓價80%或以上

Notwithstanding that the above requirements might have been met, the designated financing company reserves the right not to accept the Existing Property as security.
儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

(III) The Property shall only be self-occupied by the Purchaser.
該物業只可供買方自住。

(IV) The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of Purchase Price ("Tranche A") and (if applicable) repayment of the mortgage loan of the Existing Property ("Tranche B"). If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.
樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額（『A部份』）及（如適用）償還現有物業的按揭貸款（『B部份』）。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的註冊業主須自行安排資金以償清現有物業的按揭貸款。

(V) The maximum amounts of the Payment Financing are as follows:
樓價貸款的最高金額如下：

The (total) valuation of the Existing Property(ies) 現有物業的(總)估算價值	All Existing Property(ies) are development(s) of Sun Hung Kai Properties Limited, which were built in or after 2000 所有現有物業為新鴻基地產發展有限公司於2000年或以後落成之發展項目		Otherwise 其他情況	
	Tranche A A部份	Tranche B B部份	Tranche A A部份	Tranche B B部份
60% of the Purchase Price or above, but less than 70% of the Purchase Price 樓價60%或以上，但少於樓價70%	85% of the Purchase Price* 樓價的85%*	Not applicable 不適用	80% of the Purchase Price* 樓價的80%*	Not applicable 不適用
70% of the Purchase Price or above, but less than 80% of the Purchase Price 樓價70%或以上，但少於樓價80%	95% of the Purchase Price* 樓價的95%*	Not applicable 不適用	90% of the Purchase Price* 樓價的90%*	Not applicable 不適用
80% of the Purchase Price or above, but less than 90% of the Purchase Price 樓價80%或以上，但少於樓價90%	95% of the Purchase Price* 樓價的95%*	10% of the Purchase Price^ 樓價的10%^	90% of the Purchase Price* 樓價的90%*	10% of the Purchase Price^ 樓價的10%^
90% of the Purchase Price or above, but less than 100% of the Purchase Price 樓價90%或以上，但少於樓價100%	95% of the Purchase Price* 樓價的95%*	20% of the Purchase Price^ 樓價的20%^	90% of the Purchase Price* 樓價的90%*	20% of the Purchase Price^ 樓價的20%^
100% of the Purchase Price or above, but less than 110% of the Purchase Price 樓價100%或以上，但少於樓價110%	95% of the Purchase Price* 樓價的95%*	30% of the Purchase Price^ 樓價的30%^	90% of the Purchase Price* 樓價的90%*	30% of the Purchase Price^ 樓價的30%^
110% of the Purchase Price or above 樓價110%或以上	95% of the Purchase Price* 樓價的95%*	35% of the Purchase Price^ 樓價的35%^	90% of the Purchase Price* 樓價的90%*	35% of the Purchase Price^ 樓價的30%^

* provided that the loan amount shall not exceed the balance of Purchase Price less all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of Purchase Price.

* 惟貸款金額不可超過應繳付之樓價餘額扣除所有賣方將提供用以支付樓價餘額部份的現金回贈等(如有)後的金額。

^ provided that the loan amount shall not exceed the balance of mortgage loan(s) of the Existing Property(ies).

^ 惟貸款金額不可超過現有物業的按揭貸款餘額。

Depending on the different terms of payment under the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of Purchase Price. The designated financing company will adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any).
因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額作出調整。

(VI)(a) The interest rate shall be 3.18% p.a.. The final interest rate will be subject to approval by the designated financing company.
利率為3.18% p.a.。最終利率以指定財務機構認可而定。

Or
或

(VI)(b) If (1) the Purchaser (or any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) is a first-hand purchaser of a Relevant Property (as defined hereinafter); or (2) the Purchaser purchases a 3-bedroom or 4-bedroom unit of Phase 2C(2) of Sai Sha Residences, the Purchaser shall be entitled to a lower interest rate of 2.88% p.a.. The final interest rate will be subject to approval by the designated financing company.
如(1)買方(或買方其中一位) (不論單獨或連同其他人)為相關物業（如下文所定義）的一手買家；或(2)買方購買西沙灣發展項目的第2C(2)期的3房或4房單位，買方可享有更低利率，利率為2.88% p.a.。最終利率以指定財務機構認可而定。

"Relevant Property" refers to a residential property in Phase 1A(2), Phase 1B, Phase 2A or Phase 2B of Sai Sha Residences of which the balance of purchase price has been fully paid on or before the loan application date.
『相關物業』指西沙灣發展項目的第1A(2) 期、第1B期、第2A期或第2B期的住宅物業，其樓價餘額已於貸款申請日期或之前付清。

(VII) The maximum tenor of the Payment Financing shall be 36 months.
樓價貸款的期限最長為36個月。

(VIII) No prepayment penalty for full repayment or partial prepayment is levied.
全數或部分償還不徵收提前償還罰金。

(IX) The Purchaser shall repay the Payment Financing in the following manner:
買方須以以下方式償還樓價貸款：

(a) monthly instalment amount equivalent to 0.5% of the Purchase Price shall be applied to settle interest for that month first, and the balance shall be applied for repayment of the principal of the Payment Financing; and
每月供款相當於樓價0.5%先用於支付當月利息，餘款用於償還樓價貸款的本金；及

(b) fully repay the balance of the Payment Financing and interest on the maturity date.
於到期日，全數償還樓價貸款餘款及利息。

(X) The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex A.5(e) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:
買方可向指定財務機構申請附件A.5(e)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

