

**TENDER NOTICE CONTAINING TERMS AND CONDITIONS  
OF THE TENDER SALE OF  
載有下述物業招標條款之招標公告**

**KOKO ROSSO, Phase 3A of the KOKO HILLS DEVELOPMENT**

**Flat A on 25th Floor in Tower 6**

**Flat A on 22nd Floor in Tower 6**

**KOKO HILLS 發展項目第 3A 期（「即 KOKO ROSSO」）**

**第 6 座 25 樓 A 單位**

**第 6 座 22 樓 A 單位**

**Note:** The tender may be made in respect of at least one of the above specified residential properties. The specified residential property(ies) for which a tenderer makes an offer to purchase will be collectively referred to as the “Property”.

註：投標人可以就最少一個上述指明住宅物業作出投標。投標人作出要約購買的指明住宅物業於下文統稱為「該物業」。

Date: 19 October 2024

日期: 2024 年 10 月 19 日

From: Golden Centurion Limited (the “Vendor”)

本文件由 Golden Centurion Limited（「賣方」）發出

To: Tenderers of the Property

致：該物業投標人

(1) To make an offer to purchase the Property, you shall

如欲作出要約購買該物業，閣下須

(a) complete and sign the Offer Section of this document below (the “Offer Section”) without any amendment to this document;

填妥及簽署本文件下文要約部份（「要約部份」）（不得修改本文件）；

(b) complete and execute the enclosed form of the preliminary agreement for sale and purchase of the Property (the “PASP”) and without any amendment (*tenderer shall submit 1 PASP for*

*each and every specified residential property he/she/it/they make(s) an offer to purchase) and **in duplicate**; and*

填妥及簽立該物業之臨時買賣合約（「**臨時合約**」）（其格式附夾於本文件，不得修改，投標人須就每一個欲作出投標的指明住宅物業遞交一分臨時合約），**一式兩份**；

- (c) complete and sign the enclosed forms of each of the following without any amendment (*tenderer shall submit 1 set of the following forms for each and every specified residential property he/she/it/they make(s) an offer to purchase) and **in duplicate**:*

填妥及簽署以下各項（其格式附夾於本文件，不得修改，投標人須就每一個欲作出投標的指明住宅物業各自遞交一分下述文件），**一式兩份**：

- (i) Warning to Purchasers;  
「對買方的警告」；
- (ii) Declaration of Relationship with the Vendor;  
「與賣方關係的聲明」；
- (iii) Personal Data Collection Statement;  
「收集個人資料聲明」；
- (iv) Declaration in relation to Intermediary;  
「有關中介人的聲明」；
- (v) Acknowledgement Letter regarding Flat Roof / Roof (only applicable to Flat A on 25/F in Tower 6)  
「有關平台 / 天台的確認函」(只適用於第 6 座 25 樓 A 單位)；
- (vi) Acknowledgement Letter regarding Window Limiter of Openable Windows  
「有關開窗限制器的確認函」；
- (vii) Acknowledgement Letter for Properties Viewing  
「物業參觀確認函」；
- (viii) Vendor's Information Form  
「賣方資料表格」；
- (ix) Acknowledgement Letter regarding “Early Settlement Cash Rebate” (Only applicable to purchasers choosing “300-day Cash Payment Plan);  
「提前付清樓價現金回贈」確認函（只適用於選擇「300 天現金優惠付款計劃」之買方）；
- (x) Supplemental Letter (if applicable) (Note: Each tenderer can only submit ONE Supplemental Letter, if applicable)  
「補充函」(如適用)（註：每位投標者只能提交一份補充函（如適用））；

**Please do not date the PASP.** Please date the documents referred to in (1)(c) above the date on which you sign the same.

**請勿於臨時合約填上日期。** 簽署上述第(1)(c)段提及之文件時，請填上簽署日期。

- (2) You shall submit the following to the Vendor, together with this document with its Offer Section completed and signed by you as aforesaid, by delivering the same in a sealed plain envelope clearly

marked “Tender No. 11 of KOKO ROSSO” to 10/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui, Kowloon, Hong Kong (“the Sales Office”) between the commencement time of tender and the closing time of tender on the date of tender. Notwithstanding anything herein provided, if typhoon signal no.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong at any time from 2 p.m. to 5 p.m. on any date of tender, the tender closing date and time of such date of tender will automatically be postponed to 5 p.m on the next succeeding business day in respect of which no typhoon signal no.8 or above is hoisted or black rainstorm warning is in effect in Hong Kong. “Business day” means a day that is not a Saturday, Sunday or public holiday. Please note that the Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property.

閣下須於招標日期之招標開始時間至招標截止時間把下述文件連同本文件（要約部份須如上述填妥及簽署）放於一個致予賣方的密封的信封內並在封面清楚列明「投標 KOKO ROSSO 招標號碼 11」，一併交回香港九龍尖沙咀海港城港威大廈第二座 10 樓（「售樓處」）。儘管上述任何規定，如在任何招標日期下午 2 時至下午 5 時內的任何時間，8 號或以上颱風訊號或黑色暴雨警告在香港生效，該招標日期之招標截止日期及時間將自動順延至下一個緊接該日並在下午 2 時至下午 5 時之間並無懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號之辦公日之下午 5 時。「辦公日」指不屬星期六、星期日或公眾假期的日子。請注意：賣方有全權透過修改有關該物業的銷售安排資料不時更改招標截止日期及/或時間。

- (a) your completed and executed documents referred to in (1) above;  
經閣下填妥及簽立之上述第（1）段所述的文件；
- (b) one or more Hong Kong Dollar cashier order(s) issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) and/or cheque(s) in the total amount of 5% of the purchase price you offered and made payable to “Baker & McKenzie”, the Vendor’s solicitors (of which at least HK\$100,000 shall be paid by way of cashier order(s)); and  
一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共等於閣下出價的 5%、而抬頭人為「貝克·麥堅時律師事務所」（即賣方律師）的港幣銀行本票及/或支票（而其中最少港幣 100,000 元必須以本票支付）；及
- (c) copy(ies) of your identification document(s) (*note: If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any), business registration certificate, the latest register of director and annual return of the tenderer*)  
閣下身份證明文件副本（註：若投標人為自然人，指香港身份證（如不適用，則指其他有效身份證明文件（如護照）；而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有），商業登記證，最近期之董事名冊及周年申報表）

- (3) Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor **at and before 6 p.m. on the fourteenth working day after the closing date of the tender** (the “Specified Date”) and, on acceptance by the Vendor, a contract shall be constituted between you and the Vendor.

閣下提交上述各項即視作同意本文件條款及就購買該物業作出正式要約，且該要約於招標截止日期後的第 14 個工作天（「指明日期」）下午六時正及之前不能收回及可供賣方接受，而一經賣方接受，閣下與賣方間即有合約存在。

- (4) The Vendor may accept your offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return to you one duplicate of the PASP executed by the Vendor and dated not later than the Specified Date as soon as practicable.

賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受閣下要約。賣方接受後，將盡快向閣下交回經賣方簽立且日期為不後於指明日期之臨時合約一份。

- (5) (Not applicable to the Purchaser of Flat A on 25/F in Tower 6)

(不適用於第 6 座 25 樓 A 單位之買家)

If the successful tenderer purchases the residential property, and fully settles the balance of the purchase price and completes the sale and purchase on or before the date(s) stipulated in the ASP, they will be entitled to a “Designated Units Furniture Privileges” Rebate provided by the Vendor in the amount equivalent to 3% of the Purchase Price of the residential property purchased (the “Rebate”). The said rebate will be applied directly towards part payment of the balance of the purchase price.

如投標人購買該物業，並按照正式合約訂明的付款日期或之前付清住宅物業的售價餘款及完成交易，將可獲賣方提供相等於所購住宅物業售價 3%之「尊屬單位傢俱優惠」回贈（「該回贈」）。賣方會將該回贈直接應用於支付部分售價餘款。

- (6) If the “300-day Cash Payment Plan” is adopted and the successful tenderer shall settle the balance of the purchase price earlier than due date of payment as specified in the Formal Agreement for Sale and Purchase in full and perform and comply with in all respects the terms and conditions of the PASP and the Formal Agreement for Sale and Purchase (in respect of which time shall be of the essence), the Vendor will provide an early settlement cash rebate (“Early Settlement Cash Rebate”) to the successful tenderer in the amount according to the table below:-

如採用「300 天現金優惠付款計劃」，並提前於正式合約訂明的付款限期日之前付清售價餘額及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件( 必須嚴格遵行所有時間限制)，則賣方可根據以下列表送出提前付清樓價現金回贈（「提前付清樓價現金回贈」）予中標人:-

Early Settlement Cash Rebate Table:

提前付清樓價現金回贈列表

| 付清售價之餘款日期 <sup>^</sup><br><b>Date of settlement of the balance of the purchase price<sup>^</sup></b> | 提前付清樓價現金回贈金額<br><b>Early Settlement Cash Rebate amount</b> |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 簽署臨時合約日期後120日內<br>Within 120 days after the date of signing of the PASP                              | 售價 6.5%<br>6.5% of the purchase price                      |
| 簽署臨時合約日期後121 日至150 日內<br>Within 121 days to 150 days after the date of signing of the PASP           | 售價 5.5%<br>5.5% of the purchase price                      |
| 簽署臨時合約日期後151 日至180 日內<br>Within 151 days to 180 days after the date of signing of the PASP           | 售價 4.5%<br>4.5% of the purchase price                      |

<sup>^</sup> The date of settlement shall be the actual date on which payment is received by Vendor's solicitors. 以賣方代表律師實際收到款項日期計算。

The Early Settlement Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Early Settlement Cash Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Early Settlement Cash Rebate.

提前付清樓價現金回贈為買方個人專有，買方無權轉讓或轉移提前付清樓價現金回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回提前付清樓價現金回贈。

Subject to the terms and conditions of the relevant transaction documents.

詳情以相關交易文件條款作準。

- (7) The cashier order(s) and/or cheque(s) (if any) submitted will remain uncashed until the Vendor has decided whether to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) and cheque(s) (if any) will be cashed and the amount will be treated as the initial deposit of the Property. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) and/or cheque(s) will be uncashed and made available for your collection by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) and/or cheque(s) (if any) to you at your risk by mailing the same by ordinary or register post to your address specified in the Offer Section.

在賣方尚未決定是否接受閣下要約前，閣下所提交之本票及/或支票（如有）將不作兌現。倘賣方接受閣下要約，本票及/或支票（如有）將作兌現，而金額將視作該物業的臨時訂金。倘賣方不接受閣下要約，閣下將獲通知，本票及/或支票（如有）將不作兌現，且經預約閣下可領回本票及/或支票（如有），惟賣方有權將本票及/或支票（如有）以普通或掛號郵遞郵寄至閣下於要約部份填上之地址（遺失風險由閣下承擔）。

- (8) If the tenderer is a company, there shall not be any change in the directors and/or shareholders of the tenderer prior to the signing of the Formal Agreement for Sale and Purchase.

如投標人為公司，在簽立正式買賣合約之前，投標人公司之董事及/或股東成員不得有任何更改。

- (9) The Vendor does not undertake and is under no obligation to, review, consider or accept the highest offer or any offer at all for the purchase of the Property or any part thereof. The Vendor has the absolute right to withdraw from the sale of the Property or any part thereof at any time before the acceptance of any offer. The Vendor has the absolute right to change the closing date and/or time of the tender of the Property from time to time by amending the Sales Arrangements in relation hereto. 賣方並不承諾亦無責任閱覽、考慮或接受認購該物業或其中任何部分最高出價之要約或任何要約。賣方有全權於接受任何要約前於任何時間撤回出售該物業或其中任何部分。賣方有全權透過修改與此相關的銷售安排不時更改該物業之招標截止日期及/或招標時間。

- (10) It is hereby specifically declared by the Vendor that any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective tenderer or tenderer shall be for guidance and reference purposes only. Any statement shall not be deemed to form part of this Tender Notice 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 set out in this Tender Notice or the PASP.

茲聲明賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。有關之陳述或行動不得作為或視作構成本招標公告、投標表格及臨時合約的一部份。有關之陳述或行動亦不能或視作闡述、更改、否定、豁免或以任何其他形式修改本招標公告或臨時合約的任何條款或條件。

- (11) You are advised to instruct your own solicitors to advise you on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.

特此建議閣下就本文件之條款及附夾於本文件內各文件之條款向閣下律師尋求意見。

- (12) This document and the enclosed forms are all confidential Provided That you may at your reasonable discretion and on a need-to-know basis, disclose the same to your professional advisor(s) but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided to you in consideration of your agreement to the foregoing.

本文件及所附夾之表格均屬機密，惟閣下可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予閣下專業顧問，惟透露之目的僅限於就本文件條款所預期交易之相關事宜提供專業意見。本文件及所附夾之表格均以閣下同意上文規定為代價向閣下提供。

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

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

- (14) In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).

本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

- (15) The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.

本文件之中文譯本僅供參考之用，如與英文文本有歧義，將以英文文本為準。

## **OFFER SECTION**

### **要約部份**

*To be completed and signed by the tenderer(s):*

由投標人填妥及簽署：

I/We hereby submit the materials referred to (2) above to the Vendor, namely (please tick “√”):

我/我們特此向賣方提交第（2）段所述之文件如下（請標上“√”）：

- ☐ completed and executed PASP **(IN DUPLICATE)**  
已填妥及簽立之臨時合約（一式兩份）
- ☐ the signed Warning to Purchasers **(IN DUPLICATE)**  
已簽署的「對買方的警告」（一式兩份）
- ☐ the signed Declaration of Relationship with the Vendor **(IN DUPLICATE)**  
已簽署的「與賣方關係的聲明」（一式兩份）
- ☐ the signed Personal Data Collection Statement **(IN DUPLICATE)**  
已簽署的「收集個人資料聲明」（一式兩份）
- ☐ the signed Declaration in relation to Intermediary **(IN DUPLICATE)**  
已簽署的「有關中介人的聲明」（一式兩份）
- ☐ the signed Acknowledgement Letter regarding Flat Roof / Roof (only applicable to Flat A on 25/F in Tower 6) **(IN DUPLICATE)**  
已簽署的「有關平台 / 天台的確認函」（只適用於第 6 座 25 樓 A 單位）（一式兩份）
- ☐ the signed Acknowledgement Letter regarding Window Limiter of Openable Windows **(IN DUPLICATE)**  
已簽署的「有關開窗限制器的確認函」（一式兩份）
- ☐ the signed Acknowledgement Letter for Properties Viewing. **(IN DUPLICATE)**  
已簽署的「物業參觀確認函」（一式兩份）
- ☐ the signed Vendor's Information Form. **(IN DUPLICATE)**  
已簽署的「賣方資料表格」（一式兩份）
- ☐ the signed Acknowledgement Letter regarding “Early Settlement Cash Rebate” (Only applicable to purchasers choosing “300-day Cash Payment Plan”) **(IN DUPLICATE)**  
已簽署的「提前付清樓價現金回贈」確認函（只適用於選擇「300 天現金優惠付款計劃」之買方）（一式兩份）
- ☐ the signed Supplemental Letter (if applicable) **(IN DUPLICATE)**  
已簽署的「補充函」（如適用）（一式兩份）  
Note: Each tenderer can only submit ONE Supplemental Letter (if applicable) only.  
註：每位投標者只能提交一份補充函（如適用）。
- ☐ one or more Hong Kong Dollar cashier order(s) issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) and/or cheque(s) in the total amount of 5% of the purchase price you offered and made payable to “Baker & McKenzie”, the Vendor's solicitors (of which at least HK\$100,000 shall be paid by way of cashier order(s)); and

一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共等於閣下出價的 5%、而抬頭人為「貝克・麥堅時律師事務所」（即賣方律師）的港幣銀行本票及/或支票（而其中最少港幣 100,000 元必須以本票支付）；及

☐ copy(ies) of identification document(s) of all tenderers

所有投標人的身份證明文件之副本

I/We hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.

我/我們特此確認我/我們同意上述條款並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣 10 元為代價）。

\_\_\_\_\_  
Signature(s) 簽署

Name of tenderer(s) 投標人的姓名：\_\_\_\_\_

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

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

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

(i)\_\_\_\_\_

(place of incorporation, if applicable 公司成立地點，如適用：(ii)\_\_\_\_\_)

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

Address 地址：\_\_\_\_\_

Telephone number 電話號碼：\_\_\_\_\_

Fax number 傳真號碼：\_\_\_\_\_

Email address 電郵地址：\_\_\_\_\_

Vendor 賣方 : Golden Centurion Limited

Sales Agent for Vendor 賣方銷售代理人 : Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)

Vendor's solicitors Baker & McKenzie 14/F., One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong Tel. No. 電話號碼 2846 2426  
 賣方律師 貝克麥堅時律師事務所 Kong Fax No. 傳真號碼 2810 1149  
 香港鰂魚涌英皇道 979 號太古坊一座 14 樓

|                                                                            |                                                                                            |                                                         |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Purchaser<br>買方                                                            | Purchasers' / Purchaser's Name(s)<br>買方姓名                                                  | HKID No./ Passport No./ B.R.No.<br>香港身份證號碼/護照號碼/商業登記證號碼 |
| (1)                                                                        |                                                                                            |                                                         |
| (2)                                                                        |                                                                                            |                                                         |
| (3)                                                                        |                                                                                            |                                                         |
| (4)                                                                        |                                                                                            |                                                         |
|                                                                            | Directors' names and HKID Nos. (for corporate purchasers only)<br>董事姓名及身份證號碼 (只適用於買方為有限公司) | HKID No./ Passport No.<br>香港身份證號碼/護照號碼                  |
| (1)                                                                        |                                                                                            |                                                         |
| (2)                                                                        |                                                                                            |                                                         |
| Purchaser's Correspondence/<br>Registered Office Address<br>買方通訊 / 註冊辦事處地址 |                                                                                            | Tel. No<br>電話號碼                                         |
|                                                                            |                                                                                            |                                                         |
|                                                                            |                                                                                            |                                                         |

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

|                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and address of the Phase of the Development 發展項目的期數的名稱及地址:<br><div style="text-align: center;"> <b>KOKO ROSSO</b><br/>         (Phase 3A of KOKO HILLS Development KOKO HILLS 發展項目的第 3A 期)<br/>         3 Ko Ling Road 高嶺道 3 號       </div> |                                                                                                                                                                                                                                                                                                                                |
| The Property<br>本物業                                                                                                                                                                                                                              | <b>Please tick (“✓”) the appropriate box beside the property(ies) selected for making offer to purchase<br/>         請於所選作出要約購買之物業旁邊方格內填上剔號 (“✓”)</b>                                                                                                                                                                          |
|                                                                                                                                                                                                                                                  | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <input type="checkbox"/> Flat A on 22nd Floor in Tower 6<br/>第 6 座 22 樓 A 單位         </div> <div style="text-align: center;"> <input type="checkbox"/> Flat A on 25th Floor in Tower 6<br/>第 6 座 25 樓 A 單位         </div> </div> |

**Please tick (“✓”) the applicable Payment Term (請剔選適用之付款方式)**

**Purchase Price and 120-day Cash Payment Plan**

**售價及 120 天現金優惠付款計劃**

|                                                  |            |                                                                                                                                                                                                                                    |
|--------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Purchase Price of the Property is<br>本物業的售價為 | HK\$<br>港幣 | , which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):-<br>元，並須由買方按以下方式付予賣方 (「付款方式」):-                                                                                                   |
| Preliminary Deposit in the sum of<br>臨時訂金為數      | HK\$<br>港幣 | , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement<br>元 (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付                                                                                            |
| Balance of Purchase Price<br>售價餘額                | HK\$<br>港幣 | , which is equal to 95% of the purchase price shall be paid within 120 days after the date on which this Preliminary Agreement is signed (the “Completion Date”).<br>元 (即售價的 95%) 的售價餘額，須於本臨時合約的簽署日期之後的 120 天內由買方繳付或之前 (「成交日期」) 付清 |

**Purchase Price and 300-day Cash Payment Plan**

**售價及 300 天現金優惠付款計劃**

|                                                  |            |                                                                                                                                                                                                                                    |
|--------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Purchase Price of the Property is<br>本物業的售價為 | HK\$<br>港幣 | , which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):-<br>元，並須由買方按以下方式付予賣方 (「付款方式」):-                                                                                                   |
| Preliminary Deposit in the sum of<br>臨時訂金為數      | HK\$<br>港幣 | , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement<br>元 (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付                                                                                            |
| Balance of Purchase Price<br>售價餘額                | HK\$<br>港幣 | , which is equal to 95% of the purchase price shall be paid within 300 days after the date on which this Preliminary Agreement is signed (the “Completion Date”).<br>元 (即售價的 95%) 的售價餘額，須於本臨時合約的簽署日期之後的 300 天內由買方繳付或之前 (「成交日期」) 付清 |

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

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under “Other Terms and Conditions” together with the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement for purchase of the Property herein.

