

This template of tender documents is applicable to tender sale carried out on or after 15 October 2026 under the Sales Arrangements issued and/or revised by the Vendor from time to time. Please refer to the Tender Notice for details.

This template of tender documents is only a template and for reference only, and is not for use for submitting a tender. Persons who are interested in submitting a tender shall make reference to the Sales Arrangements concerned and collect the tender documents of the property(ies) concerned. The vendor reserves the right to amend the tender documents from time to time.

此招標文件範本適用於2026年10月15日或之後根據賣方不時發出及/或修改的銷售安排資料進行之招標。詳情請參閱招標公告。

此招標文件範本只屬範本，僅供參考，並不用於入標有興趣入標之人士請參考相關銷售安排並索取相關物業之招標文件。賣方保留權利不時修改招標文件。

Phase 1 (“the Phase”) of 33 Clear Water Bay (the “Development”)
33 清水灣 (「發展項目」) 的第 1 期 (「期數」)

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF
the following property(ies) in the Phase (each a “**Property for Tender**”):

載有期數中以下物業（每一該等物業稱為「**招標物業**」）招標條款及條件之招標公告：

Those properties set out in the Column of “Properties for Tender” in Paragraph A of Offer Section
要約部份 A 段「招標物業」一列所列出之物業

Date of this Tender Notice 本招標公告日期： 11/10/2026

Vendor 賣方	Best Power (Asia) Limited Jumbo Power Enterprises Limited 盛佳（亞洲）有限公司 頌威企業有限公司
Sales Arrangement 銷售安排	Information on Sales Arrangement of the following number (as amended from time to time): 以下編號之銷售安排資料（包括其不時之修定）： 1
Commencement Time of Tender Sale 開始招標時間	See Tender Particulars Table 見招標詳情附表
Closing Time of Tender Sale 截止招標時間	See Tender Particulars Table 見招標詳情附表
Tender Period 招標期間	From Commencement Time of Tender Sale to Closing Time of Tender Sale 由開始招標時間至截止招標時間
Acceptance Period 接受中標期間	The period between (a) Commencement Time of Tender Sale concerned and (b) the date falling the 7 th working day after the date of tender sale concerned (both days inclusive) 指由(a)開始招標時間至(b)相關招標出售日期後起計的第7個工作日內（包括首尾兩日）
Tender Box 投標箱	Tender box located at 投標箱設置於： 9/F, Pioneer Centre, 750 Nathan Road, Mongkok, Kowloon 九龍旺角彌敦道750號始創中心9樓

PLEASE NOTE: the Vendor has the absolute right to change the Tender Period, Commencement Time of Tender Sale and/or Closing Time of Tender Sale from time to time by amending the Sales Arrangement. The tender sale of the Properties for Tender is subject to availability. Where any Property for Tender has been sold under a particular tender sale carried out on a date of tender sale, no tender sale of that Property for Tender will be carried out on subsequent date(s) of tender sale. The Vendor has the absolute right to accept or reject any offer for the purchase of any Property for Tender. Although a Property for Tender may be available for tender on a date of tender sale, it may become

unavailable during that date of tender sale because the Vendor may accept a previous tender for that Property for Tender after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for that Property for Tender.

請注意：賣方有全權透過修改銷售安排不時更改招標期間、開始招標時間及／或截止招標時間。招標物業的招標出售視供應情況而定。如任何招標物業已在某招標出售日期進行的招標出售中售出，其後的招標出售日期將不會進行該招標物業的招標出售。賣方有絕對權利接受或拒絕購買任何招標物業的任何要約。儘管一招標物業可能會在招標出售日期進行招標，但由於賣方可能會在先前的投標結束後接受該招標物業的先前投標，因此在招標出售日期該招標物業可能變得不能再出售。在這種情況下，賣方將拒絕該招標物業的其他要約。

Tender Particulars Table 招標詳情附表:

Date of Tender Sale 招標出售日期	Commencement Time of Tender Sale 開始招標時間	Closing Time of Tender Sale 截止招標時間
Tender on every day from 15 October 2026 to 31 December 2026 (both dates inclusive) 招標於每日由 2026年10月15日起 至 2026年12月31日 (包括首尾兩日)	10:00 a.m. on the relevant date of tender sale 相關招標出售日期的上午十時	05:00 p.m. on the relevant date of tender sale 相關招標出售日期的下午五時

TERMS AND CONDITIONS OF THE TENDER SALE

招標條款及條件

1. To make an offer to purchase the Property for Tender, a tenderer shall submit the items referred to in paragraph B of the Offer Section of this document below (the “Offer Section”) by delivering the same to the Tender Box during the Tender Period. A Property for Tender so offered to be purchased by the tenderer will be referred to as a “**Tendered Property**”.

如欲作出要約購買任何招標物業，投標人須於招標期間把本文件下文要約部份（「**要約部份**」）第 B 段所述的項目交回投標箱。投標人如此投標要約購買的招標物業稱為「**投標物業**」。

2. A tenderer’s submission of a tender as aforesaid constitutes that tenderer’s agreement to these terms and conditions and a formal offer for the purchase of the Tendered Property which shall remain irrevocable and open for acceptance by the Vendor during the Acceptance Period and, on acceptance by the Vendor, a contract shall be constituted between the tenderer and the Vendor. The Tendered Property the offer of which is accepted by the Vendor will be referred to as the “**Purchased Property**”.

投標人如前述作出投標即視作投標人同意本文件條款及條件及就購買投標物業作出正式要約，且該要約於接受中標期間內不能收回及可供賣方接受，而一經賣方接受，投標人與賣方之間即有合約存在。獲賣方接受投標人要約的投標物業稱為「**所購物業**」。

3. A tenderer may offer to purchase more than one Property for Tender in the Offer Section at the same time.

投標人可於要約部份中同時就多於一個招標物業提出要約購買。

4. The Vendor may accept an offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will, as soon as practicable, sign and send to the tenderer concerned a written notice of acceptance and return to the tenderer concerned one duplicate of Preliminary Agreement for Sale and Purchase of the Purchased Property executed by the Vendor and dated not later than the last date of the Acceptance Period.

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要約。賣方接受後，將盡快向有關投標人送遞接納投標的書面通知及交回經賣方簽立且日期為不後於接受中標期間最後一日之所購物業之臨時買賣合約。

5. Before a tenderer’s offer is accepted, any cashier order and/or cheque submitted by that tenderer will remain uncashed. Once an offer is accepted by the Vendor, all cashier order and/or cheque submitted by the tenderer concerned will be cashed for the payment of the deposit of the Purchased Property. If a tenderer’s offer is not accepted, the Vendor will notify that tenderer. All cashier order and/or cheque submitted by that tenderer will be made available for collection by prior appointment Provided That the Vendor shall be entitled to return any cashier order and/or cheque to a tenderer (at the risk of that tenderer) by ordinary or registered post to the tenderer’s address specified in the Offer Section.

投標人的要約未被接受前，投標人所提交之任何本票及/或支票將不作兌現。一旦賣方接受投標人要約，所有有關投標人遞交的本票及/或支票將作兌現並用以支付所購物業的訂金。倘投標人的要約不被賣方接受，賣方將通知該投標人。經預約該投標人可領回所有該投標人遞交的無兌現之本票及/或支票，唯賣方亦有權將任何本票及/或支票以普通或掛號郵遞至該投標人於要約部份填上之地址（遺失風險由該投標人承擔）。

6. The Vendor does not undertake and is under no obligation whatsoever to review, consider or accept the highest offer or any offer at all for the purchase of any Property for Tender. The Vendor shall have the absolute discretion to determine whether to accept any tender of any Property for Tender, and the tender results decided by the Vendor are final and the tenderer shall not raise any claims or objections in respect thereof. The Vendor has the absolute right to withdraw from the sale of any Property for Tender at any time until the acceptance of an offer to purchase that Property for Tender.

賣方並不承諾亦無任何責任閱覽、考慮或接受認購任何招標物業最高出價之要約或任何要約。賣方有絕對酌情權決定是否接受任何招標物業的任何投標，賣方決定的投標結果為最終的，而投標人不得就此提出任何申索或反對。賣方有全權於任何時間撤回出售任何招標物業，直至接受購買該招標物業之要約。

7. Where a tenderer submits a tender through the introduction of an estate agent (the “Intermediary”), the tenderer shall fill in the details of the Intermediary in the Offer Section. By submitting a tender, the tenderer will be deemed to have acknowledged and confirmed that:
倘投標人經由地產代理（「介紹人」）介紹而投標，投標人須在要約部份填上介紹人資料。投交標書，投標人即被視作知悉和確認：
- (a) the Intermediary represents the tenderer in the transaction (whether or not the Intermediary also represent the Vendor);
介紹人於交易中代表投標人（不論是否亦代表賣方）；
 - (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor, whether or not the tenderer’s offer to purchase is accepted;
介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標人或任何其他人負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束（不論投標人的購買要約是否獲接受）；
 - (c) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, whether or not the tenderer’s offer to purchase is accepted. If the tenderer’s offer is accepted, the sale and purchase of the Purchased Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and;
投標人與介紹人或任何其他地產代理之任何爭議（不論投標人的購買要約是否獲接受），一概與賣方無關。倘投標人的購買要約獲接受，所購物業之買賣將按照本文件條款及條件及交易文件條款及條件進行；及
 - (d) the Vendor has not and has not authorized any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from any tenderer, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Tendered Properties. If any person demands any other benefit from a tenderer for submission of the offer to purchase the Tendered Properties, the tenderer has been advised that the tenderer should report promptly to the Independent Commission Against Corruption (ICAC). 賣方並無直接或間接、亦無授權任何其職員、介紹人或任何其他地產代理向任何投標人、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就投標人入標認購投標物業向該投標人索取任何其他利益，該投標人已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of the tenderer’s submission of the offer to purchase the Tendered Properties is subject to the Vendor’s confirmation.

介紹人是否為介紹投標人予賣方以入標認購投標物業之地產代理，須由賣方核實方作準。

8. All tenderers are advised to instruct their own solicitors to advise them on the terms and conditions of this document and of the forms of the documents enclosed herewith.
特此建議所有投標人就本文件及附夾於本文件之各文件之條款及條件向其律師尋求意見。
9. This document and the enclosed forms are all confidential Provided That they may be disclosed to professional advisor(s) upon reasonable discretion and on a need to know basis 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 in consideration of the agreement to the foregoing.

本文件及所附夾之表格均屬機密，唯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專業顧問，唯透露之目的僅限於就本文件條款及條件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之提供是基於投標人同意上文規定。

10. The tender on any Date of Tender Sale will not be affected or cancelled in case any typhoon signal or rainstorm warning signal is announced at any time of that date.
若於任何出投標售日期任何時間懸掛任何颱風訊號或發出任何暴雨警告訊號，當日之招標亦不受影響，亦不會取消。
11. 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。
12. 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).
本文件條款及條件中，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。
13. 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.
本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION 要約部份

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

- A. I/We hereby specify my/our offer to purchase the following property(ies).
我/我們特此指明我/我們之要約購買以下物業。

Tendered Properties (please tick) 投標物業 (請以剔號表示)	Properties for Tender 招標物業
☐	
☐	
☐	
☐	

- B. I/We hereby submit the following materials to the Vendor, namely :
我/我們特此向賣方提交以下各項：

NOTE: Please submit a complete set of materials for each Tendered Property.
注意：請就每一投標物業遞交以下各項整套。

Part I 第 I 部分

	Item(s) 項目	No. of counterpart needed for submission 需遞交份數	Need dated by Tenderer? 需要投標人在 文件填上日期 嗎?	Submitted? 是否已提交?
1	This document together with Offer Section completed 已填妥之本文件連同要約部份	1	✓	☐
2	Completed Preliminary Agreement for Sale and Purchase 已填妥之本物業之臨時買賣合約	2	X	☐
3.	Warning to Purchasers 對買方的警告	2	X	☐
4.	Letter regarding Early Settlement Cash Rebate Benefit 經投標者填妥及簽署的「關於『提前付清樓價現金回贈優惠』的信件」	2	X	☐
5.	Letter regarding the Priority to Purchase One Car Parking Space (if applicable) 關於優先認購一個私家車停車位的信件 (如適用)	2	X	☐

Note: the forms of this Part are enclosed in this document. No amendment is allowed.
 註：本部分項目的格式附夾於本文件，不得修改。

