

**TENDER DOCUMENT**  
**INVITATION FOR PURCHASE OF PROPERTY**  
**BY WAY OF PUBLIC TENDER**

---

Tenders are invited for the purchase of :-

**THE PROPERTIES SET OUT IN THE SCHEDULE TO THE TENDER NOTICE  
AT PHASE IB OF PHASE I (IN ONE) OF HO MAN TIN STATION PROPERTY  
DEVELOPMENT  
(unless previously withdrawn or sold)**

---

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) by delivering it into the Tender Box labelled “**Public Tender For Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development**” placed at **5<sup>th</sup> Floor, Tower Two, Nina Tower, No. 8 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong** in a plain envelope and clearly marked “**Tender of Phase IB of IN ONE**”.

Tenderers are advised that the Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the above property(ies).

**Vendor:** **MTR Corporation Limited**

**Vendor’s solicitors:** **Deacons**  
6<sup>th</sup> Floor, Alexandra House, 18 Chater Road, Central, Hong Kong  
**Kao Lee & Yip**  
17/F, Gloucester Tower, The Landmark, Central, Hong Kong  
**Johnson Stokes & Master**  
16<sup>th</sup> - 18<sup>th</sup> Floors, Prince’s Building, 10 Chater Road, Central, Hong Kong  
**Ford Kwan & Co**  
Suite 3304, 33<sup>rd</sup> Floor, Tower 2, Nina Tower, 8 Yeung Uk Road, Tsuen Wan,  
New Territories, Hong Kong

**Vendor’s agent:** **Chinachem Real Estate Agency Limited**  
35<sup>th</sup> - 38<sup>th</sup> Floors, Tower Two, Nina Tower, No.8 Yeung Uk Road,  
Tsuen Wan, New Territories, Hong Kong  
Enquiry Hotline: 2439 1662

## 招標文件

### 公開招標承投購買物業

現招標承投購買：

載於招標公告附表之位於  
何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期之物業  
(但若在招標截止時限之前物業已被撤回或出售則除外)

投標書須在招標期間(定義見招標公告)放入普通信封內,信封面上清楚註明「瑜一第 IB 期招標」,放入位於香港新界荃灣楊屋道 8 號如心廣場 2 座 5 樓擺放的標示為「何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期公開招標」的投標箱內。

投標者須注意賣方有絕對權力不時透過修改與上述物業有關之銷售安排資料以更改招標截止日期及/或時間。

賣方： 香港鐵路有限公司

賣方律師： 的近律師行  
香港中環遮打道 18 號歷山大廈 6 樓  
高李葉律師行  
香港中環置地廣場告羅士打大廈 17 樓  
孖士打律師行  
香港中環遮打道 10 號 太子大廈 16-18 樓  
梁錦濤關學林律師行  
香港新界荃灣楊屋道 8 號如心廣場 2 座 33 樓 3304 室

賣方代理： 華懋物業代理有限公司  
香港新界荃灣楊屋道 8 號如心廣場 2 座 35 至 38 樓  
查詢熱線：2439 1662

## CONTENTS

	Page
PART 1 : TENDER NOTICE	1
PART 2 : CONDITIONS OF SALE	16
PART 3 : OFFER FORM	45
ANNEX	

## 目錄

	頁次
第 1 部份 : 招標公告	9
第 2 部份 : 出售條款	19
第 3 部份 : 要約表格	52
附件	

## **PART 1: TENDER NOTICE**

### **1. Definitions**

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

<b>“Acceptance Period”</b>	means the period within 21 working days after the closing date and time of tender.
<b>“Agreement”</b>	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with Clause 5 of the Conditions of Sale.
<b>“Conditions of Sale”</b>	means the Conditions of Sale set out in Part 2 of this Tender Document.
<b>“Development”</b>	means Ho Man Tin Station Property Development.
<b>“Letter of Acceptance”</b>	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice.
<b>“Offer Form”</b>	means the Offer Form set out in Part 3 of this Tender Document.
<b>“Person so Engaged”</b>	means Grace Castle Corporation Limited.
<b>“Phase”</b>	means Phase IB of Phase I (IN ONE) of the Development.
<b>“Property”</b>	means, if and when the offer contained in the Offer Form is accepted by the Vendor, the Tendered Property specified in the Offer Form.
<b>“Properties for Tender”</b>	means all or any of the specified residential properties set out in the Schedule to the Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion.
<b>“purchase price”</b>	means the purchase price specified in the Offer Form.
<b>“Purchaser”</b>	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
<b>“Tender Document”</b>	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex).
<b>“Tender Notice”</b>	means the Tender Notice set out in Part 1 of this Tender Document.
<b>“Tender Period”</b>	means the period between the tender commencement date and time and the tender closing date and time.
<b>“Tendered Property”</b>	means the property specified in the Schedule to the Offer Form.
<b>“Tenderer”</b>	means the person who is specified in the Offer Form as the tenderer.
<b>“Vendor”</b>	means MTR Corporation Limited.
<b>“Vendor’s agent”</b>	means Chinachem Real Estate Agency Limited.
<b>“Vendor’s solicitors”</b>	means Deacons / Kao Lee & Yip / Johnson Stokes & Master / Ford Kwan & Co.

## 2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Properties for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the closing date and time of the tender, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Properties for Tender from sale or to sell or dispose of all or any of the Properties for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to change the closing date and time of the tender of all or any of the Properties for Tender from time to time by amending the Information on Sales Arrangements in relation thereto. The Vendor is not obliged to separately notify the Tenderers of such amendment.
- 2.6 The Vendor reserves the right to accept or disqualify any Tenderer who submits any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain any kind of alterations and/or additions to the documents required to be submitted under this Tender Document shall be treated as non-conforming tenders.
- 2.7 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender.
- 2.8 A tender must be:
- (a) made in the form of this Tender Document with the Offer Form (i.e. Part 3 of this Tender Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;**
  - (b) accompanied with the following documents:
    - (i) Cashier's order(s) and cheque(s) (if applicable)

One or more cashier's order(s) and cheque(s) (if applicable) issued by a bank duly licensed under section 16 of the Banking Ordinance in the aggregate amount of 5% of the purchase price offered by the Tenderer and made payable to "DEACONS" Provided That a minimum amount of HK\$500,000 must be paid by cashier's order(s).
    - (ii) Tenderer's identification document

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

If the Tenderer is a company, a copy each of the Certificate of Incorporation and the latest Business Registration Certificate (if any) of the Tenderer and copies of the latest register of directors and annual return of the Tenderer (if any).
    - (iii) Intermediary's licence (if applicable)

Copy of estate agent licence of the estate agent representing the Tenderer in the transaction (the "Intermediary"), whether or not the Intermediary also represents the Vendor.
    - (iv) Documents in Annex, duly signed and completed by the Tenderer
      - (1) Warning to Purchasers (Annex 1)
      - (2) Personal Information Collection Statement of Chinachem Real Estate Agency Limited

- (Annex 2)
- (3) Personal Information Collection Statement of MTR Corporation Limited (Annex 3)
- (4) Declaration of the Purchaser (relationship with the Vendor and the Person so Engaged) (Annex 4)
- (5) Declaration of Relationship with the Owner (Annex 5)
- (6) (if applicable) Declaration Regarding Intermediary (Annex 6)
- (7) (if applicable) Declaration Regarding No Intermediary (Annex 7)
- (8) Extended Defect Maintenance Letter (Annex 8)
- (9) Acknowledgement Letter for Viewing of Residential Properties (Annex 9)
- (10) Early Completion Cash Rebate Letter (Annex 10)
- (11) (if applicable) Confirmation Letter regarding “Resonance In One” Golden Week Limited-time Offer (Annex 11)

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

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**Tender of Phase IB of IN ONE**”; and
- (d) placed in the Tender Box labelled “**Public Tender For Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development**” placed at 5<sup>th</sup> Floor, Tower Two, Nina Tower, No.8 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong from the commencement date and time of submission of tender and at or before the closing date and time of submission of tender set out below :-

Commencement date and time of the tender :-

11:00 a.m. on every Monday, Wednesday and Friday from 16 March 2026 until 15 June 2026 (both days inclusive) (each of such date of tender is referred to as a “Tender Date”)

Closing date and time of the tender :-

2:00 p.m. on each Tender Date

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced or is still in effect after 12:00 noon on the closing date of the tender, the closing date and time of the tender will be extended to 12:00 noon on the next day and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is announced.

- 2.9 All cashier’s order(s) and cheque(s) (if any) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier’s order(s) and cheque(s) (if any) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the purchase price. All other cashier’s order(s) and cheque(s) (if any) will be returned by personal delivery or by post at the Tenderer’s risk, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.10 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director(s) or authorized signatory(ies)) and shall be deemed to be acting as a principal. The Vendor does NOT accept any person to act as an agent, attorney, nominee, representative, trustee of the Tenderer, save and except where the relevant power of attorney is in the Vendor’s prescribed form and has been duly executed and submitted together with the Offer Form.
- (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone number, facsimile number and Hong Kong correspondence address in the Offer Form.
- (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier’s order(s) and cheque(s) (if applicable).
- 2.11 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable

of and remain open for acceptance by the Vendor during the Acceptance Period in accordance with this Tender Notice and the Offer Form and the terms and conditions contained in the Conditions of Sale annexed to this Tender Notice. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.

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

### 3. Acceptance of Tender

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of Acceptance**”) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor’s solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection from the commencement date and time of the tender to the closing date and time of the tender at 5<sup>th</sup> Floor, Tower Two, Nina Tower, No.8 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.
- 3.4 The Purchaser shall be offered the following gifts, financial advantage or benefits as set out below in connection with the purchase of the Property:

(i) Extended Defect Maintenance Offer

Without prejudice to the provisions of the Conditions of Sale and the Agreement, the Purchaser may serve a written notice to the Person so Engaged, within 12 months from the date of completion of sale and purchase of the Property (the “Time Limit”), requiring the Person so Engaged at its own cost and as soon as reasonably practicable to remedy the specified defects to the Property or the fittings, finishes and appliances (as defined in the Conditions of Sale and the Agreement) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Person so Engaged shall be final. However, this “Extended Defect Maintenance Offer” is personal to the Purchaser and is to be enjoyed by the Purchaser only. This “Extended Defect Maintenance Offer” is non-assignable, non-transferable and subject to other terms and conditions. The Vendor and the Vendor’s agent do not, and will not, involve in this “Extended Defect Maintenance Offer”. The Purchaser shall have no claim whatsoever against the Vendor and/or the Vendor’s agent in relation to this “Extended Defect Maintenance Offer”.

(ii) Option to purchase a Residential Car Parking Space

The Purchaser shall have a non-transferable option to purchase (“**option to purchase**”) one Residential Car Parking Space in Phase IA of Phase I (IN ONE) of Ho Man Tin Station Property Development within 60 days after the date of the Formal Agreement for Sale and Purchase of the Property, at the price to be determined by the Vendor at its sole and absolute discretion. The Purchaser is required to exercise his/her/its option to purchase one Residential Car Parking Space within the said time limit in the manner and at the price as prescribed by the Vendor, failing which the option to purchase shall lapse automatically and be deemed to be waived by the Purchaser who shall not be entitled to any compensation therefor. The Residential Car Parking Space(s) available for purchase at the time when the Purchaser exercises the option to purchase and the terms and conditions of sale thereof shall be solely determined by and be at the absolute discretion of the Vendor and will be announced later. This option to purchase is personal to the Purchaser and is to be enjoyed by the Purchaser only.

Tenderer should note that according to Special Condition No.(61)(a) of the Conditions of Exchange No.20296 as varied or modified by two Modification Letters registered in the Land Registry by Memorial Nos.19091601800083 and 22053000830024 in respect Kowloon Inland Lot No. 11264 (“the Lot”) on which the Phase is erected (“the Land Grant”), the Residential Car Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be :

- (i) assigned except
  - (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
  - (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than three (3) in number of the total of the Residential Car Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

- (iii) “IN ONE” 80% Standby Mortgage Loan (only applicable if the Purchaser selects Term of Payment B and D (as referred to in Section 4 of the Schedule to the Offer Form))

The Purchaser can apply for a first mortgage loan (the “**mortgage loan**”) from a lender company designated by the Person so Engaged (the “**Lender**”), such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan and subject to the approval of the Lender.

The mortgage loan is subject to the following material terms and conditions:

- (1) All legal documents for the mortgage loan must be prepared and executed at the solicitors’ firm designated by the Lender.
- (2) All costs and disbursements for the legal documents shall be paid by the Purchaser.
- (3) The maximum amount of the mortgage loan shall not exceed 80% of the purchase price with a maximum re-payment period of 360 months.
- (4) The mortgage loan together with the interest to be calculated in the following manner shall be repaid by monthly instalments:
  - (a) The interest for the first 36 months shall be calculated at a rate of 1.75% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited (the “**Best Lending Rate**”) from time to time, subject to the fluctuation of the interest rate.
  - (b) From the 37<sup>th</sup> month onwards, the interest shall be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate.
- (5) Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows paid by the Purchaser:
  - (a) If an early repayment in full or in part of the outstanding amount of the mortgage loan, interest and other payments due and owing under the loan documents is made within 36 months from the date of advance of the mortgage loan, no early prepayment fee shall be

payable by the Purchaser.

- (b) Any full or partial prepayment other than within the period mentioned in sub-clause (a) above will be subject to a payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum early repaid by the Purchaser.
  - (6) The Purchaser shall pay to the Lender a sum of HK\$5,000 being a non-refundable application fee for an application for mortgage loan.
  - (7) The Purchaser is advised to enquire with the Lender on details before deciding to apply for the mortgage loan. All the above material terms and conditions, offers (if any) and the approval or disapproval of the mortgage loan is subject to the final decision of the Lender. The Purchaser shall complete the purchase of the Property and shall fully pay the purchase price of the Property irrespective of whether the mortgage loan is approved or not. No representation or warranty is given, or shall be deemed to have been given by the Vendor, the Person so Engaged and the Vendor's agent as to the approval of the mortgage loan. The Vendor, the Person so Engaged and the Vendor's agent do not, and will not, involve in the arrangements of the mortgage loan. The Purchaser shall have no claims whatsoever against the Vendor and/or the Person so Engaged and/or the Vendor's agent as a result of or in connection with the approval and/or disapproval of the mortgage loan and/or any matters relating to the mortgage loan.
  - (8) The mortgage loan is subject to other terms and conditions as may from time to time be stipulated by the Lender.
  - (9) The approval of application for the mortgage loan and the terms and conditions of the mortgage loan shall be subject to the final decision of the Lender.
  - (10) For the avoidance of doubt, the Vendor, the Person so Engaged and the Vendor's agent have nothing to do with the mortgage loan and shall in any event not be liable to the Purchaser for anything arisen therefrom. The Vendor's rights under the Agreement shall not be affected.
- (iv) Early Completion Cash Rebate (only applicable if the Purchaser selects Term of Payment C and D (as referred to in Section 4 of the Schedule to the Offer Form))

- (1) Where the Purchaser completes the sale and purchase earlier than the completion date as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Completion Cash Rebate" payable by the Vendor in the amount as set out in the table below: -

Table of Early Completion Cash Rebate

Date of settlement of the balance of the Purchase Price	Early Completion Cash Rebate Amount
Within 120 days after the date of the preliminary agreement for sale and purchase	2% of Purchase Price

- (2) The Purchaser shall apply to the Vendor in writing for the "Early Completion Cash Rebate" at least 60 days before the proposed date of early completion of the sale and purchase of the Property. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Early Completion Cash Rebate" directly as part payment of the balance of the Purchase Price payable by the Purchaser.
- (3) The Purchaser shall enter into a supplemental agreement prepared by the Vendor's Solicitors in relation to this application.
- (4) The Purchaser shall be solely responsible for all costs, disbursements and other charges (including, but not limited to, stamp duty (if any), the legal fees, disbursements and other charges in relation

to the supplemental agreement) arising from this “Early Completion Cash Rebate”.

(v) “Resonance In One” Golden Week Limited-time Offer

If the Purchaser enters into preliminary agreement for sale and purchase of the Property between 1 May 2026 and 31 May 2026 (both days inclusive), the Purchaser will be offered by the Person so Engaged a Cash Voucher worth HK\$100,000 (the “Cash Voucher”) as the “Resonance In One” Golden Week Limited-time Offer for redeeming Bang & Olufsen audio products for value of HK\$100,000. The Cash Voucher will be delivered to the relevant Purchaser upon completion of the sale and purchase of the Property together with the Property. The Purchaser of the Property shall be eligible for this benefit only if the relevant Purchaser has completed the purchase of the Property in all aspects in accordance and in compliance with the formal agreement for sale and purchase and becoming the registered owner of the Property. The use of the Cash Voucher (including validity period etc.) is subject to the terms and conditions prescribed by Bang & Olufsen. This Benefit is personal to the relevant Purchaser and is to be enjoyed by such relevant Purchaser only. The Person so Engaged shall have absolute discretion to choose to pay a payment (“payment in lieu”) to the Purchaser in lieu of the Cash Voucher. The amount of payment in lieu to be determined by the Person so Engaged in its absolute discretion and to be paid by the Person so Engaged to the Purchaser upon or after completion of the sale and purchase of the Property in such manner as may be determined by the Person so Engaged in its absolute discretion. The payment in lieu is subject to the maximum amount of HK\$100,000. This benefit is non-assignable, non-transferable and subject to the terms and conditions of the relevant transaction documents. The decision of the Person so Engaged shall be final for any dispute in respect of this benefit or the Cash Voucher. The Owner and the Vendor’s agent do not, and will not, involve in this “Resonance In One” Golden Week Limited-time Offer. The Purchaser shall have no claim whatsoever against the Owner and/or the Vendor’s agent in relation to this “Resonance In One” Golden Week Limited-time Offer.

**4. Miscellaneous**

- 4.1 Tenderers are advised to read the Vendor’s Information Form (Annex 12) prepared by the Vendor in compliance with section 68 of the Residential Properties (First-hand Sales) Ordinance.
- 4.2 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Properties for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Properties for Tender. All enquiries should be directed to the Vendor’s agent, Chinachem Real Estate Agency Limited (Enquiry Hotline: 2439 1662).
- 4.3 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Person so Engaged or the Vendor’s agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

**Schedule to the Tender Notice**

<b>Properties for Tender</b>	
1.	Flat A on 28 <sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong
2.	Flat A on 29 <sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong
3.	Flat B on 28 <sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong

*[End of Part 1: Tender Notice]*

## 第 1 部份：招標公告

### 1. 定義

在本招標文件中，除非上下文另有准許或規定外，下列詞語應具有下列含義：

「承約期間」	指招標截止日期及時間後的 21 個工作日內。
「正式合約」	指賣方與買方根據出售條款第 5 條擬簽訂的該物業的正式買賣合約。
「出售條款」	指本招標文件第 2 部份的出售條款。
「發展項目」	指何文田站物業發展項目。
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知。
「要約表格」	指本招標文件第 3 部份的要約表格。
「如此聘用的人」	指堡雅有限公司。
「期數」	指發展項目的第 I 期 (瑜一) 的第 IB 期。
「該物業」	指如果及一旦要約表格所載的要約獲得賣方接納時，要約表格中指定的投標物業。
「招標物業」	按照賣方單獨絕對酌情決定下不時修訂的招標公告附表所列的所有或任何指明住宅物業。
「樓價」	指要約表格中訂明的樓價。
「買方」	指中標者，而其有關該物業的投標書獲得賣方接納。
「招標文件」	指本招標文件 (由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)。
「招標公告」	指本招標文件第 1 部份的招標公告。
「招標期間」	指招標開始日期及時間至招標截止日期及時間的期間。
「投標物業」	指要約表格的附表中訂明的物業。
「投標者」	指要約表格中訂明為投標者的人士。
「賣方」	指香港鐵路有限公司。
「賣方代理」	指華懋物業代理有限公司。
「賣方律師」	指的近律師行 / 高李葉律師行 / 孖士打律師行 / 梁錦濤關學林律師行。

## 2. 招標程序

- 2.1 賣方現按照載於本招標文件的條款及細則招標承投購買招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其獨有酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期及時間之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回所有或任何招標物業不予出售，或將所有或任何招標物業或其任何部份以任何方法 (包括但不限於私人協約、投標及拍賣) 處置或售予任何人。
- 2.5 賣方保留權利不時修改所有或任何與招標物業有關之銷售安排資料以更改招標截止日期及時間。賣方無須就相關銷售安排資料的修改另行通知投標者。
- 2.6 賣方保留權利接受或將任何遞交不符合規定的投標書的投標者或沒有按照本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的文件載有根據本招標文件所須遞交的文件所作出的任何種類的改動及／或增加，該投標書將被視為不符合規定的投標書。
- 2.7 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.8 投標書必須：
- (a) 採用本招標文件之格式，並填妥及簽署要約表格 (即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
- (b) 連同以下文件：
- (i) 銀行本票及支票 (如適用)
- 一張或多張由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的銀行本票及支票 (如適用)，總金額為投標者要約的樓價的 5%，抬頭為「**的近律師行**」或「**DEACONS**」，惟當中最少港幣 500,000 元須以銀行本票支付。
- (ii) 投標者的身份證明文件
- 如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本。
- 如投標者為公司，投標者的公司註冊證明書及最近的商業登記證的複印本 (如有)，以及投標者最近期的董事登記冊及周年申報表的複印本 (如有)。
- (iii) 中介人的牌照 (如適用)
- 在交易中代表投標者的地產經紀 (「**中介人**」) 的地產經紀牌照複印本，不論中介人是否同時代表賣方。
- (iv) 由投標者填妥並簽署的附件的文件
- (1) 對買方的警告 (附件 1)
- (2) 華懋物業代理有限公司的個人資料收集聲明 (附件 2)
- (3) 香港鐵路有限公司的個人資料收集聲明 (附件 3)
- (4) 買方聲明書 (與賣方及如此聘用的人的關係) (附件 4)
- (5) 與擁有人關係的聲明 (附件 5)
- (6) (如適用) 關於中介人的聲明 (附件 6)
- (7) (如適用) 關於並無中介人的聲明 (附件 7)

- (8) 延長保養欠妥之處的信件 (附件 8)
- (9) 住宅物業參觀確認函 (附件 9)
- (10) 提前成交現金回贈的信件 (附件 10)
- (11) (如適用) 「『瑜你共鳴』五一限時優惠」確認信 (附件 11)