At the time of application for the Payment Financing: 於申請樓價貸款時：	The maximum amount of the Extended Loan 延續貸款的最高金額
The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage 現有物業或（如多於一個現有物業）全部現有物業沒有任何按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。
The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank 現有物業或（如多於一個現有物業）任何一個或以上現有物業有銀行按揭	the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing. 樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex A.5(e) for details.
指定財務機構會因應買方及其擔保人（如有）的信貸評估結果，對貸款金額作出調整。詳情請參閱附件 A.5(e)。

(XI) The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any). The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(XII) The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly instalments and the repayment on maturity).
買方須提供足夠文件證明其還款能力（包括每月供款及到期還款）。

(XIII) The Payment Financing application shall be approved by the designated financing company independently.
樓價貸款申請須由指定財務機構獨立審批。

(XIV) In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(XV) The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

(XVI) All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property(ies) shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property(ies) is/are mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.
所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用（惟買方須自行支付為證明其現有物業良好業權之補契費用（如有））。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。

(XVII) The Payment Financing is subject to other terms and conditions.
樓價貸款受其他條款及細則約束。

(XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement or the approval of the Payment Financing.
賣方均無給予或視之為已給予任何就樓價貸款之安排或批核的陳述或保證。

Annex A.5(e) Extended Loan
附件 A.5(e) 延續貸款

- **only applicable to the Purchaser who is an individual**
  只適用於個人名義買方

(I) The Purchaser makes a written application to the designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") for the Extended Loan ("Extended Loan") not less than 60 days before the maturity date of the relevant loan (refer to King's Key 125+ as set out in Annex A.5(d)). Late loan applications will not be processed by the designated financing company.
買方於有關貸款（指附件 A.5(d)所述之 King's Key 125+）的到期日前最少 60 日以書面方式向指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）（『指定財務機構』）申請延續貸款（『延續貸款』）。指定財務機構將不會處理逾期貸款申請。

(II) The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.
延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。

(III) The Property shall only be self-occupied by the Purchaser.
該物業只可供買方自住。

(IV) The maximum amount of the Extended Loan shall be as mentioned in Annex A.5(d).
延續貸款的最高金額請參閱附件 A.5(d)。

(V) Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加 1% p.a.，利率浮動。最終利率以指定財務機構認可而定。

(VI) The maximum tenor of the Extended Loan shall be 20 years.
延續貸款年期最長為 20 年。

(VII) The Purchaser shall repay the Extended Loan by monthly instalments.
買方須以按月分期償還延續貸款。

(VIII) No prepayment penalty for full repayment or partial prepayment is levied.
全數或部分償還不徵收提前償還罰金。

(IX) The Purchaser shall pay HK$5,000 being the application fee for the Extended Loan.
買方須就申請延續貸款支付港幣$5,000的申請手續費。

(X) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any). The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔

保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

(XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
每月(所有種類)供款總額不可高於每月收入總額的50%。

(XII) The Extended Loan application shall be approved by the designated financing company independently.
延續貸款申請須由指定財務機構獨立審批。

(XIII) **In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。

(XIV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the loan, the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.
買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。

(XV) All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及代墊付費用。

(XVI) The Extended Loan is subject to other terms and conditions.
延續貸款受其他條款及細則約束。

(XVII) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Extended Loan.
賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。

Annex A.6(a) Option to purchase a residential car parking space
附件 A.6(a) 認購住戶停車位的權利

(I) The Purchaser is entitled to have an option to purchase one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands. The Purchaser can exercise his/her/its option to purchase a residential car parking space in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the Property.
買方可享有認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位的權利。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。賣方不作出任何陳述、保證或擔保買方會獲認購與該物業相同期數內的住戶停車位。

(II) If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

(III) The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.
住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

(IV) The option to purchase a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).
認購住戶停車位的權利受其他條款及細則（包括但不限於土地批出的條款及細則）約束。

Annex A.6(b) Balloting for purchasing a residential car parking space
附件 A.6(b) 抽籤認購住戶停車位

(I) The Purchaser is entitled to have one chance to participate in the balloting for purchase of one residential car parking space in the Phase or other Phase(s) in respect of which presale consent(s) or consent(s) to assign has/have been issued by the Director of Lands.The Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor. In each balloting, the number of residential car parking spaces offered for sale will not be less than half of the total number of sold residential properties which satisfy the requirement of the balloting for purchasing a residential car parking space (after the Vendor deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement by the Vendor of the relevant sales arrangements of the residential car parking spaces. The Vendor makes no representation, warranty or guarantee that the Purchaser will be offered a residential car parking space within the same Phase as the Property.
買方可獲一次參與抽籤的機會以認購該期數或其他地政總署署長屆時已發出預售樓花同意書或轉讓同意書的期數內的一個住戶停車位。買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以決定選購住戶停車位的優先次序。在每次抽籤，可供選購的住戶停車位數量將不少於累計已出售的符合抽籤認購住戶停車位資格之住宅物業的數量（賣方扣減已使用的抽籤機會及已失效的抽籤機會的數目後）的二分之一，數量以賣方公佈住戶停車位之相關銷售安排當日為準。賣方不作出任何陳述、保證或擔保買方會獲認購與其購買住宅物業相同期數內的住戶停車位。

(II) If the Purchaser does not participate in the balloting for purchasing a residential car parking space in accordance with the sales arrangements of the residential car parking spaces to be announced by the Vendor, his/her/its balloting chance shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
如買方不根據賣方日後公佈的住戶停車位之銷售安排參與抽籤以認購住戶停車位，其抽籤機會將會自動失效，買方不會為此獲得任何補償。

(III) The price and sales arrangements details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.
住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

(IV) The balloting for purchasing a residential car parking space is subject to other terms and conditions (including but not limited to terms and conditions of land grant).
抽籤認購住戶停車位受其他條款及細則（包括但不限於土地批出的條款及細則）約束。