Part II 第 II 部分

	Item(s) 項目	Submitted? 是否已提交?
1	one or more Hong Kong Dollar cashier orders and/or cheque issued by a licensed bank in Hong Kong in the amount of 5% of the purchase price offered. 一張或多張由香港持牌銀行發出金額合共等於出價 5%的港幣銀行本票及/或支票。 <i>(all cashier orders and cheques mentioned above made payable to “Grandall Zimmern Law Firm” 所有上述本票和支票抬頭人為「國浩律師（香港）事務所」)</i>	☐
2	copy(ies) of identification document(s) of the tenderer (if the tenderer comprises more than one person, each such person) <i>note: i. If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport.</i> <i>ii. 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 directors and annual return of the tenderer (if applicable). If the tenderer concerned is a foreign company, the relevant company documents duly certified by the a director of the company proving the company is duly incorporated in its place of incorporation and proving details of its directors.</i> 所有投標人的身份證明文件之副本 註：i. 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）； ii. 而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證、投標人最新的董事名冊及週年申報表（如適用）。如果有關投標人是外國公司，則需提供經該公司董事正式認證的相關公司文件，證明該公司在其註冊地正式成立並證明其董事的詳細信息。	☐
3	If the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Offer Section of this document, the Preliminary Agreement for Sale and Purchase and other documents mentioned above in the manner as they are signed. 若投標人為公司，投標人的董事決議副本以授權公司簽署本文件要約部分、臨時買賣合約及其他上述文件。	☐

- C. 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／我們同意上述條款及條件並受上述條款約束（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）。

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

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

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

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

- (i) “holding company of that vendor” means any of the following companies:
“賣方的控股公司” 指任何下列公司：

Holding company of Best Power (Asia) Limited 盛佳（亞洲）有限公司的控股公司：
Bestcare Management Limited
Jumbo Star Limited
Kowloon Development Company Limited 九龍建業有限公司

Holding company of Jumbo Power Enterprises Limited 頌威企業有限公司的控股公司：
Jumbo Star Limited
Kowloon Development Company Limited 九龍建業有限公司

- (ii) “associate corporation”, in relation to a corporation or specified body, means –
“有聯繫法團” 就某法團或指明團體而言，指 -
(a) a subsidiary of the corporation or specified body; or
該法團或指明團體的附屬公司；或
(b) a subsidiary of a holding company of the corporation or specified body;
該法團或指明團體的控股公司的附屬公司；
- (iii) “manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);
“經理” 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；
- (iv) “private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622); and
“私人公司” 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及
- (v) “subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622).
“附屬公司” 指《公司條例》(第 622 章)所指的附屬公司。

E. Contact Information of the Tenderer(s) 投標人資料

Name of tenderer(s) 投標人的姓名: _____

(applicable if the tenderer is a natural person 適用於投標人為自然人)

Identification documents no. 身份證明文件號碼: _____

Note: please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify).

註: 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號碼如護照 (請列明))

(applicable if the tenderer is a company 適用於投標人為公司)

(i) Certificate of incorporation number and/or business registration number

公司註冊證號碼及/或商業登記證號碼 (i) _____

(ii) Place of incorporation 公司成立地點 (ii) _____

Address地址:

Correspondence address 聯絡地址 (if different from address above 如與上述地址不同):

Telephone number 電話號碼:

Fax number 傳真號碼:

Email address 電郵地址:

(applicable for tenderer (natural person) who is not in Hong Kong OR for tenderer (company) which is not incorporated in Hong Kong (適用於投標人(自然人)並非身處香港或投標人(公司)並非於香港成立)*)

i. Contact person in Hong Kong 在港聯絡人: (i) _____

ii. Hong Kong telephone number 香港電話號碼: (ii) _____

iii. Correspondence address in Hong Kong 香港通訊地址: (iii) _____

*If the tenderer is a foreign company, the tenderer must provide a correspondence address in Hong Kong and a contact person in Hong Kong with a Hong Kong telephone number.

*如投標人是海外公司，投標人必須提供其香港通訊地址、香港聯絡人及其香港電話號碼。

F. Particulars of Intermediary 介紹人資料

Name of Intermediary

介紹人姓名：

Estate Agent's/Salesperson's Licence No.

地產代理／營業員牌照號碼：

Estate Agency

所屬地產代理公司：

Please attach estate agent's name card and a copy of valid Estate Agent's/ Salesperson's Licence which was issued by Estate Agents Authority.

請附上地產代理名片及由地產代理監管局發出之有效地產代理／營業員牌照副本。

G. Personal Data 個人資料

- ☐ I/We hereby acknowledge the contents of Schedule 1 hereto and disclosure of my/our personal data as mentioned in paragraph 1 in that Schedule.

我／我們茲確認本文件附表及該附表1第 1 段所述使用及披露我／我們的個人資料。

- ☐ I/We object to the use and provision of my/our personal data for direct marketing purposes as mentioned in Schedule 1 hereto. * (*Should the tenderer finds such use or provision of the tenderer's personal data not acceptable, please indicate objection by ticking this box before signing.)

我／我們反對使用及提我／我們的個人資料作本文件附表 1 所述的直接促銷用途。

* (*如投標人不同意對投標人的個人資料之該等使用或提供，請在空格加上剔號，然後簽署。)

I/We hereby acknowledge that I/we am/are aware of and understand that under the latest draft Principal Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of the Development:

我／我們確認我／我們知悉及明白按照發展項目最新草擬之有關主大廈公契及管理協議（以下簡稱「公契」），當中規定：

- (a) where the residential unit has an open kitchen, Owner(s) of such residential unit shall at his/her/its/their own costs and expenses observe and comply with provisions in the DMC relating to the fire safety of open kitchen(s) (including without limitation those as set out in paragraph 6 of Schedule 8 of the DMC) and shall cause the tenants, licensees and occupiers of such residential unit to observe and comply with the same.

若住宅物業有開放式廚房，該住宅物業的業主須自費遵守及履行公契內（包括但不限於公契附表 8 第 6 段所列出的）有關開放式廚房消防安全之條款，並須促使該住宅物業之租客、被許可人及佔用人遵守及履行上述的消防安全條款。

- (b) where the residential unit includes a flat roof and/or roof, 若住宅物業包括平台及/或天台，

- (i) there may be certain area(s) located within the flat roof of certain residential unit(s) (each an "Area") which form(s) part of the common areas and facilities of the Development. The Area does not form part of the

residential unit and the Owner(s) of such residential unit will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area. Please refer to the Sales Brochure for details of the Area.

某些位於部分住宅物業的平台內的範圍（每一為「該範圍」）屬發展項目公用地方及設施的一部分。該範圍並不屬於住宅物業一部份，而該物業之業主將無任何獨有權利持有、使用、佔用或享用該範圍。請參閱售樓說明書，以了解該範圍的詳情。

- (ii) The management, use and operation of the Area shall be subject to the DMC. Without limitation to the generality of the foregoing, the manager of the Development (the “Manager”) shall have the powers to have exclusive control over the Area and to generally administer and manage the Area. The Manager shall have the power to enter with or without agents, surveyors, workmen, contractors, vehicles, equipment, plant, materials and machinery at all reasonable times on reasonable notice (except in an emergency) upon any residential unit to access any common areas and facilities or to exercise or carry out any of the duties or powers of the Manager under the DMC or for the purpose of carrying out necessary repairs to the Development or to abate any hazard or nuisance which does or may affect the common areas and facilities or other owner.

該範圍之管理、使用及運作受公契規管。在無損前文概括性下，發展項目之管理人（「管理人」）有權獨有控制該範圍，並負責該範圍的一般管理及行政工作。管理人有權力在事先發出合理通知的情況下於所有合理時間（緊急情況除外）攜同或不攜同代理人、測量員、工作人員、承辦商、車輛、裝備、機械、物料及機器進入公用地方及設施以執行或行駛管理人於公契下之任務或權力，或進行發展項目的必要維修或減除影響或可能影響發展項目公用地方及設施或其他業主的危險或滋擾。

- (iii) The Manager has the power to operate the davit arm system and gondola including all jibs, brackets, hinges, posts or other related equipment over any balcony, utility platform, flat roof, roof, top of stairhood or open area of the residential units.

管理人有權於任何住宅物業的任何露台、工作平台、平台、天台、梯屋屋頂或露天範圍操作吊臂系統及吊船（包括所有吊臂、支架、合頁、支柱或其他相關設備）。

I/We hereby confirm and declare that I/we tender to purchase the Tendered Property(ies) with full knowledge of the abovementioned restrictions and obligations and the notes attached hereto as Schedule 2 and shall fully observe and comply with the same if my/our tender offer is accepted.

我/我們確認及聲明我／我們出標認購投標物業時已完全知悉上述之限制及責任及附夾於本文件附表 2 之注意事項，並倘我/我們之出標獲接受將完全遵守及履行該等限制及責任及注意事項。

I/We, the Tenderer, have read the entire Tender Notice and completed (i) the Offer Section and (ii) the documents in Part I of Paragraph B. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Notice.

我/我們，投標人，已閱覽整份招標公告及填妥 (i) 要約部份及(ii) B 段第 I 部分的文件。我/我們同意受招標公告的條款和條件的約束並確認我/我們接受招標公告的條款和條件。

(Note: The Offer Section must be signed by ALL of the Tenderers, if there is more than one Tenderer. If the Tenderer is a corporation, the Offer Section must be signed by its authorized signatory(s) with company chop) (註: 如投標人多於一位則所有投標人均須簽署要約部份。如投標人是公司，要約部份必須由其獲授權簽署人並加蓋公司印章。)

Tenderer's Signature 投標人簽署

Name of the authorized signatory (if the Tenderer is a corporation) 獲授權簽署人姓名 (如投標人是公司) :

Date 日期 :

Schedule 附表 1
Personal Information Collection Statement
個人資料收集聲明

1. The Vendor (“we” or “us”) needs the personal data of you (i.e. the tenderer) for purposes including: dealing with matters relating to the tender and the sale and purchase of the Purchased Property, providing services to you and meeting requirements imposed by law. Your provision of personal data is voluntary but we may not be able to process your request or provide the required services to you if you do not provide us with the required data. We will keep your personal data confidential at all times, but may disclose and transfer your data to our group companies (including but not limited to Kowloon Development Company Limited), and/or any appropriate government or regulatory authorities for one or more of the purposes stated above.
賣方（「我們」）需要閣下（即投標人）個人資料作不同用途，包括處理所購物業之招標及買賣相關事宜、為閣下提供服務及遵守法律的規定。閣下的個人資料為自願提供的，但如果閣下未能供我們所需的資料，我們可能無法處理閣下的要求或向閣下提供服務。我們在任何時候都會將閣下的個人資料保密，惟我們可能將閣下的個人資料，就上述一項或多項用途向我們的集團公司（包括但不限於九龍建業有限公司），及/或任何適當的政府或監管機構作出披露和移轉。
2. We intend to use your personal data in direct marketing and provide your personal data to our group companies (including but not limited to Kowloon Development Company Limited) for use by them in direct marketing.
我們擬使用閣下的個人資料作直接促銷及提供閣下的個人資料給我們的集團公司（包括但不限於九龍建業有限公司）供他們作直接促銷之用。
3. We may not so use or provide your personal data unless we have received your written consent to the intended use and provision.
我們不得如此使用或提供閣下的個人資料，除非已獲得閣下有關於此等使用及提供的書面同意。
4. Your personal data to be used and provided includes your name, contact number and address.
將會被使用及提供的閣下個人資料包括閣下的姓名、聯絡電話號碼及地址。
5. Your personal data will be used and provided for marketing property development projects including but not limited to:
閣下的個人資料會被使用及提供作促銷物業發展項目包括但不限於：
 - The leasing/sales information (including but not limited to leasing/sales information relating to car parking spaces) and promotional activities in relation to the Development on the understanding that the sale or leasing arrangements shall be determined by the Vendor at its sole discretion; and
有關發展項目之租售資料（包括但不限於車位之租售資料）及推廣活動，而閣下明白租售之安排將由賣方全權決定；及
 - The promotional materials of the properties marketed by the Vendor and/or its group companies (including but not limited to Kowloon Development Company Limited).
賣方及/或其集團公司（包括但不限於九龍建業有限公司）所推廣的物業的相關宣傳資料。
6. If you do not consent to the use and provision of your personal data for direct marketing purposes as stated above, you may tick the relevant box in the Offer Section. If you consent to the use and provision of your personal data for direct marketing but wish to withdraw your consent at a later stage, please inform us in writing at the address below. Any such request should clearly state the details of the personal data in respect of which the request is made.
若閣下不同意個人資料被使用及提供作上述的直接促銷用途，閣下可在要約部分相關空格加上剔號。若閣下同意個人資料被使用及提供作直接促銷用途但日後希望撤回同意，請致函下列地址通知我們。任何此等要求均須清楚說明相關要求所針對的個人資料的詳情。
7. You have the right to ascertain whether we hold your personal data, to obtain a copy of the data, and to correct any data that is inaccurate. You may also request us to inform you of the type of personal data held by us. Requests for access and

correction or for information regarding our privacy policies and practices should be addressed to our Marketing Officer by writing at the following address: 23/F, Pioneer Center, 750 Nathan Road, Kowloon.