請不要於本第 (iv) 分段所述的任何文件內填上日期。

- (c) 放入普通信封內，信封面上書明賣方收啟，並清楚註明「**瑜一第 IB 期招標**」；及
- (d) 從下述招標開始日期及時間起至招標截止日期及時間止放入位於香港新界荃灣楊屋道 8 號如心廣場 2 座 5 樓擺放的標示為「**何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期公開招標**」的投標箱內：

招標開始日期及時間：

由 2026 年 3 月 16 日至 2026 年 6 月 15 日 (包括首尾兩天) 的每個星期一、星期三及星期五 (上述每一招標日期稱為「招標日」) 的上午 11 時

招標截止日期及時間：

每個招標日的下午 2 時

若在招標截止日期中午 12 時正後發出黑色暴雨警告或八號或以上颱風信號或該警告或信號仍然生效，截標日期及時間將延至下一日的中午 12 時正 (而當天並沒有黑色暴雨警告或八號或以上颱風信號發出)。

- 2.9 在賣方對收到的投標書作出決定前，所有銀行本票及支票 (如有) 均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及支票 (如有) 將被視為臨時訂金，用以支付樓價的部份款項。所有其他銀行本票及支票 (如有) 將於承約期間屆滿後起計 14 天內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者，風險由投標者承擔。
- 2.10 (a) 投標者須親身簽署要約表格及其他文件 (如投標者為公司，須由其董事或獲授權代表簽署)，並須被視為主事人。除非相關授權書使用賣方訂明的格式及已經妥為簽立並連同要約表格遞交，賣方不接受任何人以代理人、獲授權人、被提名人、代表、信託人身份代表投標者行事。
- (b) 投標者如為公司，須於要約表格中清楚註明 (除其他資料外) 其聯絡人姓名、電話號碼、傳真號碼及香港通訊地址。
- (c) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票及支票 (如適用) 的地址。
- 2.11 (a) 作為賣方招標及下文 (b) 分段所述的承諾的代價，每份投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的要約表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標文件的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書將被視為有效並可由賣方隨時接納。
- (b) 作為上文 (a) 分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時，向該投標者支付港幣 1 元。

### 3. 接受投標

- 3.1 投標書如獲接納，中標者即成為該物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知 (「**接納書**」) 其投標書已被接納，接納書會按要約表格指

明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日將被視為已經妥為收到。

3.3 在接納書的日期後的 5 個工作日內，買方須簽署一份由賣方律師準備而沒有任何更改或修改的標準正式合約。該標準正式合約的格式可於招標開始日期及時間起直至招標截止日期及時間在香港新界荃灣楊屋道 8 號如心廣場 2 座 5 樓審閱。為免疑問，買方將被視為已經審閱標準正式合約的格式，並且買方將接受標準正式合約而不得作出修訂。

3.4 買方就購買該物業可獲提供下列贈品、財務優惠或利益：

(i) 延長欠妥之處之保養優惠

如該物業或裝置、裝修物料及設備 (定義見出售條款及正式合約) 有指明欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害出售條款及正式合約的原則下，買方可於該物業的買賣成交日期起計的 12 個月內向如此聘用的人送達書面通知，要求如此聘用的人在合理的切實可行範圍內盡快自費作出補救。如有任何爭議，如此聘用的人有最終決定權。惟此「延長欠妥之處之保養優惠」僅屬於相關買方，並僅供買方享用。此「延長欠妥之處之保養優惠」不得轉讓，亦不可轉移，並受其他條款及條件約束。賣方及賣方代理並沒有亦不會參與此「延長欠妥之處之保養優惠」。買方不得就有關此「延長欠妥之處之保養優惠」而向賣方及/或賣方代理提出任何申索。

(ii) 住宅停車位認購權

買方可享有不可轉讓的認購何文田站物業發展項目的第 I 期(瑜一)的第 IA 期內的一個住宅停車位的權利(「認購權」)，買方需於有關該物業的正式合約的日期後的 60 日內行使其認購權，而賣方有獨有及絕對酌情權決定住宅停車位的售價。買方須於上述之時限內及賣方所設定的方式及售價行使其認購權，否則其認購權將會自動失效，而買方將被視為自動放棄其認購權，買方並不會為此而獲得任何補償。賣方有完全及絕對酌情權決定買方行使認購權時可供購買的住宅停車位及其銷售條款與細則，並將會容後公布。此認購權僅屬於有關買方，並僅供該買方享用。

投標者請注意: 根據期數所處的九龍內地段第 11264 號(「該地段」)的《換地規約》第 20296 號並其後以兩份分別在土地註冊處登記(註冊摘要編號為 19091601800083 號及 22053000830024 號)之《批地條款修訂書》(統稱「批地文件」)特別條件第(61)(a)條規定，不可將「住宅車位」及「住宅電單車位」：

(i) 轉讓，除非：

(I) 連同賦予專有權使用和佔管「該地段」已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓；或

(II) 現時已擁有專有權使用和佔管「該地段」已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數；或

(ii) 分租(租予「該地段」已建或擬建的一座或多座建築物內住宅單位的住戶除外)。

於任何情況下，「該地段」已建或擬建的一座或多座建築物內任何一個住宅單位的住戶不可承讓或承租合共超過三(3)個「住宅車位」及「住宅電單車位」。

(iii) 「始終瑜一」80%備用按揭貸款 (僅適用揀選支付條款 B 及 D (見要約表格附表的第 4 節) 之買方)

買方可向如此聘用的人指定的貸款公司(「**貸款人**」)申請第一物業按揭貸款(「**物業按揭貸款**」)，物業按揭貸款申請必須在不遲於預期的貸款日前的 30 天由買方向貸款人以指定表格作出，並須由貸款人批核。

物業按揭貸款受下列主要條款及條件限制：

- (1) 所有物業按揭貸款的法律文件必須於貸款人指定之律師行辦理及簽署。
  - (2) 所有有關的法律文件之費用及雜費由買方負責。
  - (3) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 360 月。
  - (4) 物業按揭貸款及以下列方式計算的利息，須按月償還：
    - (a) 首 36 個月，利息以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「**最優惠利率**」)減 1.75%計算，按利率浮動而計算。
    - (b) 由第 37 個月起，利息以最優惠利率計算，按利率浮動而計算。
  - (5) 就任何物業按揭貸款之提前還款(全數或部份)，買方須支付以下列方法計算之提前還款費：
    - (a) 如在物業按揭貸款發放之日起計 36 個月內提前償還全數或部份餘下之物業按揭貸款、利息及其他於貸款文件下所欠付之款項，買方不須支付提前還款費。
    - (b) 如在前分段(a)時間以外提前全數或部份還款，買方須支付金額相當於提前還款額之 3 個月的利息(利率以最優惠利率按利率浮動而計算)作為提前還款費。
  - (6) 買方須就申請物業按揭貸款支付予貸款人港幣 5,000 元作為不可退還的申請手續費。
  - (7) 買方於決定申請物業按揭貸款前，敬請先向貸款人查詢有關詳情。以上所有主要條款及條件、優惠(如有)及物業按揭貸款批出與否，貸款人有最終決定權。不論物業按揭貸款獲批與否，買方仍須完成購買該物業及繳付該物業的樓價全額。就物業按揭貸款之批核，賣方、如此聘用的人及賣方代理並無給予或被視為已給予任何聲明或保證。賣方、如此聘用的人及賣方代理並沒有亦不會參與物業按揭貸款之安排。買方不得因為或就有關物業按揭貸款的批核及/或不批核及/或任何物業按揭貸款相關事宜而向賣方及/或如此聘用的人及/或賣方代理提出任何申索。
  - (8) 物業按揭貸款受貸款人不時所訂之其他條款及條件約束。
  - (9) 有關物業按揭貸款之批核與否及物業按揭貸款之條款及條件以貸款人之最終決定為準。
  - (10) 為免生疑問，賣方、如此聘用的人及賣方代理均與物業按揭貸款無關，並在任何情況下無須就當中牽涉的任何事宜對買方負責。賣方在正式合約項下的權益不受影響。
- (iv) 提早 120 天成交回贈 (僅適用揀選支付條款 C 及 D (見要約表格附表的第 4 節) 之買方)

- (1) 如買方提前於買賣合約訂明的成交日之前成交，可獲賣方根據以下列表格計算的「提早 120 天成交回贈」：

提早 120 天成交回贈列表

付清樓價餘款日期	提早 120 天成交回贈金額
臨時買賣合約日期後 120 日內	樓價 2%

- (2) 買方須於擬定提前完成該物業的買賣成交日前最少 60 日，以書面通知賣方向賣方申請「提早 120 天成交回贈」，賣方於收到申請並確認有關資料無誤後，「提早 120 天成交回贈」將直接用作支付買方應繳付之部份樓價餘款。
  - (3) 買方需簽署一份由賣方代表律師為此項申請而擬備的補充合約。
  - (4) 買方須自行承擔就「提早 120 天成交回贈」而衍生之所有費用、雜費及其他支出 (包括但不限於印花稅 (如有) 和該補充合約有關之律師費、雜費及其他支出)。
- (v) 「『瑜你共鳴』五一限時優惠」

凡於 2026 年 5 月 1 日至 2026 年 5 月 31 日期間 (包括該兩日) 簽署臨時買賣合約購買該物業之買方，可獲由如此聘用的人提供一張價值港幣 100,000 元的現金禮券 (「現金禮券」) 作為「『瑜你共鳴』五一限時優惠」。該現金禮券可用作兌換價值港幣 100,000 元的 Bang & Olufsen 的音響產品。該現金禮券將於該物業買賣成交日連同該物業交予相關買方。該物業之買方必須依照正式買賣合約之一切條款完成買賣並成為該物業之註冊業主後，方可有資格獲得本優惠。現金禮券之使用 (包括使用期限等) 受 Bang & Olufsen 所訂之條款及條件限制，惟本優惠僅屬於相關買方個人，並僅供該相關買方享用。如此聘用的人擁有絕對酌情權，選擇以付款形式代替提供現金禮券 (「該代替付款」) 予買方。如此聘用的人擁有絕對酌情權於該物業買賣成交日或之後以任何形式支付該代替付款，該代替付款之金額由如此聘用的人按其絕對酌情決定權計算，而該代替付款之金額上限為港幣 100,000 元。本優惠不得轉讓，亦不可轉移，其詳情以相關交易文件條款及細則為準。任何有關本優惠或現金禮券的爭議以如此聘用的人之最終決定為準。擁有人及賣方代理並沒有亦不會參與此「『瑜你共鳴』五一限時優惠」。買方不得就有關此「『瑜你共鳴』五一限時優惠」而向擁有人及/或賣方代理提出任何申索。

#### 4. 其他事項

- 4.1 投標者請閱讀賣方為符合《一手住宅物業銷售條例》第 68 條而擬備的賣方資料表格 (附件 12)。
- 4.2 投標者請注意，賣方只會回答關於招標物業的一般問題，而不會就本招標文件或關於招標物業的法例條文提供法律或其他意見。如有任何查詢，請聯絡賣方代理華懋物業代理有限公司 (查詢熱線：2439 1662)。
- 4.3 賣方的任何人員或代理，或如此聘用的人的任何人員或代理，或賣方代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作為或被視為構成本招標文件或正式合約的一部份，而該等陳述或行動並不 (而且也不得被視為) 闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.4 如本招標文件的英文文本與中文譯本有任何不一致之處，一概以英文文本為準。

### 招標公告的附表

	招標物業
1.	香港九龍何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期第 3 座 (3A) 28 樓 A 單位
2.	香港九龍何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期第 3 座 (3A) 29 樓 A 單位
3.	香港九龍何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期第 3 座 (3A) 28 樓 B 單位

[第 1 部份：招標公告完]

## **PART 2: CONDITIONS OF SALE**

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein, and “**this Preliminary Agreement**” shall mean the agreement made hereunder by virtue of the submission of the Offer Form by the Purchaser and the Letter of Acceptance by the Vendor in accordance with this Tender Document.
2. In this Preliminary Agreement :-
  - (a) “**saleable area**” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) (“**that Ordinance**”);
  - (b) “**working day**” has the meaning given by section 2(1) of that Ordinance;
  - (c) the floor area of an item under Clause 10 below and Part I (a) of the Schedule hereto is calculated in accordance with section 8(3) of that Ordinance;
  - (d) the area of an item under Clause 10 below and Part I (b) of the Schedule hereto is calculated in accordance with Part 2 of Schedule 2 to that Ordinance; and
  - (e) “**office hours**” means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day.
3. The Offer Form and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms and conditions contained in this Preliminary Agreement.
4. The preliminary deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholders.
5. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:
  - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance; and
  - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
6. The sale and purchase of the Property shall be completed at the offices of the Vendor’s solicitors during office hours on or before the Completion Date.
7. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
8. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
9. If the Purchaser fails to execute the Agreement within 5 working days after the date of the Letter of Acceptance:
  - (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.
10. The measurements of the Property are as set out in Part I of the Schedule hereto.
11. The sale and purchase of the Property includes the fittings, finishes and appliances which are set out in Part II of the Schedule hereto (including any Appendix thereto).

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.
13. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in Clause 14 and fully understands its contents.
14. For the purposes of Clause 13, the following is the "Warning to Purchasers" –
  - (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 Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property.
16. The Property is sold on an "as is" basis. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances as set out in clause 11 and takes them as they stand.
17. The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the Completion Date, remedy any defects to the Property, or the fittings, finishes or appliances as set out in Clause 11, caused otherwise than by the act or neglect of the Purchaser. The provisions of this Clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.
18. Each party shall pay its own solicitor's costs and expenses of and incidental to the preparation, approval, execution, completion, stamping and registration of the Agreement and the Assignment of the Property Provided that if the Purchaser appoints the Vendor's solicitors to act for the Purchaser in respect of all legal documentation in relation to the purchase of the Property, the Vendor agrees to bear the Purchaser's legal costs of the Agreement and the Assignment but the stamp duties, registration fees and other legal costs, charges and disbursements shall be all borne by the Purchaser.
19. The due proportion of the costs for the preparation of the Principal Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (collectively "**the said Deed**") and the plans attached to the said Deed, the costs for preparing certified copy of title deeds and documents, the fees for all plans to be annexed to the Agreement and the Assignment, the stamp duties (including without

limitation to the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117)), registration fees, and other expenses and disbursements relating to the sale and purchase of the Property and all legal costs and expenses of any mortgage (if any) in respect of the Property shall all be borne and paid by the Purchaser on or before completion, except the aforesaid stamp duty(ies) payable on this Preliminary Agreement and the Agreement which shall be paid in accordance with Clause 20 below.

20. The Purchaser shall, within FIVE (5) working days after the date of the Letter of Acceptance, attend the office of the Vendor's solicitors or the solicitors appointed by the Purchaser (as the case may be) bringing along his/her Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Tender Document and the Letter of Acceptance to (a) sign the Agreement in the standard form prepared by the Vendor's Solicitors without amendment (b) (if applicable) make further payment in accordance with the manner as stated in the Offer Form and (c) pay all stamp duty(ies) under this Preliminary Agreement and the Agreement.
21. Time is in every respect of the essence of this Preliminary Agreement.
22. The Purchaser shall inform the Vendor in writing of any change in correspondence address or telephone number.
23. In respect of each payment of the purchase price or any part of the purchase price required to be made under this Preliminary Agreement (except the preliminary deposit or part thereof), the Purchaser shall deliver to the Vendor's solicitors on the date on which such payment is required to be made a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong and in favour of the Vendor's solicitors.
24. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).
25. This Preliminary Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereto.
26. The Purchaser may instruct its own solicitor to act for it in its purchase of the Property. For details of the solicitors' firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at [www.hklawsoc.org.hk](http://www.hklawsoc.org.hk).
27. Before the Purchaser is entitled to possession of the Property, the Purchaser shall (a) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas or common parts of the Development and the Phase and (b) pay to the manager of the Development or the Vendor all deposits, advance payments, special fund and a debris removal fee payable under the said Deed Provided That if any of the said deposits, advance payments, special fund and debris removal fee has already been paid by the Vendor to the manager of the Development, the payment concerned shall be reimbursed by the Purchaser to the Vendor (instead of being paid to the manager of the Development) upon completion of sale and purchase of the Property, whether or not such deposits, advance payments, special fund and debris removal fee are transferable or refundable under the said Deed.
28. 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 executed, and if this Preliminary Agreement is terminated for whatever reason, the Vendor may unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry, at the cost of the Purchaser.
29. A person who is not a party to this Preliminary Agreement shall not have any rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce, or to enjoy the benefit of, any term and condition of this Preliminary Agreement.
30. The purchase price in respect of the Property is set out in the Offer Form. The Vendor reserves the right to rectify any errors or omissions in the purchase price and payment terms and the calculation of the purchase price. The amount of the purchase price and the payment terms shall be as stated in the Agreement.
31. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.

## 第 2 部分：出售條款

1. 在本出售條款中使用之詞語與招標公告定義者相同，而「**本臨時合約**」則指買方根據本招標文件遞交的要約表格，以及賣方根據本招標文件的接納書而訂立的合約。
2. 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)(「**該條例**」)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) 下述第 10 條及附表第 I 部 (a) 項所指的項目的樓面面積，按照該條例第 8(3)條計算；
  - (d) 下述第 10 條及附表第 I 部 (b) 項所指的項目的面積，按照該條例附表 2 第 2 部計算；及
  - (e) 「**辦公時間**」指由上午 10 時起至同日下午 4 時 30 分為止的期間。
3. 要約表格連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載的條件及條款出售該物業，而買方須以樓價並按本臨時合約所載的條件及條款購買該物業。
4. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
5. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
  - (a) 由買方於接納書的日期之後的第五個工作日或之前簽立；及
  - (b) 由賣方於接納書的日期之後的第八個工作日或之前簽立。
6. 該物業買賣須在成交日期或之前於辦公時間內，在賣方律師的辦事處完成。
7. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅 (如有的話)，由買方承擔。
8. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅 (如有的話)，由買方承擔。
9. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
  - (a) 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. 該物業的量度尺寸見附表第 I 部。
11. 該物業的買賣所包括的裝置、裝修物料及設備見附表第 II 部 (包括其任何附錄)。
12. 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，賣方不得限制買方依據法律就業權提出要求或反對的權利。
13. 買方確認已收到第 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. 就上述第 13 條而言，「對買方的警告」內容如下—
- (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。  
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
- (b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。  
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
- (c) 現**建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。  
**YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
- (d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。  
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
- (e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。  
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
15. 買賣完成後，買方將擁有該物業之空置管有權。
16. 本物業是以「現狀」售出。買方在購買本物業時完全知悉本物業及第 11 條所列出本物業內的裝置、裝修物料及設備的實質狀況，並接受本物業及該等裝置、裝修物料及設備的實際狀況。
17. 凡該物業或第 11 條所列出的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在成交日期後的 6 個月內送達的書面通知後，須於合理地切實可行的範圍內，儘快自費就該欠妥之處作出補救。本條的規定並不削弱買方按照普通法或其他法律可享有的任何其他權利或補救。
18. 買方及賣方將各自支付有關準備、審批、簽立、完成、加蓋印花及註冊本物業的正式合約及轉讓契之律師費及一切雜費。假若買方選用賣方律師作為買方之代表律師同時處理其購買該物業的所有法律文件，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費，但印花稅、註冊費、其他律師費、費用及代墊付費用一概須由買方負責。
19. 有關預備大廈主公契及管理協議及大廈分公契及管理協議(統稱「該公契」)的費用及附於該公契之圖則之費用的適當分攤、該物業交易之業權契據及文件認證副本之費用、夾附於正式合約及轉讓契的所有圖則費、印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅及所有附加印花稅)、註冊費、有關買賣該物業的其他費用及代墊付費用、該物業按揭(如有)之所有法律費用及支出一概須由買方負責，並須於成交日期或之前支付(但本臨時合約及正式合約需付的上述印花稅除外，並須按照下述第 20 條支付)。
20. 買方須於接納書的日期之後的五個工作日內，攜帶其香港身份證或護照或(如買方為公司)商業登記證及本招標文件及接納書正本，到賣方律師或買方自己聘用的律師(視情況而定)的辦事處辦理下列手續：(a) 簽署正式合約，其標準格式按賣方律師編製，不得作出任何修訂；(b) (如適用)根據要約表格

所列的方式，於限期前支付應繳付之加付款項；及 (c) 支付全部有關本臨時合約及正式合約應繳付的印花稅。

21. 時間在任何方面均為本臨時合約的關鍵元素。
22. 買方如更改通訊地址或電話，應以書面通知賣方。
23. 就本臨時合約之下須支付的該物業售價或售價的任何部分的每一筆款項(臨時訂金或其部分除外)而言，買方須於該款項需被支付當日向賣方律師送達抬頭寫上賣方律師並由香港持牌銀行所發出之銀行本票或蓋有銀行確認可支付之支票。
24. 該物業乃屬《印花稅條例》(第 117 章) 第 29A(1) 條所註釋之住宅物業。
25. 本臨時合約取代雙方過往所有之商議、陳述、認知及協議。
26. 買方可聘用自己選擇的律師處理其購買該物業買賣的相關事宜，有關律師行之資料，買方可致電香港律師會查詢，電話：2846 0500，或瀏覽其網頁 [www.hklawsoc.org.hk](http://www.hklawsoc.org.hk)。
27. 在買方有權取得該物業的管有權之前，買方須 (a) 償還賣方已支付的所有發展項目及期數公用地方或公用部分的水、電及煤氣按金 (如有) 的適當分攤及 (b) 繳付予發展項目的管理人或賣方所有根據該公契須支付的按金、預繳款項、特別基金及泥頭清理費，但倘若賣方已向發展項目的管理人支付上述之任何按金、預繳款項、特別基金及泥頭清理費，則買方須於本物業買賣完成時就相關款項向賣方彌償 (而非付予發展項目的管理人)，不論該等按金、預繳款項、特別基金及泥頭清理費是否可根據該公契轉讓或退還。
28. 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，而本臨時合約基於任何原因被終止，賣方可單方面簽署備忘錄，並將該備忘錄於土地註冊處註冊，以撤銷或取消在其登記或記錄上的本臨時合約的註冊，有關費用由買方支付。
29. 非本臨時合約一方之人士並無任何權利按照《合約 (第三者權利) 條例》(第 623 章) 強制執行本臨時合約任何條款及條件，或享有本臨時合約任何條款及條件之利益。
30. 該物業之售價在要約表格中列出。賣方保留權利修正售價、支付條款及該售價在計算方面之錯誤或遺漏。售價金額及支付條款以正式合約為準。
31. 若賣方在該物業的權益屬衡平法權益而非法律產業權，買方不得提出反對。

**出售條款附表**  
**Schedule to Conditions of Sale**

第 I 部  
Part I

該物業的量度尺寸如下—

The measurements of the Property are as follows—

- (1) 香港九龍何文田站物業發展項目的第 I 期(瑜一) 的第 IB 期第 3 座(3A) 28 樓 A 單位  
Flat A on 28<sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong
- (a) 該物業的實用面積為 114.655 平方米 (1,234 平方呎) , 其中 :  
The saleable area of the residential property is 114.655 square metres (1,234 square feet) of which :-
- 3.973 平方米 (43 平方呎) 為露台的樓面面積 ; 及  
3.973 square metres (43 square feet) is the floor area of the balcony; and
- 1.500 平方米 (16 平方呎) 為工作平台的樓面面積。  
1.500 square metres (16 square feet) is the floor area of the utility platform.
- (b) 其他量度尺寸為 :  
Other measurements are :-
- 4.733 平方米 (51 平方呎) 為平台的樓面面積。  
4.733 square metres (51 square feet) is the floor area of the flat roof.
- (2) 香港九龍何文田站物業發展項目的第 I 期(瑜一) 的第 IB 期第 3 座(3A) 29 樓 A 單位  
Flat A on 29<sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong
- (a) 該物業的實用面積為 114.655 平方米 (1,234 平方呎) , 其中 :  
The saleable area of the residential property is 114.655 square metres (1,234 square feet) of which :-
- 3.973 平方米 (43 平方呎) 為露台的樓面面積 ; 及  
3.973 square metres (43 square feet) is the floor area of the balcony; and
- 1.500 平方米 (16 平方呎) 為工作平台的樓面面積。  
1.500 square metres (16 square feet) is the floor area of the utility platform.
- (b) 其他量度尺寸為 :  
Other measurements are :-
- 79.810 平方米 (859 平方呎) 為天台的樓面面積 ; 及  
79.810 square metres (859 square feet) is the floor area of the roof; and
- 4.838 平方米 (52 平方呎) 為梯屋的樓面面積。  
4.838 square metres (52 square feet) is the floor area of the stairhood.
- (3) 香港九龍何文田站物業發展項目的第 I 期(瑜一) 的第 IB 期第 3 座(3A) 28 樓 B 單位  
Flat B on 28<sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong

- (a) 該物業的實用面積為 114.660 平方米（1,234 平方呎），其中：  
The saleable area of the residential property is 114.660 square metres (1,234 square feet) of which :-

3.973 平方米（43 平方呎）為露台的樓面面積；及  
3.973 square metres (43 square feet) is the floor area of the balcony; and

1.500 平方米（16 平方呎）為工作平台的樓面面積。  
1.500 square metres (16 square feet) is the floor area of the utility platform.