買方在此同意及明白所有上列條件及“其他條款及條件”下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約，以購買本物業。

## OTHER TERMS AND CONDITIONS 其他條款及條件:

- In this Preliminary Agreement —  
在本臨時合約中:
  - “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；
  - “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；
  - the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and  
第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
  - the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.  
第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
- The Preliminary Deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholder.  
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
- It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed —  
按訂約雙方的意向，本臨時合約將會由一份買賣合約 (“正式合約”) 取代，正式合約須 —
  - by the Purchaser on or before \_\_\_\_\_ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and  
由買方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
  - by the Vendor on or before \_\_\_\_\_ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).  
由賣方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
- 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。
- 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。
- The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor’s solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in the standard form prepared by the Vendor’s solicitors without amendment, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.  
買方須於本臨時合約之簽署日期之後五個工作天內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續：(a)簽署一份經賣方代表律師所訂定的標準正式合約，該合約內容一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。
- If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —  
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
  - this Preliminary Agreement is terminated;  
本臨時合約即告終止；

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

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

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

Please refer to the “Schedule 1” attached to this Preliminary Agreement. The said “Schedule 1” forms part of this Preliminary Agreement.  
請參閱隨本臨時合約附上之“附表一”。“附表一”屬本臨時合約一部份。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — fittings, finishes and appliances set out in the Appendix.  
本物業買賣所包括的裝置、裝修物料及設備如下 — 附錄所列明之裝置、裝修物料及設備。

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

11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.  
買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

12. For the purposes of clause 11, the following is the “Warning to Purchasers” —  
就第 11 條而言，“對買方的警告”內容如下 —

a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

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

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

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

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

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

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

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

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

13. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.

買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。本物業成交時，賣方需將本物業交予買方。

14. The sale and purchase of the Property shall be completed at the office of the Vendor’s solicitors during office hours on or before the Completion Date.

本物業買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。

15. Notwithstanding anything to the contrary contained herein, the Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor’s solicitors arising from any sub-sale or nomination by the Purchaser or as a result of the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.

不論本臨時合約含有何等相反的規定，買方必須獨力承擔所有因買方轉售本物業或提名或指派其他人士或個體作為轉讓契的承讓人或賣方因應買方要求簽署一份以上的轉讓契而產生的額外賣方代表律師費。

16. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.  
須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
  - (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (collectively, "DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.  
上手契約鑒證本之費用、所有登記費、圖則費及適當比例之發展項目的公契及管理合約及期數的分公契及管理合約(合稱“公契”)製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。
  - (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.  
買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。
  - (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.  
買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。
17. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment 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、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。
18. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.  
在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。
19. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.  
買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
20. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.  
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
21. Time shall in every respect be of the essence of this Preliminary Agreement.  
本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。
22. If the Property under this Preliminary Agreement consists of a residential unit 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.  
如本臨時合約下的本物業包括住宅單位也同時包括車位，該物業必須由單一份正式買賣合約及其後單一份轉讓契涵蓋。
23. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.  
賣方保留權利修改售價和付款方式及該售價在計算方面之錯誤或遺漏。
24. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.  
買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。
25. This Preliminary Agreement is not preceded by 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。
26. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.  
並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

27. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.  
本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.  
買方已細閱此臨時合約，並完全明白其內容。

Purchaser  
買方

For and on behalf of the Vendor  
賣方代表

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Signature of Purchaser(s)  
買方簽署

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Authorized signature(s) 經授權簽署  
for and on behalf of  
Wheelock Properties (Hong Kong) Limited  
會德豐地產(香港)有限公司

**SCHEDULE 1 附表一**

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附表中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約：

### Flat A on 25/F in Tower 6

第 6 座 25 樓 A 單位

(a) the saleable area of the Property is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet of which —  
 本物業的實用面積為 \_\_\_\_\_ 45.395 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 489 \_\_\_\_\_ 平方呎，其中—  
 \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the balcony;  
 \_\_\_\_\_ 2.000 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 22 \_\_\_\_\_ 平方呎為露台的樓面面積；  
 \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the utility platform;  
 \_\_\_\_\_ 1.500 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 16 \_\_\_\_\_ 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 —

其他量度尺寸為一

the area of the air conditioning plant room is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
 空調機房的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the bay window is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
窗台的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the cockloft is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
閣樓的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

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 parking space is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
停車位的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
天台的面積為\_\_\_\_\_36.355\_\_\_\_\_平方米／\_\_\_\_\_391\_\_\_\_\_平方呎；

the area of the stairhood is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
梯屋的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the terrace is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
前庭的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the yard is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
庭院的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎。

**Flat A on 22/F in Tower 6**

**第 6 座 22 樓 A 單位**

- (a) the saleable area of the Property is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet of which —  
本物業的實用面積為 \_\_\_\_\_ 45.395 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 489 \_\_\_\_\_ 平方呎，其中 —  
\_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the balcony;  
\_\_\_\_\_ 2.000 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 22 \_\_\_\_\_ 平方呎為露台的樓面面積；  
\_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the utility platform;  
\_\_\_\_\_ 1.500 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 16 \_\_\_\_\_ 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 air conditioning plant room is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
空調機房的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the bay window is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
窗台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the cockloft is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
閣樓的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~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 parking space is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
停車位的面積為 \_\_\_\_\_ 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；  
~~the area of the stairhood is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
梯屋的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the terrace is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
前庭的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the yard is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
庭院的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；

## **APPENDIX 附錄**

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

#### 1. Exterior finishes

| Item                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) External wall                  | <p>Façade of residential towers finished with tiles, aluminium cladding, metal louver and grille, curtain wall and glass cladding.</p> <p>Transfer plate finished with aluminum cladding, stone cladding and tiles.</p> <p>Podium finished with glass wall, aluminium cladding, metal louvers and grille, stone cladding and glass cladding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (b) Window                         | <p>Curtain wall with aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass applied for all Bedroom, Bedroom 1, Bedroom 2 and Master Bedroom of all units.</p> <p>Same curtain wall system as above also applied to Living Room and Dining Room of Unit A &amp; C at 25/F of Tower 7 and Kitchen of Unit C at 25/F of Tower 7.</p> <p>Aluminium window frames finished with fluorocarbon coating fitted with clear glass for all Kitchens and Open Kitchen at Unit F at 1/F &amp; 2/F of Tower 6 (except the Kitchen at Unit C at 25/F of Tower 7).</p> <p>Aluminium window frames finished with fluorocarbon coating fitted with obscure glass for Utility Room of Unit C at 25/F of Tower 7 and all Bathrooms if window is provided.</p> |
| (c) Bay window                     | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (d) Planter                        | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (e) Verandah or Balcony            | <p>All balconies are covered.</p> <p>Wall finished with aluminium cladding and ceramic tiles (if applicable).</p> <p>Ceiling finished with aluminium ceiling panels.</p> <p>Floor finished with porcelain tiles.</p> <p>Laminated tempered glass balustrade with aluminium top rail and vertical posts.</p> <p>Curb finished with tiles and aluminium cladding.</p> <p>No verandah is provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                  |
| (f) Drying facilities for clothing | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## 2. Interior finishes

| Item                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Lobby                     | <p>Main Entrance Lobby<br/>Wall finished with wood veneer and wall covering with metal trim. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint and metal trim.</p> <p>Typical Lift Lobby<br/>Wall finished with wall covering, wood veneer, metal, glass and porcelain tile. Floor finished with porcelain tile with metal trim. Gypsum board false ceiling finished with emulsion paint and wood veneer.</p>                                             |
| (b) Internal wall and ceiling | <p>Internal Wall (except Unit B of 22/F of Tower 6)<br/>Living Room, Dining Room and Bedroom finished with emulsion paint.</p> <p>Internal Wall (Unit B of 22/F of Tower 6)<br/>Living room finished with wall covering, stainless steel and emulsion paint.<br/>Dining room, Master bedroom and Bedroom finished with emulsion paint.</p> <p>Ceiling<br/>Ceiling of Living Room, Dining Room and Bedroom finished with emulsion paint and gypsum board bulkhead finished with emulsion paint.</p> |
| (c) Internal floor            | Living Room, Dining Room and Bedroom finished with engineered timber flooring and timber skirting finished in paint. Natural stone border along edge of Open Kitchen and floor adjoining door to Balcony and door to Flat Roof.                                                                                                                                                                                                                                                                    |
| (d) Bathroom                  | <p>All Units (except Units listed in tables below)</p> <p>Wall finished with natural stone, porcelain tile, mirror &amp; metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Metal panel ceiling and gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.</p>                |

For the Units listed in the table below:

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F  | Unit J |
| Tower 6 | 1/F-3/F, 5/F - 12/F, 15/F - 23/F, 25/F   | Unit K |
| Tower 7 | 25/F                                     | Unit E |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit F |

Wall finished with natural stone and porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone & porcelain tile (except those areas covered by vanity counter). Metal panel ceiling and gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.

For the Unit listed in the table below:

|         |      |        |                                |
|---------|------|--------|--------------------------------|
| Tower 7 | 25/F | Unit A | Master Bathroom                |
| Tower 7 | 25/F | Unit C | Master Bathroom and Bathroom 1 |

Wall finished with natural stone, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint and metal trim. Wall finishes run up to the false ceiling.

For the Unit listed in the table below:

|         |      |        |          |
|---------|------|--------|----------|
| Tower 7 | 25/F | Unit A | Bathroom |
|---------|------|--------|----------|

Wall finished with natural stone, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by vanity counter). Gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.

(e) Kitchen

All Units (except the Units listed in tables below)

Wall finished with porcelain tile, ceramic tile & glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Aluminum and gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

For the Units listed in the table below:

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 1/F                                      | Unit A |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit B |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit C |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit D |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit E |
| Tower 6 | 1/F - 2/F                                | Unit F |
| Tower 6 | 3/F, 5/F - 12/F, 15/F - 23/F, 25/F       | Unit H |
| Tower 6 | 2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit J |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit K |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F       | Unit A |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F       | Unit D |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit E |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit F |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit H |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit J |

Wall finished with glazing, plastic laminate and ceramic tile (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone and engineered timber flooring (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

For the Units listed in the table below:

|         |      |        |
|---------|------|--------|
| Tower 7 | 25/F | Unit A |
| Tower 7 | 25/F | Unit C |

Wall finished with natural stone and ceramic tile (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone & metal trim (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint & metal trim. All cooking bench countertop is fitted with solid surface. Wall finishes run up to the false ceiling.

### 3. Interior fittings

Item

Description

(a) Door

Unit Main Entrance

Solid core timber fire rated swing door finished with wood veneer and fitted with lockset, concealed door closer, door guard, eye viewer and door stopper.

Kitchen (All non-open kitchens)

Solid core fire rated timber swing door finished with wood veneer and fitted with fire rated glass vision panel and concealed door closer and door stopper.

All units Bathroom and Master Bathroom (except the Units listed in table below)

Hollow core timber swing door finished with wood veneer and fitted with lockset and door stopper.

For the Units listed at below:

|         |                                    |                    |
|---------|------------------------------------|--------------------|
| Tower 6 | 1/F, 2/F                           | Unit A, E, F       |
| Tower 6 | 3/F                                | Unit A, E, F, H    |
| Tower 6 | 5/F-12/F, 15/F-23/F, 25/F          | Unit A, E, F, H    |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F | Unit B, C, D, H, J |
| Tower 7 | 25/F                               | Unit A, C, E, H, J |

Hollow core timber swing door finished with wood veneer and stainless steel trim with louver and fitted with lockset and door stopper.

For the Units listed at below:

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F  | Unit J |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit K |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit F |

Hollow core timber sliding door finished with wood veneer and stainless steel trim with louver and fitted with lockset.

#### Bathroom

Hollow core timber swing door finished with wood veneer and fitted with lockset and door stopper.

#### Store (Under Staircase) (Unit A & C of 25/F of Tower 7)

Hollow core timber swing door finished with paint and fitted with lockset and door stopper.

#### Utility Room (Unit A & C of 25/F of Tower 7)

Solid core timber swing door finished with wood veneer and fitted with lockset and door stopper.

#### Restroom inside Utility Room

Aluminium framed sliding glass door finished with paint and fitted with lockset.

#### Balcony/Utility Platform

Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset.

#### Flat Roof

Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset at the following Living Room and Dining Room.

|         |     |                                 |
|---------|-----|---------------------------------|
| Tower 6 | 1/F | Unit A, B, E, F & K             |
| Tower 6 | 2/F | Unit J                          |
| Tower 6 | 3/F | Unit G & H                      |
| Tower 7 | 1/F | Unit A, B, C, D, E, F, G, H & J |

#### Flat Roof

Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset at the following Master Bedroom.

|         |      |        |
|---------|------|--------|
| Tower 6 | 1/F  | Unit F |
| Tower 7 | 25/F | Unit A |

#### Door to roof

Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset at the following unit.

|         |      |        |
|---------|------|--------|
| Tower 7 | 25/F | Unit A |
| Tower 7 | 25/F | Unit C |

#### (b) Bathroom

Shelfed wooden mirror cabinet finished with plastic laminate, stainless steel trim, acrylic diffuser face lighting & natural stone shelf. Wooden vanity counter finished with plastic laminate, natural stone countertop, stainless steel trim & resin laminate.

Fittings and equipment include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome plated hook and chrome-plated toilet paper holder.

Copper pipes are used for cold and hot water supply system.

Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer, shower set and stainless steel curtain track in bathrooms with bathtub.

Tempered glass shower cubicle with chrome-plated shower mixer and shower set in bathrooms with shower cubicle.

- (c) Kitchen Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Wooden kitchen cabinet finished with lacquer paint, plastic laminate, stainless steel and aluminium trim finish.
- Copper pipes for cold and hot water supply system.
- Please refer to item 2(e) for the material and finishes of cooking bench.
- (d) Bedroom No fittings. (except Unit B of 22/F of tower 6)
- Unit B of 22/F of Tower 6  
Master bedroom with timber open shelves wardrobe finished with wood veneer and metal rack, wood veneer shelving cabinet, wood veneer make up desk, fabric curtain and metal curtain track.
- Bedroom with timber open shelves wardrobe finishes with wood veneer and metal rack, wood veneer shelving cabinet, fabric curtain and metal curtain track.
- (e) Telephone Telephone connection points are provided.
- (f) Aerials TV/FM outlets for local TV/FM radio programmes are provided.
- (g) Electrical installations Single-phase electricity supply with Miniature Circuit Breakers distribution board are provided for residential units as below:
- Tower 6  
Unit A on 2/F & Unit A, F & G on 3/F, 5/F-12/F, 15/F-23/F & 25/F
- Tower 7  
Unit B, C & G on 1/F-3/F, 5/F-12/F, 15/F-23/F & Unit G on 25/F
- Three-phase electricity supply with Miniature Circuit Breakers distribution board are provided for other residential units.
- All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead.
- (h) Gas Supply Towngas piping are installed and connected to gas water heater(s) and gas hob(s) at the following residential units:
- Tower 6  
Unit A on 2/F & Unit A, F & G on 3/F, 5/F-12/F, 15/F-23/F & 25/F
- Tower 7  
Unit B, C & G on 1/F-3/F, 5/F-12/F, 15/F-23/F & Unit A, C & G on 25/F
- Other residential units do not have gas supply.
- (i) Washing Machine Connection Point Water inlet connection point of a design of 15mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine.
- (j) Water Supply Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.
- Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling / bulkhead / cabinet, except that exposed water pipes in Restroom inside Utility Room are not enclosed.
- Hot water is available.

#### 4. Miscellaneous

- | Item      | Description                                                    |
|-----------|----------------------------------------------------------------|
| (a) Lifts | Residential Tower<br>6 "Hitachi" passenger lifts are provided. |

| Block Name | Model Numbers | Lift Numbers | Floors Served                              |
|------------|---------------|--------------|--------------------------------------------|
| Tower 6    | MCA-950-CO150 | 14           | LG1/F,G/F, 1/F-3F,5/F-12/F, 15/F-23/F,25/F |
|            | MCA-900-CO150 | 15 - 16      |                                            |
| Tower 7    | MCA-950-CO150 | 17           |                                            |
|            | MCA-900-CO150 | 18 - 19      |                                            |

- (b) Letter Box Stainless steel.
- (c) Refuse Collection Refuse storage and material recovery room is provided at the following area: Common area of each residential floor.  
Refuse storage and material recovery chamber is provided at LG1/F (within Phase 1) for collection and removal of refuse by cleaners.
- (d) Water Meter, Electricity Meter and Gas Meter A separate water meter for individual residential unit is provided in water meter cabinet on each residential floor of towers. A separate electricity meter for individual residential unit is provided in electrical meter room on each residential floor of towers.
- A separate town gas meter is located in the kitchen of each residential unit listed below:
- Tower 6  
Unit A on 2/F & Unit A , F & G on 3/F, 5/F-12/F, 15/F-23/F & 25/F
- Tower 7  
Unit B, C & G on 1/F-3/F, 5/F-12/F, 15/F-23/F & Unit A,C & G on 25/F

## 5. Security Facilities

CCTV cameras are provided at entrances of the development, main entrance lobbies of the residential tower, landscaped area, clubhouse, carpark, Temporary Refuge Space (T.R.S.), R/F staircase exit, G/F lift lobbies, and lift cars and connected to caretaker's counter. Each residential unit is equipped with a video door-phone adjacent to main entrance door.

Smart card readers and QR code readers for access control are provided at entrances of the development, main entrance lobbies, clubhouse entrance and inside lift cars (Lift no 14-16 & 17-19).

## 6. Kitchen Appliances

For the following 1-bedroom Units of Tower

Cooker Hood, Induction Hob, Steam Oven, Fridge-freezer and Washer Dryer are provided

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 2/F, 3/F, 5/F – 12/F, 15/F – 23/F, 25/F  | Unit J |
| Tower 6 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit K |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit J |

For the following 2-bedroom Units of Tower

Cooker Hood, Induction Hob, Oven with Steam, Fridge-freezer and Washer Dryer are provided

|         |                                          |                    |
|---------|------------------------------------------|--------------------|
| Tower 6 | 1/F                                      | Unit A             |
| Tower 6 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit B, C, D and E |
| Tower 6 | 1/F, 2/F                                 | Unit F             |
| Tower 6 | 3/F, 5/F – 12/F, 15/F – 23/F, 25/F       | Unit H             |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F       | Unit A and D       |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit E, H and J    |

For the following 2-bedroom Units of Tower

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Oven with Steam, Fridge-freezer and Washer Dryer are provided

|         |                                          |              |
|---------|------------------------------------------|--------------|
| Tower 6 | 2/F, 3/F, 5/F – 12/F, 15/F – 23/F, 25/F  | Unit A       |
| Tower 6 | 3/F, 5/F – 12/F, 15/F – 23/F, 25/F       | Unit F and G |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F       | Unit B and C |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit G       |

For the following 3-bedroom Units of Tower

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Oven, Steam oven with microwave, Fridge-freezer, Washer Dryer and Coffee Machine are provided

|         |      |              |
|---------|------|--------------|
| Tower 7 | 25/F | Unit A and C |
|---------|------|--------------|

## 7. Other Provisions

Air-conditioners are provided in all living room/dining room, master bedroom, bedroom/bedroom 1, bedroom 2 & utility room inside residential units.

Video door phone, wireless router (for home automation system), infrared transmitter (for air-conditioner control), IP camera, Thermo Ventilator, water heater are provided inside residential units.

Duct type ventilation fans / Duct type ventilation Booster fans are provided inside residential units.