閣下有權確認我們是否持有閣下的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。閣下亦可要求我們通知閣下我們持有之個人資料類別。閣下可透過書面方式聯絡我們的市場推廣主任（地址：九龍彌敦道 750 號始創中心 23 樓）要求查閱或改正閣下的個人資料或了解我們的資料保護政策和實務詳情。

Schedule 附表 2
NOTES 注意事項

Owners of residential unit with open kitchen (an “Open Kitchen Flat”) shall observe and comply with the followings:
設有開放式廚房的住宅單位（「開放式廚房單位」）業主需遵守及履行以下規定：

- (i) Not to remove, tamper or obstruct any addressable smoke detector provided inside any Open Kitchen Flat and at the typical lobbies outside those Open Kitchen Flat.
不可拆除、擅自改動或阻塞於任何開放式廚房單位內及該等單位外之標準大堂提供的可尋址煙霧警報器。
- (ii) Not to remove, tamper or obstruct any sprinkler head provided inside ceiling void and at the ceiling immediately above the open kitchen of any Open Kitchen Flat.
不可拆除、擅自改動或阻塞於任何開放式廚房單位的開放式廚房的天花空位內及天花頂提供的灑水器。
- (iii) Not to remove, tamper or obstruct the full height wall having an FRR (fire resistance rating) of not less than - /30/30 adjacent to the exit door of a residential unit.
不可拆除、擅自改動或阻塞與任何住宅單位出口大門相鄰的耐火級別不低於-/30/30 的全高度牆。
- (iv) To allow the fire service installations to be subject to annual maintenance conducted by the Manager’s registered fire service installation contractor at the cost of the Owner concerned. To allow access for the Manager’s registered fire services installation contractor to carry out annual check/inspection and maintenance.
准許管理人聘請的註冊消防承辦商就消防裝置進行周年保養，費用由相關業主承擔
准許管理人聘請的註冊消防承辦商進入以進行周年檢查、視察及保養。
- (v) To observe and comply with the Fire Safety Management Plan.
須遵守和履行消防安全管理計劃。

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
("PRELIMINARY AGREEMENT")
臨時買賣合約 (下稱: 臨時合約)

Vendor 賣方 Best Power (Asia) Limited and Jumbo Power Enterprises Limited (A wholly-owned subsidiary Of Kowloon Development Company Limited) 23/F, Pioneer Centre, 750 Nathan Road, Kowloon Tel: 2396 2112 Fax: 2789 1370 盛佳（亞洲）有限公司及頌威企業有限公司 (為九龍建業有限公司之全資附屬公司) 九龍彌敦道 750 號始創中心 23 樓 電話: 2396 2112 傳真: 2789 1370	Vendor's Solicitors 賣方律師: Grandall Zimmern Law Firm 14/F, The Hong Kong Club Building, 3A Chater Road, Central, Hong Kong Telephone: 2526 8008 Fax: 3704 7231 國浩律師（香港）事務所 香港中環遮打道3A號香港會所大廈14樓 電話: 2526 8008 傳真: 3704 7231	Date 日期: PASP Registration No. 臨時買賣合約編號: <i>to be filled in by Vendor(由賣方填上)</i>														
The Vendor agrees to sell and the Purchaser agrees to purchase the Property upon the following terms and conditions:- 賣方及買方同意根據以下條款及條件出售及購買以下所述物業:-																
Purchaser's Name 買方姓名	HKID No(s)/ Passport No(s)/ Business Registration No(s). 香港身份證號碼 / 護照號碼 / 商業登記證號碼：															
Address 地址	Telephone 電話															
The Property 本物業	Name of the Phase of the Development and Location : Phase 1 of 33 Clear Water Bay (the “Development”), No. 33 Clear Water Bay street * 發展項目期數名稱及位置: 33 清水灣 (「發展項目」) 的第1期 清水灣道33號* *This provisional street number is subject to confirmation when the Phase of the Development is completed *此臨時門牌號數有待發展項目期數建成時確認															
	Residential 住宅	Car Park 車位														
	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Tower 座數</th> <th style="width: 15%;">Floor 樓層</th> <th style="width: 15%;">Flat 單位</th> <th style="width: 45%;">Purchase Price (HK\$) 售價 (港幣)</th> </tr> <tr> <td style="height: 400px;"></td> <td></td> <td></td> <td></td> </tr> </table>	Tower 座數	Floor 樓層	Flat 單位	Purchase Price (HK\$) 售價 (港幣)					<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Floor 樓層</th> <th style="width: 15%;">No. 編號</th> <th style="width: 70%;">Purchase Price (HK\$) 售價 (港幣)</th> </tr> <tr> <td style="height: 400px;"></td> <td></td> <td></td> </tr> </table>	Floor 樓層	No. 編號	Purchase Price (HK\$) 售價 (港幣)			
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Floor 樓層	No. 編號	Purchase Price (HK\$) 售價 (港幣)														
Total Purchase Price 總售價 (HK\$港幣):																

Purchase Price 售價	The Purchase Price of the Property is HK\$ _____, which shall be paid by the Purchaser to the Vendor in the manner as follows - 本物業的售價為港幣 _____ 元，並須由買方按以下方式付予賣方 -
	☐ (A) 90天現金付款計劃 (90-day Cash Payment Plan) (a) 售價 5%的臨時訂金須於簽署本臨時合約時支付。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。 5 % of the Purchase Price shall be paid as preliminary deposit upon signing of this Preliminary Agreement. The agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP. (b) 售價 5%的加付訂金須於簽署本臨時合約後30天內支付。 5% of the Purchase Price shall be paid as further deposit within 30 days after signing of this Preliminary Agreement. (c) 售價 90%即成交金額餘款須於簽署本臨時合約後 90 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內付清，以較早者為準。 90% of the Purchase Price being balance of the Purchase Price shall be paid within 90 days after signing of this Preliminary Agreement or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier. ☐ 本人／我們選擇獲得「提前付清樓價現金回贈優惠」優惠 I/We choose to obtain the "Early Settlement Cash Rebate Benefit" benefit ☐ 本人／我們選擇獲得「優先認購一個私家車停車位」優惠 I/We choose to obtain the "Priority to Purchase One Car Parking Space" benefit
	☐ (B) 建築期付款計劃 (Stage Payment Plan) (a) 售價 5%的臨時訂金須於簽署本臨時合約時支付。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。 5 % of the Purchase Price shall be paid as preliminary deposit upon signing of this Preliminary Agreement. The agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP. (b) 售價 5%的加付訂金須於簽署本臨時合約後30天內支付。 5% of the Purchase Price shall be paid as further deposit within 30 days after signing of this Preliminary Agreement. (c) 售價 90%即成交金額餘款須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內付清。 90% of the Purchase Price being balance of the Purchase Price shall be paid within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser ☐ 本人／我們選擇獲得「優先認購一個私家車停車位」優惠 I/We choose to obtain the "Priority to Purchase One Car Parking Space" benefit

Agreement for Sale and Purchase:

買賣合約：

It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed -

(a) by the Purchaser on or before *to be filled in by Vendor(由賣方填上)* (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and

(b) by the Vendor on or before *to be filled in by Vendor(由賣方填上)* (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).

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-

(a) 由買方於 *to be filled in by Vendor(由賣方填上)* (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

(b) 由賣方於 *to be filled in by Vendor(由賣方填上)* (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。

Note : This Preliminary Agreement contains other terms and conditions which are printed on separate page(s).

注意：本臨時合約尚有其他條款及條件詳列於附頁內。

Payment 付款	Bank 銀行	Cashier order / Cheque /Credit Card No. 銀行本票 / 支票 / 信用卡號碼	Amount (HK\$) 金額 (港幣)	Authorized Signature 獲授權簽署
Received from the Purchaser the sum of HK\$ as shown on the right being the Preliminary Deposit payable upon signing of this Preliminary Agreement. 茲收到買方右列港幣金額作為簽訂本臨時合約同時應付之臨時訂金。 <i>to be filled in by Vendor(由賣方填上)</i>				

The Purchaser's Certificate

買方聲明

The Purchaser certifies that the above purchase is brought about by the following estate agent of the Purchaser.

茲證明上述的購買乃由下述買方之地產代理所促成。

Name of the estate agent : 地產代理名稱: _____

Estate agent's individual license no. : 地產代理個人牌照號碼: _____

Signed by the Purchaser 買方簽署

The Vendor /As attorney for and on behalf of the Vendor
賣方 / 代表賣方的受權人

The Purchaser has read and fully understands all the terms and conditions contained in this Preliminary Agreement
買方已細閱及完全明白本臨時合約包含之所有條款及條件

Other Terms and Conditions: 其他條款及條件：

1. In this Preliminary Agreement -
 - (a) “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
 - (b) “working day” has the meaning given by section 2(1) of that Ordinance;
 - (c) the floor area of an item under clause 36(a) is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) the area of an item under clause 36(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.在本臨時合約中 -
 - (a) “實用面積” 具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
 - (b) “工作日” 具有該條例第 2(1)條給予該詞的涵義；
 - (c) 第 36(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
 - (d) 第 36(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。
2. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provision of clause 3, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.
雙方同意並聲明本臨時合約只適用於買方個人。除第(3)條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。
3. No attorney, trustee, agent or nominee of any kind of the Purchaser shall be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of Purchaser.
賣方將不接受買方以獲授權人、信託人、代理人或任何類別的代名人簽署正式合約。除非該人為指定之獲授權人(但其所獲授權不能有任何授權他人代替之權力)而其所獲授權乃為指定權限並只限於以買方名義及代買方簽署正式合約。
4. Time shall in every respect be of the essence of this Preliminary Agreement.
本臨時合約中關於時限的規定乃本臨時合約之立約要素，必須嚴謹遵守。
5. A due proportion of the cost of preparing, completing and registration of the Principal Deed of Mutual Covenant and Management Agreement (including plans) and Sub-Deed of Mutual Covenant (including plans) (if any) (collectively, “DMC”) and all costs for preparing certified true copies of title deeds and documents (including legal costs), Agreement and Assignment plan fees, registration fees and all other disbursements payable in relation to the sale and purchase of the Property shall be borne and paid by the Purchaser solely. The Purchaser shall before being entitled to possession of the Property on completion pay to the Vendor or the management company advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s) / fund(s), etc. payable under the DMC.
主公契及管理合同(連同圖則)及副公契(連同圖則)(如有)(統稱「公契」)的草擬、完成和登記費用的適當分攤、關於本物業買賣之物業樓契及業權文件的核證副本相關之一切費用(包括律師費)、正式合約及轉讓契之圖則費、註冊費和其他雜費，均由買方單獨承擔。買方須在本物業成交收樓之前，向賣方或管理公司繳付根據公契須付的管理費上期預繳金額，管理費按金、泥頭清理費、特別基金及其他按金 / 基金等。
6. 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。
7. 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。
8. 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。
9. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed -
 - (a) this Preliminary Agreement is terminated;
 - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.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 -
 - (a) 本臨時合約即告終止；
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
10. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is signed, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry. The Purchaser shall be solely responsible for any legal costs and expenses incurred therein.
如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。一切有關的律師費用及其他費用一概由買方負責。
11. The sale and purchase of the Property includes the fittings, finishes and appliances as follows - Please refer to Appendix 1 to this Preliminary Agreement.
本物業買賣所包括的裝置、裝修物料及設備如下－見本臨時合約的附件一。