- (b) 其他量度尺寸為：  
Other measurements are :-

4.733 平方米（51 平方呎）為平台的樓面面積。  
4.733 square metres (51 square feet) is the floor area of the flat roof.

**出售條款附表**  
**Schedule to Conditions of Sale**

第 II 部  
Part II

該物業買賣所包括的裝置、裝修物料及設備如下 –

The sale and purchase of the Property includes the fittings, finishes and appliances as follows -

## ANNEX A - 裝置、裝修物料及設備說明表

### (BASED ON SALES BROCHURE FOR PHASE IB)

#### 1. 室內裝修物料

(a) 內牆及天花板	內牆 客廳、飯廳、主人睡房及睡房批盪髹乳膠漆但不包括被假陣(如有)遮蓋之部份。  天花 客廳、飯廳、主人睡房及睡房外露部分批盪髹乳膠漆。 客廳、飯廳、主人睡房及睡房設石膏板假陣髹乳膠漆。
(b) 內部地板	客廳、飯廳、主人睡房及睡房 地板鋪砌複合木地板及配以木牆腳線。 通道往露台及工作平台門戶之室內地台圍邊部分鋪砌天然石材配不銹鋼分隔條。
(c) 浴室	外露牆身鋪砌瓷磚、膠板及金屬條至假天花。 外露地台鋪砌瓷磚。 企缸範圍邊緣鋪砌天然石材邊飾。 門檻鋪砌天然石材。 裝設石膏板假天花髹乳膠漆。  下列單位之主人浴室及浴室： 第3座(3A)28樓至29樓A及B單位。 外露牆身鋪砌天然石材、膠板及金屬條至假天花。 外露地台鋪砌天然石材。 企缸範圍邊緣鋪砌天然石材邊飾。 門檻鋪砌天然石材。 裝設鋁板假天花。
(d) 廚房	外露牆身鋪砌瓷磚至假天花。 外露地台鋪砌瓷磚。 門檻鋪砌天然石材。 裝設石膏板髹乳膠漆及鋁板假天花。 裝設人造石材枱面。  下列單位設開放式廚房： 第3座(3B)1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓B、C及D單位； 第3座(3B)19樓至23樓及25樓至29樓單位E。 外露牆身鋪砌瓷磚及膠板至假天花。 廚房範圍邊緣鋪砌天然石材邊飾。 裝設石膏板假天花髹乳膠漆。 裝設人造石材枱面。

**ANNEX A - 裝置、裝修物料及設備說明表**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

	<p>下列單位設封閉式廚房： 第 3 座(3A)28 樓至 29 樓 A 及 B 單位。 外露牆身鋪砌天然石材至假天花。 外露地台鋪砌天然石材。 門檻鋪砌天然石材。 裝設石膏板假天花髹乳膠漆、藝術漆面及金屬條。 裝設人造石材枱面。</p>
--	---

## ANNEX A - 裝置、裝修物料及設備說明表

### (BASED ON SALES BROCHURE FOR PHASE IB)

#### 2. 室內裝置

(a) 門	<p><b>住宅單位大門</b> 實心防火單葉木門及木門框配木飾面，裝設門鎖、隱藏氣鼓、門鉸、防煙條、門擋及防盜眼。</p> <p>下列單位為雙葉木門： 第3座(3A)28樓至29樓A及B單位。 實心防火雙葉木門及木門框配木飾面，裝設門鎖、隱藏氣鼓、門鉸、防煙條、門擋及防盜眼。</p> <p><b>廚房</b> 實心防火木門及木門框配木飾面及膠板，裝設金屬框防火玻璃視窗、把手、隱藏氣鼓、門鉸、防煙條及門擋。</p> <p><b>主人睡房及睡房</b> 空心木門及木門框配木飾面，裝設門鎖、把手、門鉸及門擋。 下列位置為金屬框特色玻璃趟門，裝設把手及路軌： 第3座(3A)28樓至29樓A及B單位睡房3。</p> <p><b>主人浴室及浴室</b> 空心木門及木門框配木飾面及膠板，裝設門鎖、把手、門鉸及門擋。</p> <p>下列單位選用空心木門及木門框配木飾面及膠板，裝設門鎖、把手、門鉸、門擋及木百葉： 第3座(3A)1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓B單位浴室； 第3座(3A)28樓至29樓A及B單位浴室； 第3座(3B)1樓至3樓、5樓至12樓、15樓至23樓及25樓至29樓B及C單位浴室。</p> <p>下列單位選用空心木趟門及木門框配木飾面及膠板，裝設門鎖連把手、路軌及木百葉。 第3座(3B)19樓至23樓及25樓至29樓E單位浴室。</p>
-------	--

**ANNEX A - 裝置、裝修物料及設備說明表**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

	<p><u>儲物室</u> 空心木門及木門框配膠板，裝設門鎖、把手、門鉸、門擋及木百葉。</p> <p>下列單位選用空心木趟門及木門框配膠板，裝設門鎖連把手、路軌及木百葉。 第3座(3A)1樓至3樓、5樓至12樓、15樓至23樓及25樓至27樓A、B及C單位。</p> <p>下列單位選用空心木摺門及木門框配膠板，裝設門鎖連把手、路軌及木百葉。 第3座(3A)28樓至29樓A及B單位。</p> <p><u>儲物室內之洗手間</u> 鋁框摺門配鋁質百葉及磨砂玻璃。</p> <p><u>私人平台(連接睡房及主人睡房)</u> 鋁框掩門配雙層中空玻璃，裝設門鎖及門鉸。</p> <p><u>私人平台(連接客廳)</u> 鋁框趟門配雙層中空玻璃，裝設門鎖及路軌。</p> <p><u>梯屋連接私人天台(梯屋間)</u> 鋁框掩門配雙層中空玻璃，裝設門鎖及門鉸。</p> <p><u>私人平台</u> 鋁框掩門裝設門鎖及門鉸。</p> <p><u>露台</u> 鋁框趟門配雙層中空玻璃，裝設門鎖及路軌。</p> <p><u>工作平台</u> 鋁框掩門配雙層中空玻璃，裝設門鎖及門鉸。</p>
(b) 浴室	<p><u>浴室配置淋浴空間</u> 裝設木鏡櫃、木洗手盆櫃配天然石枱面。 裝置及設備包括搪瓷洗手盆配拉絲古銅飾面水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、拉絲古銅飾面淋浴間水龍頭、拉絲古銅飾面掛勾及拉絲古銅飾面廁紙架。</p>

**ANNEX A - 裝置、裝修物料及設備說明表**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

	<p>裝設木鏡櫃、木洗手盆櫃配天然石枱面。 下列單位裝置及設備包括搪瓷洗手盆配瑰銅色飾面水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、瑰銅色飾面淋浴間水龍頭、瑰銅色飾面掛勾及拉絲古銅飾面廁紙架。 第3座(3A)28樓至29樓A及B單位。</p> <p><u>浴室配置浴缸</u> 裝設木鏡櫃、木洗手盆櫃配天然石枱面。 裝置及設備包括搪瓷洗手盆配拉絲古銅飾面水龍頭、搪瓷坐廁、釉面鈦鋼浴缸(1500闊 x 700深 x 420高毫米)、拉絲古銅飾面浴缸水龍頭、鋁質浴簾路軌、拉絲古銅飾面毛巾桿、拉絲古銅飾面掛勾及拉絲古銅飾面廁紙架。</p> <p><u>主人浴室配置淋浴空間及浴缸</u> 裝設木鏡櫃、木洗手盆櫃配天然石枱面。 裝置及設備包括搪瓷洗手盆配拉絲古銅水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、拉絲古銅飾面淋浴間水龍頭、釉面鈦鋼浴缸(1500闊 x 700深 x 420高毫米)、拉絲古銅飾面浴缸水龍頭、拉絲古銅飾面毛巾桿、拉絲古銅飾面掛勾及拉絲古銅飾面廁紙架。</p> <p>裝設木鏡櫃、木洗手盆櫃配天然石枱面。 下列單位裝置及設備包括搪瓷洗手盆配瑰銅色飾面水龍頭、搪瓷坐廁、淋浴空間採用強化玻璃間隔牆、瑰銅色飾面淋浴間水龍頭、釉面鈦鋼浴缸(1500闊 x 700深 x 420高毫米)、瑰銅色飾面浴缸水龍頭、瑰銅色飾面毛巾桿、瑰銅色飾面掛勾及拉絲古銅飾面廁紙架。 第3座(3A)28樓至29樓A及B單位。</p> <p>冷熱水供水系統採用銅喉管。 沖廁供水系統採用膠喉。 有關供應之設備，請參閱「設備說明表」。</p>
--	---

## ANNEX A - 裝置、裝修物料及設備說明表

### (BASED ON SALES BROCHURE FOR PHASE IB)

(c) 廚房	<p>廚房及開放式廚房 不銹鋼洗滌盆配洗滌盆鍍鉻水龍頭。 冷熱水供水系統採用銅喉管。 木製廚櫃組合配膠板飾面、焗漆飾面門板及人造石材枱面。</p> <p>下列單位選用木製廚櫃組合配膠板飾面、金屬框玻璃飾面門板及人造石材枱面： 第3座(3A)28樓至29樓A及B單位。</p> <p>煙霧感應器設置在開放式廚房內或附近。 消防花灑頭設置在開放式廚房。 有關供應之設備，請參閱「設備說明表」。</p>
(d) 睡房	不適用。
(e) 電話	裝設有電話插座。
(f) 天線	裝設有本地電視節目及電台節目的電視及電台接收插座。
(g) 電力裝置	住宅單位提供三相電力配電箱並裝有微型斷路器。該配電箱之接連導管暗藏於牆身及樓面或線槽置於假天花或假陣內。 照明及電插座之導管暗藏於牆身或置於假天花或假陣內。
(h) 氣體供應	所有住宅單位煤氣錶接駁點設於廚房，採用開放式廚房的住宅單位除外。 煤氣喉接駁至煤氣煮食爐及煤氣熱水爐(採用開放式廚房的住宅單位除外)。
(i) 洗衣機接駁點	洗衣乾衣機設有來水及去水接駁點。
(j) 供水	水管部分隱藏及部分外露。外露水管被假天花及假陣掩蓋或置於外牆身。 冷熱水供水系統採用銅喉管。 沖廁供水系統採用膠喉管。 於浴室、主人浴室、洗手間及廚房/開放式廚房有熱水供應。

## ANNEX A - 裝置、裝修物料及設備說明表

### (BASED ON SALES BROCHURE FOR PHASE IB)

#### 3. 設備說明表

備註: 不設 4 樓、13 樓、14 樓及 24 樓。

(a) 空調機	<p>分體式空調機設置於下列單位的主人睡房: 第 3 座(3A) 1 樓至 27 樓 flats A 及 C 單位。</p> <p>分體式空調機設置於下列單位的睡房: 第 3 座 (3B) 19 樓至 29 樓 E 單位。</p> <p>分體式空調機設置於下列單位的睡房 1: 第 3 座 (3A) 1 樓至 27 樓 B 單位; 第 3 座 (3B) 1 樓至 29 樓 A, B, C 及 D 單位。</p> <p>分體式空調機設置於下列單位的客廳/飯廳: 第 3 座 (3B) 19 樓至 29 樓 E 單位。</p> <p>分體式空調機設置於下列單位的樓梯: 第 3 座 (3A) 29 樓 A 及 B 單位。</p>
	<p>變頻多聯式空調機設置於下列單位的主人睡房, 睡房 1, 睡房 2, 睡房 3, 儲物室, 客廳/飯廳及廚房/開放式廚房: 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。</p>
	<p>多聯分體式空調機設置於下列單位的睡房 1: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位。</p> <p>多聯分體式空調機設置於下列單位的睡房 2: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位; 第 3 座 (3B) 1 樓至 29 樓 A, B, C 及 D 單位。</p> <p>多聯分體式空調機設置於下列單位的儲物室: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位。</p> <p>多聯分體式空調機設置於下列單位的客廳/飯廳: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位; 第 3 座 (3B) 1 樓至 29 樓 A, B, C 及 D 單位。</p> <p>多聯分體式空調機設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位</p>

**ANNEX A - 裝置、裝修物料及設備說明表****(BASED ON SALES BROCHURE FOR PHASE IB)**

(b) 門口視像對講機	設置於全部單位的客廳/飯廳。
(c) 抽氣扇	設置於下列單位的主人浴室: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。  設置於下列單位的廚房: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單; 第 3 座 (3B) 1 樓至 29 樓 A 單位。  設置於下列單位的洗手間: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。
(d) 換氣暖風機	設置於下列單位的主人浴室: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。  設置於全部單位的浴室。
(e) 煤氣熱水爐	設置於下列單位的主人浴室: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。  設置於下列單位的浴室: 第 3 座 (3B) 1 樓至 29 樓 A 單位。  設置於下列單位的廚房: 第 3 座 (3A) 1 樓至 27 樓 B 單位。
(f) 即熱式電熱水爐	設置於下列單位的浴室。 第 3 座 (3B) 1 樓至 29 樓 B, C 及 D 單位; 第 3 座 (3B) 19 樓至 29 樓 E 單位。  設置於全部單位的廚房/開放式廚房:
(g) 氣體煮食爐	炒鑊氣體煮食爐及雙頭氣體煮食爐設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位; 第 3 座 (3B) 1 樓至 29 樓 A 單位。

**ANNEX A - 裝置、裝修物料及設備說明表****(BASED ON SALES BROCHURE FOR PHASE 1B)**

(h) 電磁爐	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位; 第 3 座 (3B) 1 樓至 29 樓 B, C 及 D 單位; 第 3 座 (3A) 19 樓至 29 樓 E 單位。
(i) 抽油煙機	設置於全部單位的廚房/開放式廚房。
(j) 雪櫃	設置於全部單位的廚房/開放式廚房。
(k) 蒸爐	蒸焗爐設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 B 單位; 第 3 座 (3B) 1 樓至 29 樓 A, B, C 及 D 單位 第 3 座 (3B) 19 樓至 29 樓 E 單位。  蒸爐設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位。  蒸爐連微波爐設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。
(l) 焗爐	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。
(m) 咖啡機	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。
(n) 洗碗碟機	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 29 樓 A 及 B 單位。
(o) 保溫櫃	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。
(p) 酒櫃	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A 及 C 單位; 第 3 座 (3A) 28 樓至 29 樓 A 及 B 單位。
(q) 洗衣乾衣機	設置於下列單位的廚房/開放式廚房: 第 3 座 (3A) 1 樓至 27 樓 A, B 及 C 單位; 第 3 座 (3A) 28 樓 A 及 B 單位; 第 3 座 (3B) 1 樓至 29 樓 A, B, C 及 D 單位。  設置於下列單位的浴室: 第 3 座 (3B) 19 樓至 29 樓 E 單位。

**ANNEX A - 裝置、裝修物料及設備說明表**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

(r) 洗衣機	設置於下列單位的廚房/開放式廚房： 第 3 座 (3A) 29 樓 A 及 B 單位。
(s) 乾衣機	設置於下列單位的廚房/開放式廚房： 第 3 座 (3A) 29 樓 A 及 B 單位。
(t) 漏水感應器	設置於全部單位的廚房/開放式廚房。

## **ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

### **(BASED ON SALES BROCHURE FOR PHASE IB)**

#### **1. INTERIOR FINISHES**

(a) Internal wall and ceiling	<p><u>Internal wall</u> Living Room, Dining Room, Master Bedroom and Bedroom finished with plaster and emulsion paint except area covered by bulkhead (if any).</p> <p><u>Ceiling</u> Living Room, Dining Room, Master Bedroom and Bedroom finished with plaster and emulsion paint to exposed surface. Living Room, Dining Room, Master Bedroom and Bedroom finished with gypsum board bulkhead with emulsion paint.</p>
(b) Internal floor	<p><u>Living Room, Dining Room, Master Bedroom and Bedroom</u> Floor finished with engineered timber flooring with timber skirting. Natural stone border with stainless steel dividing strip along inner side of door opening to Balcony and Utility Platform.</p>
(c) Bathroom	<p>Wall finished with tiles, plastic laminate and metal trim to exposed surface and up to false ceiling. Floor finished with tiles to exposed surface. Natural stone border is provided at shower area. Door threshold finished with natural stone. Gypsum board false ceiling with emulsion paint.</p> <p><u>Master Bathroom and Bathroom for the following flats:</u> Flats A &amp; B on 28/F - 29/F of Tower 3 (3A). Wall finished with natural stone, plastic laminate and metal trim to exposed surfaces and up to false ceiling. Floor finished with natural stone to exposed surface. Natural stone border is provided at shower area. Door threshold finished with natural stone. Aluminum panel false ceiling is provided.</p>
(d) Kitchen	<p>Wall finished with tiles exposed surface and up to false ceiling level. Floor finished with tiles to exposed surface. Door threshold finished with natural stone. Gypsum board false ceiling finished with emulsion paint and aluminum panel. Fitted with reconstituted stone countertop.</p> <p><u>Open Kitchen for the following flats:</u> Flats B, C &amp; D on 1/F - 3/F, 5/F - 12/F, 15/F - 23/F &amp; 25/F - 29/F of Tower 3 (3B); Flat E on 19/F - 23/F &amp; 25/F - 29/F of Tower 3 (3B). Wall finished with tiles and plastic laminate to exposed surface and up to false ceiling level. Natural stone border is provided at Kitchen area. Gypsum board false ceiling with emulsion paint. Fitted with reconstituted stone countertop.</p>

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

	<p><u>Enclosed Kitchen for the following flats:</u> Flats A and B on 28/F - 29/F of Tower 3 (3A) Wall finished with natural stone to exposed surface and up to false ceiling level. Floor finished with natural stone to exposed surface. Door threshold finished with natural stone. Gypsum board false ceiling with emulsion paint, stucco paint and metal trim. Fitted with reconstituted stone countertop.</p>
--	--

## ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES

(BASED ON SALES BROCHURE FOR PHASE IB)

### 2. INTERIOR FITTINGS

(a) Doors	<p><u>Main Entrance of Residential Flats</u> Solid core fire rated single leaf timber door with timber door frame finished with timber veneer and fitted with lockset, concealed door closer, door hinges, smoke seal, door stop and eye viewer.</p> <p>Timber door with double leaf for the following flats: Flats A &amp; B on 28/F - 29/F of Tower 3 (3A). Solid core fire rated double leaf timber door with timber door frame finished with timber veneer and fitted with lockset, concealed door closer, door hinges, smoke seal, door stop and eye viewer.</p> <p><u>Kitchen</u> Solid core fire rated timber door with timber door frame finished with timber veneer, plastic laminate and fitted with fire rated glass vision panel with metal frame, lever handle, concealed door closer, door hinges, smoke seal and door stop.</p> <p><u>Master Bedroom and Bedroom</u> Hollow core timber door with timber door frame finished with timber veneer and fitted with lockset, lever handle, door hinges and door stop. Sliding door with metal framed feature glass and fitted with handle and track set for the following flats: Bedroom 3 of Flats A &amp; B on 28/F - 29/F of Tower 3 (3A).</p> <p><u>Master Bathroom and Bathroom</u> Hollow core timber door with timber door frame finished with timber veneer and plastic laminate and fitted with lockset, lever handle, door hinges and door stop.</p> <p>Hollow core timber door with timber door frame finished with timber veneer and plastic laminate and fitted with lockset, lever handle, door hinges, door stop and timber louver for the following flats: Bathroom of Flat B on 1/F - 3/F, 5/F - 12/F, 15/F - 23/F &amp; 25/F - 27/F of Tower 3 (3A); Bathroom of Flats A &amp; B on 28/F - 29/F of Tower 3 (3A); Bathroom of Flats B &amp; C on 1/F - 3/F, 5/F - 12/F, 15/F - 23/F &amp; 25/F - 29/F of Tower 3 (3B).</p> <p>Hollow core timber sliding door with timber door frame finished with timber veneer and plastic laminate and fitted with handle and lockset, track set and timber louver for the following flats: Bathroom of Flat E on 19/F - 23/F &amp; 25/F - 29/F of Tower 3 (3B).</p>
-----------	---