Glass break sensor, Indoor Motion Detector and Outdoor Motion Detector are provided inside the following residential units

|         |     |                                   |
|---------|-----|-----------------------------------|
| Tower 6 | 1/F | Unit A, B, C, D, E, F and K       |
| Tower 6 | 2/F | Unit J                            |
| Tower 6 | 3/F | Unit F, G and H                   |
| Tower 7 | 1/F | Unit A, B, C, D, E, F, G, H and J |

Bluetooth speaker and wireless bluetooth amplifier are provided inside the following residential units

|         |      |              |
|---------|------|--------------|
| Tower 7 | 25/F | Unit A and C |
|---------|------|--------------|

## 1. 外部裝修物料

| 細項        | 描述                                                                                                                                                                                                                   |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) 外牆    | 住宅大樓外牆鋪砌瓷磚、鋁質蓋板、金屬百葉及裝飾架、幕牆及玻璃蓋板。<br>轉換層鋪砌鋁質蓋板、石蓋板及鋪砌瓷磚。<br>平台鋪砌玻璃牆、鋁質蓋板、金屬百葉及裝飾架、石蓋板、玻璃蓋板。                                                                                                                          |
| (b) 窗     | 玻璃幕牆連氟化碳噴塗層鋁窗框鑲透明中空玻璃（IGU）裝設於所有單位之睡房、睡房1、睡房2及主人睡房。<br>同樣的玻璃幕牆系統裝設於第7座25樓A及C單位之客廳及飯廳，以及第7座25樓C單位之廚房。<br><br>氟化碳噴塗層鋁窗框鑲清玻璃裝設於所有廚房，以及第6座1樓及2樓F單位之開放式廚房（但不包括第7座25樓C單位之廚房）。<br><br>氟化碳噴塗層鋁窗框鑲磨砂玻璃裝設於第7座25樓C單位之工作間及所有有窗浴室。 |
| (c) 窗台    | 不適用。                                                                                                                                                                                                                 |
| (d) 花槽    | 不適用。                                                                                                                                                                                                                 |
| (e) 陽台或露台 | 所有露台為有蓋。<br><br>牆壁裝設鋁板及鋪設瓷磚(如適用)。<br>天花裝設鋁板天花。<br><br>地板鋪設高溫瓷磚。<br>裝設夾層鋼化玻璃欄杆配以鋁質頂欄及企柱。<br>圍邊鋪設瓷磚及裝設鋁板。<br><br>不設陽台。                                                                                                 |
| (f) 乾衣設施  | 不適用。                                                                                                                                                                                                                 |

## 2. 室內裝修物料

### 細項

### 描述

#### (a) 大堂

##### 入口大堂

牆身鋪砌以木皮、牆紙及金屬線飾面。地板以天然石材鋪砌。假天花裝設髹上乳膠漆的石膏板及金屬線飾面。

##### 住宅升降機大堂

牆身以牆紙、木皮、金屬、玻璃飾面及高溫瓷磚鋪砌。地板以高溫瓷磚及金屬線鋪砌。假天花裝設髹上乳膠漆的石膏板及配以木皮飾面。

#### (b) 內牆及天花板

##### 內牆（第6座22樓B單位除外）

客廳、飯廳及睡房髹上乳膠漆。

##### 內牆（第6座22樓B單位）

客廳 — 牆身以牆紙、不銹鋼飾面及髹上乳膠漆。

飯廳、主人睡房及睡房 — 牆身髹上乳膠漆。

##### 天花板

客廳、飯廳及睡房天花髹上乳膠漆，及裝設髹上乳膠漆的石膏板假陣。

#### (c) 內部地板

客廳、飯廳及睡房內部地板以複合木鋪砌，及配以油漆飾面木腳線。開放式廚房、通往露台門及平台門之內部地板圍邊部分以天然石鋪砌。

#### (d) 浴室

##### 所有單位（以下各表格所列單位除外）

牆身以天然石材、高溫瓷磚、鏡及金屬線飾面鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以高溫瓷磚鋪砌（浴缸底及面盆櫃底除外）。裝設金屬天花及石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 2樓、3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | K單位 |
| 第7座 | 25樓                      | E單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | F單位 |

牆身以天然石材及高溫瓷磚鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以天然石材及高溫瓷磚鋪砌（面盆櫃底除外）。裝設金屬天花及石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |     |     |          |
|-----|-----|-----|----------|
| 第7座 | 25樓 | A單位 | 主人浴室     |
| 第7座 | 25樓 | C單位 | 主人浴室及浴室1 |

牆身以天然石材、鏡及金屬線飾面鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |     |     |    |
|-----|-----|-----|----|
| 第7座 | 25樓 | A單位 | 浴室 |
|-----|-----|-----|----|

牆身以天然石材、鏡及金屬線飾面鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以天然石材（面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。

(e) 廚房

所有單位（除以下各表格所列單位）

牆身以高溫瓷磚、瓷磚及玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以高溫瓷磚鋪砌（廚櫃底除外）。裝設鋁板及石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 1樓                       | A單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | B單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | C單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | D單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | E單位 |
| 第6座 | 1樓至2樓                    | F單位 |
| 第6座 | 3樓、5樓至12樓、15樓至23樓、25樓    | H單位 |
| 第6座 | 2樓至3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | K單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓     | A單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓     | D單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | E單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | F單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | H單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |

牆身以玻璃、膠板飾面、油漆、金屬條及瓷磚（廚櫃背牆身及假天花以上除外）。地板以天然石材及複合木地板鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |     |     |
|-----|-----|-----|
| 第7座 | 25樓 | A單位 |
| 第7座 | 25樓 | C單位 |

牆身以天然石材及瓷磚鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材及金屬線飾面鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

### 3. 室內裝置

#### 細項

##### (a) 門

描述

單位入口

選用木皮飾面實心防火木掩門，配以門鎖、隱藏式氣鼓、防盜扣、防盜眼及門擋。

廚房（所有非開放式廚房）

選用木皮飾面實心防火木掩門，裝設防火玻璃小窗，隱藏式氣鼓及門擋。

所有單位的浴室及主人浴室(除以下表格所列單位)

選用木皮飾面空心木掩門，配以門鎖及門擋。

以下表格所列單位：

|     |                      |             |
|-----|----------------------|-------------|
| 第6座 | 1樓、2樓                | A、E、F單位     |
| 第6座 | 3樓                   | A、E、F、H單位   |
| 第6座 | 5樓至12樓、15樓至23樓、25樓   | A、E、F、H單位   |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓 | B、C、D、H、J單位 |
| 第7座 | 25樓                  | A、C、E、H、J單位 |

選用木皮飾面及不銹鋼飾邊百葉空心木掩門，配以門鎖及門擋。

以下表格所列單位:

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 2樓、3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | K單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | F單位 |

選用木皮飾面，不銹鋼飾邊及百葉空心木趟門，配以門鎖。

睡房

選用木皮飾面空心木掩門，配以門鎖及門擋。

樓梯底下儲物房(第7座25樓A及C單位)

選用油漆飾面空心木掩門，配以門鎖及門擋。

工作間（第7座25樓A及C單位）

選用木皮飾面防火木掩門，配以門鎖及門擋。

工作間內之洗手間

選用油漆鋁框玻璃趟門，配以門鎖。

露台/工作平台

鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖。

平台

鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖於以下單位之客廳及飯廳

|     |    |                        |
|-----|----|------------------------|
| 第6座 | 1樓 | A、B、E、F 及 K 單位         |
| 第6座 | 2樓 | J 單位                   |
| 第6座 | 3樓 | G 及 H 單位               |
| 第7座 | 1樓 | A、B、C、D、E、F、G、H 及 J 單位 |

平台

鋁框掩門配有氟化碳噴塗層鑲強化透明玻璃及門鎖於以下單位之主人睡房

|     |     |      |
|-----|-----|------|
| 第6座 | 1樓  | F 單位 |
| 第7座 | 25樓 | A 單位 |

門往天台

鋁框掩門配有氟化碳噴塗層鑲強化透明玻璃及門鎖於以下單位

|     |     |      |
|-----|-----|------|
| 第7座 | 25樓 | A 單位 |
| 第7座 | 25樓 | C 單位 |

## (b) 浴室

裝設木層架鏡櫃配以膠板飾面、不銹鋼飾邊、亞加力膠片臉燈及配置天然石層架。

木面盆櫃配以膠板飾面、天然石檯面、不銹鋼飾邊及樹脂飾面。

裝置及設備包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻掛鉤及鍍鉻廁紙架。

冷熱水供水系統採用銅喉管。

設有浴缸之浴室配備鋼板浴缸（1500毫米長 X 700毫米闊 X 420毫米深）、鍍鉻浴缸龍頭、花灑套裝及不銹鋼浴簾路軌。

設有淋浴間之浴室配備鋼化玻璃淋浴間及鍍鉻淋浴龍頭及花灑套裝。

- (c) 廚房 裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。木製廚櫃以油漆飾面、膠板、不銹鋼和鋁飾面組成。
- 冷熱水供水系統採用銅喉管。
- 灶台的用料及裝修物料見第2(c)細項。
- 其他裝置及設備的類型：安裝在開放式廚房（如適用）內或附近的消防裝置及設備 — 消防花灑頭及多傳感感應器。
- (d) 睡房 沒有任何裝置。（第6座22樓B單位除外）
- 第6座22樓B單位  
主人睡房以裝設木製開放式衣櫃配木皮飾面連金屬架、木飾面層架櫃、木飾面梳妝枱、布窗簾及金屬窗簾路軌。
- 睡房以裝設木製開放式衣櫃配木皮飾面連金屬架、木飾面層架櫃、布窗簾及金屬窗簾路軌。
- (e) 電話 裝設有電話接駁點。
- (f) 天線 裝設電視及電台插座，可接收本地電視及電台節目。
- (g) 電力裝置 下列住宅單位提供單相電力配電箱並裝設有漏電斷路器：
- 第6座  
2樓A單位及3樓、5樓至12樓、15樓至23樓及25樓A、F及G單位
- 第7座  
1樓至3樓、5樓至12樓及15樓至23樓B、C及G單位及25樓G單位
- 其他住宅單位則提供三相電力配電箱並裝設有漏電斷路器。
- 除置於或掩蓋於磚牆、假天花及假陣之導管外，其餘導管均隱藏於混凝土內。
- (h) 氣體供應 以下每戶均裝置煤氣喉管及接駁至住宅單位之煤氣熱水爐和煤氣煮食爐：
- 第6座  
2樓A單位及3樓、5樓至12樓、15樓至23樓及25樓A、F及G單位
- 第7座  
1樓至3樓、5樓至12樓及15樓至23樓B、C及G單位及25樓A、C及G單位
- 其他住宅單位並無氣體供應。
- (i) 洗衣機接駁點 設有洗衣機來水接駁喉位（其設計為直徑15毫米）及去水接駁喉位（其設計為直徑40毫米）。
- (j) 供水 冷熱水供水系統採用銅喉管。沖水供水系統採用UPVC膠喉管。
- 水管部分隱藏、部分外露。外露水管被假天花/假陣/櫃掩蓋，除工作間內的洗手間之外露水管並無被掩蓋。
- 有熱水供應。

#### 4. 雜項

##### 細項

##### (a) 升降機

##### 描述

##### 住宅大樓

設有6部「日立」牌載客升降機。

| 大廈名稱 | 型號            | 升降機編號 | 升降機服務之樓層          |
|------|---------------|-------|-------------------|
| 第6座  | MCA-950-CO150 | 14    | 低層地下1樓、地下、1樓至3樓、5 |

|     |               |         |                       |
|-----|---------------|---------|-----------------------|
|     | MCA-900-CO150 | 15 - 16 | 樓至12樓、<br>15樓至23樓、25樓 |
| 第7座 | MCA-950-CO150 | 17      |                       |
|     | MCA-900-CO150 | 18 - 19 |                       |

(b) 信箱 不銹鋼。

(c) 垃圾收集 垃圾及物料回收室位於以下位置：  
大廈每層住宅之公用地方

垃圾收集及物料回收房設於(在第一期內的)低層地下1樓。垃圾由清潔工人收集及運走。

(d) 水錶、電錶及氣體錶 戶住宅單位之獨立水錶安裝於大廈每層住宅樓層之水錶箱內。每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶房內。

獨立煤氣錶安置於以下單位之廚房內：

第6座

2樓A單位及3樓、5樓至12樓、15樓至23樓及25A、F及G單位

第7座

1樓至3樓、5樓至12樓及15樓至23樓B、C及G單位及25樓A、C及G單位

## 5. 保安設施

發展項目之入口、住宅大樓之入口大堂、園景區、會所、停車場、臨時避難空間、天台樓梯出口、地下升降機大堂及升降機內均設閉路電視接駁到管理員櫃檯。每個住宅單位大門旁均裝設可視對講機系統。

發展項目之入口、住宅入口大堂、會所入口及升降機內（升降機編號 14-16及17-19）均裝有智能卡閱讀器及二維碼閱讀器。

## 6. 廚房設備

以下大廈的1房單位

裝置抽油煙機，電磁煮食爐，蒸爐，雪櫃連冰箱及洗衣乾衣機。

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 2樓，3樓，5樓-12樓，15樓-23樓及25樓 | J單位 |
| 第6座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | K單位 |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | F單位 |

以下大廈的2房單位

裝置抽油煙機，電磁煮食爐，蒸焗爐，雪櫃連冰箱及洗衣乾衣機。

|     |                          |           |
|-----|--------------------------|-----------|
| 第6座 | 1樓                       | A單位       |
| 第6座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | B，C，D及E單位 |
| 第6座 | 1樓及2樓                    | F單位       |
| 第6座 | 3樓，5樓-12樓，15樓-23樓及25樓    | H單位       |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓     | A及D單位     |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | E，H及J單位   |

以下大廈的2房單位

裝置抽油煙機，煤氣煮食爐(炒鑊用)，煤氣煮食爐(雙爐頭)，蒸焗爐，雪櫃連冰箱及洗衣乾衣機。

|     |                          |       |
|-----|--------------------------|-------|
| 第6座 | 2樓，3樓，5樓-12樓，15樓-23樓及25樓 | A單位   |
| 第6座 | 3樓，5樓-12樓，15樓-23樓及25樓    | F及G單位 |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓     | B及C單位 |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | G單位   |

以下大廈的3房單位

裝置抽油煙機，煤氣煮食爐(炒鑊用)，煤氣煮食爐(雙爐頭)，燒烤爐，焗爐，蒸爐連微波爐，雪櫃連冰箱，洗衣乾衣機及咖啡機。

|     |     |          |
|-----|-----|----------|
| 第7座 | 25樓 | A 及 C 單位 |
|-----|-----|----------|

## 7.其他配套

所有住宅單位的客廳/ 飯廳、主人睡房、睡房、睡房 1、睡房 2 及工作間均配備空調機。

所有住宅單位均配備可視對講系統、無線路由器(用於家居智能系統)、紅外線發射器 (用於空調機控制)、網絡攝影機、浴室寶及熱水爐。

所有住宅單位均配備風喉式抽氣扇。

以下住宅單位均配備玻璃破碎感應器、室內紅外線感應器及室外紅外線感應器:

|     |     |                               |
|-----|-----|-------------------------------|
| 第六座 | 1 樓 | A, B, C, D, E, F 及 K 單位       |
| 第六座 | 2 樓 | J 單位                          |
| 第六座 | 3 樓 | F, G 及 H 單位                   |
| 第七座 | 1 樓 | A, B, C, D, E, F, G, H 及 J 單位 |

以下住宅單位均配備藍牙揚聲器及無線藍牙擴音器

|     |      |          |
|-----|------|----------|
| 第七座 | 25 樓 | A 及 C 單位 |
|-----|------|----------|

**WARNING TO PURCHASERS**

**PLEASE READ CAREFULLY**

**對買方的警告  
買方請小心閱讀**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數的名稱： KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the “Property” “本物業”)

Purchaser(s) 買方： \_\_\_\_\_

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

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

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this       day of  
公曆    年    月    日

Signature of Purchaser(s)  
買方簽署 : \_\_\_\_\_

To: Golden Centurion Limited (“the Vendor” “賣方”)  
From: \_\_\_\_\_ (the “Purchaser” “買方”)

Dear Sirs,  
敬啟者

**Re :Declaration of Relationship with the Vendor 與賣方關係的聲明**

Name of the Phase of the Development: KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數的名稱: KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof )]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the “Property” “該物業”)

We/I hereby confirm that we/I [are/am] or [are not/am not]\*:-

- (a) a director of the Vendor, or a parent, spouse or child of such a director;
- (b) a manager of the Vendor;
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (d) an associate corporation or holding company of the Vendor;
- (e) a director of such an associate corporation or holding company, or a parent, spouse, child of such a director; or
- (f) a manager of such an associate corporation or holding company.

holding company of the Vendor (賣方的控股公司) means Myers Investments Limited, Wheelock Properties Limited and Seareef Holdings Limited;

associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;

subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)

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

private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

We/I declare that the above information is accurate and complete.

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

*\*Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是\*：-

- (a) 賣方的董事，或該董事的父母、配偶或子女；
- (b) 賣方的經理；
- (c) 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) 賣方的有聯繫法團或控股公司；
- (e) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
- (f) 上述有聯繫法團或控股公司的經理；

賣方的控股公司 (holding company of the Vendor) 指 Myers Investments Limited、會德豐地產有限公司及 Seareef Holdings Limited；

有聯繫法團(associate corporation)就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控股公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以書面通知貴公司。

*\*刪除不適用者*

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。

Signature of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期：

**Personal Data Collection Statement**  
**收集個人資料聲明**

Name of the Phase of the Development:  
發展項目期數的名稱：

KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Vendor 賣方: Golden Centurion Limited

Purchaser(s) 買方: \_\_\_\_\_

**Please read the following notes carefully as they contain important information about how we would like to use your personal data.**

敬請閣下細閱下列各項須知，因其載有關於我們希望如何使用閣下的個人資料之重要資訊

Wheelock Properties (Hong Kong) Limited (“WPHKL”) wish to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “**personal data**”) for the purposes of:

會德豐地產(香港)有限公司(「會德豐地產代理」)擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：

(i) dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Phase by the Vendor, Wheelock Properties Limited (“the **Developer**”) and WPHKL, protecting their interests in the Phase, and monitoring the work of WPHKL by the Vendor and the Developer (“**Obligatory Purposes**”); and

(i) 供賣方、會德豐地產有限公司(「發展商」)以及會德豐地產代理處理與閣下購買期數的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在期數中的權益，以及供賣方及發展商監督會德豐地產代理的工作(「強制性用途」)；及

(ii) sales and direct marketing to you by WPHKL and/or the Developer regarding investment opportunities in the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Phase and conducting marketing, sale and statistical analysis (“**Voluntary Purposes**”).

(ii) 供會德豐地產代理及/或發展商就在期數的投資機會向閣下作出銷售及直接促銷，包括但不限於向閣下作出在期數的住宅單位及/或車位的直接促銷，以及進行促銷、銷售及統計分析(「自願性用途」)。

Your personal data is required by WPHKL for the Obligatory Purposes. If you do not provide your personal data to WPHKL for these purposes, WPHKL will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Phase and/or administrative matters relating to the same.

會德豐地產代理乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予會德豐地產代理作此等用途，會德豐地產代理將不能夠作出強制性用途，這可能對閣下購買在期數中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Purposes are only voluntary purposes and you are not obliged to consent to the use of your personal data for these purposes if you do not wish WPHKL and/or the Developer to use your personal data for direct marketing in relation to the investment opportunities in the Phase including but not limited to the residential units and parking spaces in the Phase, or marketing, sale and statistical analysis.

自願性用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商使用閣下的個人資料於期數中的投資機會(包括但不限於在期數的住宅單位及/或車位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

WPHKL may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.

除非已獲得閣下有關於此等使用或提供的書面同意，會德豐地產代理不得使用或提供閣下的個人資料作自願性用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Purposes. WPHKL will not transfer your personal data to any other person without your consent.

會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) 將會把閣下的個人資料提供及轉移予發展商作強制性用途，及 (ii) 如果閣下同意及提供書面同意，將會把閣下的個人資料提供及轉移予發展商，而前述各方繼而可使用閣下的個人資料作自願性用途。在沒有閣下同意下，會德豐地產代理不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require WPHKL and/or the Developer at any time to cease using your personal data for the Voluntary Purposes and WPHKL and/or the Developer must so cease, without charge.

閣下可隨時撤回閣下的同意並要求會德豐地產代理及/或發展商停止使用閣下的個人資料作自願性用途，而會德豐地產代理及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. WPHKL will not retain your personal data if you withdraw your consent and request WPHKL to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, and withdrawal of your consent or occurrence of other circumstances where your personal data is no longer required, WPHKL will destroy your personal data as soon as practicable after WPHKL are no longer obliged to retain such data by law.

會德豐地產代理將只在為落實強制性用途及(如果閣下同意)自願性用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理停止如此使用閣下的個人資料，會德豐地產代理將不會保留該等資料。在落實強制性用途及(如果閣下同意)自願性用途後、閣下撤回同意或者出現發生不再需要閣下的個人資料之其他情況時，會德豐地產代理將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

You may at any time request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact WPHKL at the addresses below by stating your communication as "Confidential".