12. 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。
13. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 14 and fully understands its contents.
買方已確認收到第 14 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。
14. For the purposes of clause 13, the following is the "Warning to Purchasers" -
就第 13 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。
15. The Property is residential property within the meanings of Section 29A (1) of the Stamp Duty Ordinance.
本物業乃屬印花稅條例第 29A(1)條含意中之住宅物業。
16. The Vendor and the Purchaser shall execute the Agreement containing the matters specified in Section 29B (5) of the Stamp Duty Ordinance.
買賣雙方同意於正式合約中列出印花稅條例第 29B(5)條規定必須指明的事項。
17. Without prejudice to any other remedy available to the Vendor, the Vendor is entitled to demand and receive payment of interest on the amount of any part of the Purchase Price not paid on its due date in accordance with the terms of the Agreement at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time.
在不損害賣方其他可得之補償下，賣方有權要求及收取沒有依照正式合約所訂之到期日交付之售價任何部分之過期利息，以香港上海滙豐銀行不時之優惠利率加年息 2%計算。
18. The agreed consideration for the conveyance on sale in respect of the Property is set out in the first page of this Preliminary Agreement.
買賣本物業在成交契約上的價值已在本臨時合約之首頁中列出。
19. The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence address or telephone number.
買方如有更改通訊地址或聯絡電話號碼，須立即以書面通知賣方。
20. If the day on which any obligation is to be performed under this Preliminary Agreement shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.
任何本臨時合約下的責任，若其履行日期並非工作日，則履行該責任的日期將順延至原定日期之後的第一個工作日。
21. This Preliminary Agreement is a binding agreement.
本臨時合約是有約束力的合約。
22. This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale made between the same parties hereto and on the same terms and conditions hereof.
本臨時合約簽訂前，相同的各方並無以相同條款訂立任何非書面買賣協議或買賣協議。
23. The Agreement shall be in such form as prepared by the Vendor's Solicitors and approved by Legal Advisory and Conveyancing Office, Lands Department (LACO) and the terms thereof shall not be altered without prior written approval of LACO.
正式合約格式為賣方律師所擬定及經地政總署法律諮詢及田土轉易處(地政總署)所批核，除得到地政總署書面批准外，一概不能更改。
24. The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) whenever the Vendor considers necessary.
賣方保留權利，在每當賣方認為有需要時，可改動本發展項目(包括本物業)建築圖則。
25. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
如賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。

26. If the Purchaser makes and insists on any objection or requisition in respect of the title or otherwise which the Vendor is unable or unwilling to remove or comply with, the Vendor is at liberty to cancel the sale on giving to the Purchaser or his Solicitors notice in writing to that effect, in which case unless the objection or requisition is in the meantime withdrawn, the sale is cancelled on the expiry of such notice and the Purchaser is entitled to a return of the deposit and other sums of money forming part of the Purchase Price already paid but without interest, costs or compensation.

如買方堅持對業權或其他事項提出反對或質詢，而賣方未能或不願達成其要求，賣方有權以書面通知買方或其律師取消買賣，在該情況下（除非有關反對或質詢即時被收回），買賣會在通知到期日被取消及買方有權取回訂金及其他已付之售價部分款項（但沒有利息費用或賠償）。

27. All legal costs and disbursements in connection with the preparation, completion, stamping and registration of the Agreement and the subsequent Assignment to the Purchaser shall be borne and paid by the Purchaser; and the Purchaser shall pay the additional costs charged by the Vendor's Solicitors for perusal and/or approval of any additional documents.

所有有關預備、完成、交付印花稅及登記正式合約及其後予買方之轉讓契之律師費用及雜費由買方承擔及支付；另買方須支付由賣方律師收取因檢閱和/或批核額外文件之額外費用。

28. If the Property under this Preliminary Agreement consists of more than one residential unit or consists of residential unit(s) as well as any parking space(s), such property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.

如本臨時合約下的本物業包括多於一個住宅單位或包括住宅單位也同時包括車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。

29. The Vendor reserves the right to rectify any errors and omissions in the calculation of Purchase Price and the payment terms of the Property.

賣方保留權利修改在計算售價及付款方法之錯漏或遺漏。

30. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitors during office hours (from 10:00 a.m. to 4:30p.m.) within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

買賣雙方同意於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期後起計十四天內於辦公時間內(由上午10時至下午4時30分)在賣方律師辦公地點完成交易本物業。

31. The Purchaser hereby makes the following declaration (please select one of the following):

買方特此作出以下聲明(請選擇以下其一):

☐ The Purchaser is a related party* of the Vendor.

買方乃賣方的有關連人士。

☐ The Purchaser is not a related party* of the Vendor.

買方並非賣方的有關連人士。

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

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

Remarks:

備註:

For the purposes of Clause 31, any reference to the "Vendor" shall be construed as a reference to, and shall include, Best Power (Asia) Limited and Jumbo Power Enterprises Limited.

就第31段的賣方一詞應解釋為並包括即 盛佳（亞洲）有限公司及頌威企業有限公司

"holding company" of the "Vendor" means :

holding companies of Best Power (Asia) Limited: Bestcare Management Limited, Jumbo Star Limited and Kowloon Development Company Limited

holding companies of Jumbo Power Enterprises Limited: Jumbo Star Limited and Kowloon Development Company Limited

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

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

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

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

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

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

"賣方的控權公司"指：

盛佳（亞洲）有限公司的控權公司: Bestcare Management Limited、Jumbo Star Limited 及九龍建業有限公司

頌威企業有限公司的控權公司: Jumbo Star Limited 及九龍建業有限公司

"有聯繫法團"就某法團或指明團體而言，指-

(a) 該法團或指明團體的附屬公司；或

(b) 該法團或指明團體的控權公司的附屬公司；

"經理"具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；

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

"附屬公司"指《公司條例》(第 622 章)所指的附屬公司。

The Purchaser declares that the above information is accurate and complete.

買方謹此聲明上述提供資料正確及完整。

The Purchaser hereby undertakes to forthwith notify the Vendor in writing of any change that may occur, on or prior to signing of the Agreement, in the information as confirmed and/or declared by the Purchaser above.

買方承諾，如買方在就本物業簽訂正式合約或之前就上述經買方確認及/或聲明情況有任何改變，買方將即時以書面通知賣方。

32. All Further Deposit, Part Payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of a cashier order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's Solicitors for the relevant amount. 買方必須以香港銀行本票或由香港持牌銀行書面保付的支票支付所有的加付訂金、部份售價和售價餘款，上述本票或支票抬頭人必須為賣方律師。

33. (a) A person who is not a party to this Preliminary Agreement ("Third Party") shall have no right under the Contracts (Rights of Third Parties) Ordinance (Chapter 623 of the Laws of Hong Kong) (Rights of Third Parties Ordinance) to enforce or to enjoy the benefit of any term or condition of this Preliminary Agreement.

除本臨時合約的雙方外，任何其他人士（“第三者”）均沒有權按《合約(第三者權利)條例》(香港法例第 623 章)（“該條例”）強制執行或享有本臨時合約的任何條款或條件的利益。

- (b) Notwithstanding anything contained herein, no consent from any Third Party shall be required to rescind or vary this Preliminary Agreement at any time.

儘管本臨時合約的任何條款或有規定，本臨時合約於任何時候的撤銷或更改並不須取得任何第三者同意。

- (c) For the avoidance of doubt, the provisions of this Clause (33) shall apply and be deemed to be incorporated in any documents, including but not limited to any declaration, notice, confirmation, acknowledgement and side letter, supplemental, collateral or incidental to this Preliminary Agreement that may at any time be entered into between the parties hereto in respect of the Property. However, nothing contained in this Clause (33) shall affect or prejudice any right or remedy of a Third Party that may exist or that may be available to Third Party apart from the Rights of Third Parties Ordinance.

為免生疑問，本第(33)條適用於及當作為包括於任何雙方之間就本物業不時簽訂的本臨時合約的補充、附屬或附帶的文件，包括但不限於任何聲明、通知、確認、承認及附函。然而，本第(33)條的規定並不影響或損害任何第三方於該條例以外現存或可用的權利或補償。

34. The Purchaser will have to agree with the Vendor in the Agreement to the effect that – (a) The Vendor is entitled to keep the Preliminary Deposit if the Agreement is later cancelled in any way whatever; and (b) Other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

買方須於正式合約中與賣方協議以達致如下效果 (a) 如正式合約於任何情況下取消，賣方有權保留臨時訂金；及 (b) 除訂立按揭或押記外，在完成買賣及簽署轉讓契前，買方不得提名任何人士接受本物業之轉讓、轉售本物業或以任何形式轉移本物業之正式合約之權益或訂立任何有關上述提名、轉售或轉移權益之協議。

35. Immediately after the signing of the Agreement, the Property shall as between the Vendor and the Purchaser be at the Purchaser's risk.

簽署正式合約後，在買方和賣方之間而言，買方將承擔本物業之風險。

36. The measurements of the Property are as follows -

本物業的量度尺寸如下-

- (a) the saleable area of the Property is _____ square metres/ _____ square feet *[of which-]
*[_____ square metres/ _____ square feet is the floor area of the balcony];
*[_____ square metres/ _____ square feet is the floor area of the utility platform];
*[_____ square metres/ _____ square feet is the floor area of the verandah]; and
- (b) other measurements are -
*[the area of the air-conditioning plant room is _____ square metres/ _____ square feet];
*[the area of the bay window is _____ square metres/ _____ square feet];
*[the area of the cockloft is _____ square metres/ _____ square feet];
*[the area of the flat roof is _____ square metres/ _____ square feet];
*[the area of the garden is _____ square metres/ _____ square feet];
*[the area of the parking space is _____ square metres/ _____ square feet];
*[the area of the roof is _____ square metres/ _____ square feet];
*[the area of the stairhood is _____ square metres/ _____ square feet];
*[the area of the terrace is _____ square metres/ _____ square feet];
*[the area of the yard is _____ square metres/ _____ square feet].

- (a) 本物業的實用面積為_____平方米／_____平方呎*[，其中-]:
*[_____平方米／_____平方呎為露台的樓面面積]；
*[_____平方米／_____平方呎為工作平台的樓面面積]；
*[_____平方米／_____平方呎為陽台的樓面面積]；及

- (b) 其他量度尺寸為-
*[空調機房的面積為_____平方米／_____平方呎]；
*[窗台的面積為_____平方米／_____平方呎]；
*[閣樓的面積為_____平方米／_____平方呎]；
*[平台的面積為_____平方米／_____平方呎]；
*[花園的面積為_____平方米／_____平方呎]；
*[停車位的面積為_____平方米／_____平方呎]；
*[天台的面積為_____平方米／_____平方呎]；
*[梯屋的面積為_____平方米／_____平方呎]；
*[前庭的面積為_____平方米／_____平方呎]；
*[庭院的面積為_____平方米／_____平方呎]。

Phase 1 of 33 Clear Water Bay (the “Development”)

33 清水灣 (「發展項目」) 的第1期

Appendix 1 : Fittings, Finishes and Appliances

附件一：裝置、裝修物料及設備

Exterior Finishes

外部裝修物料

a) Window 窗

Material of frame: aluminium window frames with fluorocarbon coating.
框的用料: 鋁質氟碳塗層窗框。

Material of glass:
玻璃的用料:

Living room/ Dining room, Master bedroom, bedroom 1, 2 & 3: Insulated glass unit (clear tempered glass and clear heat strengthened glass with low-emissivity coating).

客廳/飯廳, 主人睡房、睡房1, 2 & 3: 雙層中空玻璃 (強化清玻璃及半鋼化清玻璃加低輻射塗層)。

Open kitchen, master bathroom, bathroom 2 and store room (applicable to Flat A on 67/F & 68/F only): Insulated glass unit (clear tempered glass and clear heat strengthened glass with low-emissivity coating).

開放式廚房、主人浴室, 浴室2及儲物室 (只適用於67樓及68樓之A單位): 雙層中空玻璃 (強化清玻璃及半鋼化清玻璃加低輻射塗層)。

Utility room (except for Flat A on 67/F & 68/F and Flat B on 68/F), Stairhood (applicable to roof for Flat A on 67/F and 68/F and Flat B on 68/F): Insulated glass unit (clear tempered glass and clear heat strengthened glass with low-emissivity coating).