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

	<p><u>Store</u> Hollow core timber door with timber door frame finished with plastic laminate and fitted with lockset, lever handle, door hinges, door stop and timber louver.</p> <p>Hollow core timber sliding door with timber door frame finished with plastic laminate and fitted with handle with lockset, track set and timber louver for the following flats: Flats A, B &amp; C on 1/F - 3/F, 5/F - 12/F, 15/F - 23/F &amp; 25/F - 27/F of Tower 3 (3A).</p> <p>Hollow core bi-folding timber door with timber door frame finished with plastic laminate and fitted with handle with lockset, track set and timber louver for the following flats: Flats A &amp; B on 28/F - 29/F of Tower 3 (3A).</p> <p><u>Lavatory Inside Store</u> Aluminum framed bi-folding door with aluminum louver and acid etched glass panel.</p> <p><u>Private Flat Roof (from Bedroom and Master Bedroom)</u> Aluminum framed swing door with insulated glass fitted with lockset and door hinges.</p> <p><u>Private Flat Roof (from Living Room)</u> Aluminum framed sliding door with insulated glass fitted with lockset and track set.</p> <p><u>Private Roof from Stairhood (at Stairhood)</u> Aluminum framed swing door with insulated glass fitted with lockset and door hinges.</p> <p><u>Private Roof</u> Aluminium framed swing door fitted with lockset and door hinges.</p> <p><u>Balcony</u> Aluminum framed sliding door with insulated glass fitted with lockset and track set.</p> <p><u>Utility Platform</u> Aluminum framed swing door with insulated glass fitted with lockset and door hinges.</p>
(b) Bathroom	<p><u>Bathroom with shower</u> Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Fittings and equipment include vitreous china wash basin with brushed bronze finish basin mixer, vitreous china water closet,</p>

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

	<p>shower cubicle with tempered glass partition, brushed bronze finish shower mixer, brushed bronze finish cloth hook and brushed bronze finish toilet paper holder.</p> <p>Wooden mirror cabinet and wooden vanity counter with natural stone countertop.</p> <p>Fittings and equipment include vitreous china wash basin with durabronze finish basin mixer, vitreous china water closet, shower cubicle with tempered glass partition, durabronze finish shower mixer, durabronze finish cloth hook and brushed bronze finish toilet paper holder for the following flats: Flats A &amp; B on 28/F -29/F of Tower 3 (3A).</p> <p><u>Bathroom with bathtub</u> Wooden mirror cabinet and wooden vanity counter with natural stone countertop.</p> <p>Fittings and equipment include vitreous china wash basin with brushed bronze finish basin mixer, vitreous china water closet, glazed titanium steel bathtub (1500W x 700D x 420Hmm), with brushed bronze finish bathtub mixer, aluminium shower curtain track, brushed bronze finish towel rail, brushed bronze finish cloth hook and brushed bronze finish toilet paper holder.</p> <p><u>Master Bathroom with shower and bathtub</u> Wooden mirror cabinet and wooden vanity counter with natural stone countertop.</p> <p>Fittings and equipment include vitreous china wash basin with brushed bronze finish basin mixer, vitreous china water closet, shower cubicle with tempered glass partition, brushed bronze shower mixer, glazed titanium steel bathtub (1500W x 700D x 420Hmm) with brushed bronze finish bathtub mixer, brushed bronze finish towel rail, brushed bronze finish cloth hook and brushed bronze finish toilet paper holder.</p> <p>Wooden mirror cabinet and wooden vanity counter with natural stone countertop.</p> <p>Fittings and equipment include vitreous china wash basin with durabronze finish basin mixer, vitreous china water closet, shower cubicle with tempered glass partition, durabronze shower mixer, glazed titanium steel bathtub (1500W x 700D x 420Hmm) with durabronze finish bathtub mixer, durabronze finish towel rail, durabronze finish cloth hook and brushed bronze finish toilet paper holder for the following flats: Flats A &amp; B on 28/F - 29/F of Tower 3 (3A).</p> <p>Copper pipes are used for cold and hot water supply system. uPVC pipes are used for flushing water supply system. For appliances provision, please refer to the “Appliances Schedule”.</p>
--	--

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

(c) Kitchen	<p><u>Kitchen and Open Kitchen</u> Stainless steel sink with chrome plated sink mixer. Copper pipes are used for cold and hot water supply system. Fitted with wooden Kitchen cabinet with plastic laminate, lacquer finished door panel and reconstituted stone countertop.</p> <p>Fitted with wooden Kitchen cabinet with plastic laminate, metal framed glass door panel and reconstituted stone countertop for the following flats: Flats A &amp; B on 28/F - 29/F of Tower 3 (3A).</p> <p>Smoke detector installed in or near Open Kitchen. Sprinkler head installed in Open Kitchen. For appliances provision, please refer to the “Appliances Schedule”.</p>
(d) Bedroom	Not applicable.
(e) Telephone	Telephone outlets are provided.
(f) Aerials	TV/FM outlets for local TV/FM programs are provided.
(g) Electrical installations	Three phase electricity supply with miniature circuit breakers distribution board are provided for residential units. Conduit concealed in wall and slab or trucking enclosed in false ceiling or bulkhead for the connection of the distribution board are provided. Conduit wiring concealed in walls or enclosed in false ceiling or bulkhead for lightings and power points are provided.
(h) Gas supply	Individual gas meter is provided in the Kitchen of all residential units except residential units with Open Kitchen. Gas supply pipes are installed and connected to gas cooker and gas water heater (Except residential units with Open Kitchen).
(i) Washing Machine Connection Point	Water point and drain point are provided for washing and drying machine.
(j) Water supply	Water pipes are partly concealed and partly exposed. Exposed water pipes are enclosed by false ceiling and bulkhead or running on external walls. Copper pipes are used for both cold and hot water supply system. uPVC pipes are used for flushing water supply system. Hot water supply is available in Bathrooms, Master Bathroom, Lavatory and Kitchen / Open Kitchen.

## **ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

### **(BASED ON SALES BROCHURE FOR PHASE IB)**

#### **3. APPLIANCES SCHEDULE**

Remark: 4/F, 13/F, 14/F & 24/F are omitted.

(a) Air-conditioning	<p>Split Type Air-conditioners provided in Master Bedroom for the following flats: Flats A and C on 1/F - 27/F of Tower 3A.</p> <p>Split Type Air-conditioners provided in Bedroom for the following flats: Flat E on 19/F - 29/F of Tower 3B.</p> <p>Split Type Air-conditioners provided in Bedroom 1 for the following flats: Flat B on 1/F - 27/F of Tower 3A; Flats A, B, C and D on 1/F - 29/F of Tower 3B.</p> <p>Split Type Air-conditioners provided in Living Room / Dining Room for the following flats: Flat E on 19/F - 29/F of Tower 3B.</p> <p>Split Type Air-conditioners provided in Staircase for the following flats: Flats A and B on 29/F of Tower 3A.</p>
	<p>VRV Air-conditioners provided in Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Store, Living Room / Dining Room and Kitchen/ Open Kitchen for the following flats: Flats A and B on 28/F - 29/F of Tower 3A.</p>
	<p>Multi Split Type Air-conditioners provided in Bedroom 1 for the following flats: Flats A and C on 1/F - 27/F of Tower 3A.</p>
	<p>Multi Split Type Air-conditioners provided in Bedroom 2 for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A; Flats A, B, C and D on 1/F - 29/F of Tower 3B.</p>
	<p>Multi Split Type Air-conditioners provided in Store for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A.</p>
	<p>Multi Split Type Air-conditioners provided in Living Room / Dining Room for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A; Flats A, B, C and D on 1/F - 29/F of Tower 3B.</p>

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES****(BASED ON SALES BROCHURE FOR PHASE IB)**

	Multi Split Type Air-conditioners provided in Kitchen / Open Kitchen for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A.
(b) Video Door Phone	Provided in Living Room / Dining Room of all flats.
(c) Exhaust Fan	Provided in Master Bathroom for the following flats: Flats A and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A.  Provided in Kitchen for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A; Flat A on 1/F-29/F of Tower 3B.  Provided in Lavatory for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A.
(d) Thermal Ventilator	Provided in Master Bathroom for the following flats: Flats A and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A.  Provided in Bathroom of all flats.
(e) Gas Water Heater	Provided in Master Bathroom for the following flats: Flats A and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A.  Provided in Bathroom for the following flats: Flat A on 1/F - 29/F of Tower 3B.  Provided in Kitchen for the following flats: Flat B on 1/F - 27/F of Tower 3A.
(f) Instantaneous Type Electric Water Heater	Provided in Bathroom for the following flats: Flats B, C and D on 1/F - 29/F of Tower 3B; Flat E on 19/F - 29/F of Tower 3B.  Provided in Kitchen / Open Kitchen of all flats.
(g) Gas Hob	Gas Hob (Wok burner) and Gas hob (2-burners) both provided in Kitchen / Open Kitchen for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A; Flat A on 1/F-29/F of Tower 3B.

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES****(BASED ON SALES BROCHURE FOR PHASE IB)**

(h) Induction Hob	Provided in Kitchen / Open Kitchen for the following flats: Flats A and C on 1/F – 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A; Flats B, C and D on 1/F – 29/F of Tower 3B; Flat E on 19/F – 29/F of Tower 3B.
(i) Cooker Hood	Provided in Kitchen / Open Kitchen of all flats.
(j) Refrigerator	Provided in Kitchen / Open Kitchen of all flats.
(k) Steam Oven	Steam Combination Oven provided in Kitchen / Open Kitchen for the following flats: Flat B on 1/F - 27/F of Tower 3A; Flats A, B, C and D on 1/F - 29/F of Tower 3B; Flat E on 19/F - 29/F of Tower 3B.  Steam Oven provided in Kitchen / Open Kitchen for the following flats: Flats A and C on 1/F - 27/F of Tower 3A.  Steam Oven with Microwave provided in Kitchen / Open Kitchen for the following flats: Flats A and B on 28/F - 29/F of Tower 3A.
(l) Oven	Provided in Kitchen / Open Kitchen for the following flats: Flats A and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A.
(m) Coffee Machine	Provided in Kitchen / Open Kitchen for the following flats: Flats A and B on 28/F - 29/F of Tower 3A.
(n) Dishwasher	Provided in Kitchen / Open Kitchen for the following flats: Flats A and B on 29/F of Tower 3A.
(o) Warming Drawer	Provided in Kitchen / Open Kitchen for the following flats: Flats A and B on 28/F - 29/F of Tower 3A.
(p) Wine Cellar	Provided in Kitchen / Open Kitchen for the following flats: Flats A and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F - 29/F of Tower 3A.
(q) Washer Dryer	Provided in Kitchen / Open Kitchen for the following flats: Flats A, B and C on 1/F - 27/F of Tower 3A; Flats A and B on 28/F of Tower 3A; Flats A, B, C and D on 1/F - 29/F of Tower 3B.  Provided in Bathroom for the following flats: Flat E on 19/F - 29/F of Tower 3B.

**ANNEX A - SCHEDULE OF FITTINGS, FINISHES AND APPLIANCES**

**(BASED ON SALES BROCHURE FOR PHASE IB)**

(r) Washer	Provided in Kitchen / Open Kitchen for the following flats: Flats A and B on 29/F of Tower 3A.
(s) Dryer	Provided in Kitchen / Open Kitchen for the following flats: Flats A and B on 29/F of Tower 3A.
(t) Water Leakage Detection Sensor	Provided in Kitchen / Open Kitchen of all flats.

### **PART 3: OFFER FORM**

*(To be completed by the Tenderer)*

To: **The Vendor**

1. Offer

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

2. Binding agreement if offer is accepted

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

3. Address for receipt of acceptance of tender

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

4. Declarations, representations and warranties

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

(a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far as it is within my/our knowledge.**

(b) The Vendor, the Person so Engaged and their respective staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property, the handling fees of the provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor or the Person so Engaged demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.

5. Terms defined in the Tender Notice shall have the same meanings when used in this Offer Form unless otherwise defined herein.

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

### Schedule to the Offer Form

(To be completed by the Tenderer)

<i>Section 1 - Particulars of the Tenderer</i>			
Name			
HKID No. / Passport No. / BR No. / Certificate of Incorporation No.			
Address/ Registered office			
Hong Kong Correspondence address (if different from above)			
Contact details	Name		
	Telephone		Fax <span style="width: 15%;"></span>

<i>Section 2 – Tendered Property</i>		
Tower	Floor	Unit

<i>Section 3 - Purchase price</i>			
Purchase price (HK\$)			
<i>Cashier's order(s) and cheque(s)(if applicable) (in the aggregate amount of 5% of the purchase price offered by the Tenderer *)</i>			
Cashier's order(s)	Amount (HK\$)	Bank	Cashier's order no.
Cheque(s)	Amount (HK\$)	Bank	Cheque no.

\* A minimum of HK\$500,000 shall be paid by cashier's order(s).

*Section 4 – Terms of payment and Completion Date*

The following type of Terms of payment of the purchase price is irrevocably offered by the Tenderer:

- Term of Payment A. 120-day Cash Payment Plan**
  1. 5% of the purchase price as preliminary deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance); and
  2. 95% of the purchase price as balance of purchase price shall be paid within 120 days after the date of the Letter of Acceptance.
  
- Term of Payment B. 120-day Standby Mortgage Loan Payment Plan**
  1. 5% of the purchase price as preliminary deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance); and
  2. 95% of the purchase price as balance of purchase price shall be paid within 120 days after the date of the Letter of Acceptance.
  
- Term of Payment C. 360-day Payment Plan**
  1. 5% of the purchase price as preliminary deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance);
  2. 5% of the Purchase Price as further deposit shall be paid within 120 days after the date of the Letter of Acceptance; and
  3. 90% of the purchase price as balance of purchase price shall be paid within 360 days after the date of the Letter of Acceptance.
  
- Term of Payment D. 360-day Standby Mortgage Loan Payment Plan**
  1. 5% of the purchase price as preliminary deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance);
  2. 5% of the Purchase Price as further deposit shall be paid within 120 days after the date of the Letter of Acceptance; and
  3. 90% of the purchase price as balance of purchase price shall be within 360 days after the date of the Letter of Acceptance.

Completion of sale and purchase of the Property shall take place on before \_\_\_\_\_ (i.e. within \_\_\_\_\_ days after the date of the Letter of Acceptance) (the date of completion of sale and purchase shall be referred to as the “**Completion Date**”).

*Section 5 - Related Tender(s)(if any) (Please tick as appropriate)*

- I/We confirm that I/we have, at the same time of submitting this Tender Document, submitted separate Offer Form(s) (in the Tenderer's sole name but not in joint names with others) as follows ("Related Tender(s)":-

	Tower	Floor	Unit
1.			
2.			

I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

- My/our Relative(s) (as hereinafter defined) (in the Relative(s)'s sole name(s) or in joint names with other (s)), whose name(s) is/are set out in the table below, has/have submitted separate Offer Form(s) as follows ("**Related Tender(s)**") :-

	Name of the Relative(s) (and other joint tenderer)	ID/Passport No.	Tower	Floor	Unit
1.					
2.					

I/We submit this tender on the condition that the Vendor shall not accept this tender unless the Vendor also accepts **ALL the Related Tender(s)** at the same time. I/We also confirm, agree and accept that the Vendor has the sole discretion to determine whether the Relative(s) relationship is satisfied and that the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof.

I/We enclose herewith documentary proof (e.g. ID card, birth certificate, marriage certificate, etc.) of the Relative relationship for the Vendor's consideration.

For the purpose of this Section 5, "Relative(s)" means a spouse, parent, child, brother, sister, grandparent, grandchild, parent-in-law or child-in-law of the Tenderer (or any one of Tenderer).

*Section 6 - Intermediary (if any)*

Name of estate agent	
EA Licence No.	
Name of estate agency	
Contact No.	

Declaration regarding Intermediary (applicable only if an Intermediary is specified)

I/We confirm and declare that the Intermediary did not make and is not authorized by the Vendor or the Person so Engaged to make any oral or written agreement, representation or undertaking on behalf of the Vendor or the Person so Engaged, and the Vendor and the Person so Engaged are not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or any other person for any such agreements, representations or undertaking made by the Intermediary. The Vendor and the Person so Engaged are not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in this Tender Document.

*Section 7 - Submission checklist*

The following documents are submitted together with this Offer Form (for details, please see paragraph 2.8 of the Tender Notice):

1.  Tender Document with the Offer Form completed and signed
2.  Cashier's order(s) and cheque(s) (if applicable)
3.  Tenderer's identification documents
4.  Intermediary's licence (if applicable)
5. Documents in Annex, duly signed and completed by the Tenderer :-
  - (1)  Warning to Purchasers (undated)
  - (2)  Personal Information Collection Statement of Chinachem Real Estate Agency Limited (undated)
  - (3)  Personal Information Collection Statement of MTR Corporation Limited (undated)
  - (4)  Declaration of the Purchaser (relationship with Vendor and the Person so Engaged) (undated)
  - (5)  Declaration of Relationship with the Owner (undated)
  - (6)  (if applicable) Declaration Regarding Intermediary (undated)
  - (7)  (if applicable) Declaration Regarding No Intermediary (undated)
  - (8)  Extended Defect Maintenance Letter (undated)
  - (9)  Acknowledgement Letter for Viewing of Residential Properties (undated)
  - (10)  Early Completion Cash Rebate Letter (undated)
  - (11)  (if applicable) Confirmation Letter regarding "Resonance In One" Golden Week Limited-time Offer (undated)

*Section 8 – Declaration regarding corporate Tenderer (not applicable to Tenderer who is a natural person)*

We declare and agree as follows:

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

<b>Director(s)</b>		
	Name	Hong Kong Identity Card No. / Passport No. / B.R. No.
1.		
2.		
3.		
4.		
5.		

**TENDERER MUST  
COMPLETE THIS  
PAGE**

*Section 9 - Signatures of the Tenderer and witness*

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

*(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its director(s) or authorized signatory(s) with company chop.)*

Signed by the Tenderer:

Witnessed by:

X

X

Name(s) of the Tenderer / director(s) / authorized signatory(ies) (if the Tenderer is a company):

Name of the witness:

Date:

*[End of Part 3: Offer Form]  
[End of the Tender Document]*

### 第3部份：要約表格

(由投標者填寫)

致：賣方

#### 1. 要約

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

#### 2. 如要約獲接納將構成有效協議

本人／我們接受及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本要約表格連同接納書及出售條款將構成本人／我們與賣方之間按照本招標文件訂立的一份具約束力的協議。

#### 3. 收取接受投標書信函的地址

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

#### 4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

- (a) 本要約表格的附表中指明的資料，在本人／我們的所認知的範圍內，在各方面均為真實及正確。
- (b) 除該物業樓價、提供資料或文件副本等手續費外，賣方、如此聘用的人及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方的僱員或代理之名義，或如此聘用的人的僱員或代理之名義，在買方購買該物業時，向其索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。

5. 除非在本要約表格中另有定義，否則招標公告中定義的詞語用於本要約表格時具有相同意思。

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

要約表格的附表

(由投標者填寫)

第1節- 投標者的資料			
姓名／名稱			
香港身份證／護照／商業登記證號碼／公司註冊證明書號碼			
地址／註冊辦事處			
香港通訊地址(如與上面不同)			
聯絡資料	聯絡人姓名		
	電話		傳真

第2節- 投標物業		
座數	樓層	單位

第3節- 樓價			
樓價 (HK\$)			
<i>銀行本票及支票(如適用) (總金額為投標者要約的樓價的5% *)</i>			
銀行本票	金額 (HK\$)	銀行	本票編號
支票	金額 (HK\$)	銀行	支票編號

\* 最少港幣 500,000 元須以銀行本票支付。

**第4節-支付條款及成交日期**

投標者不可撤回地要約以下所列的樓價的支付條款：

- 支付條款 A. 120 天現金付款計劃**
  1. 樓價 5% 作為臨時訂金於投標書獲賣方接納時 (即接納書的日期) 支付；及
  2. 樓價 95% 作為樓價餘款於接納書的日期之後的 120 天內支付。
  
- 支付條款 B. 120 天備用按揭付款計劃**
  1. 樓價 5% 作為臨時訂金於投標書獲賣方接納時 (即接納書的日期) 支付；及
  2. 樓價 95% 作為樓價餘款於接納書的日期之後的 120 天內支付。
  
- 支付條款 C. 360 天付款計劃**
  1. 樓價 5% 作為臨時訂金於投標書獲賣方接納時 (即接納書的日期) 支付；
  2. 樓價 5% 作為加付訂金於接納書的日期之後的 120 天內支付；及
  3. 樓價 90% 作為樓價餘款於接納書的日期之後的 360 天內支付。
  
- 支付條款 D. 360 天備用按揭付款計劃**
  1. 樓價 5% 作為臨時訂金於投標書獲賣方接納時 (即接納書的日期) 支付；
  2. 樓價 5% 作為加付訂金於接納書的日期之後的 120 天內支付；及
  3. 樓價 90% 作為樓價餘款於接納書的日期之後的 360 天內支付。

本物業的買賣須在 \_\_\_\_\_ 或之前 (即接納書的日期後 \_\_\_\_\_ 天內) 成交 (「成交日期」)。

**第5節-相關投標書(如有)(請別適用者)**

- 本人/我們確認本人/我們(以本人/我們的名義而非與他人聯名)已遞交以下個別的要約表格(「**相關投標書**」):

	座數	樓層	單位
1.			
2.			

本人/我們提交本投標的前提為除非賣方亦同時接受**所有相關投標書**，否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。

- 在以下列表列出名稱之本人/我們之親屬(見義如下)(以親屬的名義或與他人聯名)已遞交以下個別的要約表格(「**相關投標書**」):

	親屬(及其他聯名投標者)之 名稱	身份證/護 照號碼	座數	樓層	單位
1.					
2.					