閣下可隨時要求查閱及/或改正在會德豐地產代理的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與會德豐地產代理聯絡，並在閣下的通訊註明「保密」字樣。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data and (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料及 (2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer

Wheelock Properties (Hong Kong) Limited

Address: 2nd Floor, One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong (Marked "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港黃竹坑香葉道2號 One Island South 2樓 (註明「保密」字樣)

\*\*\*\*\*

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- ☐ By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Purposes described above and transfer my personal data to the Developer for the Voluntary Purposes described above.)
- ☐ 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性用途並把本人的個人資料轉移予發展商作上述自願性用途。)

Signature of Purchaser(s) 買方簽署：\_\_\_\_\_

Name of Purchaser(s) 買方姓名：\_\_\_\_\_

Date 日期：\_\_\_\_\_

If there is any inconsistency between the English and Chinese version, the English version shall prevail.

英文版本與中文版本如有任何抵觸，應以英文版本為準。

## **Declaration in relation to Intermediary**

### **有關中介人的聲明**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
("the Property" "該物業")

Vendor 賣方: Golden Centurion Limited

Purchaser(s) 買方: \_\_\_\_\_

1. 買方確認經由下述人士介紹到賣方簽署臨時買賣合約購買該物業：  
The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to the Vendor for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

地產代理姓名 Name of estate agent : \_\_\_\_\_

地產代理牌照號碼 EAA Licence No. : \_\_\_\_\_

所屬地產代理公司名稱 Estate Agency: \_\_\_\_\_

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方確認知悉及確認以下各項：

The Purchaser(s) acknowledge and confirm the followings:

- (a) 任何中介人均沒有代賣方作出、亦沒有被賣方授權或批准代賣方作出任何口頭或書面的協議、陳述、承諾或保證。賣方不須就任何中介人所作出的任何協議、陳述、承諾或保證（如有）向買方或其他人以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。

Each Intermediary did not make and is not authorized or permitted by the Vendor to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor. The Vendor is not and will not be liable in any way whatsoever to the Purchaser or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary and is not and will not in any circumstances be liable to perform the same for any Intermediary.

- (b) 賣方及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義，在購買上述該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。

The Vendor and its staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser or any Intermediary. If there are any person(s) 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 (I.C.A.C.).

- (c) 賣方並無授權任何中介人向買方收取任何費用或佣。

The Vendor did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

- (d) 買方與任何中介人之任何纏繞，一概與賣方無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。

The Vendor is not and will not be involved in any dispute between the Purchaser and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

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

買方簽署 PURCHASER(S): \_\_\_\_\_

Date 日期 :

**Acknowledgement Letter regarding Flat Roof/ Roof**

**有關平台 / 天台的確認函**

*(only applicable to Flat A on 25/F in Tower 6)*

*(只適用於第 6 座 25 樓 A 單位)*

Name of the Phase of the Development :  
發展項目期數名稱 :

KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with ~~roof/flat roof~~)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the "Property" "該物業")

The Vendor 賣方 : Golden Centurion Limited

Purchaser(s) 買方 : \_\_\_\_\_

致：賣方

To: the Vendor

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前明白和接納：

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") of the Property that:-

根據發展項目的主公共契約及管理協議（「主公契」），管理人有權在構成單位（定義見主公契）的露台、工作平台、梯屋（及梯屋頂）、平台、天台或花園的上空操作、使用及移動吊船、其他管理設備或裝置，以檢修、清潔、優化、保養、維修、翻新、裝飾、改善及／或更換期數任何外部的任何部分。

Pursuant to the Principal Deed of Mutual Covenant and Management Agreement ("Principal DMC") of the Development, the manager will have the right to operate, use and move the gondola, other equipment or device of management through the airspace over any balcony, utility platform, stairhood (and the top of stairhood), flat roof, roof or garden forming part of any Unit (as defined in the Principal DMC) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Phase.

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

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

本文件並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門批准為準。

This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments.

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

本人 / 吾等確認及聲明本人 / 吾等同意購入該物業時已完全知悉並接受和同意上述事項。

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

agree of the above.

經妥當及謹慎考慮本函之內容後，我/我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署

Signature of Purchaser(s)

\_\_\_\_\_  
日期 *Date*: \_\_\_\_\_

**Acknowledgement Letter regarding Window Limiter of Openable Windows**  
**有關開窗限制器的確認函**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Tower \_\_ 座 Floor \_\_ 樓 Flat \_\_ 單位 [(with flat roof/roof 連同平台/天台)]  
(the “Property” “該物業”)

The Vendor 賣方 : Golden Centurion Limited

The Purchaser 買方 : \_\_\_\_\_

致：賣方

To: the Vendor

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前明白和接納：

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the “Preliminary Agreement”) of the Property that:-

該物業浴室的窗戶設有開窗限制器以防止與鄰近的該物業廚房的窗戶碰撞，有關窗戶將不能完全開啟。

Window limiters are installed at the windows located in the Bathroom of the Property to avoid clashing with adjacent windows located in the Kitchen of the Property. Such window cannot be fully opened.

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

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

本文件並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門批准為準。

This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments.

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

本人／吾等確認及聲明本人／吾等同意購入該物業時已完全知悉並接受和同意上述事項。

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

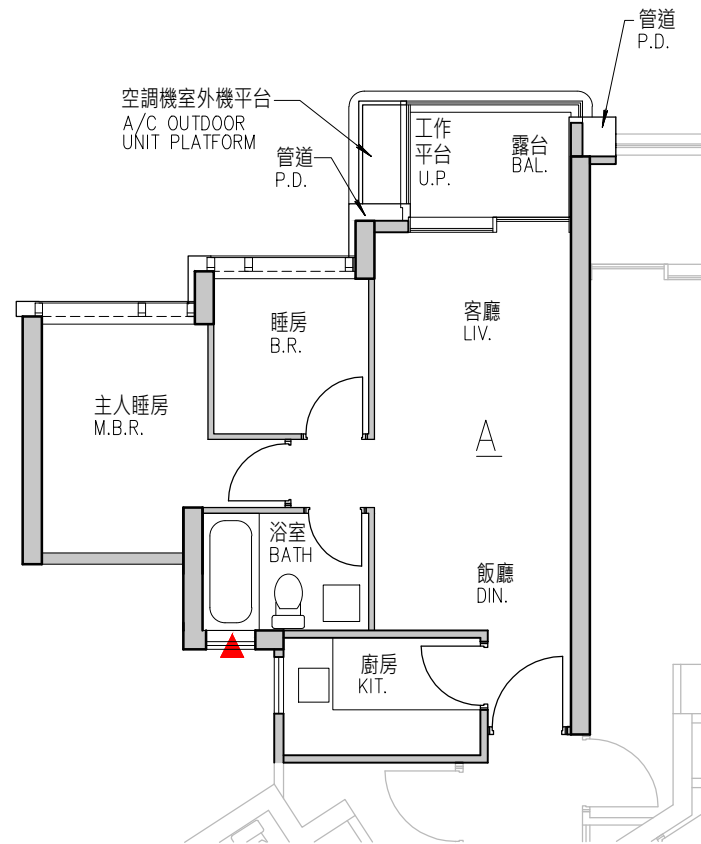
經妥當及謹慎考慮本函之內容後，我／我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署  
*Signed by the Purchaser*

日期 *Date:* \_\_\_\_\_

TOWER 6 FLAT A  
22/F FLOOR PLAN  
第6座 A單位  
22樓樓面平面圖



Scale 比例:  
M/米 0 1 2 5

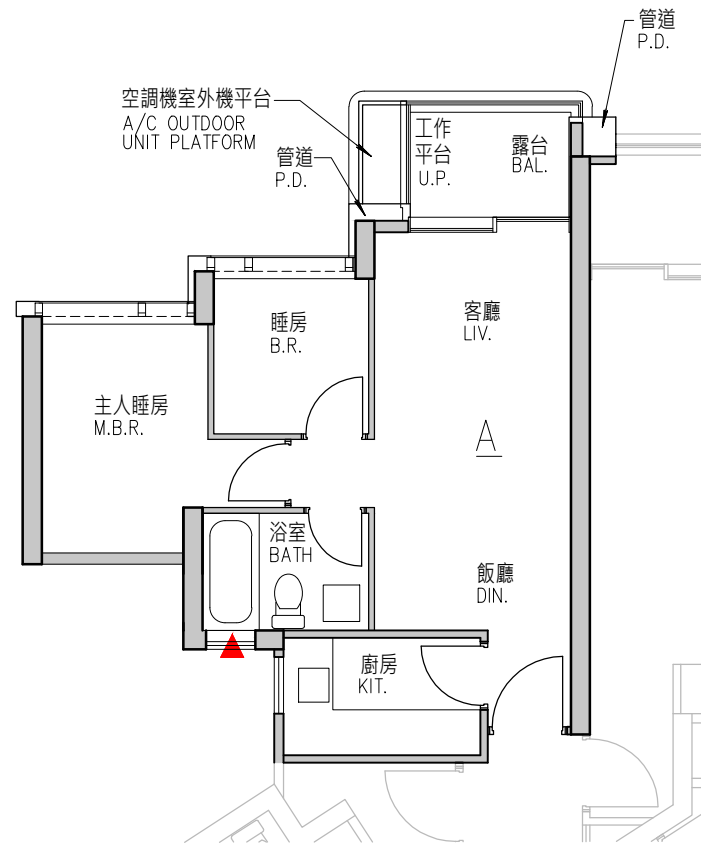
Legend 圖示  
▲ WINDOW WITH LIMITER  
設有開窗限制器的窗戶

DRAFT: 2022-11-10

FOR REFERENCE ONLY. THIS PLAN IS SHOWING THE APPROXIMATE LOCATION(S) OF THE WINDOW(S) WITH LIMITER ONLY. OTHER MATTERS SHOWN IN THIS PLAN MAY NOT REFLECT THEIR LATEST CONDITIONS. THIS PLAN DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS CONSTITUTING ANY OFFER, REPRESENTATION, WARRANTY OR CONTRACTUAL TERM WHETHER EXPRESS OR IMPLIED (WHETHER RELATING TO VIEW OR NOT).

僅供參考。本圖僅作顯示設有開窗限制器的窗戶的大概位置，圖中所示之其他事項未必能放映其最新狀況，本圖並不構成亦不得詮釋成任何不論明示或者隱含之約、陳述、保證或合約條款（不論是否有關景觀）。

TOWER 6 FLAT A  
25/F FLOOR PLAN  
第6座 A單位  
25樓樓面平面圖



Scale 比例:  
M/米 0 1 2 5

Legend 圖示  
▲ WINDOW WITH LIMITER  
設有開窗限制器的窗戶

DRAFT: 2022-11-10

FOR REFERENCE ONLY. THIS PLAN IS SHOWING THE APPROXIMATE LOCATION(S) OF THE WINDOW(S) WITH LIMITER ONLY. OTHER MATTERS SHOWN IN THIS PLAN MAY NOT REFLECT THEIR LATEST CONDITIONS. THIS PLAN DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS CONSTITUTING ANY OFFER, REPRESENTATION, WARRANTY OR CONTRACTUAL TERM WHETHER EXPRESS OR IMPLIED (WHETHER RELATING TO VIEW OR NOT).

僅供參考。本圖僅作顯示設有開窗限制器的窗戶的大概位置，圖中所示之其他事項未必能放映其最新狀況，本圖並不構成亦不得詮釋成任何不論明示或者隱含之約、陳述、保證或合約條款（不論是否有關景觀）。

「提前付清樓價現金回贈」確認函

Acknowledgement Letter regarding “Early Settlement Cash Rebate”

(只適用於選擇「300 天現金優惠付款計劃」之買方)

(Only applicable to purchasers choosing “300-day Cash Payment Plan”)

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱： KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the “Property” “該物業”)

The Vendor 賣方： Golden Centurion Limited

Purchaser(s) 買方： \_\_\_\_\_

H.K.I.D./ Passport/B.R. No(s).:

香港身份證/護照/商業登記證號碼: \_\_\_\_\_

1. 買方須按上述之臨時買賣合約（「**臨時合約**」）以下付款方法支付該物業之成交金額（「**成交金額**」）。買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立有關該物業的正式買賣合約（「**正式合約**」）。

The Purchaser shall pay the purchase price ("**Transaction Price**") as stated in the Preliminary Agreement for Sale and Purchase of the Property ("**PASP**") in accordance with the payment terms set out therein. The Purchaser shall execute the Formal Agreement for Sale and Purchase of the Property (the "**ASP**") within 5 working days after signing the PASP of the Property in accordance with the terms and conditions contained in the PASP.

2. 如買方提前於正式合約訂明的付款限期日之前付清成交金額餘額（以賣方代表律師實際收到款項日期計算）及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方將依下列條件及條款送出現金回贈予買方（「**現金回贈**」）:-

If the Purchaser shall settle the balance of the Transaction Price earlier than the due date of payment as specified in the ASP (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors) and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide a cash rebate ("**Cash Rebate**") to the Purchaser subject to the terms and conditions set out hereunder:-

- 如買方在簽署臨時合約的日期後 120 日內付清所有成交金額餘額，則賣方將送出相等於成交金額 6.5%之金額的現金回贈；

the Cash Rebate to be provided by the Vendor will be equivalent to 6.5% of the Transaction Price if the balance of the Transaction Price shall be fully paid by the Purchaser within 120 days after the date of signing of the PASP;

- 如買方在簽署臨時合約的日期後 121 日至 150 日內付清所有成交金額餘額，則賣方將送出相等於成交金額 5.5%之金額的現金回贈；

the Cash Rebate to be provided by the Vendor will be equivalent to 5.5% of the Transaction Price if the balance of the Transaction Price shall be fully paid by the Purchaser within the period from 121 days to 150 days after the date of signing of the PASP;

- 如買方在簽署臨時合約的日期後 151 日至 180 日內付清所有成交金額餘額，則賣方將送出相等於成交金額 4.5%之金額的現金回贈。

the Cash Rebate to be provided by the Vendor will be equivalent to 4.5% of the Transaction Price if the balance of the Transaction Price shall be fully paid by the Purchaser within the period from 151 days to 180 days after the date of signing of the PASP.

- 3. 買方須於擬提前付清成交金額餘額日前最少 30 日，以書面向賣方申請現金回贈。賣方會於收到申請並核實資料後於該物業買賣完成交易時將現金回贈直接用於支付部份成交金額餘額或以其他賣方指定之方式支付予買方。

The Purchaser shall apply to the Vendor in writing for the Cash Rebate at least 30 days before the intended date of early settlement of the balance of the Transaction Price. After the Vendor has received the application from the Purchaser and has duly verified the information, the Vendor will apply the Cash Rebate in part payment of the balance of Transaction Price directly upon completion of the sale and purchase of the Property or pay the Cash Rebate to the Purchaser in such manner as the Vendor may prescribe.

- 4. 現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈或其任何部分予任何第三方。如買方於該物業按照臨時合約及正式合約成交前轉售該物業予第三方，賣方將有權即時取消或撤回現金回贈。

The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the Property to any third party before completion of the sale and purchase of the Property in accordance with the Preliminary Agreement and the Agreement, the Vendor shall have the right to forthwith cancel or revoke the Cash Rebate.

- 5. 無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。

Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the PASP and the ASP and to complete the purchase of the Property in accordance with the terms and condition contained therein.

- 6. 一旦買方未能遵守、履行或遵從本函條款、臨時合約及正式合約內任何條款或條件，賣方有權立即撤銷現金回贈及／或要求退還現金回贈，且不影響賣方在臨時合約、正式合約或法律上之其他權利與申索。買方只可就本函向賣方提出損害賠償之申索。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this letter, the PASP and the ASP, the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith and/or ask for refund of the Cash Rebate without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law. Any claim that the Purchaser may have under or in relation to or in connection with this letter shall be a claim against the Vendor for damages only.

- 7. 在本函中的時間規定須嚴格遵守。

Time shall be of the essence of this letter.

- 8. 本函為一獨立於臨時合約及正式合約之協議，本函任何內容均不得視作取替或更改臨時合約及正式合約內的任何條款及／或條件。賣方在臨時合約及正式合約下之所有權利及補救

均不受本函影響。本函乃由本函各方之間訂立且獨立於買方購買該物業、臨時合約及正式合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約及正式合約的運作、有效性或可強制執行性或相關臨時合約或相關買賣合約各方的權利、義務或責任。

This letter is an agreement independent of the PASP and the ASP and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the PASP and the ASP. All the rights and remedies of the Vendor under the PASP and the ASP shall not be affected by this letter. This letter constitutes an agreement between the parties hereto independent from the Purchaser's purchase of the Property, the PASP and the ASP and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the PASP and the ASP or the rights, duties or obligations of the parties to the PASP and the ASP.

9. 本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of this letter is for reference only and in case of inconsistency, the English version shall prevail.

10. 不論本函任何其他條款的規定，並非本函一方的人無權根據合約（第三者權利）條例強制執行本函的任何條款。

Notwithstanding any other provisions of this letter, a person who is not a party to this letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this letter.

賣方代表

For and on behalf of the Vendor

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Authorized Signature(s) 授權人士簽署

經妥當及謹慎考慮本函之內容後，本人/我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this Letter, I/we agree to accept the same and be bound by all the terms and conditions as set out herein.

Signature of Purchaser

買方簽署

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日期 Date:

## Acknowledgement Letter for Properties Viewing

### 物業參觀確認函

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
("the Property" "該物業")

The Vendor 賣方 : Golden Centurion Limited

Purchaser(s) 買方 : \_\_\_\_\_

本人/我們即下述簽署人，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

I/We, the undersigned, hereby confirm below prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

☐ 本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人/我們參觀：  
I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。  
and I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

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

或 OR

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

\*\*\*\*\*

☐ 本人/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人/我們參觀：  
I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us the Vendor has made the comparable residential property stated below available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。  
and I/we have viewed the comparable residential property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

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

或 OR

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

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

\*\*\*\*\*

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

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

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Signature(s) of Purchaser(s) 買方簽署

---

Date 日期

**Vendor's Information Form**  
**賣方資料表格**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat A , Floor 25 , Tower 6 [(with roof/flat roof)]  
第 6 座 25 樓 A 單位 [(連同天台/平台)]  
("the Property" "該物業")

Vendor 賣方 : Golden Centurion Limited

Purchaser 買方 : \_\_\_\_\_

- (a) The amount of the management fee that is payable for the Property: HK\$ 2,842 per month  
須就該物業支付的管理費用的款額: 每月港幣\$ 2,842 .
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)  
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百份之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil  
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase of the Development: Harriman Property Management Limited  
發展項目期數的管理人的姓名或名稱: 夏利文物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase of the Development: Nil  
賣方自政府或管理處接獲的關於發展項目期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase of the Development: Nil  
賣方自政府接獲的規定賣方拆卸發展項目期數的任何部分或將發展項目期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil  
賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期: 19/10/2024

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.  
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

\_\_\_\_\_  
Signature(s) of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期

**Vendor's Information Form**  
**賣方資料表格**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat A , Floor 22 , Tower 6 [(with roof/flat roof)]  
第 6 座 22 樓 A 單位 [(連同天台/平台)]  
("the Property" "該物業")

Vendor 賣方 : Golden Centurion Limited

Purchaser 買方 : \_\_\_\_\_

- (a) The amount of the management fee that is payable for the Property: HK\$ 2,610 per month  
須就該物業支付的管理費用的款額: 每月港幣\$ 2,610 .
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)  
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百份之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil  
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase of the Development: Harriman Property Management Limited  
發展項目期數的管理人的姓名或名稱: 夏利文物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase of the Development: Nil  
賣方自政府或管理處接獲的關於發展項目期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase of the Development: Nil  
賣方自政府接獲的規定賣方拆卸發展項目期數的任何部分或將發展項目期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil  
賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期: 19/10/2024

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.  
買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

\_\_\_\_\_  
Signature(s) of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期

## Supplemental Letter 補充函

To 致 : Golden Centurion Limited (“the Vendor” “賣方”)  
From 由 : The Tenderer named below 下述投標者

Dear Sirs,  
敬啟者:

**Re: The Tender specified below in respect of of KOKO ROSSO**  
**關於：下述有關 KOKO ROSSO 之投標**

**PART 1 第一部份: 投標組合 Submission of Tender**

(applicable if all the Tenderers (“Related Tenderers”) wish to submit tenders in respect of KOKO ROSSO (i.e., Phase 3A of the KOKO HILLS Development))

適用於所有投標者(“相關投標者”)欲提交有關 KOKO ROSSO (即 KOKO HILLS 發展項目第 3A 期) 之投標)

|                                                    |                                                                     |
|----------------------------------------------------|---------------------------------------------------------------------|
| (A) Tender in respect of<br>關於<br><br>_____<br>之投標 | Name(s) of Tenderer<br>投標者名稱:<br><br>_____<br>("Tenderer 1 /投標者 1") |
| (B) Tender in respect of<br>關於<br><br>_____<br>之投標 | Name(s) of Tenderer<br>投標者名稱:<br><br>_____<br>("Tenderer 2 /投標者 2") |
| (C) Tender in respect of<br>關於<br><br>_____<br>之投標 | Name(s) of Tenderer<br>投標者名稱:<br><br>_____<br>("Tenderer 3 /投標者 3") |

Note: Each Tenderer can only submit ONE Supplemental Letter (if applicable) only.