工作間 (67樓及68樓A單位及68樓B單位除外) 及梯屋 (只適用於67樓及68樓之A單位及68樓之B單位之天台): 雙層中空玻璃 (強化清玻璃及半鋼化清玻璃加低輻射塗層)。

Lavatories, master bathroom and bathrooms (except for Flat A on 67/F & 68/F): Acid etched tempered glass.

洗手間、主人浴室及浴室 (67樓及68樓之A單位除外): 酸蝕強化玻璃。

Kitchen and open kitchen (except for Flat A on 67/F & 68/F) and Utility room 1 (applicable to Flat A on 67/F & 68/F only): Clear tempered glass.

廚房和開放式廚房 (67樓及68樓之A單位除外) 及工作間 1 (只適用於67樓及68樓之A單位): 強化清玻璃。

b) Bay window 窗台

Material of bay window: reinforced concrete.

窗台的用料: 鋼筋混凝土。

Window sill finishes (Except for Flat A on 18/F): reconstituted stone.

窗台板的裝修物料 (18樓A單位除外): 人造石。

Window sill finishes (Applicable to Flat A on 18/F only): Natural Stone.

窗台板的裝修物料 (只適用於18樓之單位A): 天然石。

c) Verandah or balcony 陽台或露台

Types of finishes:
裝修物料的類型:

Balcony : clear laminated glass balustrade with aluminium post and top rail. Curb finished with

aluminium cladding and porcelain tiles.

露台：裝有夾層清玻璃圍欄及鋁質企棟及頂呔。圍邊裝設鋁質飾面板和高溫瓷磚。

Floor : Porcelain tiles.

地板：高溫瓷磚。

Wall: Porcelain tiles and metal trim (except the flats specified below).

Porcelain tiles and aluminium cladding (applicable to all Flat A only).

Porcelain tiles, aluminium cladding and metal trim (applicable to Flat B & C on 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F & 66/F and Flat B on 67/F & 68/F only).

牆：高溫瓷磚及金屬飾條（以下指明單位除外）。

高溫瓷磚及鋁質飾面板（只適用於所有A單位）。

高溫瓷磚、鋁質飾面板及金屬飾條（只適用於9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓及66樓之B及C單位及67樓至68樓之B單位）。

Ceiling : Paint and aluminium ceiling panel.

天花：油漆及鋁質天花板。

Verandah : No verandah.

陽台：並無陽台。

Whether it is covered : All balconies are covered.

是否有蓋：所有露台均設有上蓋。

Interior finishes

室內裝修物料

a) Internal wall and ceiling

內牆及天花板

Living room/dining room finishes(except the flats specified below)

客廳/飯廳的裝修物料的類型（以下指明單位除外）

Wall: Emulsion paint

牆壁：乳膠漆

Ceiling: Exposed surface and gypsum board bulkhead finished with emulsion paint

天花板：外露位置表面及石膏板假陣表面髹上乳膠漆

Living room/dining room finishes (applicable to flats B, D, E and G on 8/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F and flats C, D and F on 67/F-68/F only)

客廳/飯廳的裝修物料的類型（只適用於8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓之B、D、E及G單位及67樓至68樓之C、D及F單位）

Wall: Emulsion paint and timber

牆壁：乳膠漆及木

Ceiling: Exposed surface finished with emulsion paint and gypsum board bulkhead finished with emulsion paint and timber

天花板：外露位置表面髹上乳膠漆及石膏板假陣髹上乳膠漆及木

Living room/dining room finishes (applicable to Flat A on 18/F only)

客廳/飯廳的裝修物料的類型（只適用於18樓之單位A）

Wall: Fabric, metal, mirror, timber finish, special paint and wallpaper

牆壁：布藝、金屬、鏡、木飾面、特色油漆及牆紙

Ceiling: Gypsum board false ceiling and bulkhead finished with emulsion paint and fabric

天花板：石膏板假天花及假陣表面髹上乳膠漆及布藝

Master Bedroom and bedrooms finishes (except for Flat A on 18/F)

主人睡房及睡房的裝修物料的類型（18樓A單位除外）

Wall: Emulsion paint

牆壁：乳膠漆

Ceiling: Exposed surface and gypsum board bulkhead (if any) finished with emulsion paint
天花板: 外露位置及石膏板假陣 (如有) 表面髹上乳膠漆

Bedroom 1 finishes (applicable to Flat A on 18/F only)

睡房1的裝修物料的類型 (只適用於18樓之單位A)

Wall: Fabric, metal, mirror, special paint and timber finish

牆壁: 布藝、金屬、鏡、特色油漆及木飾面

Ceiling: Exposed surface and gypsum board bulkhead (if any) finished with emulsion paint

天花板: 外露位置及石膏板假陣 (如有) 表面髹上乳膠漆

Bedroom 2 finishes (applicable to Flat A on 18/F only)

睡房2的裝修物料的類型 (只適用於18樓之單位A)

Wall: Fabric, metal, mirror, special paint and timber finish

牆壁: 布藝、金屬、鏡、特色油漆及木飾面

Ceiling: Exposed surface and gypsum board bulkhead (if any) finished with emulsion paint

天花板: 外露位置及石膏板假陣 (如有) 表面髹上乳膠漆

Bedroom 3 finishes (applicable to Flat A on 18/F only)

睡房3的裝修物料的類型 (只適用於18樓之單位A)

Wall: Fabric, metal, wallpaper and timber finish

牆壁: 布藝、金屬、牆紙及木飾面

Ceiling: Exposed surface finished with emulsion paint and gypsum board bulkhead finished with emulsion paint and fabric

天花板: 外露位置表面髹上乳膠漆及石膏板假陣髹上乳膠漆及布藝

Master Bedroom finishes (applicable to Flat A on 18/F only)

主人睡房的裝修物料的類型 (只適用於18樓之單位A)

Wall: Fabric, metal, mirror, wallpaper and timber finish

牆壁: 布藝、金屬、鏡、牆紙及木飾面

Ceiling: Exposed surface finished with emulsion paint and gypsum board bulkhead finished with emulsion paint and fabric

天花板: 外露位置表面髹上乳膠漆及石膏板假陣髹上乳膠漆及布藝

b) Internal floor

內部地板

Material for living room/dining room (except the flats specified below)

客廳/飯廳的用料 (以下指明單位除外)

Floor: Porcelain tiles and reconstituted stone along edge of floor adjoining door to balcony and private flat roof (if any) with Timber skirting

地板: 高溫瓷磚及沿通往露台及私人平台 (如有) 門戶之內部地台邊緣鋪砌人造石連木腳線

Material for living room/dining room of Flat A on 18/F

18樓A單位的客廳/飯廳的用料

Floor: Natural stone with Metal Skirting

地板: 天然石連金屬腳線

Material for living room/dining room of Flat A on 67/F & 68/F & Flat B on 68/F

67及68樓A及68樓B單位的客廳/飯廳的用料

Floor: Natural stone with Timber skirting

地板: 天然石連木腳線

Material for master bedroom and bedroom (except the flats specified below)

主人睡房及睡房的用料 (以下指明單位除外)

Floor: Porcelain tiles and stainless steel strip with timber skirting

地板: 高溫瓷磚及不鏽鋼條連木腳線

Material for master bedroom and bedroom of Flat A on 18/F

18 樓A 單位的主人睡房及睡房的用料

Floor: Carpet, stainless steel strip and natural stone with Metal Skirting

地板: 地氈、不鏽鋼條及天然石連金屬腳線

Material for bedroom of Flat A on 67/F & 68/F & Flat B on 68/F

67 及68 樓A 及68 樓B單位的睡房的用料

Floor: Engineered timber flooring and stainless steel strip with timber skirting

地板: 複合木地板及不鏽鋼條連木腳線

c) Bathroom

浴室

Type of finishes (except the flats specified below)

裝修物料的類型（以下指明單位除外）

Wall: Porcelain tiles, glass and metal

牆壁: 高溫瓷磚、玻璃及金屬

Floor: Porcelain tiles

地板: 高溫瓷磚

Ceiling: Gypsum board false ceiling with emulsion paint

天花板: 石膏板假天花表面髹上乳膠漆

Type of finishes (applicable to Flat A on 18/F only)

裝修物料的類型（只適用於18樓之單位A）

Wall: Natural stone, Porcelain tiles, glass, metal and mirror

牆壁: 天然石、高溫瓷磚、玻璃、金屬及鏡

Floor: Porcelain tiles

地板: 高溫瓷磚

Ceiling: Gypsum board false ceiling with emulsion paint

天花板: 石膏板假天花表面髹上乳膠漆

Type of finishes (applicable to Flat A on 67/F & 68/F and Flat B on 68/F only)

裝修物料的類型（只適用於67樓及68 樓之A單位及68 樓之B 單位）

Wall: Natural stone, metal and mirror

牆壁: 天然石、金屬及鏡

Floor: Natural stone

地板: 天然石

Ceiling: Gypsum board false ceiling with emulsion paint and metal

天花板: 石膏板假天花表面髹上乳膠漆及金屬

Whether the wall finishes run up to the ceiling : Up to the bottom level of false ceiling

牆壁的裝修物料是否鋪至天花板:裝修物料鋪至假天花底

d) Kitchen

廚房

Type of finishes (applicable to Flat A and F, on 8/F-12/F, 15/F-17/F, 19/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F & 66/F and Flat E on 67/F-68/F only)

裝修物料的類型（只適用於8 樓至12樓、15 樓至17 樓、19 樓至23 樓、25 樓至26 樓、28 樓至33樓、35 樓至43 樓、45 樓至46 樓、48 樓至53 樓、55 樓至63樓、65 樓及66 樓的A 及F單位及67 樓至68樓之E 單位）

Wall: Porcelain tiles, sintered stone, reconstituted stone, metal and mirror for exposed surface

牆壁: 外露之牆身鋪砌高溫瓷磚、岩板、人造石、金屬及鏡

Floor: Porcelain tiles

地板: 高溫瓷磚

Ceiling: Gypsum board false ceiling with emulsion paint and metal

天花板: 石膏板假天花表面髹上乳膠漆及金屬

Cooking bench: Reconstituted stone
灶台: 人造石

Type of finishes (applicable to Flat B, on 8/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F & 66/F only)

裝修物料的類型（只適用於8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓及66樓的B單位）

Wall: Porcelain tiles, sintered stone, timber, emulsion paint, metal and mirror for exposed surface

牆壁: 外露之牆身鋪砌高溫瓷磚、岩板、木、乳膠漆、金屬及鏡

Floor: Porcelain tiles

地板: 高溫瓷磚

Ceiling: Gypsum board false ceiling with emulsion paint and metal

天花板: 石膏板假天花表面髹上乳膠漆及金屬

Cooking bench: Reconstituted stone

灶台: 人造石

Type of finishes (applicable to Flat C, on 8/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F & 66/F and Flat B on 67/F & 68/F only)

裝修物料的類型（只適用於8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓及66樓的C單位，以及67樓至68樓的B單位）

Wall: Sintered stone, timber, reconstituted stone, metal and mirror for exposed surface

牆壁: 外露之牆身鋪岩板、木、人造石、金屬及鏡

Floor: Porcelain tiles

地板: 高溫瓷磚

Ceiling: Gypsum board false ceiling with emulsion paint and metal

天花板: 石膏板假天花表面髹上乳膠漆及金屬

Cooking bench: Reconstituted stone

灶台: 人造石

Type of finishes (applicable to Flat D, E and G, on 8/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F & 66/F and Flat C, D & F on 67/F-68/F only)

裝修物料的類型（只適用於8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓及66樓的D、E及G單位，以及67樓至68樓的C、D及F單位）

Wall: Porcelain tiles, sintered stone, timber, reconstituted stone, metal and mirror for exposed surface

牆壁: 外露之牆身鋪砌高溫瓷磚、岩板、木、人造石、金屬及鏡

Floor: Porcelain tiles

地板: 高溫瓷磚

Ceiling: Gypsum board false ceiling with emulsion paint and metal

天花板: 石膏板假天花表面髹上乳膠漆及金屬

Cooking bench: Reconstituted stone

灶台: 人造石

Type of finishes (applicable to Flat A on 18/F only)

裝修物料的類型（只適用於18樓A單位）

Wall: Porcelain tiles, sintered stone, reconstituted stone, metal and mirror for exposed surface