本人/我們提交本人/我們提交本投標的前提為除非賣方亦同時接受所有相關投標書，否則賣方不得接受本投標。本人/我們亦確認、同意及接受賣方有唯一酌情權去決定是否有親屬關係及賣方決定之投標結果為最終的，而本人/我們將不會就此提出任何申索或反對。

本人/我們附上親屬關係的證明文件(例如:身份證、出世紙、結婚證書等)供賣方考慮。

為本第5節的目的,「親屬」指投標者(或其中一位投標者)的配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫、外孫女、岳丈母、翁姑、女婿或媳婦。

**第6節- 中介人 (如有)**

地產代理姓名	
地產代理牌照號碼	
地產代理公司名稱	
聯絡電話	

**關於中介人的聲明 (僅於有指明中介人時適用)**

本人／我們確認及聲明中介人並無作出亦沒有獲賣方或如此聘用的人授權代表賣方或如此聘用的人作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下，賣方及如此聘用的人均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。買方與中介人之間的任何糾紛一概與賣方及如此聘用的人無關。該物業之買賣交易須嚴格按照本招標文件內所列的條款及條件進行。

**第7節- 遞交清單**

以下文件連同本要約表格遞交 (詳情請見招標公告第 2.8 段) :

1.  招標文件及要約表格已填妥及簽署
2.  銀行本票及支票 (如適用)
3.  投標者的身份證明文件
4.  中介人的牌照 (如適用)
5. 由投標者填妥並簽署的附件的文件：
  - (1)  對買方的警告 (未有填上日期)
  - (2)  華懋物業代理有限公司的個人資料收集聲明 (未有填上日期)
  - (3)  香港鐵路有限公司的個人資料收集聲明 (未有填上日期)
  - (4)  買方聲明書 (與賣方及如此聘用的人的關係) (未有填上日期)
  - (5)  與擁有人關係的聲明 (未有填上日期)
  - (6)  (如適用) 關於中介人的聲明 (未有填上日期)
  - (7)  (如適用) 關於並無中介人的聲明 (未有填上日期)
  - (8)  延長保養欠妥之處的信件 (未有填上日期)
  - (9)  住宅物業參觀確認函 (未有填上日期)
  - (10)  提前成交現金回贈的信件 (未有填上日期)
  - (11)  (如適用) 「『瑜你共鳴』五一限時優惠」確認信 (未有填上日期)

**第8節 – 關於公司投標者的聲明 (不適用於自然人的投標者)**

我們聲明並同意如下：

1. 在本要約表格的日期之時，投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. 如我們成為中標者，除非獲得賣方事先書面同意，在(i)本要約表格的日期至(ii)接納書的日期期間，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有與投標者相關的公司文件及資料，以核實於下表列出的投標者的所有董事的數目及身份，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將該物業出售予投標者。

<b>董事</b>		
	姓名／名稱	香港身份證號碼 / 護照號碼 / 商業登記證號碼
1.		
2.		
3.		
4.		
5.		



附件  
Annex

(附件不屬於本招標文件的一部份。然而，投標者須簽署以下標有“#”號的文件(如適用於投標者)並連同本招標文件一併遞交。)

(The Annex does not form part of this Tender Document. However, the Tenderer **should sign and submit** the documents marked with “#” (where applicable to the Tenderer) together with this Tender Document.)

1. 對買方的警告 #  
Warning to Purchasers #
2. 華懋物業代理有限公司的個人資料收集聲明 #  
Personal Information Collection Statement of Chinachem Real Estate Agency Limited #
3. 香港鐵路有限公司的個人資料收集聲明 #  
Personal Information Collection Statement of MTR Corporation Limited #
4. 買方聲明書 (與賣方及如此聘用的人的關係) #  
Declaration of the Purchaser (relationship with Vendor and the Person so Engaged) #
5. 與擁有人關係的聲明 #  
Declaration of Relationship with the Owner #
6. (如適用) 關於中介人的聲明 #  
(if applicable) Declaration Regarding Intermediary #
7. (如適用) 關於並無中介人的聲明 #  
(if applicable) Declaration Regarding No Intermediary #
8. 延長保養欠妥之處的信件 #  
Extended Defect Maintenance Letter #
9. 住宅物業參觀確認函 #  
Acknowledgement Letter for Viewing of Residential Properties #
10. 提前成交現金回贈的信件#  
Early Completion Cash Rebate Letter#
11. (如適用) 「『瑜你共鳴』五一限時優惠」確認信#  
(if applicable) Confirmation Letter regarding “Resonance In One” Golden Week Limited-time Offer #
12. 關於本物業的賣方資料表格  
Vendor’s Information Form relating to the Property

**Annex 1**  
**附件 1**

**WARNING TO PURCHASERS**  
**PLEASE READ CAREFULLY**

對買方的警告  
買方請小心閱讀

由 FROM : 香港鐵路有限公司 (「擁有人」)  
MTR Corporation Limited (“the Owner”)  
堡雅有限公司 (「如此聘用的人」)  
Grace Castle Corporation Limited (“Person so engaged”)  
(擁有人及如此聘用的人統稱「賣方」)  
(the Owner and the Person so engaged are collectively “the Vendor”)

致 TO :  
  
(「買方」) (“the Purchaser”)

發展項目期數名稱 : 何文田站物業發展項目的第I期 (瑜一) 的第IB期  
Name of the Phase of the Development : Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development

本物業 : 詳見要約表格  
Property : Please refer to the Offer Form

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

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 .

買方簽署 Signature(s) of the Purchaser

姓名 Name(s) :

日期 Date :

**Annex 2**  
**附件 2**

**個人資料收集聲明**

本聲明適用於華懋物業代理有限公司（「華懋物業代理」）及其控股公司、附屬公司、聯營公司及關聯公司（華懋物業代理及其控股公司、附屬公司、聯營公司及關聯公司，統稱「本集團」或「本集團成員」）收集、使用及處理個人資料等事宜。

華懋物業代理及其他本集團成員可就本集團提供服務、產品、設施或優惠等相關事宜，收集、使用及處理客戶及潛在客戶的個人資料。該等服務、產品、設施或優惠可包括物業或車位的買賣或租賃、提供按揭，及由本集團提供或促成的優惠、活動或節目。

本聲明對閣下適用皆因閣下的身份是：(i) 物業的買方或賣方。本聲明適用於由閣下或代閣下向任何本集團成員提供的個人資料，及由任何本集團成員不時匯編有關閣下的其他個人資料（統稱「閣下的個人資料」）。本聲明列出閣下的個人資料可以使用的用途及其他關於《個人資料（私隱）條例》（第 486 章）的事宜。

本集團成員需要閣下的個人資料以向閣下提供或為閣下安排服務、產品、設施或優惠。如閣下拒絕提供所需的個人資料，本集團成員可能將不能夠為閣下服務或繼續為閣下服務。

**使用閣下的個人資料**

1. 本集團成員可不時使用閣下的個人資料作下述一種或多種用途：
  - (a) 處理閣下就服務、產品、設施或優惠的申請或要求（包括評估及調查閣下履行閣下的責任的能力及，在適當時，評估及調查閣下的信貸價值、財務狀況及還款能力）；
  - (b) 向閣下提供服務、產品、設施或優惠，及處理就維持及管理該等服務、產品、設施或優惠相關所需安排及事宜（包括法律、行政及其他事宜）；
  - (c) 核對閣下的身份及閣下的個人資料是否準確；
  - (d) 不時評定及檢討閣下履行閣下的責任的能力及，在適當時，不時評定及檢討閣下的信貸價值、財務狀況及還款能力；
  - (e) 計算就有關服務、產品、設施或優惠，應由閣下或向閣下支付的任何金額；
  - (f) 追收或討回閣下以任何身份欠下的任何金額或債務；
  - (g) 執行閣下及任何本集團成員訂立的任何協議或安排的條款，及採取合適行動以保護或保存任何本集團成員的權利或利益；
  - (h) 與閣下聯絡及作整體關係管理及維繫；
  - (i) 調查、處理及回應閣下作出的或對閣下作出的，或以任何方式涉及閣下的任何意見、信息、要求、查詢、投訴或事件；
  - (j) 協助閣下向其取得或申請信貸服務的銀行、金融機構及信貸提供者，進行彼等對閣下的信貸調查或向閣下追收欠債；

- (k) 促銷及推廣任何本集團成員或與任何本集團成員訂立任何品牌聯營或合作安排的任何業務夥伴或特選公司（各稱「本集團夥伴」）提供的服務、產品及設施，並請留意下述「使用閣下的個人資料作直接促銷」部份的詳情；
- (l) 遵守按任何法律或規例，或由任何政府機關、監管機構、執法機關、法庭或司法機構（不論在香港境內或境外的），就使用或披露個人資料向任何本集團成員施加的任何責任或要求（不論現有的或將來的）；
- (m) 遵守本集團為防止或偵測洗黑錢、恐怖份子融資或其他非法活動，而就使用或披露個人資料實施的任何政策及措施；及
- (n) 作其他與任何上述用途直接有關的用途。

### 披露及移轉閣下的個人資料

- 2. 本集團成員將為閣下的個人資料保密，但可向下述一種或多種類別的人士為上述第一段列出的用途不時披露或移轉閣下的個人資料：
  - (a) 任何其他本集團成員作提供服務、產品、設施或優惠相關之用；
  - (b) 如任何本集團成員提供按揭貸款，該按揭貸款的任何借款人、按揭人或擔保人（包括任何共同借款人、共同按揭人或共同擔保人，如適用）；
  - (c) 向任何本集團成員提供有關銷售或推廣物業或其一般業務或運作的服務或支援的代理機構、次代理機構、供應商、承辦商、次承辦商或服務供應者（包括彼等的僱員、董事、人員、代理及服務供應者）。該等服務或支援可包括銷售及推廣、資料儲存、資料處理、行政、電訊或電腦服務。該等代理機構、次代理機構、供應商、承辦商、次承辦商或服務供應者可能是或不是本集團成員；
  - (d) 閣下向其取得或申請信貸服務的任何銀行、金融機構或信貸提供者（可包括第一樓花按揭承接人或第一按揭承接人）；
  - (e) 任何本集團成員為了遵守法律、規例或法庭命令所需，或符合任何政府機關、監管機構、執法機關、法庭或司法機構的合法要求，有責任或被要求向其披露個人資料的人士；
  - (f) 任何本集團成員為了遵守本集團為防止或偵測洗黑錢、恐怖份子融資或其他非法活動而實施的任何政策及措施，被要求向其披露個人資料的人士；
  - (g) 對任何本集團成員負有保密責任的任何人士，包括會計師、核數師、律師及其他專業顧問；及
  - (i) （當閣下拖欠償還任何金額或債務時）任何追討欠款公司。

### 使用閣下的個人資料作直接促銷

- 3. 每位收集閣下的個人資料的本集團成員有意使用閣下的個人資料作直接促銷，為此該位本集團成員須獲得閣下的同意。收集閣下的個人資料的本集團成員通常是有關物業的賣方或業主，或有關按揭貸款的貸款人。請閣下注意下列事項：
  - (a) 可使用個人資料的種類

該位本集團成員可使用下述各類由其不時持有的閣下的個人資料作直接促銷：

- 閣下的姓名、地址、電話號碼、電郵地址及其他聯絡資料。

(b) 被促銷的服務、產品及標的類別

該位本集團成員可促銷下述一種或多種類別的服務、產品及標的：

- 該位本集團成員或任何其他本集團成員獨自或與任何其他發展商或人士不時提供作出售及/或出租的房地產或物業發展項目；
- 按揭貸款及其他信貸服務；
- 酒店、商務會議設施及服務、餐廳、康樂設施及娛樂；及
- 為慈善或非牟利目的的捐款或捐贈及相關活動或節目。

(c) 被促銷服務、產品及標的的供應商

上述服務、產品及標的可能由下述一種或多種類別的人士提供：

- 該位本集團成員；
- 其他本集團成員；及
- 本集團夥伴（而該等本集團夥伴的名稱可於有關服務、產品及標的的申請表或資料單張內找到）。本集團夥伴可包括地產發展商、金融機構、零售商戶、服務供應商、慈善團體及非牟利組織。

### 個人資料查閱及改正要求及有關直接促銷的選擇

- 根據《個人資料(私隱)條例》，閣下有權查閱及改正閣下的個人資料。本集團成員將對資料查閱要求收取合理費用以支付相關的行政開支及其他支出，並將預先通知閣下有相關的費用。
- 如任何本集團成員向閣下提供按揭貸款，閣下有權獲告知該位本集團成員通常會向追討欠款公司披露那些閣下的個人資料，並獲提供進一步資料，讓閣下可向獲該位本集團成員披露閣下的個人資料的追討欠款公司提出查閱資料要求及/或改正資料要求。
- 閣下有權不時就使用閣下的個人資料作直接促銷撤回或發出同意。
- 請把閣下的資料查閱及資料改正要求或有關直接促銷的選擇送交「個人資料主任」，可郵寄致香港新界荃灣楊屋道 8 號如心廣場第 2 座 35 至 38 樓或以電郵發送致 [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com)。

如本聲明的英文版本與中文版本之間有任何不一致之處，一概以英文版本為準。

由每位向華懋物業代理或任何其他本集團成員提供個人資料的人士簽署：

第一位簽署人

本人已閱讀及明白本聲明的條文。本人同意根據本聲明的條文收集、使用（包括資料處理及移轉）及處理本人的個人資料。如本人的個人資料有任何更改，本人會在合理可行的情況下盡快通知上述的個人資料主任。

本人不同意使用本人的個人資料作直接促銷。

如本人在下列方格加上「✓」號，即表示本人同意使用本人的個人資料作直接促銷：

本人同意使用本人的個人資料作直接促銷。

本人不是来自或身处中国内地的人士。

本人是来自或身处中国内地的人士。(請閱讀及簽署個人資料收集聲明 - 附錄)

簽署： \_\_\_\_\_

姓名全寫： \_\_\_\_\_

身份（請在適當方格（等）加上「✓」號）：

買方       賣方       借款人       按揭人       按揭貸款的擔保人

租客       公司或其他非個人租客的僱員／代理人／代表

租約的擔保人

日期: \_\_\_\_\_

## 第二位簽署人

本人已閱讀及明白本聲明的條文。本人同意根據本聲明的條文收集、使用（包括資料處理及移轉）及處理本人的個人資料。如本人的個人資料有任何更改，本人會在合理可行的情況下盡快通知上述的個人資料主任。

本人不同意使用本人的個人資料作直接促銷。

如本人在下列方格加上「✓」號，即表示本人同意使用本人的個人資料作直接促銷：

本人同意使用本人的個人資料作直接促銷。

本人不是来自或身处中国内地的人士。

本人是来自或身处中国内地的人士。(請閱讀及簽署個人資料收集聲明 - 附錄)

簽署： \_\_\_\_\_

姓名全寫： \_\_\_\_\_

身份（請在適當方格（等）加上「✓」號）：

買方       賣方       借款人       按揭人       按揭貸款的擔保人

租客       公司或其他非個人租客的僱員／代理人／代表

租約的擔保人

日期： \_\_\_\_\_

### 第三位簽署人

本人已閱讀及明白本聲明的條文。本人同意根據本聲明的條文收集、使用（包括資料處理及移轉）及處理本人的個人資料。如本人的個人資料有任何更改，本人會在合理可行的情況下盡快通知上述的個人資料主任。

本人不同意使用本人的個人資料作直接促銷。

如本人在下列方格加上「✓」號，即表示本人同意使用本人的個人資料作直接促銷：

本人同意使用本人的個人資料作直接促銷。

本人不是来自或身处中国内地的人士。

本人是来自或身处中国内地的人士。(請閱讀及簽署個人資料收集聲明 - 附錄)

簽署： \_\_\_\_\_

姓名全寫： \_\_\_\_\_

身份（請在適當方格（等）加上「✓」號）：

買方       賣方       借款人       按揭人       按揭貸款的擔保人

租客       公司或其他非個人租客的僱員／代理人／代表

租約的擔保人

日期: \_\_\_\_\_

## 个人资料收集声明 - 附录

本附录为遵守《中华人民共和国个人信息保护法》而制定，为个人资料收集声明（下称“本声明”）不可分割的组成部分，但仅适用于来自中国内地的人士或身处中国内地并使用本集团成员的服务、产品、设施或优惠的人士，本附录的规定若与本声明的内容存在不一致之处，以本附录规定为准。

在向本集团成员提供您的个人资料前，请您确保已仔细阅读了本附录。

### 1. 个人资料的收集、披露、共享、转移及公开

#### 1.1 收集的 personal 资料的类别

本集团成员向您收集的 personal 资料的类别，会因应阁下使用本集团成员的服务、产品、设施或优惠的种类而有所不同。您可能要提供的 personal 资料包括：

1.1.1 如果您需要向本集团成员申请按揭贷款，则需要提供与本附录一并提交给您的按揭贷款申请表内所要求的全部 personal 资料；

1.1.2 如果您购买物业，则需要提供与本附录一并提交给您的临时买卖合约内所要求的全部 personal 资料。

#### 1.2 个人敏感信息的收集

本集团成员为提供服务、产品、设施或优惠而收集的您的 personal 资料中，可能包括您的个人敏感信息，即一旦泄露、非法提供或滥用可能危害您的人身和财产安全，极易导致您的个人名誉、身心健康受到损害或歧视性待遇的个人信息。在需要向您收集该等个人敏感信息时，本集团成员会事先征得您的同意。

#### 1.3 个人资料的披露、转移和/或共享

1.3.1 除适用的法律法规及主管部门另有规定外，本集团成员仅在本声明规定的情形中向第三方披露、转移和/或与第三方共享您就相关业务所需的必要的 personal 资料。本集团成员将与相关第三方签署保密协定，要求其按照本声明及本附录及其他相关的保密和安全措施要求处理您的 personal 资料。该第三方无权将您的 personal 资料用于与本声明及本附录所载明的目的无关的其他用途。本集团成员将会按照适用的法律法规及标准的要求通过书面协议、弹窗提示等方式征得您的同意，在获得您的明确同意后，本集团成员方会向第三方提供或与第三方共享您的 personal 资料。

1.3.2 若您需要了解本声明所列举向第三方披露、转移和/或与第三方共享您的个人信息的情形中目前涉及的公司、组织和个人，请发送电子邮件至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com)，并在电邮标题注明“第三方资料查询请求”，本集团成员将在收到电邮后【15】个工作日内回复您的查询要求。

#### 1.4 个人资料的转让

本集团成员不会将您的 personal 资料转让给任何第三方，但以下情形除外：

1.4.1 事先获得您的明确同意或授权。

## 1.5 公开披露

本集团成员仅会在以下情形下，公开披露您的个人资料：

1.5.1 获得您的明确同意后（包括在本集团成员安排的公开有奖活动中，本集团成员将在获得获奖者的明确授权同意后方会公开披露其个人资料）。

1.5.2 在适用的法律法规、法律程序或政府主管机构强制性要求的情况下，本集团成员可能会公开披露您的个人资料。

## 2. 个人资料的保护和保存

### 2.1 个人资料的保护

2.1.1 本集团成员会采取一切合理可行的措施，保护您的个人资料，并确保未收集与您所选购本集团成员的服务无关的个人资料。

2.1.2 互联网环境并非百分之百安全，本集团成员将尽力确保您发送给本集团成员的任何资料的安全性。在不幸发生个人资料安全事件后，本集团成员将按照法律法规的要求，及时向您告知安全事件的基本情况和可能的影响、本集团成员已采取或将要采取的处置措施、您可以采取的行动等。本集团成员将及时将事件相关情况以邮件、信函、电话、推送通知等方式告知您，难以逐一告知个人资料的所有人时，本集团成员会采取合理、有效的方式发布公告。

### 2.2 个人资料的保存

本集团成员原则上仅在提供您所选购的服务、产品、设施或优惠所需的期限内保存您的个人资料，具体保存期限按下列标准中较长者为准：

2.2.1 完成您所选购的服务、产品、设施或优惠所需的期间；

2.2.2 保证本集团成员为您提供服务、产品、设施或优惠的安全和质量所需的期间；

2.2.3 适用的法律法规的规定要求的期间。

## 3. 您的权利

按照中华人民共和国相关的法律、法规、标准以及适用的其他国家或地区的通行做法，您可以对自己的个人资料行使以下权利：

### 3.1 访问您的个人资料

您可以发送电子邮件至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com)，并在电邮标题注明“个人资料查阅要求”。本集团成员将在【15】个工作日内回复您的查询要求。

### 3.2 更正您的个人资料

您可以发送电子邮件至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com)，并在电邮标题注明“个人资料更正要求”。本集团成员将在【15】个工作日内回复您的更正要求。

### 3.3 删除您的个人资料

3.3.1 在以下情形中，您可以通过电邮至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com)，向本集团成员提出删除个人资料的请求，本集团成员将在【15】个工作日内确认您的删除要求：

3.3.1.1 如果本集团成员处理个人资料的行为为违反了适用的法律法规；

3.3.1.2 如果本集团成员收集、使用您的个人资料，却未征得您的同意；

3.3.1.3 如果本集团成员处理个人资料的行为违反了与您的约定；

3.3.1.4 如果您不再使用本集团成员的服务、产品、设施或优惠；

3.3.1.5 如果本集团成员不再为您提供服务、产品、设施或优惠。

3.3.2 如果本集团成员决定响应您的删除请求，本集团成员还将同时通知从本集团成员获得您的个人资料的实体，要求其及时删除，除非适用的法律法规另有规定，或这些实体获得您的独立授权。

3.3.3 当您从本集团成员的服务中删除信息后，本集团成员可能不会立即在备份系统中删除相应的信息，但会在备份更新时删除这些信息。

### 3.4 改变或撤回您授权同意的范围

本集团成员提供的每一项服务、产品、设施或优惠可能需要不同的个人资料方可完成。您可以通过电邮至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com) 改变您在任何一项服务、产品、设施或优惠中同意本集团成员使用和处理您的个人资料的范围或撤回您的授权同意。本集团成员将在【15】个工作日内确认您的要求。当您撤回同意时，本集团成员将不再处理您相应的个人资料，本集团成员可能无法继续为您提供撤回同意所对应的服务、产品、设施或优惠，但不会影响此前基于您的同意而开展的个人资料处理服务。

### 3.5 获取您个人资料的副本

您可以通过电邮至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com) 向本集团成员提出获取您个人资料副本的请求，本集团成员将在【15】个工作日内回复您的要求。

### 3.6 约束信息系统自动决策

在某些服务中，本集团成员可能仅依据信息系统、算法等在内的非人工自动决策机制做出决定。如果这些决定显著影响您的合法权益，您可以通过电邮至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com) 要求本集团成员做出解释，或者拒绝本集团成员通过自动化决策的方式做出决定，本集团成员将在【15】个工作日内回复您的要求。