註: 每位投標者只能提交一份補充函 (如適用)。

I/We, all the Tenderers (“Related Tenderers”) named above, wish to submit my/our tenders specified above on the following conditions:-

我/我們，上述所有投標者 (“相關投標者”) 希望按以下條件提交上述投標:-

I/We wish to submit my/our tenders specified above in accordance with the group(s) with the order of priority (“Preference Group(s)”) specified in the table below (page 2 of this Supplemental Letter). Smaller number of the Preference Group indicates higher priority. I/We understand that the Vendor would at most accept the tender(s) under **ONE** Preference Group amongst all Preference Groups and all such tender(s) must be accepted **as a whole**. For the avoidance of doubt, I/We also understand and acknowledge that the priority set out below is for the Vendor’s reference only and the Vendor is not obliged to consider any Preference Group stated by any tenderer or award a tender according to any priority stated by any tenderer.

我/我們希望以下表 (此補充函第二頁) 所列之優先次序及組合 (“優先組合”) 提交上述投標。優先組合號數越小代表優先次序越高。我/我們明白賣方最多只會接受**一個**優先組合下的投標而所有該等投標須**一同**獲接受。為釋疑慮，我/我們明白及確認上述優先次序僅作賣方參考之用，賣方並無責任考慮任何投標人列明的任何優先次序或根據任何投標人列明的任何優先次序接受投標。

**PART 2 第二部份: 優先組合 Preference Group(s)**

I/We wish to submit my/our tenders specified above in accordance with the group(s) with the “Preference Group(s)” and (if applicable) to allocate the said option to each residential property as specified in the table below  
我/我們希望按下表所述之“優先組合”提交上述投標及(如適用) 分配該認購權予每個單位。

| <b>applicable if all the Tenderers (“Related Tenderers”) wish to submit tenders in respect of KOKO ROSSO (i.e., Phase 3A of the KOKO HILLS Development)</b><br><b>適用於所有投標者(“相關投標者”) 欲提交有關 KOKO ROSSO (即 KOKO HILLS 發展項目第 3A 期) 之投標)</b> |                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Preference Group(s)</b><br><b>優先組合</b>                                                                                                                                                                                               | <b>Residential properties I/we wish to purchase</b><br><b>我/我們欲購買的住宅物業</b> |
| 1.                                                                                                                                                                                                                                      |                                                                            |
| 2.                                                                                                                                                                                                                                      |                                                                            |
| 3.                                                                                                                                                                                                                                      |                                                                            |

**PART 3 第三部份:**

(applicable if all the Tenderers (“Related Tenderers”) wish to submit tenders in respect of KOKO ROSSO (i.e., Phase 3A of the KOKO HILLS Development)  
適用於所有投標者(“相關投標者”) 欲提交有關 KOKO ROSSO (即 KOKO HILLS 發展項目第 3A 期) 之投標)

I/We understand that if the Vendor could NOT accept my/our tender(s) according to the conditions specified by me/us above, all tenders specified above submitted by me/us would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

我/我們明白若賣方未能以我/我們以上指定之條件接受我/我們的投標，我/我們上述已提交的所有投標將不被理會及不被賣方考慮或接受。我/我們亦確認、同意及接受賣方決定之投標結果為最終的，而我/我們將不會就此提出任何申索或反對。

I/We understand and acknowledge that nothing in this document should prejudice the Vendor’s rights under (7) of the Tender Notice. The tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

我/我們明白及確認本文件並不損害招標公告第（7）段下賣方之權利。賣方決定之投標結果為最終的，而閣下將不能就此提出任何申索或反對。

I/We acknowledge that I/We have been advised to instruct my/ our own solicitors to advise me on the terms and conditions and this document.

我/我們確認獲建議就本文件之條款向我/我們的律師尋求意見。

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。

\_\_\_\_\_  
Signature of the Tenderer 1 投標者 1 簽署

\_\_\_\_\_  
Signature of the Tenderer 2 投標者 2 簽署

\_\_\_\_\_  
Signature of the Tenderer 3 投標者 3 簽署

Date 日期: \_\_\_\_\_

Vendor 賣方 : Golden Centurion Limited

Sales Agent for Vendor 賣方銷售代理人 : Wheelock Properties (Hong Kong) Limited (會德豐地產(香港)有限公司)

Vendor's solicitors Baker & McKenzie 14/F., One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong Tel. No. 電話號碼 2846 2426  
 賣方律師 貝克麥堅時律師事務所 Kong Fax No. 傳真號碼 2810 1149  
 香港鰂魚涌英皇道 979 號太古坊一座 14 樓

|                                                                            |                                                                                            |                                                         |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Purchaser<br>買方                                                            | Purchasers' / Purchaser's Name(s)<br>買方姓名                                                  | HKID No./ Passport No./ B.R.No.<br>香港身份證號碼/護照號碼/商業登記證號碼 |
| (1)                                                                        |                                                                                            |                                                         |
| (2)                                                                        |                                                                                            |                                                         |
| (3)                                                                        |                                                                                            |                                                         |
| (4)                                                                        |                                                                                            |                                                         |
|                                                                            | Directors' names and HKID Nos. (for corporate purchasers only)<br>董事姓名及身份證號碼 (只適用於買方為有限公司) | HKID No./ Passport No.<br>香港身份證號碼/護照號碼                  |
| (1)                                                                        |                                                                                            |                                                         |
| (2)                                                                        |                                                                                            |                                                         |
| Purchaser's Correspondence/<br>Registered Office Address<br>買方通訊 / 註冊辦事處地址 |                                                                                            | Tel. No<br>電話號碼                                         |
|                                                                            |                                                                                            |                                                         |
|                                                                            |                                                                                            |                                                         |

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

|                                                                                                                                                                                                                                                  |                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and address of the Phase of the Development 發展項目的期數的名稱及地址:<br><div style="text-align: center;"> <b>KOKO ROSSO</b><br/>         (Phase 3A of KOKO HILLS Development KOKO HILLS 發展項目的第 3A 期)<br/>         3 Ko Ling Road 高嶺道 3 號       </div> |                                                                                                                                                         |
| The Property<br>本物業                                                                                                                                                                                                                              | <b>Please tick (“✓”) the appropriate box beside the property(ies) selected for making offer to purchase</b><br><b>請於所選作出要約購買之物業旁邊方格內填上剔號 (“✓”)</b>      |
|                                                                                                                                                                                                                                                  | <input type="checkbox"/> Flat A on 22nd Floor in Tower 6<br>第 6 座 22 樓 A 單位 <input type="checkbox"/> Flat A on 25th Floor in Tower 6<br>第 6 座 25 樓 A 單位 |

**Please tick (“✓”) the applicable Payment Term (請剔選適用之付款方式)**

**Purchase Price and 120-day Cash Payment Plan**

**售價及 120 天現金優惠付款計劃**

|                                                  |            |                                                                                                                                                                                                                                    |
|--------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Purchase Price of the Property is<br>本物業的售價為 | HK\$<br>港幣 | , which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):-<br>元，並須由買方按以下方式付予賣方 (「付款方式」):-                                                                                                   |
| Preliminary Deposit in the sum of<br>臨時訂金為數      | HK\$<br>港幣 | , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement<br>元 (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付                                                                                            |
| Balance of Purchase Price<br>售價餘額                | HK\$<br>港幣 | , which is equal to 95% of the purchase price shall be paid within 120 days after the date on which this Preliminary Agreement is signed (the “Completion Date”).<br>元 (即售價的 95%) 的售價餘額，須於本臨時合約的簽署日期之後的 120 天內由買方繳付或之前 (「成交日期」) 付清 |

**Purchase Price and 300-day Cash Payment Plan**

**售價及 300 天現金優惠付款計劃**

|                                                  |            |                                                                                                                                                                                                                                    |
|--------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Purchase Price of the Property is<br>本物業的售價為 | HK\$<br>港幣 | , which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”):-<br>元，並須由買方按以下方式付予賣方 (「付款方式」):-                                                                                                   |
| Preliminary Deposit in the sum of<br>臨時訂金為數      | HK\$<br>港幣 | , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement<br>元 (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付                                                                                            |
| Balance of Purchase Price<br>售價餘額                | HK\$<br>港幣 | , which is equal to 95% of the purchase price shall be paid within 300 days after the date on which this Preliminary Agreement is signed (the “Completion Date”).<br>元 (即售價的 95%) 的售價餘額，須於本臨時合約的簽署日期之後的 300 天內由買方繳付或之前 (「成交日期」) 付清 |

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

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under “Other Terms and Conditions” together with the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement for purchase of the Property herein.

買方在此同意及明白所有上列條件及“其他條款及條件”下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約，以購買本物業。

## OTHER TERMS AND CONDITIONS 其他條款及條件:

- In this Preliminary Agreement —  
在本臨時合約中:
  - “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；
  - “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；
  - the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and  
第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
  - the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.  
第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
- The Preliminary Deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholder.  
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
- It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed —  
按訂約雙方的意向，本臨時合約將會由一份買賣合約 (“正式合約”) 取代，正式合約須 —
  - by the Purchaser on or before \_\_\_\_\_ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and  
由買方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
  - by the Vendor on or before \_\_\_\_\_ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).  
由賣方於 \_\_\_\_\_ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
- 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。
- 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。
- The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor’s solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in the standard form prepared by the Vendor’s solicitors without amendment, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.  
買方須於本臨時合約之簽署日期之後五個工作天內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續：(a)簽署一份經賣方代表律師所訂定的標準正式合約，該合約內容一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。
- If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —  
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
  - this Preliminary Agreement is terminated;  
本臨時合約即告終止；

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

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

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

Please refer to the “Schedule 1” attached to this Preliminary Agreement. The said “Schedule 1” forms part of this Preliminary Agreement.  
請參閱隨本臨時合約附上之“附表一”。“附表一”屬本臨時合約一部份。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — fittings, finishes and appliances set out in the Appendix.  
本物業買賣所包括的裝置、裝修物料及設備如下 — 附錄所列明之裝置、裝修物料及設備。

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

11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.  
買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

12. For the purposes of clause 11, the following is the “Warning to Purchasers” —  
就第 11 條而言，“對買方的警告”內容如下 —

a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

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

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

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

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

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

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

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

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

13. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.

買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。本物業成交時，賣方需將本物業交予買方。

14. The sale and purchase of the Property shall be completed at the office of the Vendor’s solicitors during office hours on or before the Completion Date.

本物業買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。

15. Notwithstanding anything to the contrary contained herein, the Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor’s solicitors arising from any sub-sale or nomination by the Purchaser or as a result of the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.

不論本臨時合約含有何等相反的規定，買方必須獨力承擔所有因買方轉售本物業或提名或指派其他人士或個體作為轉讓契的承讓人或賣方因應買方要求簽署一份以上的轉讓契而產生的額外賣方代表律師費。

16. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.  
須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
  - (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (collectively, "DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.  
上手契約鑒證本之費用、所有登記費、圖則費及適當比例之發展項目的公契及管理合約及期數的分公契及管理合約(合稱“公契”)製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。
  - (c) Each party shall pay its own solicitors costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.  
買賣雙方必須自行負擔各自聘用律師於擬定、完成、釐印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。
  - (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.  
買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。
17. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment 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、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。
18. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.  
在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。
19. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.  
買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
20. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.  
本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
21. Time shall in every respect be of the essence of this Preliminary Agreement.  
本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。
22. If the Property under this Preliminary Agreement consists of a residential unit 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.  
如本臨時合約下的本物業包括住宅單位也同時包括車位，該物業必須由單一份正式買賣合約及其後單一份轉讓契涵蓋。
23. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.  
賣方保留權利修改售價和付款方式及該售價在計算方面之錯誤或遺漏。
24. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.  
買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。
25. This Preliminary Agreement is not preceded by 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。
26. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.  
並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。

27. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.  
本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.  
買方已細閱此臨時合約，並完全明白其內容。

Purchaser  
買方

For and on behalf of the Vendor  
賣方代表

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Signature of Purchaser(s)  
買方簽署

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Authorized signature(s) 經授權簽署  
for and on behalf of  
Wheelock Properties (Hong Kong) Limited  
會德豐地產(香港)有限公司

**SCHEDULE 1 附表一**

In this Schedule, only the measurements of the property(ies) selected to be purchased by the Purchaser under this Preliminary Agreement shall be applicable to this Preliminary Agreement:

於本附表中，只有屬於買方於本臨時合約中選購之物業之量度尺寸方適用於本臨時合約：

### Flat A on 25/F in Tower 6

第 6 座 25 樓 A 單位

(a) the saleable area of the Property is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet of which —  
 本物業的實用面積為 \_\_\_\_\_ 45.395 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 489 \_\_\_\_\_ 平方呎，其中—  
 \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the balcony;  
 \_\_\_\_\_ 2.000 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 22 \_\_\_\_\_ 平方呎為露台的樓面面積；  
 \_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the utility platform;  
 \_\_\_\_\_ 1.500 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 16 \_\_\_\_\_ 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 —

其他量度尺寸為一

the area of the air conditioning plant room is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
 空調機房的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the bay window is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
窗台的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the cockloft is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
閣樓的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

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 parking space is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
停車位的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the roof is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
天台的面積為\_\_\_\_\_36.355\_\_\_\_\_平方米／\_\_\_\_\_391\_\_\_\_\_平方呎；

the area of the stairhood is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
梯屋的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the terrace is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
前庭的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎；

the area of the yard is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
庭院的面積為 \_\_\_\_\_ 平方米 / \_\_\_\_\_ 平方呎。

**Flat A on 22/F in Tower 6**

**第 6 座 22 樓 A 單位**

- (a) the saleable area of the Property is \_\_\_\_\_ square metres / \_\_\_\_\_ square feet of which —  
本物業的實用面積為 \_\_\_\_\_ 45.395 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 489 \_\_\_\_\_ 平方呎，其中 —  
\_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the balcony;  
\_\_\_\_\_ 2.000 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 22 \_\_\_\_\_ 平方呎為露台的樓面面積；  
\_\_\_\_\_ square metres / \_\_\_\_\_ square feet is the floor area of the utility platform;  
\_\_\_\_\_ 1.500 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 16 \_\_\_\_\_ 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 air-conditioning plant room is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
空調機房的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the bay window is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
窗台的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the cockloft is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
閣樓的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~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 parking space is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
停車位的面積為 \_\_\_\_\_ 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；  
~~the area of the stairhood is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
梯屋的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the terrace is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
前庭的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；  
~~the area of the yard is~~ \_\_\_\_\_ square metres / \_\_\_\_\_ square feet;  
庭院的面積為 \_\_\_\_\_ 平方米／ \_\_\_\_\_ 平方呎；

## **APPENDIX 附錄**

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

#### 1. Exterior finishes

| Item                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) External wall                  | <p>Façade of residential towers finished with tiles, aluminium cladding, metal louver and grille, curtain wall and glass cladding.</p> <p>Transfer plate finished with aluminum cladding, stone cladding and tiles.</p> <p>Podium finished with glass wall, aluminium cladding, metal louvers and grille, stone cladding and glass cladding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (b) Window                         | <p>Curtain wall with aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass applied for all Bedroom, Bedroom 1, Bedroom 2 and Master Bedroom of all units.</p> <p>Same curtain wall system as above also applied to Living Room and Dining Room of Unit A &amp; C at 25/F of Tower 7 and Kitchen of Unit C at 25/F of Tower 7.</p> <p>Aluminium window frames finished with fluorocarbon coating fitted with clear glass for all Kitchens and Open Kitchen at Unit F at 1/F &amp; 2/F of Tower 6 (except the Kitchen at Unit C at 25/F of Tower 7).</p> <p>Aluminium window frames finished with fluorocarbon coating fitted with obscure glass for Utility Room of Unit C at 25/F of Tower 7 and all Bathrooms if window is provided.</p> |
| (c) Bay window                     | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (d) Planter                        | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (e) Verandah or Balcony            | <p>All balconies are covered.</p> <p>Wall finished with aluminium cladding and ceramic tiles (if applicable).</p> <p>Ceiling finished with aluminium ceiling panels.</p> <p>Floor finished with porcelain tiles.</p> <p>Laminated tempered glass balustrade with aluminium top rail and vertical posts.</p> <p>Curb finished with tiles and aluminium cladding.</p> <p>No verandah is provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                  |
| (f) Drying facilities for clothing | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## 2. Interior finishes

| Item                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Lobby                     | <p>Main Entrance Lobby<br/>Wall finished with wood veneer and wall covering with metal trim. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint and metal trim.</p> <p>Typical Lift Lobby<br/>Wall finished with wall covering, wood veneer, metal, glass and porcelain tile. Floor finished with porcelain tile with metal trim. Gypsum board false ceiling finished with emulsion paint and wood veneer.</p>                                             |
| (b) Internal wall and ceiling | <p>Internal Wall (except Unit B of 22/F of Tower 6)<br/>Living Room, Dining Room and Bedroom finished with emulsion paint.</p> <p>Internal Wall (Unit B of 22/F of Tower 6)<br/>Living room finished with wall covering, stainless steel and emulsion paint.<br/>Dining room, Master bedroom and Bedroom finished with emulsion paint.</p> <p>Ceiling<br/>Ceiling of Living Room, Dining Room and Bedroom finished with emulsion paint and gypsum board bulkhead finished with emulsion paint.</p> |
| (c) Internal floor            | Living Room, Dining Room and Bedroom finished with engineered timber flooring and timber skirting finished in paint. Natural stone border along edge of Open Kitchen and floor adjoining door to Balcony and door to Flat Roof.                                                                                                                                                                                                                                                                    |
| (d) Bathroom                  | <p>All Units (except Units listed in tables below)</p> <p>Wall finished with natural stone, porcelain tile, mirror &amp; metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas under bathtub and areas covered by vanity counter). Metal panel ceiling and gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.</p>                |

For the Units listed in the table below:

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F  | Unit J |
| Tower 6 | 1/F-3/F, 5/F - 12/F, 15/F - 23/F, 25/F   | Unit K |
| Tower 7 | 25/F                                     | Unit E |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit F |

Wall finished with natural stone and porcelain tile (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone & porcelain tile (except those areas covered by vanity counter). Metal panel ceiling and gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.

For the Unit listed in the table below:

|         |      |        |                                |
|---------|------|--------|--------------------------------|
| Tower 7 | 25/F | Unit A | Master Bathroom                |
| Tower 7 | 25/F | Unit C | Master Bathroom and Bathroom 1 |

Wall finished with natural stone, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint and metal trim. Wall finishes run up to the false ceiling.

For the Unit listed in the table below:

|         |      |        |          |
|---------|------|--------|----------|
| Tower 7 | 25/F | Unit A | Bathroom |
|---------|------|--------|----------|

Wall finished with natural stone, mirror & metal trim (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with natural stone (except those areas covered by vanity counter). Gypsum board false ceiling with emulsion paint are provided. Wall finishes run up to the false ceiling.

(e) Kitchen

All Units (except the Units listed in tables below)

Wall finished with porcelain tile, ceramic tile & glazing (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with porcelain tile (except those areas covered by kitchen cabinet). Aluminum and gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

For the Units listed in the table below:

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 1/F                                      | Unit A |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit B |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit C |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit D |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit E |
| Tower 6 | 1/F - 2/F                                | Unit F |
| Tower 6 | 3/F, 5/F - 12/F, 15/F - 23/F, 25/F       | Unit H |
| Tower 6 | 2/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit J |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit K |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F       | Unit A |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F       | Unit D |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit E |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit F |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit H |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit J |

Wall finished with glazing, plastic laminate and ceramic tile (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone and engineered timber flooring (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

For the Units listed in the table below:

|         |      |        |
|---------|------|--------|
| Tower 7 | 25/F | Unit A |
| Tower 7 | 25/F | Unit C |

Wall finished with natural stone and ceramic tile (except those areas covered by kitchen cabinet and above false ceiling level). Floor finished with natural stone & metal trim (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint & metal trim. All cooking bench countertop is fitted with solid surface. Wall finishes run up to the false ceiling.

### 3. Interior fittings

Item

Description

(a) Door

Unit Main Entrance

Solid core timber fire rated swing door finished with wood veneer and fitted with lockset, concealed door closer, door guard, eye viewer and door stopper.