牆壁: 外露之牆身鋪砌高溫瓷磚、岩板、人造石、金屬及鏡

Floor: Natural stone and stainless steel strip

地板: 天然石及不鏽鋼條

Ceiling: Gypsum board false ceiling with emulsion paint

天花板: 石膏板假天花表面髹上乳膠漆

Cooking bench: Reconstituted stone

灶台: 人造石

Type of finishes (applicable to Flat A on 67/F & 68/F and Flat B on 68/F only)

裝修物料的類型（只適用於67樓及68樓之A單位及68樓之B單位）

Wall: Sintered stone, reconstituted stone, metal and mirror for exposed surface

牆壁: 外露之牆身鋪砌岩板、人造石、金屬及鏡

Floor: Natural stone and stainless steel strip

地板: 天然石及不鏽鋼條

Ceiling: Gypsum board false ceiling with emulsion paint

天花板: 石膏板假天花表面髹上乳膠漆

Cooking bench: Natural stone

灶台: 天然石

Whether the wall finishes run up to the ceiling: Up to the bottom level of false ceiling

牆壁的裝修物料是否鋪至天花板: 裝修物料鋪至假天花底

Interior Fittings

室內裝置

a) Doors

門

Main entrance door ; Entrance door on 68/F (applicable to Flat A on 67/F & 68/F)

單位大門 ; 68樓入口門（只適用於67樓及68樓之A單位）

Fire-rated solid core timber door with timber finish and metal with digital lockset, concealed hinge, concealed door closer, eye viewer, security chain, door stopper and smoke seal

防火實心木門連木飾面及金屬配電子鎖、隱蔽式鉸、隱蔽式氣鼓、防盜眼、防盜鏈、門擋及防煙條

Bedroom 1/ Bedroom 2/ Bedroom 3/ Master Bedroom door (except for Flat A on 18/F)

睡房1 / 睡房2 / 睡房3 / 主人睡房門（18樓A單位除外）

Hollow core timber door with timber finish and metal with door lockset, door handle, door hinge and door stopper

空心木門連木飾面及金屬配門鎖、門抽、門鉸及門擋

Bathroom door (except the flats specified below)

浴室門（以下指明單位除外）

Hollow core timber door with timber finish, timber louver and metal with door lockset, door handle, door hinge and door stopper.

空心木門連木飾面、木百葉及金屬配門鎖、門抽、門鉸及門擋

Bathroom door

(applicable to Flat C, on 8/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F and Flat B on 67/F-68/F only)

浴室門（只適用於8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓之C單位及67樓至68樓之B單位）

Hollow core timber door with timber finish and metal with door lockset, door handle, door hinge and door stopper

空心木門連木飾面及金屬配門鎖、門抽、門鉸及門擋

Bathroom 1 door (applicable to Flat A on 67/F & 68/F)

浴室1門（只適用於67樓及68樓之A單位）

Hollow core timber door with timber finish, timber louver and metal with Door lockset, door handle, door hinge and door stopper

空心木門連木飾面、木百葉及金屬配門鎖、門抽、門鉸及門擋

Bathroom 2 door (applicable to Flat A on 67/F & 68/F)

浴室2門（只適用於67樓及68樓之A單位）

Hollow core timber door with timber finish and metal with door lockset, door handle, door hinge and door stopper

空心木門連木飾面及金屬配門鎖、門抽、門鉸及門擋

Bathroom door (applicable to Flat A on 18/F only)

浴室門（只適用於18樓之A單位）

Hollow core timber door with timber finish, metal, timber louvre and leather with door lockset, door handle, door hinge and door stopper.

空心木門連木飾面、金屬、木百葉及皮革配門鎖、門抽、門鉸及門擋

Master Bathroom Door (except for Flat A on 18/F)

主人浴室門（18樓A單位除外）

Hollow core timber door with timber finish and metal with door lockset, door handle, door hinge and door stopper.

空心木門連木飾面及金屬配門鎖、門抽、門鉸及門擋

Master Bathroom door (applicable to Flat A on 18/F only)

主人浴室門（只適用於18樓之A單位）

Hollow core timber door with timber finish, metal, timber louvre and leather with door lockset, door handle, door hinge and door stopper

空心木門連木飾面、金屬、木百葉及皮革配門鎖、門抽、門鉸及門擋

Kitchen door

廚房門

Fire-rated solid core timber door with timber finish, metal and fire-rated glass vision panel with door lockset, door handle, door hinge, concealed door closer and door stopper for the following flats:

Flats A and F on 8/F - 12/F, 15/F - 17/F, 19/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F, 45/F - 46/F, 48/F - 53/F, 55/F - 63/F, 65/F & 66/F, Flat F on 18/F and Flat E on 67/F - 68/F

防火實心木門連木飾面、金屬及防火玻璃小窗配門鎖、門抽、門鉸、隱蔽式氣鼓及門擋於以下單位：

8樓至12樓、15樓至17樓、19樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓及65樓及66樓之A及F單位、18樓之F單位及67樓及68樓之E單位

Open kitchen door

開放式廚房門

Glass sliding door with metal and glass with concealed roller hoisting track for the following flats:

Flat C on 8/F - 12/F, 15/F - 23/F, 25/F - 26/F, 28/F - 33/F, 35/F - 43/F, 45/F - 46/F, 48/F - 53/F, 55/F - 63/F, 65/F & 66/F and Flats A and B on 67/F & 68/F

玻璃趟門連金屬及玻璃配隱藏式滾輪吊趟路軌於以下單位：

8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓及65樓及66樓之C單位及67樓及68樓之A及B單位

Kitchen door (applicable to Flat A on 18/F only)

廚房門（只適用於18樓之A單位）

Fire-rated solid core timber door with timber finish, fire-rated glass vision panel, leather and metal with door lockset, door handle, door hinge, concealed door closer and door stopper

防火實心木門連木飾面、防火玻璃小窗、皮革及金屬配門鎖、門抽、門鉸、隱蔽式氣鼓及門擋

Utility room door (applicable to Flat A on 18/F only)

工作間門（只適用於18樓之A單位）

Hollow core timber door with timber finish, metal, timber louvre and leather with door

lockset, door handle, door hinge and door stopper.

空心木門連木飾面、金屬、木百葉及皮革配門鎖、門抽、門鉸及門擋

Utility room door (applicable to Flats A, D and G on 8/F-12/F, 15/F -17/F, 19/F-23/F, 25/F-26/F, 28/F- 33/F, 35/F-43/F, 45/F-46/F, 48/F- 53/F, 55/F-63/F, 65/F-66/F, Flat D and G on 18/F and Flats C and F on 67/F and 68/F only)

工作間門（只適用於8樓至12樓、15樓至17樓、19樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓之A、D及G單位、18樓之D及G單位及67樓-68樓之C及F單位）

Hollow core timber door with timber finish and metal with door lockset, door handle, door hinge and door stopper.

空心木門連木飾面及金屬配門鎖、門抽、門鉸及門擋

Utility room door (applicable to Flats B and C on 8/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F and Flat B on 67/F only)

工作間門（只適用於8樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓B及C單位及67樓之B單位）

Hollow core timber sliding door with timber finish and metal with door lockset and concealed roller hoisting track

空心木趟門連木飾面及金屬配門鎖及隱藏式滾輪吊趟路軌

Utility room 1 & Utility room 2 door (applicable to Flat A on 67/F & 68/F only)

工作間1及工作間2門（只適用於67樓及68樓之A單位）

Hollow core timber door with timber finish and metal with door lockset, door handle, door hinge and door stopper

空心木門連木飾面及金屬配門鎖、門抽、門鉸及門擋

Utility room 1 door (applicable to Flat B on 68/F only)

工作間1門（只適用於68樓之B單位）

Hollow core timber sliding door with timber finish and metal with door lockset and concealed roller hoisting track

空心木趟門連木飾面及金屬配門鎖及隱藏式滾輪吊趟路軌

Utility room 2 door (applicable to Flat B on 68/F only)

工作間2門（只適用於68樓之B單位）

Hollow core timber door with timber finish with Door lockset, door handle and door hinge

空心木門連木飾面配門鎖、門抽及門鉸

Lavatory door

洗手間門

Aluminium framed glass folding door with frosted glass, aluminium and aluminium louvre with lockset

鋁框玻璃摺門連半透明玻璃、鋁及鋁百葉配門鎖

Powder room door

化妝間門

Hollow core timber door with timber finish, metal and timber louvre with door lockset, door handle, door hinge and door stopper

空心木門連木飾面、金屬及木百葉配門鎖、門抽、門鉸及門擋

Balcony door, Private flat roof door (connected to living room/dining room) and Flat roof door on Flat A at 67/F (applicable to Flat A on 67/F & 68/F only)

露台門, 私人平台門（連接客廳/飯廳）及平台門於67樓之A單位（只適用於67樓及

68 樓之A 單位)

Aluminium framed sliding door with Insulated glass unit with glass and fluorocarbon coated aluminium frame with sliding door track set and lockset with handle
鋁質門框趟門裝上雙層中空玻璃連玻璃及鋁質門框氟碳塗層配趟門軌道及門鎖連把手

Private flat roof doors (connected to master bedroom)

私人平台門 (連接主人睡房)

Aluminium framed door with Insulated glass unit with glass and fluorocarbon coated aluminium frame with door lockset, door handle and door hinge
鋁質門框門及裝上雙層中空玻璃連玻璃及鋁質門框氟碳塗層配門鎖、門抽及門鉸

Roof door (connected to stairhood)

天台門 (連接梯屋)

Aluminium framed door with Insulated glass unit with Glass and fluorocarbon coated aluminium frame with door lockset, door handle, and door hinge
鋁質門框門裝上雙層中空玻璃連玻璃及鋁質門框氟碳塗層配門鎖、門抽及門鉸

Flat roof door on Flat A at 68/F (applicable to Flat A on 67/F & 68/F only)

平台門於68 樓之A 單位 (只適用於67 樓及68 樓之A 單位)

Metal door with metal finishes with door lockset, door handle and door hinge
金屬門連金屬裝修物料配門鎖、門抽及門鉸

Roof door (applicable to roof for Flat C and D on 68/F and Flat A on 67/F & 68/F)

天台門 (只適用於68 樓之C 及D單位及67 樓及68 樓之A單位之天台)

Fire rated metal door with metal finishes with door lockset, door handle and door hinge
防火金屬門連金屬裝修物料配門鎖、門抽及門鉸

Roof gate (applicable to roof for Flat B, E and F on 68/F)

天台閘門 (只適用於68 樓之B、E及F 單位之天台)

Metal gate with metal finishes with door hinge
金屬閘連金屬裝修物料配門鉸

b) Bathroom

浴室

Countertop: Reconstituted Stone

檯面: 人造石

Basin cabinet: Timber cabinet with vinyl finish, patterned glass, plastic laminate and metal (except for Flat A on 18/F)

洗手盆櫃: 木製洗手盆櫃、人造皮飾面、花紋玻璃、膠板飾面及金屬 (18 樓A單位除外)

Basin cabinet: Timber cabinet with vinyl finish, plastic laminate and metal (applicable to Flat A on 18/F only)

洗手盆櫃: 木製洗手盆櫃、人造皮面、膠板飾面及金屬 (只適用於18 樓之A單位)

Mirror cabinet: Glass, mirror and metal

鏡櫃: 玻璃、鏡面及金屬

Paper holder and hook (except for Flat A on 18/F): Metal

廁紙架及掛衣鉤 (18 樓A單位除外): 金屬

Paper holder (applicable to Flat A on 18/F only): Metal

廁紙架 (只適用於18樓之A單位): 金屬

Towel bar: Metal

毛巾架: 金屬

Wash basin mixer: Metal

洗手盆水龍頭: 金屬

Wash basin: Vitreous china

洗手盆: 搪瓷

Water closet: Vitreous china

坐廁: 搪瓷

Cold water supply : Copper water pipes with thermal insulation

冷水喉 : 隔熱絕緣保護之銅喉

Hot water supply: Copper water pipes with thermal insulation

熱水喉: 隔熱絕緣保護之銅喉

Shower mixer and shower Set: Metal

花灑水龍頭及花灑套裝: 金屬

Shower compartment: Tempered glass and metal

淋浴間: 強化玻璃及金屬

Bath tub mixer and shower set: Metal

浴缸龍頭及花灑套裝: 金屬

Bath tub: Enamel steel

浴缸: 搪瓷鋼板

Size of bath tub (if applicable) : L1500 x W700 x H410mm

浴缸大小 (如適用的話) : 長1500x 闊700x 高410 毫米

c) Kitchen

廚房

Material of sink unit: Stainless steel

洗滌盤的用料: 不銹鋼

Material of water supply system: Copper water pipes with thermal insulation for both cold and hot water supply