### 3.7 响应您的上述请求

3.7.1 为保障安全，您可能需要提供书面请求，或以其他方式证明您的身份。本集团成员可能会先要求您验证自己的身份，然后再处理您的请求。本集团成员将在收到您的请求后【15】个工作日内做出答复。

3.7.2 对于您合理的请求，本集团成员原则上不收取费用，但对多次重复、超出合理限度的请求，本集团成员将视情况收取一定成本费用。对于不合理的重复、需要本集团成员无法

合理提供的技术手段（例如，需要开发新系统或从根本上改变现行惯例）、给他人合法权益带来风险或者难以实现（例如，涉及备份磁带上存放的信息）的请求，本集团成员可能会予以拒绝。

3.7.3 在适用的法律法规有特别规定，或者行政机构、司法机构及其他有权机构有合法要求等的情形下，本集团成员可能无法响应你的请求。

#### 4. 关于未成年人的个人资料

- 4.1 如果本集团成员为向您提供服务、产品、设施或优惠之目的需要收集或处理在您监护下的 14 周岁以下的未成年人的个人信息，则本集团成员将会事先取得您的书面同意。
- 4.2 对于经过您的同意而收集您所监护的未成年人的个人资料的情况，本集团成员会在受法律允许、或在您明确同意或者在保护未成年人所必要的情况下共享、转移或公开披露此信息。
- 4.3 如果本集团成员发现在未事先获得可证实的父母或监护人同意的情况下收集了未成年人的个人资料，则会在适用的法律要求的情况下尽快删除相关数据。
- 4.4 若您对您所监护的未成年人的个人资料有疑问时，您可以通过电邮至：[pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com) 与本集团成员联系。

#### 5. 语言

若本附录的中英文版本有任何不一致之处，一概以中文版本为准。

由每位向華懋物業代理或任何其他本集團成員提供個人資料的人士簽署：

如果您是來自或身處中國內地的人士，請在使用我們的服務、產品、設施或優惠前仔細閱讀個人資料收集聲明及其附錄，並根據您的實際情況勾選以下選項：

第一位簽署人

- 本人已完整閱讀並理解個人資料收集聲明及其附錄的內容。本人同意華懋集團成員按照個人資料收集聲明及其附錄的規定處理和保護本人向華懋集團成員提交的個人資料。
- 本人理解並確認向華懋集團成員所提交的個人資料中可能會包含個人敏感信息，本人同意授權華懋集團成員按照個人資料收集聲明及附錄的規定處理該等個人敏感信息。
- 本人同意華懋集團成員將本人所提交的個人資料傳輸並保存至華懋集團成員的所在地或其指定的地點。
- 本人同意華懋集團成員根據業務需要可以按照個人資料收集聲明及其附錄所規定的目的和方式向其相關第三方披露、轉移和/或共享本人所提供的個人資料。

簽署： \_\_\_\_\_

姓名全寫： \_\_\_\_\_

身份（請在適當方格（等）加上「√」號）：

- 買方       賣方       借款人       按揭人       按揭貸款的擔保人
- 租客       公司或其他非個人租客的僱員／代理人／代表
- 租約的擔保人

日期： \_\_\_\_\_

## 第二位簽署人

- 本人已完整阅读并理解个人资料收集声明及其附录的内容。本人同意华懋集团成员按照个人资料收集声明及其附录的规定处理和保护本人向华懋集团成员提交的个人资料。
- 本人理解并确认向华懋集团成员所提交的个人资料中可能会包含个人敏感信息，本人同意授权华懋集团成员按照个人资料收集声明及附录的规定处理该等个人敏感信息。
- 本人同意华懋集团成员将本人所提交的个人资料传输并保存至华懋集团成员的所在地或其指定的地点。
- 本人同意华懋集团成员根据业务需要可以按照个人资料收集声明及其附录所规定的目的和方式向其相关第三方披露、转移和/或共享本人所提供的个人资料。

簽署： \_\_\_\_\_

姓名全寫： \_\_\_\_\_

身份（請在適當方格（等）加上「√」號）：

- 買方       賣方       借款人       按揭人       按揭貸款的擔保人
- 租客       公司或其他非個人租客的僱員／代理人／代表
- 租約的擔保人

日期： \_\_\_\_\_

### 第三位簽署人

- 本人已完整阅读并理解个人资料收集声明及其附录的内容。本人同意华懋集团成员按照个人资料收集声明及其附录的规定处理和保护本人向华懋集团成员提交的个人资料。
- 本人理解并确认向华懋集团成员所提交的个人资料中可能会包含个人敏感信息，本人同意授权华懋集团成员按照个人资料收集声明及附录的规定处理该等个人敏感信息。
- 本人同意华懋集团成员将本人所提交的个人资料传输并保存至华懋集团成员的所在地或其指定的地点。
- 本人同意华懋集团成员根据业务需要可以按照个人资料收集声明及其附录所规定的目的和方式向其相关第三方披露、转移和/或共享本人所提供的个人资料。

簽署： \_\_\_\_\_

姓名全寫： \_\_\_\_\_

身份（請在適當方格（等）加上「√」號）：

買方       賣方       借款人       按揭人       按揭貸款的擔保人

租客       公司或其他非個人租客的僱員／代理人／代表

租約的擔保人

日期： \_\_\_\_\_

## Personal Information Collection Statement

This Statement applies to the collection, use and handling of personal data by Chinachem Real Estate Agency Limited (“CCREA”) and its holding companies, subsidiaries, affiliates and associated companies (CCREA and its holding companies, subsidiaries, affiliates and associated companies, collectively, the “Group” or “Group Members”).

CCREA and other Group Members may collect, use and handle personal data of customers and potential customers in connection with services, products, facilities or privileges offered by the Group. These services, products, facilities or privileges may include the sale, purchase or leasing of property units or car parking spaces, the provision of mortgage loans, and privileges, activities or events offered or procured by the Group.

This Statement applies to you because you are (i) a purchaser or seller of property. This Statement applies to the personal data provided by or for you to any Group Member and other personal data compiled by any Group Member about you from time to time (collectively, “Your Personal Data”). This Statement sets out the purposes for which Your Personal Data may be used and other matters relating to the Personal Data (Privacy) Ordinance, Cap.486.

The Group Members need Your Personal Data for providing to you or arranging for you services, products, facilities or privileges. If you refuse to supply the necessary personal data, the Group Members may be unable to serve you or to continue to serve you.

### Use of Your Personal Data

1. The Group Members may use Your Personal Data for one or more of the following purposes from time to time :-
  - (a) to process your application or request for services, products, facilities or privileges (including assessing and investigating your ability to perform your obligations and, where appropriate, your credit worthiness, financial status and repayment ability);
  - (b) to provide services, products, facilities or privileges to you, and handle the necessary arrangements and matters (including legal, administrative and other matters) for maintaining and managing such services, products, facilities or privileges;
  - (c) to verify your identity and accuracy of Your Personal Data;
  - (d) to appraise and review your ability to perform your obligations and, where appropriate, your credit worthiness, financial status and repayment ability from time to time;
  - (e) to calculate any amount payable by you or to you in connection with the relevant services, products, facilities or privileges;
  - (f) to collect or recover any amount or indebtedness owing by you in any capacity;
  - (g) to enforce the terms of any contract or arrangement between you and any Group Member and to take suitable action to protect or preserve the rights or benefits of any Group Member;
  - (h) to communicate with you and for overall relationship management and maintenance;
  - (i) to investigate, handle and respond to any comments, messages, requests, enquiries, complaints or incidents made by you, made against you or involving you in any manner;
  - (j) to assist banks, financial institutions and credit providers from which you obtain or apply for credit facilities to conduct credit checks about you or collect debts owing by you;

- (k) to market and promote services, products and facilities of any Group Member or any business partner or selected company that has made any co-branding or cooperative arrangement with any Group Member (each, a “Group Partner”), please see further details in “Use of Your Personal Data in Direct Marketing” paragraph below;
- (l) to comply with any obligations or requirements for using or disclosing personal data that are imposed on any Group Member by any law or regulations, or by any governmental agency, regulatory authority, law enforcement agency, court or judicial body, whether in or outside of Hong Kong existing currently or in the future;
- (m) to comply with any policies and measures for using or disclosing personal data implemented by the Group for prevention or detection of money laundering, terrorist financing or other unlawful activities; and
- (n) to fulfill other purposes directly related to any of the above purpose.

### **Disclosure and Transfer of Your Personal Data**

2. The Group Members will keep Your Personal Data confidential but may disclose or transfer Your Personal Data to one or more of the following classes of persons from time to time for the purposes set out in paragraph 1 above :-

- (a) any other Group Members in connection with the provision of services, products, facilities or privileges;
- (b) where a Group Member provides a mortgage loan, any borrower, mortgagor or guarantor of that mortgage loan (including any co-borrower, co-mortgagor or co-guarantor, if applicable);
- (c) any agents, sub-agents, suppliers, contractors, sub-contractors or service providers (including their employees, directors, officers, agents and service providers) who provide services or support to any Group Member in connection with the sale or marketing of properties or with its business or operations in general. These services or support may include sales and marketing, data storage, data processing, administrative, telecommunications, or computer services. These agents, sub-agents, suppliers, contractors, sub-contractors or service providers may or may not be Group Members;
- (d) any bank, financial institution or credit provider from which you obtain or apply for credit facilities (which may include first equitable mortgagee or first mortgagee);
- (e) any person to whom any Group Member is under any obligation or requirement to disclose personal data in compliance with law, regulation or court order, or in response to lawful request by any governmental agency, regulatory authority, law enforcement agency, court or judicial body;
- (f) any person to whom any Group Member is required to disclose personal data by any policies and measures implemented by the Group for prevention or detection of money laundering, terrorist financing or other unlawful activities;
- (g) any person who owes a duty of confidentiality to any Group Member, including accountants, auditors, legal advisers and other professional advisers; and
- (h) any debt collection agency, where you default in paying any amount or indebtedness.

## **Use of Your Personal Data in Direct Marketing**

3. Each Group Member that collects Your Personal Data intends to use Your Personal Data in direct marketing and that Group Member requires your consent for this purpose. The Group Member that collects Your Personal Data is usually the vendor or lessor of the relevant property, or the lender of the relevant mortgage loan. Please note the following :-

(a) Types of personal data to be used

That Group Member may use the following types of Your Personal Data that is held by that Group Member from time to time in direct marketing :-

- your name, address, telephone number, email address and other contact information.

(b) Classes of services, products and subjects to be marketed

That Group Member may market one or more of the following classes of services, products and subjects :-

- real estate properties or property developments offered for sale and/or leasing by that Group Member or any other Group Member singly or jointly with any other developer or person from time to time;
- mortgage loan and other credit facilities;
- hotel, conferencing facilities and services, restaurants, food and beverages, amenities and entertainment; and
- donations or contributions for charitable or non-profit making purposes and related activities or events.

(c) Providers of services, products and subjects to be marketed

The above services, products and subjects may be provided by one or more of the following classes of persons :-

- that Group Member;
- other Group Members; and
- Group Partners (and the names of these Group Partners can be found in the application form or information leaflet relating to the relevant services, products and subjects). Group Partners may include real estate developers, financial institutions, retail merchants, service providers, charitable bodies and non-profit making organisations.

## **Data Access and Correction Requests and Choice relating to Direct Marketing**

4. You have the right to request access to and correction of Your Personal Data in accordance with the Personal Data (Privacy) Ordinance. There will be a reasonable charge for a data access request to reimburse the relevant Group Member's administrative costs and disbursements. You will be informed in advance of the charge.

5. Where a Group Member provides you with a mortgage loan, you have the right to be informed on request about the items of Your Personal Data that the Group Member may routinely disclose to its debt collection agency(ies)

and be provided with further information to enable you to make data access request and/or data correction request to the debt collection agency(ies) to whom the Group Member discloses Your Personal Data.

6. You have the right to withdraw or give consent for use of Your Personal Data in direct marketing from time to time.
7. Please send your data access and data correction requests or choice relating to direct marketing to the attention of “Privacy Data Officer” either by post (to 35<sup>th</sup> -38<sup>th</sup> Floors, Tower 2, Nina Tower, 8 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong) or by email (to [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com)).

In case of discrepancies between the English and Chinese versions of this Statement, the English version shall apply and prevail.

Signed by each individual from whom CCREA or any other Group Member collects personal data:

First signatory

I have read and understood the provisions of this Statement. I consent to the collection, use (including processing and transfer) and handling of my personal data in accordance with the provisions of this Statement. I will inform the Privacy Data Officer specified above as soon as reasonably practicable of any change to my personal data.

I do not consent to the use of my personal data in direct marketing.

If I tick the box below, I consent to the use of my personal data in direct marketing.

I consent to the use of my personal data in direct marketing.

I am not residing or staying in Mainland China.

I am residing or staying in Mainland China. (Please read carefully and sign the Personal Information Collection Statement-Addendum.)

Signature: \_\_\_\_\_

Full name: \_\_\_\_\_

Capacity (please tick the appropriate box(es)):

- Purchaser
- Seller
- Borrower
- Mortgagor
- Guarantor of mortgagor loan
- Tenant/Lessee
- Employee/agent/representative of corporate or other non-individual tenant/lessee
- Guarantor of tenancy/lease

Date: \_\_\_\_\_

Second signatory

**I have read and understood the provisions of this Statement. I consent to the collection, use (including processing and transfer) and handling of my personal data in accordance with the provisions of this Statement. I will inform the Privacy Data Officer specified above as soon as reasonably practicable of any change to my personal data.**

**I do not consent to the use of my personal data in direct marketing.**

**If I tick the box below, I consent to the use of my personal data in direct marketing.**

**I consent to the use of my personal data in direct marketing.**

**I am not residing or staying in Mainland China.**

**I am residing or staying in Mainland China. (Please read carefully and sign the Personal Information Collection Statement-Addendum.)**

**Signature:** \_\_\_\_\_

**Full name:** \_\_\_\_\_

**Capacity (please tick the appropriate box(es)):**

- Purchaser**
- Seller**
- Borrower**
- Mortgagor**
- Guarantor of mortgagor loan**
- Tenant/Lessee**
- Employee/agent/representative of corporate or other non-individual tenant/lessee**
- Guarantor of tenancy/lease**

**Date:** \_\_\_\_\_

Third signatory

**I have read and understood the provisions of this Statement. I consent to the collection, use (including processing and transfer) and handling of my personal data in accordance with the provisions of this Statement. I will inform the Privacy Data Officer specified above as soon as reasonably practicable of any change to my personal data.**

**I do not consent to the use of my personal data in direct marketing.**

**If I tick the box below, I consent to the use of my personal data in direct marketing.**

**I consent to the use of my personal data in direct marketing.**

**I am not residing or staying in Mainland China.**

**I am residing or staying in Mainland China. (Please read carefully and sign the Personal Information Collection Statement-Addendum.)**

**Signature:** \_\_\_\_\_

**Full name:** \_\_\_\_\_

**Capacity (please tick the appropriate box(es)):**

- Purchaser**
- Seller**
- Borrower**
- Mortgagor**
- Guarantor of mortgagor loan**
- Tenant/Lessee**
- Employee/agent/representative of corporate or other non-individual tenant/lessee**
- Guarantor of tenancy/lease**

**Date:** \_\_\_\_\_

## **Personal Information Collection Statement - Addendum**

This Addendum (“Addendum”) is made for compliance with the Personal Information Protection Law of the People’s Republic of China, and shall form an integrate part of the Personal Information Collection Statement (“Statement”). However, it shall apply only to people who are resided in or who are in Mainland China use the services, products, facilities or privileges offered by our Group Members (“we”, “us” or “our”). In case of any discrepancy between any provision herein and any other provision in the Statement, the provision herein shall prevail.

Before providing your personal data, please ensure that you have carefully read this Addendum.

### **1. Collection, Disclosure, Sharing, Transfer and Publication of Personal Data**

#### **1.1 Types of Personal Data to Be Collected**

The types of personal data to be collected by us from you are different depending on the types of our services, products, facilities or privileges that you use, which may include :-

1.1.1 All of the personal data required in the application form for mortgage we provide to you together with this Addendum if you wish to apply for mortgage loan from any of our Group Members.

1.1.2 All of the personal data required in the preliminary agreement for sale and purchase we provide to you together with this Addendum if you are to purchase property.

#### **1.2 Collection of Sensitive Personal Information**

The personal data that we may collect in order to provide the services, products, facilities or privileges to you may contain sensitive personal information, which means any personal information that once disclosed, provided illegally or misused, may endanger your personal or property safety and may extremely easily lead to any harm to your reputation or health in body and mind or any other discriminatory treatment. When it becomes necessary to collect any sensitive personal information from you, we will solicit your consent in advance.

#### **1.3 Disclosure, transfer and/or sharing of Personal Data**

1.3.1 Except otherwise provided for in any applicable law or regulation or required by any competent regulatory authority, we will only disclose, transfer to and/or share with any third party your personal data, as necessary for the related business, in the circumstances set forth in the Statement. We will enter into a non-disclosure agreement with such third party, under which the third party should be required to process your personal data pursuant to the Statement and its addendum and other related confidentiality and security measures. Such third party shall not be entitled to subject the personal data to any other purpose than specified in the Statement and its addendum. We will solicit your consent by means of a written agreement or a pop-up window, pursuant to any applicable law or regulation or standard and with your explicit consent, will provide to or share with the third party your personal data.

1.3.2 If you need to know any company, organization or individual who is involved in the circumstances under the Statement that we may disclose, transfer your personal data to and/or share your personal data with, please send an email to [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com), noting “Third-Party Data Inquiry” in the subject line, to which we will respond within [15] working days of receiving the email.

## 1.4 Assignment of Personal Data

We will not assign your personal data to any third party, unless :-

1.4.1 Your prior explicit consent or authorization has been obtained.

## 1.5 Public Disclosure

We will not disclose your personal data to the public, unless :-

1.5.1 Your prior explicit consent has been obtained (for example, in any public event organized by us, we will not disclose to the public the personal data of the winner unless and until the explicit authorization and consent from the winner is obtained).

1.5.2 We do so pursuant to any mandatory requirement of any applicable law or regulation, legal proceeding or competent government authority.

## 2. Protection and Storage of Personal Data

### 2.1 Protection of Personal Data

2.1.1 We will take any and all reasonable and feasible measures to protect your personal data and we ensure that we will not collect any personal data that is irrelevant to the service you purchase.

2.1.2 The Internet is not 100 percent safe and secure, and we will do our best to ensure the safety of the personal data that you provide us through the Internet. In the event of any personal data breach, we will promptly inform you of the breach and its possible consequence, the action we have taken or will take, and any action you may take, pursuant to the applicable law or regulation. We will promptly notify you by email, regular mail, telephone or push notification and if it is too difficult to reach all the owners of the personal data, we will make a public announcement in a reasonable and effective manner.

### 2.2 Storage of Personal Data

In principle, we will only store your personal data within the time limit that is necessary for us to provide the services, products, facilities or privileges you have chosen, which is the longer of the following :-

2.2.1 the period that is required to provide the services, products, facilities or privileges you have chosen;

2.2.2 the period that we can ensure the safety and quality of the services, products, facilities or privileges provided to you;

2.2.3 the period specified in any applicable law or regulation.

## 3. Your Rights

Pursuant to applicable laws, regulations and standards of the People's Republic of China and any other national or regional practice, you may exercise the following rights to your personal data :-

### 3.1 To access your personal data

You may do this by sending an email to [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com), noting “Personal Information Inquiry” in the subject line. We will respond to your inquiry within [15] working days.

### 3.2 To correct your personal data

You may do this by sending an email to [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com), noting “Personal Information Correction Request” in the subject line. We will respond to your correction request within [15] working days.

### 3.3 To delete your personal data

3.3.1 You may require that your personal data be deleted from our system by sending an email to us at [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com), to which we will respond within [15] working days to confirm your deletion request, if :-

3.3.1.1 Our processing of your personal data violates any applicable law or regulation;

3.3.1.2 We have collected and used your personal data without first obtaining your consent;

3.3.1.3 Our processing of your personal data breaches any agreement between us and you;

3.3.1.4 You cease using our services, products, facilities or privileges; or

3.3.1.5 We cease providing you with our services, products, facilities or privileges.

3.3.2 If we decide to respond to your deletion request, we will also inform any entity who receives your personal data from us to delete your personal data in timely manner, unless otherwise provided for in any applicable law or regulation or if such entity has independent authorization from you.

3.3.3 When your personal data is removed from our service system, we may not immediately delete the same from our backup system until the related backup is updated.

### 3.4 To change or withdraw the scope of your authorization

Different personal data may be required in order for us to provide certain services, products, facilities or privileges. You may change the scope of personal data you have agreed for us to use or process, or withdraw your authorization or consent, with respect to any single service, by sending an email to [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com). We will respond within [15] working days to confirm your request. When you withdraw your consent, we will cease processing your personal data concerned and become unable to continue to provide the related services, products, facilities or privileges to you, which, however, will not affect any previous processing of your personal data on the basis of your consent.

### 3.5 To obtain a copy of your personal data

You may request a copy of your personal data by sending an email to us at [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com), to which we will respond within [15] working days.

### 3.6 To restrict the Information System in automated decision-making

For certain services, we may make decisions solely on the basis of nonhuman automatic decision-making mechanisms, including the Information System or algorithms. If any of your legal rights or interests is significantly affected, you may require an explanation or refuse to accept our decisions made by the automated decision-making system, by sending an email to us at [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com), to which we will respond within [15] working days.

### 3.7 To respond to your requests hereinabove

3.7.1 For security reasons, we may require that you should provide a written request or identify yourself in any other way. We may also require that your identification be verified before your request may be processed. We will respond to you within [15] working days of receiving your request.

3.7.2 We will not charge you, in principle, if you have raised a reasonable request, but may ask you to pay for the cost, depending on the situation, if the same request has been raised for multiple times or the reasonable extent is exceeded. We may reject any request that is unreasonable and filed repeatedly, that require us to offer any technical means that we cannot reasonably offer (for example, to develop a new system or fundamentally change the existing practice), or that brings any risk to any legal right or interest of any other person, or that is too hard to be feasible (for example, to create a backup copy for the information stored on the magnetic tape).

3.7.3 Also, if it is so required under any special provision of any applicable law or regulation, or pursuant to any legitimate requirement of any administrative, judicial or other competent authority, we may not be able to respond to your request.