Kitchen (All non-open kitchens)

Solid core fire rated timber swing door finished with wood veneer and fitted with fire rated glass vision panel and concealed door closer and door stopper.

All units Bathroom and Master Bathroom (except the Units listed in table below)

Hollow core timber swing door finished with wood veneer and fitted with lockset and door stopper.

For the Units listed at below:

|         |                                    |                    |
|---------|------------------------------------|--------------------|
| Tower 6 | 1/F, 2/F                           | Unit A, E, F       |
| Tower 6 | 3/F                                | Unit A, E, F, H    |
| Tower 6 | 5/F-12/F, 15/F-23/F, 25/F          | Unit A, E, F, H    |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F | Unit B, C, D, H, J |
| Tower 7 | 25/F                               | Unit A, C, E, H, J |

Hollow core timber swing door finished with wood veneer and stainless steel trim with louver and fitted with lockset and door stopper.

For the Units listed at below:

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 2/F, 3/F, 5/F - 12/F, 15/F - 23/F, 25/F  | Unit J |
| Tower 6 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit K |
| Tower 7 | 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F | Unit F |

Hollow core timber sliding door finished with wood veneer and stainless steel trim with louver and fitted with lockset.

#### Bathroom

Hollow core timber swing door finished with wood veneer and fitted with lockset and door stopper.

#### Store (Under Staircase) (Unit A & C of 25/F of Tower 7)

Hollow core timber swing door finished with paint and fitted with lockset and door stopper.

#### Utility Room (Unit A & C of 25/F of Tower 7)

Solid core timber swing door finished with wood veneer and fitted with lockset and door stopper.

#### Restroom inside Utility Room

Aluminium framed sliding glass door finished with paint and fitted with lockset.

#### Balcony/Utility Platform

Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset.

#### Flat Roof

Aluminium framed sliding door finished with fluorocarbon coating fitted with tempered tinted glass and lockset at the following Living Room and Dining Room.

|         |     |                                 |
|---------|-----|---------------------------------|
| Tower 6 | 1/F | Unit A, B, E, F & K             |
| Tower 6 | 2/F | Unit J                          |
| Tower 6 | 3/F | Unit G & H                      |
| Tower 7 | 1/F | Unit A, B, C, D, E, F, G, H & J |

#### Flat Roof

Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset at the following Master Bedroom.

|         |      |        |
|---------|------|--------|
| Tower 6 | 1/F  | Unit F |
| Tower 7 | 25/F | Unit A |

#### Door to roof

Aluminium framed swing door finished with fluorocarbon coating fitted with tempered clear glass and lockset at the following unit.

|         |      |        |
|---------|------|--------|
| Tower 7 | 25/F | Unit A |
| Tower 7 | 25/F | Unit C |

#### (b) Bathroom

Shelfed wooden mirror cabinet finished with plastic laminate, stainless steel trim, acrylic diffuser face lighting & natural stone shelf. Wooden vanity counter finished with plastic laminate, natural stone countertop, stainless steel trim & resin laminate.

Fittings and equipment include vitreous china wash basin with chrome-plated basin mixer, vitreous china water closet, chrome-plated towel bar, chrome plated hook and chrome-plated toilet paper holder.

Copper pipes are used for cold and hot water supply system.

Press steel bathtub (1500mm L X 700mm W X 420mm D) with chrome-plated bath mixer, shower set and stainless steel curtain track in bathrooms with bathtub.

Tempered glass shower cubicle with chrome-plated shower mixer and shower set in bathrooms with shower cubicle.

- (c) Kitchen Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Wooden kitchen cabinet finished with lacquer paint, plastic laminate, stainless steel and aluminium trim finish.
- Copper pipes for cold and hot water supply system.
- Please refer to item 2(e) for the material and finishes of cooking bench.
- (d) Bedroom No fittings. (except Unit B of 22/F of tower 6)
- Unit B of 22/F of Tower 6  
Master bedroom with timber open shelves wardrobe finished with wood veneer and metal rack, wood veneer shelving cabinet, wood veneer make up desk, fabric curtain and metal curtain track.
- Bedroom with timber open shelves wardrobe finishes with wood veneer and metal rack, wood veneer shelving cabinet, fabric curtain and metal curtain track.
- (e) Telephone Telephone connection points are provided.
- (f) Aerials TV/FM outlets for local TV/FM radio programmes are provided.
- (g) Electrical installations Single-phase electricity supply with Miniature Circuit Breakers distribution board are provided for residential units as below:
- Tower 6  
Unit A on 2/F & Unit A, F & G on 3/F, 5/F-12/F, 15/F-23/F & 25/F
- Tower 7  
Unit B, C & G on 1/F-3/F, 5/F-12/F, 15/F-23/F & Unit G on 25/F
- Three-phase electricity supply with Miniature Circuit Breakers distribution board are provided for other residential units.
- All conduits are concealed within concrete walls except those inside or enclosed by block wall, false ceiling and bulkhead.
- (h) Gas Supply Towngas piping are installed and connected to gas water heater(s) and gas hob(s) at the following residential units:
- Tower 6  
Unit A on 2/F & Unit A, F & G on 3/F, 5/F-12/F, 15/F-23/F & 25/F
- Tower 7  
Unit B, C & G on 1/F-3/F, 5/F-12/F, 15/F-23/F & Unit A, C & G on 25/F
- Other residential units do not have gas supply.
- (i) Washing Machine Connection Point Water inlet connection point of a design of 15mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine.
- (j) Water Supply Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system.
- Water pipes are concealed in part and exposed in part. Exposed water pipes are enclosed by false ceiling / bulkhead / cabinet, except that exposed water pipes in Restroom inside Utility Room are not enclosed.
- Hot water is available.

#### 4. Miscellaneous

- | Item      | Description                                                    |
|-----------|----------------------------------------------------------------|
| (a) Lifts | Residential Tower<br>6 "Hitachi" passenger lifts are provided. |

| Block Name | Model Numbers | Lift Numbers | Floors Served                              |
|------------|---------------|--------------|--------------------------------------------|
| Tower 6    | MCA-950-CO150 | 14           | LG1/F,G/F, 1/F-3F,5/F-12/F, 15/F-23/F,25/F |
|            | MCA-900-CO150 | 15 - 16      |                                            |
| Tower 7    | MCA-950-CO150 | 17           |                                            |
|            | MCA-900-CO150 | 18 - 19      |                                            |

- (b) Letter Box Stainless steel.
- (c) Refuse Collection Refuse storage and material recovery room is provided at the following area: Common area of each residential floor.  
Refuse storage and material recovery chamber is provided at LG1/F (within Phase 1) for collection and removal of refuse by cleaners.
- (d) Water Meter, Electricity Meter and Gas Meter A separate water meter for individual residential unit is provided in water meter cabinet on each residential floor of towers. A separate electricity meter for individual residential unit is provided in electrical meter room on each residential floor of towers.
- A separate town gas meter is located in the kitchen of each residential unit listed below:
- Tower 6  
Unit A on 2/F & Unit A , F & G on 3/F, 5/F-12/F, 15/F-23/F & 25/F
- Tower 7  
Unit B, C & G on 1/F-3/F, 5/F-12/F, 15/F-23/F & Unit A,C & G on 25/F

## 5. Security Facilities

CCTV cameras are provided at entrances of the development, main entrance lobbies of the residential tower, landscaped area, clubhouse, carpark, Temporary Refuge Space (T.R.S.), R/F staircase exit, G/F lift lobbies, and lift cars and connected to caretaker's counter. Each residential unit is equipped with a video door-phone adjacent to main entrance door.

Smart card readers and QR code readers for access control are provided at entrances of the development, main entrance lobbies, clubhouse entrance and inside lift cars (Lift no 14-16 & 17-19).

## 6. Kitchen Appliances

For the following 1-bedroom Units of Tower

Cooker Hood, Induction Hob, Steam Oven, Fridge-freezer and Washer Dryer are provided

|         |                                          |        |
|---------|------------------------------------------|--------|
| Tower 6 | 2/F, 3/F, 5/F – 12/F, 15/F – 23/F, 25/F  | Unit J |
| Tower 6 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit K |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit J |

For the following 2-bedroom Units of Tower

Cooker Hood, Induction Hob, Oven with Steam, Fridge-freezer and Washer Dryer are provided

|         |                                          |                    |
|---------|------------------------------------------|--------------------|
| Tower 6 | 1/F                                      | Unit A             |
| Tower 6 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit B, C, D and E |
| Tower 6 | 1/F, 2/F                                 | Unit F             |
| Tower 6 | 3/F, 5/F – 12/F, 15/F – 23/F, 25/F       | Unit H             |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F       | Unit A and D       |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit E, H and J    |

For the following 2-bedroom Units of Tower

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Oven with Steam, Fridge-freezer and Washer Dryer are provided

|         |                                          |              |
|---------|------------------------------------------|--------------|
| Tower 6 | 2/F, 3/F, 5/F – 12/F, 15/F – 23/F, 25/F  | Unit A       |
| Tower 6 | 3/F, 5/F – 12/F, 15/F – 23/F, 25/F       | Unit F and G |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F       | Unit B and C |
| Tower 7 | 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F | Unit G       |

For the following 3-bedroom Units of Tower

Cooker Hood, Gas Hob (Wok Burner), Gas Hob (2 Burners), Barbecue Grill, Oven, Steam oven with microwave, Fridge-freezer, Washer Dryer and Coffee Machine are provided

|         |      |              |
|---------|------|--------------|
| Tower 7 | 25/F | Unit A and C |
|---------|------|--------------|

## 7. Other Provisions

Air-conditioners are provided in all living room/dining room, master bedroom, bedroom/bedroom 1, bedroom 2 & utility room inside residential units.

Video door phone, wireless router (for home automation system), infrared transmitter (for air-conditioner control), IP camera, Thermo Ventilator, water heater are provided inside residential units.

Duct type ventilation fans / Duct type ventilation Booster fans are provided inside residential units.

Glass break sensor, Indoor Motion Detector and Outdoor Motion Detector are provided inside the following residential units

|         |     |                                   |
|---------|-----|-----------------------------------|
| Tower 6 | 1/F | Unit A, B, C, D, E, F and K       |
| Tower 6 | 2/F | Unit J                            |
| Tower 6 | 3/F | Unit F, G and H                   |
| Tower 7 | 1/F | Unit A, B, C, D, E, F, G, H and J |

Bluetooth speaker and wireless bluetooth amplifier are provided inside the following residential units

|         |      |              |
|---------|------|--------------|
| Tower 7 | 25/F | Unit A and C |
|---------|------|--------------|

## 1. 外部裝修物料

| 細項        | 描述                                                                                                                                                                                                                   |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) 外牆    | 住宅大樓外牆鋪砌瓷磚、鋁質蓋板、金屬百葉及裝飾架、幕牆及玻璃蓋板。<br>轉換層鋪砌鋁質蓋板、石蓋板及鋪砌瓷磚。<br>平台鋪砌玻璃牆、鋁質蓋板、金屬百葉及裝飾架、石蓋板、玻璃蓋板。                                                                                                                          |
| (b) 窗     | 玻璃幕牆連氟化碳噴塗層鋁窗框鑲透明中空玻璃（IGU）裝設於所有單位之睡房、睡房1、睡房2及主人睡房。<br>同樣的玻璃幕牆系統裝設於第7座25樓A及C單位之客廳及飯廳，以及第7座25樓C單位之廚房。<br><br>氟化碳噴塗層鋁窗框鑲清玻璃裝設於所有廚房，以及第6座1樓及2樓F單位之開放式廚房（但不包括第7座25樓C單位之廚房）。<br><br>氟化碳噴塗層鋁窗框鑲磨砂玻璃裝設於第7座25樓C單位之工作間及所有有窗浴室。 |
| (c) 窗台    | 不適用。                                                                                                                                                                                                                 |
| (d) 花槽    | 不適用。                                                                                                                                                                                                                 |
| (e) 陽台或露台 | 所有露台為有蓋。<br><br>牆壁裝設鋁板及鋪設瓷磚(如適用)。<br>天花裝設鋁板天花。<br><br>地板鋪設高溫瓷磚。<br>裝設夾層鋼化玻璃欄杆配以鋁質頂欄及企柱。<br>圍邊鋪設瓷磚及裝設鋁板。<br><br>不設陽台。                                                                                                 |
| (f) 乾衣設施  | 不適用。                                                                                                                                                                                                                 |

## 2. 室內裝修物料

### 細項

### 描述

#### (a) 大堂

##### 入口大堂

牆身鋪砌以木皮、牆紙及金屬線飾面。地板以天然石材鋪砌。假天花裝設髹上乳膠漆的石膏板及金屬線飾面。

##### 住宅升降機大堂

牆身以牆紙、木皮、金屬、玻璃飾面及高溫瓷磚鋪砌。地板以高溫瓷磚及金屬線鋪砌。假天花裝設髹上乳膠漆的石膏板及配以木皮飾面。

#### (b) 內牆及天花板

##### 內牆（第6座22樓B單位除外）

客廳、飯廳及睡房髹上乳膠漆。

##### 內牆（第6座22樓B單位）

客廳 — 牆身以牆紙、不銹鋼飾面及髹上乳膠漆。

飯廳、主人睡房及睡房 — 牆身髹上乳膠漆。

##### 天花板

客廳、飯廳及睡房天花髹上乳膠漆，及裝設髹上乳膠漆的石膏板假陣。

#### (c) 內部地板

客廳、飯廳及睡房內部地板以複合木鋪砌，及配以油漆飾面木腳線。開放式廚房、通往露台門及平台門之內部地板圍邊部分以天然石鋪砌。

#### (d) 浴室

##### 所有單位（以下各表格所列單位除外）

牆身以天然石材、高溫瓷磚、鏡及金屬線飾面鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以高溫瓷磚鋪砌（浴缸底及面盆櫃底除外）。裝設金屬天花及石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 2樓、3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | K單位 |
| 第7座 | 25樓                      | E單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | F單位 |

牆身以天然石材及高溫瓷磚鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以天然石材及高溫瓷磚鋪砌（面盆櫃底除外）。裝設金屬天花及石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |     |     |          |
|-----|-----|-----|----------|
| 第7座 | 25樓 | A單位 | 主人浴室     |
| 第7座 | 25樓 | C單位 | 主人浴室及浴室1 |

牆身以天然石材、鏡及金屬線飾面鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以天然石材鋪砌（浴缸底及面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |     |     |    |
|-----|-----|-----|----|
| 第7座 | 25樓 | A單位 | 浴室 |
|-----|-----|-----|----|

牆身以天然石材、鏡及金屬線飾面鋪砌（面盆櫃背、鏡櫃背牆身及假天花以上除外）。地板以天然石材（面盆櫃底除外）。裝設石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。

(e) 廚房

所有單位（除以下各表格所列單位）  
牆身以高溫瓷磚、瓷磚及玻璃鋪砌（廚櫃背牆身及假天花以上除外）。地板以高溫瓷磚鋪砌（廚櫃底除外）。裝設鋁板及石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 1樓                       | A單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | B單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | C單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | D單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | E單位 |
| 第6座 | 1樓至2樓                    | F單位 |
| 第6座 | 3樓、5樓至12樓、15樓至23樓、25樓    | H單位 |
| 第6座 | 2樓至3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | K單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓     | A單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓     | D單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | E單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | F單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | H單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |

牆身以玻璃、膠板飾面、油漆、金屬條及瓷磚（廚櫃背牆身及假天花以上除外）。地板以天然石材及複合木地板鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

以下表格所列單位：

|     |     |     |
|-----|-----|-----|
| 第7座 | 25樓 | A單位 |
| 第7座 | 25樓 | C單位 |

牆身以天然石材及瓷磚鋪砌（廚櫃背牆身及假天花以上除外）。地板以天然石材及金屬線飾面鋪砌（廚櫃底除外）。裝設石膏板假天花髹上乳膠漆及配以金屬線飾面。所有灶台面以實體面料安裝。牆身裝修物料鋪砌至假天花。

### 3.室內裝置

#### 細項

##### (a) 門

#### 描述

##### 單位入口

選用木皮飾面實心防火木掩門，配以門鎖、隱藏式氣鼓、防盜扣、防盜眼及門擋。

##### 廚房（所有非開放式廚房）

選用木皮飾面實心防火木掩門，裝設防火玻璃小窗，隱藏式氣鼓及門擋。

##### 所有單位的浴室及主人浴室(除以下表格所列單位)

選用木皮飾面空心木掩門，配以門鎖及門擋。

以下表格所列單位：

|     |                      |             |
|-----|----------------------|-------------|
| 第6座 | 1樓、2樓                | A、E、F單位     |
| 第6座 | 3樓                   | A、E、F、H單位   |
| 第6座 | 5樓至12樓、15樓至23樓、25樓   | A、E、F、H單位   |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓 | B、C、D、H、J單位 |
| 第7座 | 25樓                  | A、C、E、H、J單位 |

選用木皮飾面及不銹鋼飾邊百葉空心木掩門，配以門鎖及門擋。

以下表格所列單位:

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 2樓、3樓、5樓至12樓、15樓至23樓、25樓 | J單位 |
| 第6座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | K單位 |
| 第7座 | 1樓至3樓、5樓至12樓、15樓至23樓、25樓 | F單位 |

選用木皮飾面，不銹鋼飾邊及百葉空心木趟門，配以門鎖。

睡房

選用木皮飾面空心木掩門，配以門鎖及門擋。

樓梯底下儲物房(第7座25樓A及C單位)

選用油漆飾面空心木掩門，配以門鎖及門擋。

工作間（第7座25樓A及C單位）

選用木皮飾面防火木掩門，配以門鎖及門擋。

工作間內之洗手間

選用油漆鋁框玻璃趟門，配以門鎖。

露台/工作平台

鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖。

平台

鋁框趟門配有氟化碳噴塗層鑲強化有色玻璃及門鎖於以下單位之客廳及飯廳

|     |    |                     |
|-----|----|---------------------|
| 第6座 | 1樓 | A、B、E、F及K單位         |
| 第6座 | 2樓 | J單位                 |
| 第6座 | 3樓 | G及H單位               |
| 第7座 | 1樓 | A、B、C、D、E、F、G、H及J單位 |

平台

鋁框掩門配有氟化碳噴塗層鑲強化透明玻璃及門鎖於以下單位之主人睡房

|     |     |     |
|-----|-----|-----|
| 第6座 | 1樓  | F單位 |
| 第7座 | 25樓 | A單位 |

門往天台

鋁框掩門配有氟化碳噴塗層鑲強化透明玻璃及門鎖於以下單位

|     |     |     |
|-----|-----|-----|
| 第7座 | 25樓 | A單位 |
| 第7座 | 25樓 | C單位 |

## (b) 浴室

裝設木層架鏡櫃配以膠板飾面、不銹鋼飾邊、亞加力膠片臉燈及配置天然石層架。

木面盆櫃配以膠板飾面、天然石檯面、不銹鋼飾邊及樹脂飾面。

裝置及設備包括：搪瓷洗手盆配鍍鉻水龍頭、搪瓷坐廁、鍍鉻毛巾架、鍍鉻掛鉤及鍍鉻廁紙架。

冷熱水供水系統採用銅喉管。

設有浴缸之浴室配備鋼板浴缸（1500毫米長 X 700毫米闊 X 420毫米深）、鍍鉻浴缸龍頭、花灑套裝及不銹鋼浴簾路軌。

設有淋浴間之浴室配備鋼化玻璃淋浴間及鍍鉻淋浴龍頭及花灑套裝。

- (c) 廚房 裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。木製廚櫃以油漆飾面、膠板、不銹鋼和鋁飾面組成。
- 冷熱水供水系統採用銅喉管。
- 灶台的用料及裝修物料見第2(c)細項。
- 其他裝置及設備的類型：安裝在開放式廚房（如適用）內或附近的消防裝置及設備 — 消防花灑頭及多傳感感應器。
- (d) 睡房 沒有任何裝置。（第6座22樓B單位除外）
- 第6座22樓B單位  
主人睡房以裝設木製開放式衣櫃配木皮飾面連金屬架、木飾面層架櫃、木飾面梳妝枱、布窗簾及金屬窗簾路軌。
- 睡房以裝設木製開放式衣櫃配木皮飾面連金屬架、木飾面層架櫃、布窗簾及金屬窗簾路軌。
- (e) 電話 裝設有電話接駁點。
- (f) 天線 裝設電視及電台插座，可接收本地電視及電台節目。
- (g) 電力裝置 下列住宅單位提供單相電力配電箱並裝設有漏電斷路器：
- 第6座  
2樓A單位及3樓、5樓至12樓、15樓至23樓及25樓A、F及G單位
- 第7座  
1樓至3樓、5樓至12樓及15樓至23樓B、C及G單位及25樓G單位
- 其他住宅單位則提供三相電力配電箱並裝設有漏電斷路器。
- 除置於或掩蓋於磚牆、假天花及假陣之導管外，其餘導管均隱藏於混凝土內。
- (h) 氣體供應 以下每戶均裝置煤氣喉管及接駁至住宅單位之煤氣熱水爐和煤氣煮食爐：
- 第6座  
2樓A單位及3樓、5樓至12樓、15樓至23樓及25樓A、F及G單位
- 第7座  
1樓至3樓、5樓至12樓及15樓至23樓B、C及G單位及25樓A、C及G單位
- 其他住宅單位並無氣體供應。
- (i) 洗衣機接駁點 設有洗衣機來水接駁喉位（其設計為直徑15毫米）及去水接駁喉位（其設計為直徑40毫米）。
- (j) 供水 冷熱水供水系統採用銅喉管。沖水供水系統採用UPVC膠喉管。
- 水管部分隱藏、部分外露。外露水管被假天花/假陣/櫃掩蓋，除工作間內的洗手間之外露水管並無被掩蓋。
- 有熱水供應。