供水系統的用料: 冷水及熱水喉採用隔熱絕緣保護之銅喉

Material and finishes of kitchen cabinet:

廚櫃的用料及裝修物料:

Wooden kitchen cabinet finished with high gloss lacquer door panel, PET door panel, plastic laminate interior finish and metal (except for Flat A on 18/F)

木製廚櫃配以高亮光烤漆門板、仿金屬拉絲門板、內部膠板飾面及金屬 (18 樓A單位除外)

Wooden kitchen cabinet finished with high gloss lacquer door panel, plastic laminate interior finish and metal (applicable to Flat A on 18/F only)

木製廚櫃配以高亮光烤漆門板、內部膠板飾面及金屬 (只適用於18樓之單位A)

Fire service installation and equipment

消防裝置及設備

Finishes: Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen

裝修物料: 開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭

Other fittings: Chrome plated sink mixer

其他裝置: 鍍鉻洗滌盤水龍頭

d) Bedroom

睡房

Type and material of fittings (including built-in wardrobe) (applicable to Flat A on 18/F only)

裝置 (包括嵌入式衣櫃) 的類型及用料 (只適用於18樓之單位A)

i) Bedroom 1 fitted with timber open shelves wardrobe finished with timber finish, metal trim, metal rack and leather, timber desk finished with metal and leather, timber cabinet finished with metal and leather, timber wall shelves finished with metal and leather, timber bed frame with timber finish, metal, natural stone and mirror and fabric blinds and wooden pelmet.

i) 睡房1設木製開放式衣櫃配木飾面、金屬飾條、金屬架及皮革飾面、木製書檯配金屬及皮革、木製櫃配金屬及皮革、木製牆架配金屬及皮革、木製床架配木飾面、金

屬、天然石及鏡及布窗簾及木制擋板。

ii) Bedroom 2 fitted with timber open shelves wardrobe finished with timber finish, metal trim, metal rack and leather, glass desk with metal, timber cabinet finished with metal and leather, timber wall shelves finished with metal and leather, timber bed frame with timber finish, metal, natural stone and mirror and fabric blinds and wooden pelmet

ii) 睡房2設木製開放式衣櫃配木飾面、金屬飾條、金屬架及皮革飾面、玻璃書檯配金屬、木製櫃配金屬及皮革、木製牆架配金屬及皮革、木製床架配木飾面、金屬、天然石及鏡及布窗簾及木制擋板。

iii) Bedroom 3 fitted with fabric blinds and wooden pelmet.

iii) 睡房3 設布窗簾及木制擋板。

iv) Master bedroom fitted with dressing table in metal, mirror and leather, glass and timber open shelves wardrobe finished with timber finishes, natural stone, metal, glass, metal rack and leather and fabric blinds and wooden pelmet.

iv) 主人睡房設梳妝檯配金屬、鏡及皮革、玻璃及木製開放式衣櫃配木飾面、天然石、金屬、玻璃、金屬架及皮革飾面及布窗簾及木制擋板

e) Telephone: Telephone outlets are provided

電話: 裝設有電話接駁點

f) Aerials: TV outlets are provided

天線: 裝設有電視插座

g) Electrical installations

電力裝置

Electrical fittings (including safety devices): Three-phase or single-phase electricity supply with miniature circuit breaker distribution board is provided for each flat.

供電附件 (包括安全裝置): 每戶均提供三相電力或單相電力, 並設有微型斷路器。

Whether conduits are concealed or exposed: Conduits are partly concealed and partly exposed. Exposed conduits are placed in false ceiling, cabinets and gypsum board bulkheads.

導管是隱藏或外露: 導管有部份隱藏及部份外露。外露導管設於假天花、櫃內及石膏板假陣內。

Power points and air-conditioner points are provided.

裝設有電插座及空調機接駁點。

h) Gas supply

氣體供應

(8/F to 66/F) Flat A, C, D, E, F and G, (67/F to 68/F) Flat B, C, D, E and F : town gas with separate gas meter, gas supply pipes and gas connection point are provided in units and connected to gas hob and gas water heater.

(8樓至66樓) A、C、D、E、F及G單位, (67樓至68樓) B、C、D、E及F單位: 單位內設煤氣供應配獨立煤氣錶, 煤氣喉及煤氣接駁點及接駁至煤氣煮食爐及煤氣熱水爐。

(67/F) Flat A: town gas with separate gas meter, gas supply pipes and gas connection point are provided in units and connected to gas hob.

(67樓) A單位: 單位內設煤氣供應配獨立煤氣錶, 煤氣喉及煤氣接駁點及接駁至煤氣煮食爐。

i) Washing machine connection point

洗衣機接駁點

Water point of a design of 22mm in diameter and drain point of design of 40mm in diameter are provided for washing machine.

設有洗衣機來水接駁位 (其設計為直徑22 毫米) 及去水接駁喉位 (其設計為直徑40 毫米)

(8/F to 66/F) Flat B and F, (67/F and 68/F) Flat E : washing machine connection points are located at entrance

(8樓至66樓) B及F單位, (67樓及68樓) E單位: 洗衣機接駁點位於門口

(8/F to 66/F) Flat A, C, D, E and G, (67/F) Flat A, B, C, D and F: washing machine connection points are located inside kitchen or open kitchen

(8樓至66樓) A、C、D、E及G單位，(67樓) A、B、C、D及F單位：洗衣機接駁點位於廚房或開放式廚房

(68/F) Flat B, C, D and F: washing machine connection points are located inside kitchen or open kitchen

(68樓) B、C、D及F單位：洗衣機接駁點位於廚房或開放式廚房

j) Water supply

供水

Copper water pipes with thermal insulation for both hot and cold water supply system are provided.

冷熱水供水系統採用隔熱絕緣保護之銅喉。

Water pipes are partly concealed in concrete and partly exposed and placed in false ceiling, cabinet and gypsum board bulkhead.

水管部分隱藏於混凝土及部分外露安裝於假天花，櫃及石膏板假陣內。

Hot water supply is available.

設有熱水供應。

Appliances

設備

Thermo Ventilator

浴室寶

Air-Conditioner

冷氣機

Washer Dryer (Except the flats below):

- Flat A of 67/F & 68/F (duplex)

洗衣乾衣機 (以下單位除外):

- 67樓及68樓(複式)的A單位

Instantaneous Electric Water Heater (For below flat only):

- Flat B of 8/F
- Flat B of 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F
- Flat A of 67/F & 68/F (duplex)

即熱式電熱水爐 (僅限於以下單位):

- 8樓的B單位
- 9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓的B單位
- 67樓及68樓(複式)的A單位

Gas Water Heater (Except the flats below):

- Flat B of 8/F
- Flat B of 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F
- Flat A of 67/F & 68/F (duplex)

煤氣熱水爐 (以下單位除外):

- 8樓的B單位
- 9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓的B單位
- 67樓及68樓(複式)的A單位

Ventilation Fan

抽氣扇

Electric Induction Hob (For below flat only):

- Flat A, B & C of 8/F
- Flat A, B & C of 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F
- Flat B of 67/F & 68/F

電磁煮食爐 (僅限於以下單位):

- 8樓的A、B及C單位
- 9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓的A、B及C單位
- 67樓及68樓的B單位

Gas Double Burner (Except the flats below):

- Flat B of 8/F
- Flat B of 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F
- Flat A of 67/F & 68/F (duplex)

煤氣煮食爐 (以下單位除外):

- 8樓的B單位
- 9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓的B單位

- 67樓及68 樓（複式）的A單位

Electric Cooker Hood (Except the flats below):

- Flat A of 67/F & 68/F (duplex)

電抽油煙機 (以下單位除外):

- 67樓及68 樓（複式）的A單位

Electric Microwave (Except the flats below):

- Flat A & C of 8/F
- Flat A & C of 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F
- Flat A of 67/F & 68/F (duplex)
- Flat B of 67/F & 68/F

電微波爐 (以下單位除外):

- 8樓的A及C單位
- 9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓的A及C單位
- 67樓及68 樓（複式）的A單位
- 67樓及68 樓的B單位

Electric Combination Steam Oven (For below flat only):

- Flat A & C of 8/F
- Flat A & C of 9/F-12/F, 15/F-23/F, 25/F-26/F, 28/F-33/F, 35/F-43/F, 45/F-46/F, 48/F-53/F, 55/F-63/F, 65/F-66/F
- Flat B of 67/F & 68/F

電蒸焗爐 (僅限於以下單位):

- 8樓的A及C單位
- 9樓至12樓、15樓至23樓、25樓至26樓、28樓至33樓、35樓至43樓、45樓至46樓、48樓至53樓、55樓至63樓、65樓至66樓的A及C單位
- 67樓及68 樓的B單位

Refrigerator (Except the flats below):

- Flat A of 67/F & 68/F (duplex)

雪櫃 (以下單位除外):

- 67樓及68 樓（複式）的A單位

Signature(s) of Purchaser 買方簽署	Date 日期

對買方的警告 - 買方請小心閱讀

WARNING TO PURCHASERS - PLEASE READ CAREFULLY

賣方 Vendor :	盛佳（亞洲）有限公司 及 頌威企業有限公司 Best Power (Asia) Limited and Jumbo Power Enterprises Limited		
發展項目期數 Phase of the Development :	33 清水灣（「發展項目」）的第1期 Phase 1 of 33 Clear Water Bay (the “Development”)		
本物業 Property :	座數 Tower _____ 樓層 Floor _____ 單位 Flat _____		
買方 Purchaser(s) :	_____	身份證/護照/商業登記證號碼 I.D./Passport/B.R. No.	_____

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

我/我們已收到此警告之副本及完全明白此警告之內容。

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

公曆 年 月 日

Dated this day of

to be filled in by Vendor(由賣方填上)

買方簽署 Signature(s) of Purchaser(s) : _____

關於優先認購一個私家車停車位的信件
Letter regarding the Priority to Purchase One Car Parking Space
一切以合約為準**SUBJECT TO CONTRACT**

賣方 Vendor :	盛佳（亞洲）有限公司 及 頌威企業有限公司 Best Power (Asia) Limited and Jumbo Power Enterprises Limited		
發展項目期數 Phase of the Development :	33 清水灣（「發展項目」）的第1期 Phase 1 of 33 Clear Water Bay (the “Development”)		
本物業 Property :	座數 Tower _____	樓層 Floor _____	單位 Flat _____
買方 Purchaser(s) :	_____	身份證/護照/商業登記證號碼 I.D./Passport/B.R. No. _____	_____

Benefit: Priority to purchase one car parking space in the Development

優惠: 優先認購發展項目中一個住客停車位

Subject to contract, we, Best Power (Asia) Limited and Jumbo Power Enterprises Limited, (the “Vendor”), refer to your purchase of the Property under a preliminary agreement for sale and purchase of even date (the “PASP”). The Vendor may sell to the Purchaser one (1) car parking space in Phase 1 of the Development at such time as the Vendor may in its sole and absolute discretion determine; details of which (including without limitation the date and time of sale, the car parking spaces available for selection and the price) will be determined by the Vendor at its sole and absolute discretion and will be announced later, subject to and upon the following terms and conditions:

受合約規限，本公司盛佳（亞洲）有限公司 及 頌威企業有限公司（「賣方」）現就閣下根據一份於同日簽署的臨時買賣合約（以下稱「臨時合約」）購買該物業一事致函閣下。賣方可於其全權及絕對酌情決定的時間向買方出售一(1)個發展項目第一期的私家車停車位；所有詳情（包括但不限於出售日期和時間、可供揀選的私家車停車位及其售價）將由賣方全權及絕對酌情決定，並容後公佈，惟閣下須受以下條款及條件規限：

1. The Purchaser(s) shall execute the agreement for sale and purchase in respect of the Property (“**Agreement**”) within 5 working days after signing the PASP in accordance with the terms and conditions contained in the PASP.
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署物業的正式買賣合約（「正式合約」）。
2. You shall observe, perform and comply with all the terms and conditions in the Agreement including but not limited to the payment terms as specified therein.
閣下必須完全遵守、履行及符合正式合約內所有條款及條件，包括但不限於其中所列的支付條款。
3. You shall observe, perform and comply with the terms and conditions as may be specified in the notice that the Vendor may serve upon you from time to time regarding the arrangement of the sale of car parking Spaces (“**Notice**”).
閣下必須完全遵守、履行及符合賣方可能不時發給閣下有關出售私家車停車位的安排事宜的通知書（「通知書」）中所列的條款及條件。
4. In the event any offer to sell a car parking space of phase 1 of the Development is made by the Vendor, such offer shall lapse if the Purchaser fails to accept such offer and fully comply with the terms and conditions of such offer within the time as set out in such offer.
在賣方作出任何出售發展項目第一期的私家車停車位的要約的情況下，如買方未能於該出售要約中指明的時間內接受該出售及全面遵從該出售要約的條款和條件，該出售要約將告失效。
5. This letter is an agreement independent of the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Agreement. All the rights and remedies of the Vendor under the Agreement shall not be affected by this letter. This letter constitutes an agreement between the parties hereto independent from your purchase of the Property and the Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Agreement or the rights, duties or obligations of the parties to the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, you shall remain liable to be bound to observe and perform all the terms and conditions in the Agreement and to complete the purchase of the Property in accordance with the provisions of the Agreement. Any claim that you may have under or in relation to or in connection with this letter shall be a claim against the Vendor for damages only.