## 4. Personal Data of Minors

4.1 If we need to collect or process the personal data of a minor under 14 years of age who is under your guardianship for us to provide our services, products, facilities or privileges to you, we will obtain your prior written consent for this purpose.

4.2 The personal data of a minor under your guardianship that we have collected with your consent will not be shared, transferred or disclosed publicly, unless it is allowed under the applicable law, your explicit consent is obtained or it is necessary to do so in order to protect the minor.

4.3 If we discover that we have collected the personal data of any minor without first obtaining the verifiable consent of the parent or statutory guardian, we will delete such personal data as soon as practicable pursuant to the applicable law.

4.4 If you have any question regarding the personal data of the minor, please contact us by sending an email to us at [pdo@chinachemgroup.com](mailto:pdo@chinachemgroup.com).

## 5. Language

In case of any discrepancy between the English and Chinese version contained herein, the Chinese version shall prevail.

Signed by each individual from whom CCREA or any other Group Member collects personal data:

If you are resided or located in Mainland China, then before using our services, products, facilities or privileges, please read carefully our Personal Information Collection Statement (“Statement”) and its addendum, and tick the box before the item that applies to your situation :-

**First signatory**

- I have fully read and understood the contents of the Statement and its addendum. I agree that Chinachem Group Members may process and protect the personal data that I provide to Chinachem Group Members pursuant to the Statement and its addendum.
- I understand and acknowledge that the personal data that I provide to Chinachem Group Members may contain sensitive personal information, and I agree to authorize Chinachem Group Members to process such sensitive personal information pursuant to the Statement and its addendum.
- I agree that the personal data that I provide to Chinachem Group Members may be transmitted and stored by Chinachem Group Members at its domicile or any other location it may designate.
- I agree that Chinachem Group Members may disclose, transfer to and/or share with any related third party the personal data that I provide to it, pursuant to the Statement and its addendum, if it is necessary to do so in light of its business needs.

Signature: \_\_\_\_\_

Full name: \_\_\_\_\_

Capacity (please tick the appropriate box(es)):

- Purchaser
- Seller
- Borrower
- Mortgagor
- Guarantor of mortgagor loan
- Tenant/Lessee
- Employee/agent/representative of corporate or other non-individual tenant/lessee
- Guarantor of tenancy/lease

Date: \_\_\_\_\_

**Second signatory**

- I have fully read and understood the contents of the Statement and its addendum. I agree that Chinachem Group Members may process and protect the personal data that I provide to Chinachem Group Members pursuant to the Statement and its addendum.**
- I understand and acknowledge that the personal data that I provide to Chinachem Group Members may contain sensitive personal information, and I agree to authorize Chinachem Group Members to process such sensitive personal information pursuant to the Statement and its addendum.**
- I agree that the personal data that I provide to Chinachem Group Members may be transmitted and stored by Chinachem Group Members at its domicile or any other location it may designate.**
- I agree that Chinachem Group Members may disclose, transfer to and/or share with any related third party the personal data that I provide to it, pursuant to the Statement and its addendum, if it is necessary to do so in light of its business needs.**

**Signature:** \_\_\_\_\_

**Full name:** \_\_\_\_\_

**Capacity (please tick the appropriate box(es)):**

- Purchaser**
- Seller**
- Borrower**
- Mortgagor**
- Guarantor of mortgagor loan**
- Tenant/Lessee**
- Employee/agent/representative of corporate or other non-individual tenant/lessee**
- Guarantor of tenancy/lease**

**Date:** \_\_\_\_\_

**Third signatory**

- I have fully read and understood the contents of the Statement and its addendum. I agree that Chinachem Group Members may process and protect the personal data that I provide to Chinachem Group Members pursuant to the Statement and its addendum.**
- I understand and acknowledge that the personal data that I provide to Chinachem Group Members may contain sensitive personal information, and I agree to authorize Chinachem Group Members to process such sensitive personal information pursuant to the Statement and its addendum.**
- I agree that the personal data that I provide to Chinachem Group Members may be transmitted and stored by Chinachem Group Members at its domicile or any other location it may designate.**
- I agree that Chinachem Group Members may disclose, transfer to and/or share with any related third party the personal data that I provide to it, pursuant to the Statement and its addendum, if it is necessary to do so in light of its business needs.**

**Signature:** \_\_\_\_\_

**Full name:** \_\_\_\_\_

**Capacity (please tick the appropriate box(es)):**

- Purchaser**
- Seller**
- Borrower**
- Mortgagor**
- Guarantor of mortgagor loan**
- Tenant/Lessee**
- Employee/agent/representative of corporate or other non-individual tenant/lessee**
- Guarantor of tenancy/lease**

**Date:** \_\_\_\_\_

**Personal Information Collection Statement (MTR Corporation Limited) (“PICS”)**

**收集個人資料聲明 (香港鐵路有限公司) (「本聲明」)**

The Development and the Phase 發展項目及期數	Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期
Property 該物業	Please refer to the Offer Form 詳見要約表格
Purchaser 買方	
I.D. / Passport/B.R. No. 身份證／護照/商業登記證號碼	
Date 日期	

**1. 閣下的私隱**  
**Your Privacy**

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

- 1.4 如果本聲明的英文版本與中文版本有任何不符，應以英文版本為準。  
If there is any inconsistency between the English and Chinese version of this PICS, the English version shall prevail.

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

- 2.1 當閣下與港鐵公司接洽，以購買或租賃我們其中一個物業發展項目內的物業時，我們會收集閣下的個人資料。當閣下首次聯絡我們查詢有關物業的事宜時或當閣下為購買或租賃物業而簽署協議時，閣下的個人資料可能會被收集。

We collect your personal data when you engage with MTR Corporation with a view to purchasing or leasing a property in one of our property developments. The collection of your personal data may occur when you first contact us to enquire about a property or when you sign an agreement to purchase or lease a property.

- 2.2 我們可能將閣下的個人資料用作的用途分為**強制性用途**及**自願性用途**。如果個人資料是用作**強制性用途**，閣下必須向我們提供閣下的個人資料。如果個人資料只是用作**自願性用途**，閣下可完全自願決定是否希望向我們提供該資料。

The purposes for which we may use your personal data are divided into **obligatory purposes** and **voluntary purposes**. If personal data is to be used for an **obligatory purpose**, you **MUST provide your personal data to us**. If personal data is only to be used for a **voluntary purpose**, it is entirely voluntary for you to decide whether you want to provide such information to us or not.

### A. 閣下**必須**提供閣下的個人資料所作的用途為

Purposes for which it is **obligatory** for you to provide your personal data are :-

- (a) 磋商及完成購買或租賃物業所涉及的所有步驟，包括但不限於簽署及登記合約及其他法律文件；  
all the steps involved in negotiating and completing the purchase or lease of a property, including but not limited to signing and registering contracts and other legal documentation;
- (b) 處理發出帳單及付款、釐定尚欠款額，以及(如有需要)向閣下及就閣下的債務提供抵押或擔保的人士收取尚欠付款；  
processing billing and payment, determining amounts outstanding, and, if necessary, collection of outstanding payments from you and persons providing security for or guarantees of your obligations;
- (c) 處理及跟進服務電話通話、查詢及投訴；  
handling and following up service calls, enquiries and complaints;
- (d) 核實閣下的身份；  
verification of your identity;
- (e) 符合根據 (i) 對港鐵公司及其附屬公司和相關聯公司(合稱為「港鐵集團」)具有約束力的任何法律及 (ii) 由監管機構或其他機構(包括行業及自律監管團體)所發出而港鐵公司或港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施所規定而作出披露的責任、規定、建議或指示；  
complying with obligations, requirements, recommendations and instructions to make disclosure under (i) any law binding on MTR Corporation and its subsidiaries and affiliates (collectively, “MTR Group”) and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or MTR Group companies are obliged or expected to comply;
- (f) 使港鐵公司一切或部份業務的實際或擬定受讓人、承轉人或繼承人能夠評估相關的交易；  
enabling an actual or proposed assignee, transferee or successor of MTR Corporation

of all or part of its business to evaluate the relevant transaction;

- (g) 與任何上述用途直接有關的用途。  
purposes directly relating to any of the above purposes.

B. 閣下可自願提供閣下的個人資料所作的用途為  
Purposes for which it is only **voluntary** for you to provide your personal data are :-

不適用  
Not Applicable

### 3. 披露 Disclosure

3.1 若我們向閣下收集個人資料，我們將會  
In cases where we do collect personal data from you, we will :-

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

3.2 我們將採取所有切實可行的步驟，以保密閣下的個人資料，但我們可向下列人士轉移/轉讓該等資料：  
We will take all practicable steps to keep your personal data confidential but we may transfer/assign such data to the following parties :-

- (a) 如果港鐵公司決定出售其業務的任何相關部分，則向港鐵公司就閣下的個人資料所享有權利的任何實際或擬定受讓人、承轉人或繼承人；  
if MTR Corporation decides to sell any relevant part of its business, to any actual or proposed assignee, transferee or successor of or to MTR Corporation's rights in respect of your personal data;
- (b) 向我們所聘用以發展包含我們正在出售及租賃物業之發展項目的人士，及向我們擔保或保證其建築責任的其他人士；  
to persons whom we have employed to develop the development containing the property we are selling and leasing, and other persons guaranteeing or securing their construction obligations to us;
- (c) 向港鐵公司提供有關其業務營運及貫徹在上文第2段內所列用途的法律、物業代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三方服務提供者 – 該等服務提供者可包括 (但不限於) 在出售或租賃物業方面代表我們行事的律師，或者協助我們或包含我們正在出售及租賃物業之港鐵物業發展項目的擁有人促銷物業、管理物業或處理與物業有關的行政事務的其他方；  
any agent, contractor or third party service provider who provides legal, property agency, administrative, telecommunications, computer and other services to the MTR Corporation with respect to the operation of its business and the fulfilment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale or lease of a property or parties assisting us with the marketing, management or administration of properties;

- (d) 根據 (i) 對港鐵公司或其他港鐵集團公司具有約束力的任何法律及 (ii) 由監管機構或其他機構 (包括行業及自律監管團體) 所發出而港鐵公司或任何其他港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施規定，港鐵公司有責任向其作出披露的任何人士；

any person to whom MTR Corporation is under an obligation to make disclosure under the requirements of (i) any law binding on MTR Corporation or other MTR Group companies and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or any other MTR Group companies are obliged or expected to comply;

- (e) 向閣下已明示同意我們可向其披露閣下的個人資料的其他方。  
to entities to whom you have expressly agreed that we may disclose your personal data.

#### 4. 保安 Security

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

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

- 4.2 如果在任何時候，閣下的個人資料被轉移至另一伺服器儲存，該等資料將不獲加密，因此可以被第三方查閱。

If at any time your personal data is transferred to another server for storage, it will not be encrypted and therefore may be accessible to third parties.

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

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

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

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

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

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

responding to access requests.

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

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

法律部  
個人資料私隱主任  
(註明「保密」字樣)  
地址：香港九龍九龍灣德福廣場港鐵總部大樓  
電郵：[PDPO@mtr.com.hk](mailto:PDPO@mtr.com.hk)

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

Personal Data Privacy Officer Legal Department  
(Marked Confidential)  
Address: MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong  
Email: [PDPO@mtr.com.hk](mailto:PDPO@mtr.com.hk)

**8. 資料的保留  
Retention of Data**

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

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

**9. 確認  
Acknowledgement**

請在下方簽署以示閣下理解及同意以上條文。

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

Signed by the Purchaser(s) 買方簽署

--

**買方聲明書 Declaration of the Purchaser**

致  
To : 香港鐵路有限公司 (「擁有人」)  
MTR Corporation Limited (“the Owner”)  
堡雅有限公司 (「如此聘用的人」)  
Grace Castle Corporation Limited (“Person so engaged”)  
(擁有人及如此聘用的人統稱「賣方」)  
(the Owner and the Person so engaged are collectively “the Vendor”)

由  
From :  
(「買方」) (“the Purchaser”)

發展項目期數名稱  
Name of the Phase  
of the Development : 何文田站物業發展項目的第I期(瑜一)的第IB期  
Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development

本物業  
Property : 詳見要約表格  
Please refer to the Offer Form

本人/吾等/本法團現確認如下：  
I/We hereby confirm as follows :-

如買方為個人：  
If the Purchaser is an individual :-

1. 本人/吾等是擁有人的董事/經理 <sup>1</sup> 。 I am a director/manager <sup>1</sup> of the Owner.	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	如是，本人是有關連人士 If yes, I am a related party
2. 本人/吾等是擁有人的董事的父母、配偶或子女。 I am a parent/spouse/child of a director of the Owner.	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	如是，本人是有關連人士 If yes, I am a related party
3. 本人/吾等是擁有人的有聯繫法團 <sup>2a</sup> / 控股公司 <sup>3a</sup> 的董事/經理 <sup>1</sup> 。 I am a director/manager <sup>1</sup> of an associate corporation <sup>2a</sup> / a holding company <sup>3a</sup> of the Owner.	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	如是，本人是有關連人士 If yes, I am a related party
4. 本人/吾等是擁有人的有聯繫法團 <sup>2a</sup> / 控股公司 <sup>3a</sup> 的董事的父母、配偶或子女。 I am a parent/spouse/child of a director of an associate corporation <sup>2a</sup> / a holding company <sup>3a</sup> of the Owner.	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	如是，本人是有關連人士 If yes, I am a related party
5. 本人/吾等確認在該條例 <sup>4</sup> 下本人/吾等是擁有人的有關連人士。 I confirm that I am a related party to the Owner for the purpose of the Ordinance <sup>4</sup> .	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	
6. 本人/吾等是如此聘用的人的董事/經理 <sup>1</sup> 。 I am a director/manager <sup>1</sup> of the Person so engaged.	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	如是，本人是有關連人士 If yes, I am a related party
7. 本人/吾等是如此聘用的人的董事的父母、配偶或子女。 I am a parent/spouse/child of a director of the Person so engaged.	<input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No	如是，本人是有關連人士 If yes, I am a related party

<p>8. 本人/吾等是如此聘用的人的有聯繫法團<sup>2b</sup> / 控權公司<sup>3b</sup>的董事/經理<sup>1</sup>。 I am a director/manager<sup>1</sup> of an associate corporation<sup>2b</sup> / a holding company<sup>3b</sup> of the Person so engaged.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本人是有關連人士 If yes, I am a related party</p>
<p>9. 本人/吾等是如此聘用的人的有聯繫法團<sup>2b</sup> / 控權公司<sup>3b</sup>的董事的父母、配偶或子女。 I am a parent/spouse/child of a director of an associate corporation<sup>2b</sup> / a holding company<sup>3b</sup> of the Person so engaged.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本人是有關連人士 If yes, I am a related party</p>
<p>10. 本人/吾等確認在該條例<sup>4</sup>下本人/吾等是如此聘用的人的有關連人士。 I confirm that I am a related party to the Person so engaged for the purpose of the Ordinance<sup>4</sup>.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	

如買方為法團：

If the Purchaser is a corporation :-

<p>1. 本法團是擁有人的董事 / 經理<sup>1</sup>。 We are a director / manager<sup>1</sup> of the Owner</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>2. 本法團是擁有人的有聯繫法團<sup>2a</sup> / 控權公司<sup>3a</sup>的董事 / 經理<sup>1</sup>。 We are a director / manager<sup>1</sup> of an associate corporation<sup>2a</sup> / a holding company<sup>3a</sup> of the Owner.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>3. 本法團是擁有人的有聯繫法團<sup>2a</sup> / 控權公司<sup>3a</sup>。 We are an associate corporation<sup>2a</sup> / a holding company<sup>3a</sup> of the Owner.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>4. 擁有人的董事 / 經理<sup>1</sup>或該董事的父母、配偶、子女，屬於本法團作為私人公司<sup>5</sup>的董事或股東。 The director / manager<sup>1</sup> or the parent / spouse / child of the director of the Owner is a director or shareholder of us (as a private company<sup>5</sup>).</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>5. 本法團確認在該條例<sup>4</sup>下本法團是擁有人的有關連人士。 We confirm that we are a related party to the Owner for the purpose of the Ordinance<sup>4</sup>.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	
<p>6. 本法團是如此聘用的人的董事 / 經理<sup>1</sup>。 We are a director / manager<sup>1</sup> of the Person so engaged</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>7. 本法團是如此聘用的人的有聯繫法團<sup>2b</sup> / 控權公司<sup>3b</sup>的董事 / 經理<sup>1</sup>。 We are a director / manager<sup>1</sup> of an associate corporation<sup>2b</sup> / a holding company<sup>3b</sup> of the Person so engaged.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>8. 本法團是如此聘用的人的有聯繫法團<sup>2b</sup> / 控權公司<sup>3b</sup>。 We are an associate corporation<sup>2b</sup> / a holding company<sup>3b</sup> of the Person so engaged.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>
<p>9. 如此聘用的人的董事 / 經理<sup>1</sup>或該董事的父母、配偶、子女，屬於本法團作為私人公司<sup>5</sup>的董事或股東。 The director / manager<sup>1</sup> or the parent / spouse / child of the director of the Person so engaged is a director or shareholder of us (as a private company<sup>5</sup>).</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	<p>如是，本法團是有關連人士 If yes, we are a related party</p>

<p>10. 本法團確認在該條例<sup>4</sup>下本法團是如此聘用的人的有關連人士。 We confirm that we are a related party to the Person so engaged for the purpose of the Ordinance<sup>4</sup>.</p>	<p><input type="checkbox"/> 是 Yes <input type="checkbox"/> 否 No</p>	
--	---	--

**NOTE 備註：**

- <sup>1</sup> 「經理 (manager)」就公司而言 —
- (a) 指在董事的直接權限下就該公司執行管理職能的人；但
- (b) 不包括—
- (i) 該公司的財產的接管人或經理人；及
- (ii) 根據《公司 (清盤及雜項條文) 條例》(第32章) 第216條委任的該公司的產業或業務的特別經理人。
- <sup>1</sup> “**manager (經理)**” means, in relation to a company —
- (a) a person who performs managerial functions in relation to the company under the directors’ immediate authority; but
- (b) excludes—
- (i) a receiver or manager of the company’s property; and
- (ii) a special manager of the company’s estate or business appointed under section 216 of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap.32).
- <sup>2a</sup> 「擁有人的有聯繫法團」指「香港鐵路有限公司」的附屬公司。
- <sup>2a</sup> “**Associate corporation of the Owner**” means a subsidiary of MTR Corporation Limited.
- <sup>2b</sup> 「如此聘用的人的有聯繫法團」指「堡雅有限公司」的附屬公司、「華懋物業控股有限公司」的附屬公司或「華懋集團控股有限公司」的附屬公司。
- <sup>2b</sup> “**Associate corporation of the Person so engaged**” means a subsidiary of Grace Castle Corporation Limited, a subsidiary of Chinachem Properties Holding Company Limited or a subsidiary of Chinachem Group Holdings Limited.
- <sup>3a</sup> 「擁有人的控權公司」：不適用。
- <sup>3a</sup> “**Holding company of the Owner**”: Not Applicable.
- <sup>3b</sup> 「如此聘用的人的控權公司」即指「華懋物業控股有限公司」及「華懋集團控股有限公司」。
- <sup>3b</sup> “**Holding company of the Person so engaged**” means Chinachem Properties Holding Company Limited and Chinachem Group Holdings Limited.
- <sup>4</sup> 「該條例」是指「一手住宅物業銷售條例」(第 621 章)。
- <sup>4</sup> “**The Ordinance**” means the Residential Properties (First-hand Sales) Ordinance (Cap.621).
- <sup>5</sup> 私人公司 (private company) 就「公司條例」(第622章) 而言，如某公司符合以下說明，該公司即屬私人公司 —
- (a) 該公司的章程細則 —
- (i) 限制成員轉讓股份的權利；
- (ii) 將成員最高人數限於50人；及
- (iii) 禁止邀請公眾人士認購該公司的任何股份或債權證；及
- (b) 該公司不屬擔保有限公司。
- <sup>5</sup> **private company (私人公司)** means for the purpose of the Companies Ordinance (Cap.622), a company is a private company if —
- (a) its articles —
- (i) restrict a member’s right to transfer shares;
- (ii) limit the number of members to 50; and
- (iii) prohibit any invitation to the public to subscribe for any shares or debentures of the company; and
- (b) it is not a company limited by guarantee.

本人/吾等/本法團特此聲明上述提供資料正確及完整。

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

本人/吾等/本法團茲進一步承諾如本人/吾等/本法團在簽立本物業的正式買賣合約或之前就上述情況有任何改變，本人/吾等/本法團將以書面通知賣方。

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

---

買方簽署 Signature(s) of the Purchaser

日期 Date :

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

The Owner 擁有人	MTR Corporation Limited 香港鐵路有限公司
Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase. 註：「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人。	
The Development and the Phase 發展項目及期數	何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期 Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development
Property 該物業	Please refer to the Offer Form 詳見要約表格
Purchaser 買方	1. _____ 2. _____ 3. _____ 4. _____
I.D. / Passport / B.R. No. 身份證/護照/商業登記證號碼	1. _____ 2. _____ 3. _____ 4. _____
Date 日期	

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

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

本表格只作擁有人內部用途。

This form is for the Owner's internal use only.

		買方 Purchaser			
		1	2	3	4
A.	本人/我等現確認本人/我等是獨立的第三者，並非擁有人之有關連人士 <b>I / We hereby confirm that I / we am / are independent third party(ies), and am / are not (a) related party(ies) to the Owner.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	本人/我等現確認本人/我等是擁有人之有關連人士 <b>I / We hereby confirm that I / we am / are (a) related party(ies) to the Owner.</b> 本人/我等現進一步確認，本人/我等是： I / We hereby further confirm that I / we am / are:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.	擁有人之董事 a director of the Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	擁有人董事之父母 a parent of a director of the Owner 有關董事之姓名 name of the director: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	擁有人董事之配偶 a spouse of a director of the Owner 有關董事之姓名 name of the director: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	擁有人董事之子女 a child of a director of the Owner 有關董事之姓名 name of the director: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	擁有人之經理 a manager of the Owner 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

(g)	而擁有人經理的配偶屬其董事或股東 of which a spouse of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	而擁有人經理的子女屬其董事或股東 of which a child of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	擁有人的有聯繫法團或控權公司 an associate corporation or holding company of the Owner				
11.	擁有人的有聯繫法團或控權公司的董事 a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	擁有人的有聯繫法團或控權公司的董事的父母 a parent of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	擁有人的有聯繫法團或控權公司的董事的配偶 a spouse of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	擁有人的有聯繫法團或控權公司的董事的子女 a child of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	擁有人的有聯繫法團或控權公司的經理 a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____ 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. 擁有人的有聯繫法團或控權公司的經理的父母 a parent of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____  有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. 擁有人的有聯繫法團或控權公司的經理的配偶 a spouse of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____  有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. 擁有人的有聯繫法團或控權公司的經理的子女 a child of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____  有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

備註 Remarks :

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

本人/我等謹此聲明上述提供資料正確及完整。

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

本人/我等確認上述資料將根據擁有人的內部程序處理。

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

Signature(s) of the Purchaser 買方簽署

1.