#### 4. 雜項

##### 細項

##### (a) 升降機

##### 描述

##### 住宅大樓

設有6部「日立」牌載客升降機。

| 大廈名稱 | 型號            | 升降機編號 | 升降機服務之樓層          |
|------|---------------|-------|-------------------|
| 第6座  | MCA-950-CO150 | 14    | 低層地下1樓、地下、1樓至3樓、5 |

|     |               |         |                       |
|-----|---------------|---------|-----------------------|
|     | MCA-900-CO150 | 15 - 16 | 樓至12樓、<br>15樓至23樓、25樓 |
| 第7座 | MCA-950-CO150 | 17      |                       |
|     | MCA-900-CO150 | 18 - 19 |                       |

(b) 信箱 不銹鋼。

(c) 垃圾收集 垃圾及物料回收室位於以下位置：  
大廈每層住宅之公用地方

垃圾收集及物料回收房設於(在第一期內的)低層地下1樓。垃圾由清潔工人收集及運走。

(d) 水錶、電錶及氣體錶 戶住宅單位之獨立水錶安裝於大廈每層住宅樓層之水錶箱內。每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層之電錶房內。

獨立煤氣錶安置於以下單位之廚房內：

第6座

2樓A單位及3樓、5樓至12樓、15樓至23樓及25A、F及G單位

第7座

1樓至3樓、5樓至12樓及15樓至23樓B、C及G單位及25樓A、C及G單位

## 5. 保安設施

發展項目之入口、住宅大樓之入口大堂、園景區、會所、停車場、臨時避難空間、天台樓梯出口、地下升降機大堂及升降機內均設閉路電視接駁到管理員櫃檯。每個住宅單位大門旁均裝設可視對講機系統。

發展項目之入口、住宅入口大堂、會所入口及升降機內（升降機編號 14-16及17-19）均裝有智能卡閱讀器及二維碼閱讀器。

## 6. 廚房設備

以下大廈的 1 房單位

裝置抽油煙機，電磁煮食爐，蒸爐，雪櫃連冰箱及洗衣乾衣機。

|     |                          |     |
|-----|--------------------------|-----|
| 第6座 | 2樓，3樓，5樓-12樓，15樓-23樓及25樓 | J單位 |
| 第6座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | K單位 |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | F單位 |

以下大廈的 2 房單位

裝置抽油煙機，電磁煮食爐，蒸焗爐，雪櫃連冰箱及洗衣乾衣機。

|     |                          |           |
|-----|--------------------------|-----------|
| 第6座 | 1樓                       | A單位       |
| 第6座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | B，C，D及E單位 |
| 第6座 | 1樓及2樓                    | F單位       |
| 第6座 | 3樓，5樓-12樓，15樓-23樓及25樓    | H單位       |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓     | A及D單位     |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | E，H及J單位   |

以下大廈的 2 房單位

裝置抽油煙機，煤氣煮食爐(炒鑊用)，煤氣煮食爐(雙爐頭)，蒸焗爐，雪櫃連冰箱及洗衣乾衣機。

|     |                          |       |
|-----|--------------------------|-------|
| 第6座 | 2樓，3樓，5樓-12樓，15樓-23樓及25樓 | A單位   |
| 第6座 | 3樓，5樓-12樓，15樓-23樓及25樓    | F及G單位 |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓     | B及C單位 |
| 第7座 | 1樓-3樓，5樓-12樓，15樓-23樓及25樓 | G單位   |

以下大廈的 3 房單位

裝置抽油煙機，煤氣煮食爐(炒鑊用)，煤氣煮食爐(雙爐頭)，燒烤爐，焗爐，蒸爐連微波爐，雪櫃連冰箱，洗衣乾衣機及咖啡機。

|     |     |          |
|-----|-----|----------|
| 第7座 | 25樓 | A 及 C 單位 |
|-----|-----|----------|

## 7.其他配套

所有住宅單位的客廳/ 飯廳、主人睡房、睡房、睡房 1、睡房 2 及工作間均配備空調機。

所有住宅單位均配備可視對講系統、無線路由器(用於家居智能系統)、紅外線發射器 (用於空調機控制)、網絡攝影機、浴室寶及熱水爐。

所有住宅單位均配備風喉式抽氣扇。

以下住宅單位均配備玻璃破碎感應器、室內紅外線感應器及室外紅外線感應器:

|     |     |                               |
|-----|-----|-------------------------------|
| 第六座 | 1 樓 | A, B, C, D, E, F 及 K 單位       |
| 第六座 | 2 樓 | J 單位                          |
| 第六座 | 3 樓 | F, G 及 H 單位                   |
| 第七座 | 1 樓 | A, B, C, D, E, F, G, H 及 J 單位 |

以下住宅單位均配備藍牙揚聲器及無線藍牙擴音器

|     |      |          |
|-----|------|----------|
| 第七座 | 25 樓 | A 及 C 單位 |
|-----|------|----------|

**WARNING TO PURCHASERS**

**PLEASE READ CAREFULLY**

**對買方的警告  
買方請小心閱讀**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數的名稱： KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the “Property” “本物業”)

Purchaser(s) 買方： \_\_\_\_\_

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

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

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this       day of  
公曆    年    月    日

Signature of Purchaser(s)  
買方簽署 : \_\_\_\_\_

To: Golden Centurion Limited (“the Vendor” “賣方”)  
From: \_\_\_\_\_ (the “Purchaser” “買方”)

Dear Sirs,  
敬啟者

**Re :Declaration of Relationship with the Vendor 與賣方關係的聲明**

Name of the Phase of the Development: KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數的名稱: KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof )]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the “Property” “該物業”)

We/I hereby confirm that we/I [are/am] or [are not/am not]\*:-

- (a) a director of the Vendor, or a parent, spouse or child of such a director;
- (b) a manager of the Vendor;
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- (d) an associate corporation or holding company of the Vendor;
- (e) a director of such an associate corporation or holding company, or a parent, spouse, child of such a director; or
- (f) a manager of such an associate corporation or holding company.

holding company of the Vendor (賣方的控股公司) means Myers Investments Limited, Wheelock Properties Limited and Seareef Holdings Limited;

associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;

subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)

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

private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

We/I declare that the above information is accurate and complete.

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

*\*Delete as appropriate*

吾等/本人茲確認吾等/本人是/不是\*：-

- (a) 賣方的董事，或該董事的父母、配偶或子女；
- (b) 賣方的經理；
- (c) 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) 賣方的有聯繫法團或控股公司；
- (e) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
- (f) 上述有聯繫法團或控股公司的經理；

賣方的控股公司 (holding company of the Vendor) 指 Myers Investments Limited、會德豐地產有限公司及 Seareef Holdings Limited；

有聯繫法團(associate corporation)就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控股公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第 622 章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立該物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以書面通知貴公司。

*\*刪除不適用者*

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。

Signature of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期：

**Personal Data Collection Statement**  
**收集個人資料聲明**

Name of the Phase of the Development:  
發展項目期數的名稱：

KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Vendor 賣方: Golden Centurion Limited

Purchaser(s) 買方: \_\_\_\_\_

**Please read the following notes carefully as they contain important information about how we would like to use your personal data.**

敬請閣下細閱下列各項須知，因其載有關於我們希望如何使用閣下的個人資料之重要資訊

Wheelock Properties (Hong Kong) Limited (“WPHKL”) wish to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “**personal data**”) for the purposes of:

會德豐地產(香港)有限公司(「會德豐地產代理」)擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：

(i) dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) and/or parking space(s) in the Phase by the Vendor, Wheelock Properties Limited (“the **Developer**”) and WPHKL, protecting their interests in the Phase, and monitoring the work of WPHKL by the Vendor and the Developer (“**Obligatory Purposes**”); and

(i) 供賣方、會德豐地產有限公司(「發展商」)以及會德豐地產代理處理與閣下購買期數的住宅單位及/或車位有關的所有法律及其他必需的行政事宜並保障前述各方在期數中的權益，以及供賣方及發展商監督會德豐地產代理的工作(「強制性用途」)；及

(ii) sales and direct marketing to you by WPHKL and/or the Developer regarding investment opportunities in the Phase, including but not limited to the direct marketing to you of the residential units and parking spaces in the Phase and conducting marketing, sale and statistical analysis (“**Voluntary Purposes**”).

(ii) 供會德豐地產代理及/或發展商就在期數的投資機會向閣下作出銷售及直接促銷，包括但不限於向閣下作出在期數的住宅單位及/或車位的直接促銷，以及進行促銷、銷售及統計分析(「自願性用途」)。

Your personal data is required by WPHKL for the Obligatory Purposes. If you do not provide your personal data to WPHKL for these purposes, WPHKL will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) and/or parking space(s) in the Phase and/or administrative matters relating to the same.

會德豐地產代理乃需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予會德豐地產代理作此等用途，會德豐地產代理將不能夠作出強制性用途，這可能對閣下購買在期數中的住宅單位及/或車位及/或與此有關的行政事宜有不利影響。

The Voluntary Purposes are only voluntary purposes and you are not obliged to consent to the use of your personal data for these purposes if you do not wish WPHKL and/or the Developer to use your personal data for direct marketing in relation to the investment opportunities in the Phase including but not limited to the residential units and parking spaces in the Phase, or marketing, sale and statistical analysis.

自願性用途僅屬自願性質，如果閣下不希望會德豐地產代理及/或發展商使用閣下的個人資料於期數中的投資機會(包括但不限於在期數的住宅單位及/或車位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

WPHKL may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.

除非已獲得閣下有關於此等使用或提供的書面同意，會德豐地產代理不得使用或提供閣下的個人資料作自願性用途。

WPHKL will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Purposes. WPHKL will not transfer your personal data to any other person without your consent.

會德豐地產代理將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) 將會把閣下的個人資料提供及轉移予發展商作強制性用途，及 (ii) 如果閣下同意及提供書面同意，將會把閣下的個人資料提供及轉移予發展商，而前述各方繼而可使用閣下的個人資料作自願性用途。在沒有閣下同意下，會德豐地產代理不會把閣下的個人資料轉移予任何其他人士。

You may withdraw your consent and require WPHKL and/or the Developer at any time to cease using your personal data for the Voluntary Purposes and WPHKL and/or the Developer must so cease, without charge.

閣下可隨時撤回閣下的同意並要求會德豐地產代理及/或發展商停止使用閣下的個人資料作自願性用途，而會德豐地產代理及/或發展商必須在不收費的情況下停止如此使用該等資料。

WPHKL will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. WPHKL will not retain your personal data if you withdraw your consent and request WPHKL to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, and withdrawal of your consent or occurrence of other circumstances where your personal data is no longer required, WPHKL will destroy your personal data as soon as practicable after WPHKL are no longer obliged to retain such data by law.

會德豐地產代理將只在為落實強制性用途及(如果閣下同意)自願性用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求會德豐地產代理停止如此使用閣下的個人資料，會德豐地產代理將不會保留該等資料。在落實強制性用途及(如果閣下同意)自願性用途後、閣下撤回同意或者出現發生不再需要閣下的個人資料之其他情況時，會德豐地產代理將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

You may at any time request access to and/or correct your personal data in WPHKL's records. To exercise these rights, you may contact WPHKL at the addresses below by stating your communication as "Confidential".

閣下可隨時要求查閱及/或改正在會德豐地產代理的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與會德豐地產代理聯絡，並在閣下的通訊註明「保密」字樣。

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding WPHKL's policies and practices with respect to personal data and (2) raise general questions and complaints about WPHKL's handling of personal data, please address your communication to the following:

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關會德豐地產代理在個人資料方面的政策及實務的一般資料及 (2) 提出有關會德豐地產代理處理個人資料的一般問題及投訴，應致函予以下人士：

Personal Data Privacy Officer

Wheelock Properties (Hong Kong) Limited

Address: 2nd Floor, One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong (Marked "Confidential")

個人資料私隱主任

會德豐地產(香港)有限公司

地址：香港黃竹坑香葉道 2 號 One Island South 2 樓 (註明「保密」字樣)

\*\*\*\*\*

I have read this Statement and agree to its terms.

本人已閱讀本聲明並同意其條款。

- ☐ By checking this box, I instruct WPHKL NOT to use my personal data for the Voluntary Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that WPHKL will use my personal data for its Voluntary Purposes described above and transfer my personal data to the Developer for the Voluntary Purposes described above.)
- ☐ 本人在此空格加上剔(「✓」)號，即表示本人指示會德豐地產代理不得使用本人的個人資料作上述自願性用途，包括把本人的個人資料轉移予發展商。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，會德豐地產代理將會使用本人的個人資料作其上述自願性用途並把本人的個人資料轉移予發展商作上述自願性用途。)

Signature of Purchaser(s) 買方簽署：\_\_\_\_\_

Name of Purchaser(s) 買方姓名：\_\_\_\_\_

Date 日期：\_\_\_\_\_

If there is any inconsistency between the English and Chinese version, the English version shall prevail.

英文版本與中文版本如有任何抵觸，應以英文版本為準。

## **Declaration in relation to Intermediary**

### **有關中介人的聲明**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
("the Property" "該物業")

Vendor 賣方: Golden Centurion Limited

Purchaser(s) 買方: \_\_\_\_\_

1. 買方確認經由下述人士介紹到賣方簽署臨時買賣合約購買該物業：  
The Purchaser(s) hereby declare(s) that the following person has introduced the Purchaser to the Vendor for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

地產代理姓名 Name of estate agent : \_\_\_\_\_

地產代理牌照號碼 EAA Licence No. : \_\_\_\_\_

所屬地產代理公司名稱 Estate Agency: \_\_\_\_\_

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方確認知悉及確認以下各項：

The Purchaser(s) acknowledge and confirm the followings:

- (a) 任何中介人均沒有代賣方作出、亦沒有被賣方授權或批准代賣方作出任何口頭或書面的協議、陳述、承諾或保證。賣方不須就任何中介人所作出的任何協議、陳述、承諾或保證（如有）向買方或其他人以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、陳述、承諾或保證。

Each Intermediary did not make and is not authorized or permitted by the Vendor to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor. The Vendor is not and will not be liable in any way whatsoever to the Purchaser or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary and is not and will not in any circumstances be liable to perform the same for any Intermediary.

- (b) 賣方及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義，在購買上述該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。

The Vendor and its staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser or any Intermediary. If there are any person(s) 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 (I.C.A.C.).

- (c) 賣方並無授權任何中介人向買方收取任何費用或佣。

The Vendor did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.

- (d) 買方與任何中介人之任何纏繞，一概與賣方無關。該物業之買賣交易一切依據該物業之臨時買賣合約及正式買賣合約進行。

The Vendor is not and will not be involved in any dispute between the Purchaser and any Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

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

買方簽署 PURCHASER(S): \_\_\_\_\_

Date 日期: \_\_\_\_\_

**Acknowledgement Letter regarding Flat Roof/ Roof**

**有關平台 / 天台的確認函**

*(only applicable to Flat A on 25/F in Tower 6)*

*(只適用於第 6 座 25 樓 A 單位)*

Name of the Phase of the Development :  
發展項目期數名稱 :

KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with ~~roof/flat roof~~)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the "Property" "該物業")

The Vendor 賣方 : Golden Centurion Limited

Purchaser(s) 買方 : \_\_\_\_\_

致：賣方

To: the Vendor

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前明白和接納：

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the "Preliminary Agreement") of the Property that:-

根據發展項目的主公共契約及管理協議（「主公契」），管理人有權在構成單位（定義見主公契）的露台、工作平台、梯屋（及梯屋頂）、平台、天台或花園的上空操作、使用及移動吊船、其他管理設備或裝置，以檢修、清潔、優化、保養、維修、翻新、裝飾、改善及／或更換期數任何外部的任何部分。

Pursuant to the Principal Deed of Mutual Covenant and Management Agreement ("Principal DMC") of the Development, the manager will have the right to operate, use and move the gondola, other equipment or device of management through the airspace over any balcony, utility platform, stairhood (and the top of stairhood), flat roof, roof or garden forming part of any Unit (as defined in the Principal DMC) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Phase.

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

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

本文件並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門批准為準。

This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments.

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

本人 / 吾等確認及聲明本人 / 吾等同意購入該物業時已完全知悉並接受和同意上述事項。

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

agree of the above.

經妥當及謹慎考慮本函之內容後，我/我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署

Signature of Purchaser(s)

\_\_\_\_\_  
日期 *Date*: \_\_\_\_\_

**Acknowledgement Letter regarding Window Limiter of Openable Windows**  
**有關開窗限制器的確認函**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Tower \_\_ 座 Floor \_\_ 樓 Flat \_\_ 單位 [(with flat roof/roof 連同平台/天台)]  
(the “Property” “該物業”)

The Vendor 賣方 : Golden Centurion Limited

The Purchaser 買方 : \_\_\_\_\_

致：賣方

To: the Vendor

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前明白和接納：

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (the “Preliminary Agreement”) of the Property that:-

該物業浴室的窗戶設有開窗限制器以防止與鄰近的該物業廚房的窗戶碰撞，有關窗戶將不能完全開啟。

Window limiters are installed at the windows located in the Bathroom of the Property to avoid clashing with adjacent windows located in the Kitchen of the Property. Such window cannot be fully opened.

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

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

本文件並不影響臨時合約及其後之正式買賣合約（「買賣合約」），包括（但不限於）買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數及其任何部分之建築圖則及其他圖則設計，期數設計以政府相關部門批准為準。

This document shall not prejudice the Preliminary Agreement nor its subsequent formal sale and purchase agreement (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments.