本信件為一獨立於正式合約之協議，本信件任何內容均不得視作取替或更改正式合約內的任何條款及／或條件。賣方在正式合約下之所有權利及補救均不受本信件影響。本信件乃由本信件各方之間訂立且獨立於閣下購買該物業及正式合約之協議，本信件任何內容或本信件任何一方未能遵守或履行其於本信件下之任何責任均不會以任何方式損害、變更或影響正式合約的運作、有效性或可強制執行性或正式合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本信件內之責任，閣下仍須遵守及履行正式合約的所有條款及條件及按正式合約的條款完成購買該物業。所有按或就本信件提出的或與本信件有關連的而可由閣下對賣方提出的申索，只能是為取得損害賠償的申索。

6. All the rights and benefits conferred on you upon the terms and conditions of this Letter are non-assignable and nontransferable and can only be exercised and enjoyed by you personally.
所有根據本信件條款及條件賦予閣下之權利及優惠均不能轉讓及轉移，及只能由閣下本人行使及享用。
7. Time shall be of the essence of this letter.
在本信件中的時間規定須嚴格遵守。
8. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Agreement.
本信件任何條款都不應視為或理解為變更或修改正式合約之任何條款或細則。
9. The parties to this letter do not intend any term of this letter to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) ("the CRTPO") and agree that this letter shall be excluded from the application of the CRTPO.
買賣雙方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「該條例」)強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。
10. In the event that you fail to observe perform or comply with any of the terms and conditions contained in this Letter or the Agreement, the Vendor shall be entitled to withdraw this benefit forthwith without prejudice to the Vendor's other rights and claims under the Agreement or other applicable laws.
若閣下未能遵守、履行或符合本信件或正式合約內任何條款或條件，賣方有權即時撤銷此優惠，且並不損害賣方於正式合約或其他適用法律下之其他權利及申索。
11. In case of any dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.
如有任何爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
12. The Chinese version of this Letter is for reference only and the English version thereof shall prevail in case of disparity.
本信件之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signed for and on behalf of the Vendor
賣方代表簽署

After due and careful consideration of the contents of the Letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.
經適當及仔細考慮本信件內容後，本人/我等同意接受本信件 所有條款並受其約束

Authorized Signature(s)
經授權簽署

Signature(s) of Purchaser(s)
買方簽署
Date 日期: *to be filled in by Vendor(由賣方填上)*

Letter Regarding Early Settlement Cash Rebate Benefit

關於「提前付清樓價現金回贈優惠」的信件

賣方 Vendor :	盛佳（亞洲）有限公司 及 頌威企業有限公司 Best Power (Asia) Limited and Jumbo Power Enterprises Limited		
發展項目期數 Phase of the Development :	33 清水灣（「發展項目」）的第1期 Phase 1 of 33 Clear Water Bay (the “Development”)		
本物業 Property :	座數 Tower _____ 樓層 Floor _____ 單位 Flat _____		
買方 Purchaser(s) :	_____	身份證/護照/商業登記證號碼 I.D./Passport/B.R. No.	_____
成交金額: Transaction Price			

1. We, Best Power (Asia) Limited and Jumbo Power Enterprises Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “preliminary Agreement”)
本公司，盛佳（亞洲）有限公司及頌威企業有限公司，現就閣下根據一份臨時買賣合約(下稱「臨時合約」)購買該物業一事致函閣下。

2. The purpose of this letter is to confirm our offer to you an Early Settlement Cash Rebate Benefit (the “Cash Rebate”) subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below. If you shall settle the balance of the Transaction Price and other payments earlier than the due date of payment specified in formal Agreement for Sale and Purchase ("the Agreement"), you shall be entitled to the Cash Rebate offered by the Vendor according to the table below:
本信件之目的是為了確認本公司將按照本信件所列的條款與細則(尤其是有關閣下履行以下第3段所列責任的條款)，向閣下提供「提前付清樓價現金回贈優惠」(「現金回贈」)。如閣下提前於正式買賣合約（「正式合約」）訂明的付款日期之前付清成交金額餘額和其他款項，可根據以下列表獲賣方送出現金回贈：

Date of Settlement of the balance of the Transaction Price * 付清成交金額餘款日*	Cash Rebate Amount 現金回贈金額
Within 60 days after signing of the Preliminary Agreement 簽署臨時合約後 60 天內	1% of Transaction Price 成交金額 1%

*The date of settlement shall be the actual date on which payment is received by the Vendor's solicitors.

*以賣方代表律師實際收到款項日期計算。

3. You shall fulfill the following conditions:

閣下須履行下列各項條件：

- You shall execute the Agreement within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions contained in the Preliminary Agreement.
閣下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合約。
- You shall make payment of the further deposit and balance of Transaction Price within the time specified in the Agreement and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement.
閣下須於正式合約規定的限期內支付進一步訂金及成交金額餘額，並履行及遵守臨時合約和正式合約所有其他條款與細則。
- You shall have paid the full amount of Transaction Price to the Vendor on or before the date of payment of the balance of purchase specified in the Agreement.
閣下須於正式合約規定的付清成交金額日期或之前，向賣方支付全部成交金額。

4. As one of the conditions for obtaining the Cash Rebate, you shall give a written notice to the Vendor within 30 days after signing of the Preliminary Agreement to confirm your intended date of full payment of the balance of the Transaction Price, and any change must be made by

way of a written notice to the Vendor not less than 45 days before the full payment of the balance of the Transaction Price. The cash rebate (if offered) will be set off against the balance of the Transaction Price payable by you pursuant to the Agreement or will be paid to you by such other means as the Vendor considers appropriate.

作為獲得現金回贈之條件之一，閣下必須於簽署臨時合約後的30天內以書面通知賣方其擬付清成交金額餘額之日期，如有任何更改必須於付清成交金額日期之前不少於45天以書面通知賣方。現金回贈(如送出)將從閣下依買賣合約訂明應支付之成交金額餘額中抵銷或以賣方認為合適的其他方式支付予閣下。

5. You hereby irrevocably authorize us to pay the Cash Rebate in the manner specified in paragraph 4 above.

閣下謹此不可撤銷地授權本公司以上述第4段所述方式支付現金回贈。

6. Subject to the full observance and performance of and compliance with the terms and conditions as set out in this letter, the Preliminary Agreement and the Agreement on your part, the Cash Rebate will be paid to you and upon payment of the Cash Rebate by the Vendor, the Vendor's obligation in relation to the payment of the Cash Rebate under this Letter, if any, shall be Absolutely discharged.

完全遵守、履行及符合閣下於本信件、臨時合約及正式合約所列的條款及條件的前提下，現金回贈將支付予閣下。一經賣方支付現金回贈，賣方於本信件中有關支付現金回贈的責任(如有)將完全解除。

7. In the event that you fail to observe perform or comply with any of the terms and conditions contained in this Letter, the Preliminary Agreement or the Agreement, the Vendor shall be entitled to withdraw and/or ask for refund the Cash Rebate (or any part thereof) forthwith without prejudice to the Vendor's other rights and claims under the Preliminary Agreement, the Agreement or other applicable laws.

若閣下未能遵守、履行或符合本信件、臨時合約或正式合約內任何條款或條件，賣方有權即時撤銷及／或要求退還現金回贈(或其任何部分)，且並不損害賣方於臨時合約、正式合約或其他適用法律下之其他權利及申索。

8. This letter is an agreement independent of the Preliminary Agreement and the Agreement and nothing in the contents of this Letter shall be deemed to supersede or vary any terms and/or conditions of the Preliminary Agreement or the Agreement. All the rights and remedies of the Vendor under the Preliminary Agreement and the Agreement shall not be affected by this letter. This letter constitutes an agreement between the parties hereto independent from your purchase of the Property, the Preliminary Agreement and the Agreement and nothing herein contained or any failure by any party hereto to observe or perform any of its obligations hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Preliminary Agreement or the Agreement or the rights, duties or obligations of the parties to the Preliminary Agreement or the Agreement. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, you shall remain liable to be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement and to complete the purchase of the Property in accordance with the provisions of the Preliminary Agreement and Agreement. Any claim that you may have under or in relation to or in connection with this letter shall be a claim against the Vendor for damages only.

本信件為一獨立於臨時合約及正式合約之協議，本信件任何內容均不得視作取替或更改臨時合約或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信件影響。本信件乃由本信件各方之間訂立且獨立於閣下購買該物業、臨時合約及正式合約之協議，本信件任何內容或本信件任何一方未能遵守或履行其於本信件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或正式合約的運作、有效性或可強制執行性或臨時合約或正式合約各方的權利、義務或責任。為免生疑問，若賣方未能履行其於本信件內之責任，閣下仍須遵守及履行臨時合約及正式合約的所有條款及條件及按臨時合約及正式合約的條款完成購買該物業。所有按或就本信件提出的或與本信件有關連的而可由閣下對賣方提出的申索，只能是為取得損害賠償的申索。

9. The date of settlement of the Transaction Price shall be the date on which all the Transaction Price (after deducting the Cash Rebate) is received by the Vendor's solicitors. If the last day of the period as set out in the table in paragraph 2 above or the Agreement is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

付清成交金額日期以賣方代表律師扣除現金回贈後收到所有成交金額款項日期為準。如上述第2段的列表或正式合約中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條定義)，則該日定為下一個工作日。

10. All the rights and benefits conferred on you upon the terms and conditions of this Letter are non-assignable and non-transferable and can only be exercised and enjoyed by you personally.

所有根據本信件條款及條件賦予閣下之權利及優惠均不能轉讓及轉移，及只能由閣下本人行使及享用。

11. Time shall be of the essence of this letter.

在本信件中的時間規定須嚴格遵守。

12. You may have to notify your bank of the Cash Rebate in the mortgage application process. The bank may take into account the Cash Rebate in determining the loan amount. For details, please make enquiry with the banks.

閣下在按揭申請中可能需要通知閣下的銀行有關現金回贈的安排。銀行決定提供貸款額時可能會考慮現金回贈。請向銀行查詢有關詳情。

13. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement.

本信件任何條款都不應視為或理解為變更或修改臨時合約及正式合約之任何條款或細則。

14. The parties to this letter do not intend any term of this letter to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) ("the CRTPO") and agree that this letter shall be excluded from the application of the CRTPO.
買賣雙方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第623章)(「該條例」)強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。
15. In case of any dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.
如有任何爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
16. The Chinese version of this Letter is for reference only and the English version thereof shall prevail in case of disparity.
本信件之中文譯本僅供參考之用，如有差異，仍以英文本為準。

Signed for and on behalf of the Vendor
賣方代表簽署

After due and careful consideration of the contents of the Letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out.
經適當及仔細考慮本信件內容後，本人/我等同意接受本信件 所有條款並受其約束

Authorized Signature(s)
經授權簽署

Signature(s) of Purchaser(s)
買方簽署
Date 日期: *to be filled in by Vendor(由賣方填上)*