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

本人／吾等確認及聲明本人／吾等同意購入該物業時已完全知悉並接受和同意上述事項。

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

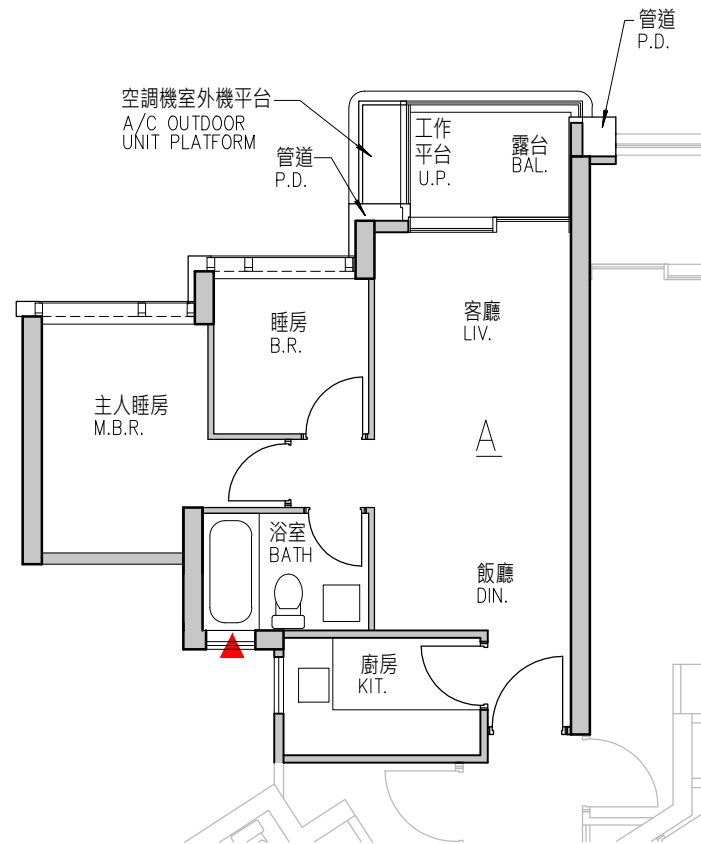
經妥當及謹慎考慮本函之內容後，我／我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署  
*Signed by the Purchaser*

日期 *Date:* \_\_\_\_\_

TOWER 6 FLAT A  
22/F FLOOR PLAN  
第6座 A單位  
22樓樓面平面圖



Scale 比例:  
M/米 0 1 2 5

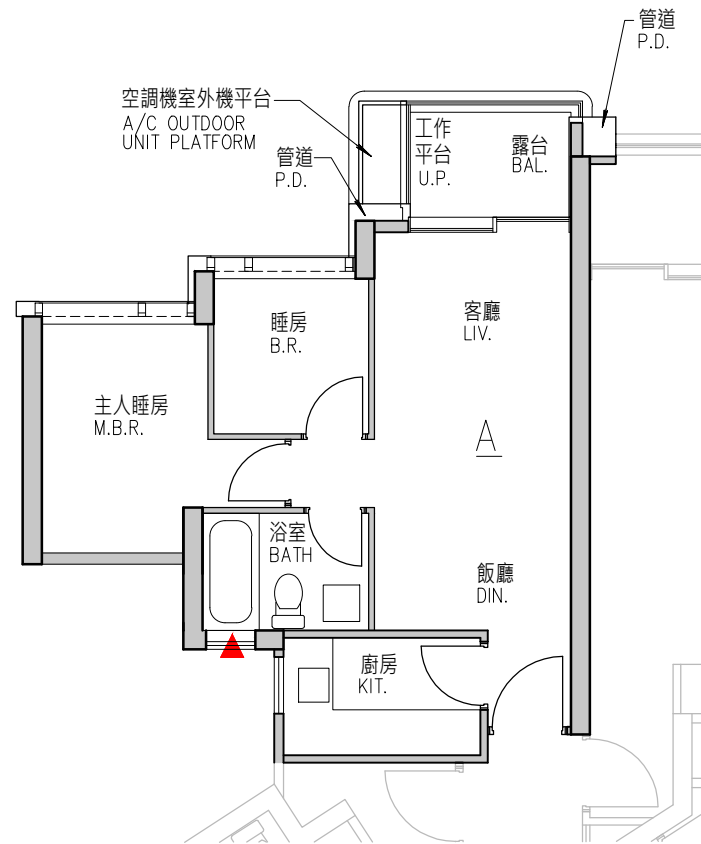
Legend 圖示  
▲ WINDOW WITH LIMITER  
設有開窗限制器的窗戶

DRAFT: 2022-11-10

FOR REFERENCE ONLY. THIS PLAN IS SHOWING THE APPROXIMATE LOCATION(S) OF THE WINDOW(S) WITH LIMITER ONLY. OTHER MATTERS SHOWN IN THIS PLAN MAY NOT REFLECT THEIR LATEST CONDITIONS. THIS PLAN DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS CONSTITUTING ANY OFFER, REPRESENTATION, WARRANTY OR CONTRACTUAL TERM WHETHER EXPRESS OR IMPLIED (WHETHER RELATING TO VIEW OR NOT).

僅供參考。本圖僅作顯示設有開窗限制器的窗戶的大概位置，圖中所示之其他事項未必能放映其最新狀況，本圖並不構成亦不得詮釋成任何不論明示或者隱含之約、陳述、保證或合約條款（不論是否有關景觀）。

TOWER 6 FLAT A  
25/F FLOOR PLAN  
第6座 A單位  
25樓樓面平面圖



Scale 比例:  
M/米 0 1 2 5

Legend 圖示  
▲ WINDOW WITH LIMITER  
設有開窗限制器的窗戶

DRAFT: 2022-11-10

FOR REFERENCE ONLY. THIS PLAN IS SHOWING THE APPROXIMATE LOCATION(S) OF THE WINDOW(S) WITH LIMITER ONLY. OTHER MATTERS SHOWN IN THIS PLAN MAY NOT REFLECT THEIR LATEST CONDITIONS. THIS PLAN DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS CONSTITUTING ANY OFFER, REPRESENTATION, WARRANTY OR CONTRACTUAL TERM WHETHER EXPRESS OR IMPLIED (WHETHER RELATING TO VIEW OR NOT).

僅供參考。本圖僅作顯示設有開窗限制器的窗戶的大概位置，圖中所示之其他事項未必能放映其最新狀況，本圖並不構成亦不得詮釋成任何不論明示或者隱含之約、陳述、保證或合約條款（不論是否有關景觀）。

「提前付清樓價現金回贈」確認函

Acknowledgement Letter regarding “Early Settlement Cash Rebate”

(只適用於選擇「300 天現金優惠付款計劃」之買方)

(Only applicable to purchasers choosing “300-day Cash Payment Plan”)

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱： KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
(the “Property” “該物業”)

The Vendor 賣方： Golden Centurion Limited

Purchaser(s) 買方： \_\_\_\_\_

H.K.I.D./ Passport/B.R. No(s).:

香港身份證/護照/商業登記證號碼: \_\_\_\_\_

1. 買方須按上述之臨時買賣合約（「**臨時合約**」）以下付款方法支付該物業之成交金額（「**成交金額**」）。買方須於簽署臨時合約後的 5 個工作日內按臨時合約之條款及條件簽立有關該物業的正式買賣合約（「**正式合約**」）。

The Purchaser shall pay the purchase price ("**Transaction Price**") as stated in the Preliminary Agreement for Sale and Purchase of the Property ("**PASP**") in accordance with the payment terms set out therein. The Purchaser shall execute the Formal Agreement for Sale and Purchase of the Property (the "**ASP**") within 5 working days after signing the PASP of the Property in accordance with the terms and conditions contained in the PASP.

2. 如買方提前於正式合約訂明的付款限期日之前付清成交金額餘額（以賣方代表律師實際收到款項日期計算）及在所有方面履行和遵守該物業之臨時合約及其後之正式合約內一切的條款及條件（必須嚴格遵行所有時間限制），則賣方將依下列條件及條款送出現金回贈予買方（「**現金回贈**」）:-

If the Purchaser shall settle the balance of the Transaction Price earlier than the due date of payment as specified in the ASP (the date of settlement shall be the actual date on which payment is received by Vendor's solicitors) and perform and comply with in all respects the terms and conditions of the PASP and the ASP (in respect of which time shall be of the essence), the Vendor will provide a cash rebate ("**Cash Rebate**") to the Purchaser subject to the terms and conditions set out hereunder:-

- 如買方在簽署臨時合約的日期後 120 日內付清所有成交金額餘額，則賣方將送出相等於成交金額 6.5%之金額的現金回贈；

the Cash Rebate to be provided by the Vendor will be equivalent to 6.5% of the Transaction Price if the balance of the Transaction Price shall be fully paid by the Purchaser within 120 days after the date of signing of the PASP;

- 如買方在簽署臨時合約的日期後 121 日至 150 日內付清所有成交金額餘額，則賣方將送出相等於成交金額 5.5%之金額的現金回贈；

the Cash Rebate to be provided by the Vendor will be equivalent to 5.5% of the Transaction Price if the balance of the Transaction Price shall be fully paid by the Purchaser within the period from 121 days to 150 days after the date of signing of the PASP;

- 如買方在簽署臨時合約的日期後 151 日至 180 日內付清所有成交金額餘額，則賣方將送出相等於成交金額 4.5%之金額的現金回贈。

the Cash Rebate to be provided by the Vendor will be equivalent to 4.5% of the Transaction Price if the balance of the Transaction Price shall be fully paid by the Purchaser within the period from 151 days to 180 days after the date of signing of the PASP.

3. 買方須於擬提前付清成交金額餘額日前最少 30 日，以書面向賣方申請現金回贈。賣方會於收到申請並核實資料後於該物業買賣完成交易時將現金回贈直接用於支付部份成交金額餘額或以其他賣方指定之方式支付予買方。

The Purchaser shall apply to the Vendor in writing for the Cash Rebate at least 30 days before the intended date of early settlement of the balance of the Transaction Price. After the Vendor has received the application from the Purchaser and has duly verified the information, the Vendor will apply the Cash Rebate in part payment of the balance of Transaction Price directly upon completion of the sale and purchase of the Property or pay the Cash Rebate to the Purchaser in such manner as the Vendor may prescribe.

4. 現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈或其任何部分予任何第三方。如買方於該物業按照臨時合約及正式合約成交前轉售該物業予第三方，賣方將有權即時取消或撤回現金回贈。

The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the Property to any third party before completion of the sale and purchase of the Property in accordance with the Preliminary Agreement and the Agreement, the Vendor shall have the right to forthwith cancel or revoke the Cash Rebate.

5. 無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內一切的條款與條件，並依其條款及條件完成該物業之買賣。

Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all the terms and conditions of the PASP and the ASP and to complete the purchase of the Property in accordance with the terms and condition contained therein.

6. 一旦買方未能遵守、履行或遵從本函條款、臨時合約及正式合約內任何條款或條件，賣方有權立即撤銷現金回贈及／或要求退還現金回贈，且不影響賣方在臨時合約、正式合約或法律上之其他權利與申索。買方只可就本函向賣方提出損害賠償之申索。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this letter, the PASP and the ASP, the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith and/or ask for refund of the Cash Rebate without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law. Any claim that the Purchaser may have under or in relation to or in connection with this letter shall be a claim against the Vendor for damages only.

7. 在本函中的時間規定須嚴格遵守。

Time shall be of the essence of this letter.

8. 本函為一獨立於臨時合約及正式合約之協議，本函任何內容均不得視作取替或更改臨時合約及正式合約內的任何條款及／或條件。賣方在臨時合約及正式合約下之所有權利及補救

均不受本函影響。本函乃由本函各方之間訂立且獨立於買方購買該物業、臨時合約及正式合約之協議，本函任何內容或本函任何一方未能遵守或履行其於本函下之任何責任均不會以任何方式損害、變更或影響臨時合約及正式合約的運作、有效性或可強制執行性或相關臨時合約或相關買賣合約各方的權利、義務或責任。

This letter is an agreement independent of the PASP and the ASP and nothing in the contents herein shall be deemed to supersede or vary any terms and/or conditions of the PASP and the ASP. All the rights and remedies of the Vendor under the PASP and the ASP shall not be affected by this letter. This letter constitutes an agreement between the parties hereto independent from the Purchaser's purchase of the Property, the PASP and the ASP and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the PASP and the ASP or the rights, duties or obligations of the parties to the PASP and the ASP.

9. 本函之中文譯本僅供參考之用，如有歧義，仍以英文本為準。

The Chinese version of this letter is for reference only and in case of inconsistency, the English version shall prevail.

10. 不論本函任何其他條款的規定，並非本函一方的人無權根據合約（第三者權利）條例強制執行本函的任何條款。

Notwithstanding any other provisions of this letter, a person who is not a party to this letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce any provisions of this letter.

賣方代表

For and on behalf of the Vendor

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Authorized Signature(s) 授權人士簽署

經妥當及謹慎考慮本函之內容後，本人/我們同意接受本函及受本函所有條款及條件規限。

After due and careful consideration of the content of this Letter, I/we agree to accept the same and be bound by all the terms and conditions as set out herein.

Signature of Purchaser

買方簽署

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日期 Date:

## Acknowledgement Letter for Properties Viewing

### 物業參觀確認函

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat \_\_, Floor \_\_, Tower \_\_ [(with roof/flat roof)]  
第 \_\_ 座 \_\_ 樓 \_\_ 單位 [(連同天台/平台)]  
("the Property" "該物業")

The Vendor 賣方 : Golden Centurion Limited

Purchaser(s) 買方 : \_\_\_\_\_

本人/我們即下述簽署人，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

I/We, the undersigned, hereby confirm below prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

☐ 本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人/我們參觀：  
I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。  
and I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀該物業日期 Date of viewing of the Property : \_\_\_\_\_  
或 OR

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

\*\*\*\*\*

☐ 本人/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人/我們參觀：  
I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us the Vendor has made the comparable residential property stated below available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

☐ 且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。  
and I/we have viewed the comparable residential property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

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

或 OR

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

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

\*\*\*\*\*

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

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

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Signature(s) of Purchaser(s) 買方簽署

---

Date 日期

**Vendor's Information Form**  
**賣方資料表格**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat A , Floor 25 , Tower 6 [(with roof/flat roof)]  
第 6 座 25 樓 A 單位 [(連同天台/平台)]  
("the Property" "該物業")

Vendor 賣方 : Golden Centurion Limited

Purchaser 買方 : \_\_\_\_\_

- (a) The amount of the management fee that is payable for the Property: HK\$ 2,842 per month  
須就該物業支付的管理費用的款額: 每月港幣\$ 2,842 .
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)  
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百分之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil  
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase of the Development: Harriman Property Management Limited  
發展項目期數的管理人的姓名或名稱: 夏利文物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase of the Development: Nil  
賣方自政府或管理處接獲的關於發展項目期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase of the Development: Nil  
賣方自政府接獲的規定賣方拆卸發展項目期數的任何部分或將發展項目期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil  
賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期: 19/10/2024

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

買方現確認在簽署該物業之臨時買賣合約之前，買方已收到此份賣方資料表格。

\_\_\_\_\_  
Signature(s) of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期

**Vendor's Information Form**  
**賣方資料表格**

Name of the Phase of the Development : KOKO ROSSO (Phase 3A of KOKO HILLS Development)  
發展項目期數名稱 : KOKO ROSSO (KOKO HILLS 發展項目的第 3A 期)

Flat A , Floor 22 , Tower 6 [(with roof/flat roof)]  
第 6 座 22 樓 A 單位 [(連同天台/平台)]  
("the Property" "該物業")

Vendor 賣方 : Golden Centurion Limited

Purchaser 買方 : \_\_\_\_\_

- (a) The amount of the management fee that is payable for the Property: HK\$ 2,610 per month  
須就該物業支付的管理費用的款額: 每月港幣\$ 2,610 .
- (b) The amount of the Government rent (if any) that is payable for the Property: 3% of the rateable value of the Property per annum (amount to be assessed by Rating and Valuation Department)  
須就該物業繳付的地稅 (如有的話) 的款額: 該物業的每年應課差餉租值的百份之三 (款額有待差餉物業估價署評估)
- (c) The name of the owners' incorporation (if any): Nil  
業主立案法團(如有的話)的名稱: 沒有
- (d) The name of the manager of the Phase of the Development: Harriman Property Management Limited  
發展項目期數的管理人的姓名或名稱: 夏利文物業管理有限公司
- (e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Phase of the Development: Nil  
賣方自政府或管理處接獲的關於發展項目期數中的住宅物業的擁有人須分擔的款項的任何通知: 沒有
- (f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Phase of the Development: Nil  
賣方自政府接獲的規定賣方拆卸發展項目期數的任何部分或將發展項目期數的任何部份恢復原狀的任何通知: 沒有
- (g) Any pending claim affecting the Property that is known to the Vendor: Nil  
賣方所知的影響該物業的任何待決的申索: 沒有

Date of Printing 印製日期: 19/10/2024

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.  
買方現確認在簽署該物業之臨時買賣合約之前, 買方已收到此份賣方資料表格。

\_\_\_\_\_  
Signature(s) of Purchaser(s) 買方簽署

\_\_\_\_\_  
Date 日期

## Supplemental Letter 補充函

To 致 : Golden Centurion Limited (“the Vendor” “賣方”)  
From 由 : The Tenderer named below 下述投標者

Dear Sirs,  
敬啟者:

**Re: The Tender specified below in respect of of KOKO ROSSO**  
**關於：下述有關 KOKO ROSSO 之投標**

**PART 1 第一部份: 投標組合 Submission of Tender**

(applicable if all the Tenderers (“Related Tenderers”) wish to submit tenders in respect of KOKO ROSSO (i.e., Phase 3A of the KOKO HILLS Development))

適用於所有投標者(“相關投標者”)欲提交有關 KOKO ROSSO (即 KOKO HILLS 發展項目第 3A 期) 之投標)

|                                                    |                                                                     |
|----------------------------------------------------|---------------------------------------------------------------------|
| (A) Tender in respect of<br>關於<br><br>_____<br>之投標 | Name(s) of Tenderer<br>投標者名稱:<br><br>_____<br>("Tenderer 1 /投標者 1") |
| (B) Tender in respect of<br>關於<br><br>_____<br>之投標 | Name(s) of Tenderer<br>投標者名稱:<br><br>_____<br>("Tenderer 2 /投標者 2") |
| (C) Tender in respect of<br>關於<br><br>_____<br>之投標 | Name(s) of Tenderer<br>投標者名稱:<br><br>_____<br>("Tenderer 3 /投標者 3") |

Note: Each Tenderer can only submit ONE Supplemental Letter (if applicable) only.

註: 每位投標者只能提交一份補充函 (如適用)。

I/We, all the Tenderers (“Related Tenderers”) named above, wish to submit my/our tenders specified above on the following conditions:-

我/我們，上述所有投標者 (“相關投標者”) 希望按以下條件提交上述投標:-

I/We wish to submit my/our tenders specified above in accordance with the group(s) with the order of priority (“Preference Group(s)”) specified in the table below (page 2 of this Supplemental Letter). Smaller number of the Preference Group indicates higher priority. I/We understand that the Vendor would at most accept the tender(s) under **ONE** Preference Group amongst all Preference Groups and all such tender(s) must be accepted **as a whole**. For the avoidance of doubt, I/We also understand and acknowledge that the priority set out below is for the Vendor’s reference only and the Vendor is not obliged to consider any Preference Group stated by any tenderer or award a tender according to any priority stated by any tenderer.

我/我們希望以下表 (此補充函第二頁) 所列之優先次序及組合 (“優先組合”) 提交上述投標。優先組合號數越小代表優先次序越高。我/我們明白賣方最多只會接受**一個**優先組合下的投標而所有該等投標須**一同**獲接受。為釋疑慮，我/我們明白及確認上述優先次序僅作賣方參考之用，賣方並無責任考慮任何投標人列明的任何優先次序或根據任何投標人列明的任何優先次序接受投標。

PART 2 第二部份: 優先組合 Preference Group(s)

I/We wish to submit my/our tenders specified above in accordance with the group(s) with the “Preference Group(s)” and (if applicable) to allocate the said option to each residential property as specified in the table below  
我/我們希望按下表所述之“優先組合”提交上述投標及(如適用)分配該認購權予每個單位。

| applicable if all the Tenderers (“Related Tenderers”) wish to submit tenders in respect of KOKO ROSSO (i.e., Phase 3A of the KOKO HILLS Development)<br>適用於所有投標者(“相關投標者”)欲提交有關 KOKO ROSSO (即 KOKO HILLS 發展項目第 3A 期)之投標) |                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Preference Group(s)<br>優先組合                                                                                                                                                                                             | Residential properties I/we wish to purchase<br>我/我們欲購買的住宅物業 |
| 1.                                                                                                                                                                                                                      |                                                              |
| 2.                                                                                                                                                                                                                      |                                                              |
| 3.                                                                                                                                                                                                                      |                                                              |

PART 3 第三部份:

(applicable if all the Tenderers (“Related Tenderers”) wish to submit tenders in respect of KOKO ROSSO (i.e., Phase 3A of the KOKO HILLS Development)  
適用於所有投標者(“相關投標者”)欲提交有關 KOKO ROSSO (即 KOKO HILLS 發展項目第 3A 期)之投標)

I/We understand that if the Vendor could NOT accept my/our tender(s) according to the conditions specified by me/us above, all tenders specified above submitted by me/us would be disregarded and will not be considered or accepted by the Vendor. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

我/我們明白若賣方未能以我/我們以上指定之條件接受我/我們的投標，我/我們上述已提交的所有投標將不被理會及不被賣方考慮或接受。我/我們亦確認、同意及接受賣方決定之投標結果為最終的，而我/我們將不會就此提出任何申索或反對。

I/We understand and acknowledge that nothing in this document should prejudice the Vendor’s rights under (7) of the Tender Notice. The tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

我/我們明白及確認本文件並不損害招標公告第（7）段下賣方之權利。賣方決定之投標結果為最終的，而閣下將不能就此提出任何申索或反對。

I/We acknowledge that I/We have been advised to instruct my/ our own solicitors to advise me on the terms and conditions and this document.

我/我們確認獲建議就本文件之條款向我/我們的律師尋求意見。

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。

\_\_\_\_\_  
Signature of the Tenderer 1 投標者 1 簽署

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Signature of the Tenderer 2 投標者 2 簽署

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Signature of the Tenderer 3 投標者 3 簽署

Date 日期: \_\_\_\_\_