2.

3.

4.

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

Vendor 賣方	MTR Corporation Limited (as “Owner”) * 香港鐵路有限公司（作為「擁有人」）* Grace Castle Corporation Limited (as “Person so engaged”) # 堡雅有限公司（作為「如此聘用的人」）#
Name of the Phase of the Development (“the Phase”) 發展項目期數（「期數」）名稱	Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期
Address of the Phase 期數地址	1 Chung Hau Street 忠孝街 1 號
Property 本物業	Please refer to the Offer Form 詳見要約表格
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/護照/商業登記證號碼	
Intermediary 中介人	(Name of the EA Company 公司名稱)  (Name of Licensed EA 地產代理姓名)
EA Licence No 地產代理牌照號碼	
Date 日期	

The Purchaser and the Intermediary hereby confirm and declare as follows :-  
買方及中介人謹此確認及聲明如下：

1. The Purchaser is introduced by the Intermediary to the Vendor’s sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.  
買方是經由中介人介紹到賣方的售樓處簽署購買本物業的臨時買賣合約。
2. The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.  
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
3. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.

除本物業的樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取任何費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買本物業時向其索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。

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

Signed by the Purchaser 買方簽署

Signed by the Intermediary 中介人簽署

Business card annexed here 請在此附上咭片

Note 備註:

\* “Owner” means the legal or beneficial owner of the Phase.

「擁有人」指期數的法律上的擁有人或實益擁有人。

# “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

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

Vendor 賣方	MTR Corporation Limited (as “Owner”) * 香港鐵路有限公司（作為「擁有人」）* Grace Castle Corporation Limited (as “Person so engaged”) # 堡雅有限公司（作為「如此聘用的人」）#
Name of the Phase of the Development (“the Phase”) 發展項目期數（「期數」）名稱	Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期
Address of the Phase 期數地址	1 Chung Hau Street 忠孝街 1 號
Property 本物業	Please refer to the Offer Form 詳見要約表格
Purchaser 買方	
I.D./ Passport/ B.R. No. 身份證/護照/商業登記證號碼	
Date 日期	

The Purchaser hereby confirms and declares as follows :-  
買方謹此確認及聲明如下：

1. The Purchaser attends the Vendor’s sales office to purchase the Property and sign a Preliminary Agreement for Sale and Purchase for such purchase directly with the Vendor without the involvement of any intermediary.  
買方是到賣方的售樓處直接購買本物業並簽署本物業的臨時買賣合約，不經任何中介人參與。
2. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.  
除本物業的樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取任何費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買本物業時向其索取任何利益（不論是金錢或其他利益），買方應向廉政公署舉報。
3. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.  
如本文件之中英文文本有任何歧義，一概以英文文本為準。

Signed by the Purchaser 買方簽署

Note 備註:

\* “Owner” means the legal or beneficial owner of the Phase.  
「擁有人」指期數的法律上的擁有人或實益擁有人。

# “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.  
「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

**Extended Defect Maintenance Letter**  
**延長保養欠妥之處的信件**

**From** : **Grace Castle Corporation Limited (“Person so engaged”)**  
**由** : **堡雅有限公司 (「如此聘用的人」)**

**To** :  
**致** : **(“the Purchaser”)**  
**(「買方」)**

**Name of the Phase of the Development (“the Phase”)** : **Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development**  
**發展項目期數 (「期數」)名稱** : **何文田站物業發展項目的第I期 (瑜一) 的第 IB期**

**Property** : **Please refer to the Offer Form**  
**該物業** : **詳見要約表格**

This letter is about your purchase of the Property.  
本函是有關閣下購買該物業之事宜。

Subject to and conditional upon your completion of the purchase of the Property directly from MTR Corporation Limited (“the Owner”) in all aspects in accordance and in compliance with the Preliminary Agreement for Sale and Purchase (the “PASP”) of the Property and its subsequent Agreement for Sale and Purchase (the “ASP”) between you and the Owner and becoming the registered owner of the Property, the Person so engaged is prepared to, but not in derogation from your rights under the ASP, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by you within 12 months from the date of completion of sale and purchase of the Property (the “Time Limit”), remedy defects to the Property or the Fittings, Finishes and Appliances set out in the ASP (“FFA”) (caused otherwise than by any act or neglect of you or your agent, contractor or the resident, occupier or visitor of the Property), provided that :-  
在閣下按照閣下與香港鐵路有限公司 (「擁有人」) 簽訂該物業之臨時買賣合約 (「臨時合約」) 及其後之正式買賣合約 (「正式合約」) 完成買賣，並完全遵守其條款直接從擁有人買入該物業及成為該物業之註冊業主為前提下，如此聘用的人將在不減損閣下於正式合約之權利的情況下，當收到閣下由該物業的買賣成交日期起計的 12 個月內 (「時限」) 所提交的書面通知後，在合理地切實可行的範圍內，盡快自費就該物業或在正式合約內所列出的裝置、裝修物料及設備 (統稱「裝設」) 欠妥之處 (如由閣下或閣下的代理人、承辦商或該物業的住客、使用者或訪客的行為或疏忽所導致的欠妥之處除外) 作出補救，前提為：

1. You shall give prompt written notice to the Person so engaged within the Time Limit specifying the defects to the Property or the FFA which should be ascertainable upon reasonable inspection.  
閣下須盡快在時限內以書面通知如此聘用的人有關該物業或裝設的欠妥之處，該欠妥之處應為在合理檢查下可以被確定。
2. The Person so engaged shall, at its own cost (by its contractor or by procuring other responsible parties) and as soon as reasonably practicable after receipt of your written notice given in accordance with paragraph 1 above, remedy the defects stated therein.  
如此聘用的人在收到閣下按照上述第 1 段發出的書面通知後，須在合理地切實可行的範圍內，盡快自費 (由其承辦商或促使其他相關負責人士) 就閣下於書面通知內列出的欠妥之處作出補救。
3. This obligation does not cover any furniture, plants or landscaping in or sold with the Property, nor to any wear and tear of the Property or any matter added to the Property after the completion of the sale and purchase.  
此項責任不適用於任何位於該物業內或隨該物業出售的家具、花草植物或園藝設計，亦不包括任何該物業之損耗或在買賣完成後在該物業所新增的事物。

4. The rights or benefits conferred on you upon the terms and conditions of this letter shall be personal to you solely and are non-assignable and non-transferable and will terminate automatically when you sell/transfer or enter into agreement to sell/transfer the Property. In any event the Person so engaged shall not be liable to your sub-purchaser(s), nominee(s), assignee(s) or transferee(s).  
本函的條款及條件賦予閣下之權利或利益只屬閣下個人的而不得轉讓或轉移。當閣下出售/轉讓該物業或簽訂出售/轉讓協議時，該等權利及利益將會自動終止。在任何情況下，如此聘用的人不須向閣下之轉購人、被提名人、承讓人或受讓人負責。
5. This obligation is given entirely without prejudice to the rights of the Person so engaged and the parties to the ASP and as a gesture of goodwill of the Person so engaged as a benefit provided by the Person so engaged in relation to your purchase of the Property. For the avoidance of doubt, the Person so engaged shall bear no liability and make no compensation to the Purchaser for any failure to perform this obligation. In case of any dispute in relation to the obligation of the Person so engaged herein mentioned, the decision of the Person so engaged shall be final and binding on you.  
此項責任是在完全無損如此聘用的人及正式合約雙方權益及純為如此聘用的人之良好商譽的基礎下，因閣下購買該物業而由如此聘用的人提供的利益。為免生疑問，如此聘用的人無須為未能履行此項責任而向買方負上任何責任或賠償任何損失。如對如此聘用的人於此項責任有任何爭議，如此聘用的人享有最終及具約束力的決定權。
6. Without prejudice to the generality of the foregoing, this obligation is not applicable to any defects caused by vandalism, wrongful act or negligence or normal fair wear and tear and the Person so engaged is not responsible for the remedy of any defects arising out of or resulting from improper operation or maintenance, or for defect or damage aggravated through failure or delay in giving notice to the Person so engaged. This obligation shall no longer be applicable if and when the subject matter of the defects has been altered, relocated or otherwise modified or varied, sold or disposed of.  
在無損上述條款的一般性原則下，此項責任不適用於任何由蓄意破壞、錯誤行為或疏忽或正常損耗所造成的欠妥之處，且如此聘用的人不會對因不恰當使用或保養造成的任何欠妥之處、或因閣下未能及時通知如此聘用的人而加深的欠妥之處或損壞作出執修。若閣下把該等有欠妥之處的事物更改、重新安置或以其他方式修改或變動、出售或丟棄，此項責任即告終止。
7. This obligation of the Person so engaged is conditional upon the Purchaser giving to the Person so engaged and/or its authorized representative reasonable access to the Property.  
如此聘用的人的本項責任須符合一項先決條件，即買方須讓如此聘用的人及/或其授權代理人合理地進入該物業。
8. This letter is independent of the PASP and the ASP. Nothing herein shall supersede, vary or modify any terms and conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Owner or you under the PASP or the ASP. In case the Person so engaged fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and you shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and the ASP.  
本函是獨立於臨時合約及正式合約，其任何內容均不取代、改變或修改臨時合約或正式合約中任何條款及條件。本函不應被解釋為影響或損害臨時合約或正式合約下擁有人或閣下之責任、權利或補償。倘若如此聘用的人未能遵守或履行其在本函下之任何責任，臨時合約或正式合約中任何條文將不受影響、並維持不變、依舊有效及可予執行，而閣下仍有責任遵守及履行臨時合約及正式合約的所有條款及條件並受其約束。
9. In case of any dispute in relation to any terms and conditions of this letter, the Person so engaged shall have the right of final decision.  
如就本函的任何條款及條件有任何爭議，如此聘用的人享有最終決定權。
10. The parties do not intend any term of this letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this letter shall be excluded from the application of the CRTPO.  
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第623章)(「該條例」)強制執行本函之下任何條款，並且同意排除該條例適用於本函。
11. For the avoidance of doubt, the Owner has no liability whatsoever to the Purchaser under this letter and shall not be held liable for any failure of the Person so engaged to perform any obligation hereunder or breach of any terms

herein by the Person so engaged. No representation or warranty is given, or shall be deemed to have been given, by the Owner in respect of the rights or benefits conferred on you upon the terms and conditions of this letter.

為免疑問，擁有人於本函之下對買方並無任何責任，亦無須因如此聘用的人未能履行本函中任何責任或如此聘用的人違反本函中任何條款而對買方負責或賠償。擁有人亦沒有就本函中的條款及條件所賦予閣下之權利或利益作出或被視為已作出任何陳述或保證。

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

本函中文譯本僅供參考，如與英文版本有歧義，一概以英文版本為準。

After due and careful consideration of the contents of this letter, both the Purchaser and the Person so engaged 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函內容後，買方及如此聘用的人均同意接受本函內所有條款並受其約束。

買方簽署

Signed by the Purchaser

華懋物業代理有限公司代表如此聘用的人簽署

Signed by Chinachem Real Estate Agency Limited  
for and on behalf of the Person so engaged

**Acknowledgement Letter for Viewing of Residential Properties 住宅物業參觀確認函**

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司（作為「擁有人」） Grace Castle Corporation Limited (as “Person so engaged”) 堡雅有限公司（作為「如此聘用的人」）  Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人、「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。
The Development and the Phase 發展項目及期數	Phase IB (“Phase”) of Phase I (IN ONE) of Ho Man Tin Station Property Development (“Development”) 何文田站物業發展項目（「發展項目」）的第 I 期（瑜一）的第 IB 期（「期數」）
Property 該物業	Please refer to the Offer Form 詳見要約表格
Purchaser 買方	
I.D. / Passport / B.R. No. 身份證 / 護照 / 商業登記證號碼	
Date 日期	

I/We, the Purchaser, hereby confirm and acknowledge below prior to my/our submission of the tender of the Property :  
本人/我們，即買方，在遞交該物業的投標書之前，謹此確認及承認以下事項：

	Please put a tick (“✓”) if applicable 如適用，請以剔號(“✓”)表示
the Vendor has made the Property available for viewing by me/us and I/we have viewed the Property on the date as stated below prior to my/our submission of the tender of the Property :- 賣方已開放該物業供本人/我們參觀，而本人/我們已於下述日期，並於遞交該物業的投標書之前，參觀了該物業：  Date of viewing the Property: 參觀該物業日期：  _____	<input type="checkbox"/>
<b>OR 或</b>	
the Vendor has made the Property available for viewing by me/us but after due consideration and out of my/our own free will and choice I/we decided not to view the Property prior to my/our submission of the tender of the Property. 賣方已開放該物業供本人/我們參觀，但經充份考慮後，本人/我們自主選擇及決定於遞交該物業的投標書之前，不參觀該物業。	<input type="checkbox"/>

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

Signed by the Purchaser(s) 買方簽署

**Early Completion Cash Rebate Letter**  
**提前成交現金回贈的信件**

**From** : **MTR Corporation Limited (“the Owner”)**  
**由** : **香港鐵路有限公司 (「擁有人」)**  
**Grace Castle Corporation Limited (“Person so engaged”)**  
**堡雅有限公司 (「如此聘用的人」)**  
**(the Owner and the Person so engaged are collectively “the Vendor”)**  
**(擁有人及如此聘用的人統稱「賣方」)**

**To** :  
**致** : **(“the Purchaser”)**  
**(「買方」)**

**Name of the Phase of the Development** : **Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development**  
**發展項目期數名稱** : **何文田站物業發展項目的第I期(瑜一)的第IB期**

**Property** : **Please refer to the Offer Form**  
**本物業** : **詳見要約表格**

**Date** :  
**日期** :

1. This letter is about the purchase of the Property by the Purchaser.  
本函是有關買方購買該物業之事宜。
2. The Purchaser agrees to pay the purchase price (the “**Purchase Price**”) and complete the sale and purchase of the Property as mentioned in the Preliminary Agreement for Sale and Purchase of the Property (the “**PASP**”) in accordance with the following manner and payment terms :-  
根據該物業的臨時買賣合約 (「**臨時合約**」) , 買方同意須按以下付款方法及支付條款支付該物業之樓價 (「**樓價**」) , 並完成該物業之買賣:
  - (1) 5% of the purchase price as preliminary deposit shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance); and  
樓價5% 作為臨時訂金於投標書獲賣方接納時 (即接納書的日期) 支付 ;
  - (2) 5% of the purchase price as further deposit shall be paid within 120 days after the date of the Letter of Acceptance; and  
樓價5% 作為加付訂金於接納書的日期之後的120天內支付 ; 及
  - (3) 90% of the purchase price as balance of purchase price shall be paid within 360 days after the date of the Letter of Acceptance.  
樓價90%作為樓價餘款於接納書的日期之後的360天內支付。
3. Without prejudice to the aforesaid agreement by the Purchaser, if the Purchaser shall complete the sale and purchase of the Property and pay and settle the Purchase Price in full on or before the below specified date and perform and observe in all respects the terms and conditions of the PASP and the subsequent formal Agreement for Sale and Purchase (the “**ASP**”) (in respect of which time shall be of the essence), the Vendor will provide a cash rebate (the “**Cash Rebate**”) to the Purchaser in the amount equivalent to the below percentage of the Purchase Price subject to the terms and conditions herein contained :-  
如買方提前在下述日期或之前完成該物業之買賣及付清所有該物業之樓價及在所有方面履行和遵守臨時合約及其後之正式買賣合約 (「**正式合約**」) 內的條款及條件 (必須嚴格遵守所有時間限制) , 則賣方將依據本函所列的條款及條件回贈相等於以下樓價百分比之金額予買方 (「**現金回贈**」) :

**Table of Early Completion Cash Rebate**  
**提早 120 天成交回贈列表**

Date of settlement of the balance of the Purchase Price 付清樓價餘款日期	Early Completion Cash Rebate Amount 提早 120 天成交回贈金額
Within 120 days after the date of the preliminary agreement for sale and purchase 臨時買賣合約日期後 120 日內	2% of Purchase Price 樓價 2%

4. The Vendor will apply directly the Cash Rebate for part payment of the balance of Purchase Price payable by the Purchaser pursuant to the PASP and the ASP **provided that the Purchaser shall in person serve a written notice to the Vendor (“Notice for Early Completion”) in the form of the notice attached hereto not less than 60 days before the actual date of completion and full payment of Purchase Price.**

賣方會將相關金額之現金回贈直接用於支付部份買方依臨時合約及正式合約應支付之樓價餘款，**惟買方必須於提前成交及付清樓價日期前不少於60天親身以附件的書面通知的格式（「提前成交通知書」）通知賣方。**

5. The Cash Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Cash Rebate to any third party. Whether or not the Vendor pays the Cash Rebate to the Purchaser, the Purchaser shall still be obliged to perform and comply with all terms and conditions of the PASP and the ASP and to complete the purchase of the Property in accordance with the terms and conditions contained therein.  
現金回贈為買方個人專有，買方無權轉讓或轉移現金回贈予任何第三方。無論賣方是否支付現金回贈予買方，買方仍必須履行和遵守臨時合約及正式合約內的一切條款與條件，並必須遵從其條款及條件完成該物業之買賣。
6. In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this letter, the PASP and the ASP, the offer of Cash Rebate shall cease to have effect and lapse automatically and the Vendor shall be entitled to withdraw the payment of the Cash Rebate forthwith without prejudice to the Vendor's other rights and claims under the PASP and the ASP or at law.  
一旦買方未能遵守、履行或遵從本函、臨時合約及正式合約內的任何條款及條件，現金回贈即告自動失效，而賣方有權即時撤銷支付現金回贈，且不影响賣方在臨時合約及正式合約或法律上之其他權利與申索。
7. Time shall be of the essence of this letter and the Notice for Early Completion.  
在本函及提前成交通知書中的時間規定必須嚴格遵守。
8. This letter is independent of the PASP and the ASP. Nothing herein shall supersede, vary or modify any terms or conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Vendor or the Purchaser under the PASP or the ASP. In case the Vendor fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and the Purchaser shall remain liable to and be bound to observe and perform all terms and conditions in the PASP and ASP.  
本函獨立於臨時合約及正式合約，本函的任何內容均不會取代、改變或修改臨時合約或正式合約中任何條款或條件。本函不應被解釋為影響或損害臨時合約或正式合約之下賣方或買方之責任、權利及補償。倘若賣方未能遵守或履行其在本函之下之任何責任，仍不損害、變更或影響臨時合約或正式合約中任何條款的執行、有效性及可予執行性，而買方仍有責任遵守及履行臨時合約及正式合約的所有條款及條件並受其約束。
9. In case of any dispute in relation to any terms and conditions of this letter and the Notice for Early Completion, the Vendor shall have the right of final decision.  
如就本函及提前成交通知書任何條款及條件有任何爭議，賣方享有最終決定權。
10. The parties do not intend any term of this letter and the Notice for Early Completion to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this letter and the Notice for Early Completion shall be excluded from the application of the CRTPO.  
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第623章)（「該條例」）強制執行本函及提前成交通知書之下任何條款，並且同意排除該條例適用於本函及提前成交通知書。
11. The Chinese translations of this letter and the Notice for Early Completion are for reference purposes only. In case of any discrepancy between the Chinese and English versions of the same, the English version shall prevail.  
本函及提前成交通知書的中文譯本僅供參考，如中英文版本有歧義，一概以英文版本為準。

After due and careful consideration of the contents of this letter, both the Purchaser and the Vendor agree to accept the same and be bound by all terms and conditions set out in this letter.

經適當及仔細考慮本函內容後，買方及賣方均同意接受本函內所有條款及條件並受其約束。

Signed by the Purchaser  
買方簽署

Signed by Chinachem Real Estate Agency Limited  
for and on behalf of the Vendor  
華懋物業代理有限公司代表賣方簽署



**Confirmation Letter regarding “Resonance In One” Golden Week Limited-time Offer (the “Benefit”)****「『瑜你共鳴』五一限時優惠」(「本優惠」)確認信**

Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Grace Castle Corporation Limited (as “Person so engaged”) 堡雅有限公司 (作為「如此聘用的人」)  Note: “Owner” means the legal or beneficial owner of the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人、「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。
Names of the Development and the Phase 發展項目及期數名稱	Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development 何文田站物業發展項目的第 I 期 (瑜一) 的第 IB 期
Property 該物業	Please refer to the Offer Form 詳見要約表格
Purchaser 買方	
I.D. / Passport / B.R. No. of Purchaser 買方身份證/ 護照/ 商業登記證號碼	
Date 日期	

We refer to your purchase of the Property under the Preliminary Agreement for Sale and Purchase (“Preliminary Agreement”) you entered into on the date hereof. We hereby confirm that the Person so Engaged is prepared to offer you with a Cash Voucher worth HK\$100,000 (the “Cash Voucher”) as the “Resonance In One” Golden Week Limited-time Offer, subject to the following terms and conditions :-

閣下於本函日期簽訂臨時買賣合約(「臨時合約」)購買該物業。現特此確認，如此聘用的人將會提供一張價值港幣100,000元的現金禮券(「現金禮券」)作為「『瑜你共鳴』五一限時優惠」予閣下，惟閣下須受以下條款及條件規限：

- You shall execute the formal agreement for sale and purchase of the Property (the “Agreement”) within 5 working days after signing the Preliminary Agreement in accordance with the terms and conditions contained in the Preliminary Agreement, and complete the purchase of the Property in all aspects in accordance and in compliance with the Agreement and become the registered owner of the Property in order to be eligible for the Benefit.  
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正式買賣合約(「正式合約」)，且依照正式合約之一切條款完成該物業之買賣並成為該物業之註冊業主後，方可有資格獲得本優惠。
- The Cash Voucher will be delivered to the Purchaser upon completion of the sale and purchase of the Property together with the Property.  
現金禮券將於該物業買賣成交日連同該物業交予買方。
- The Purchaser shall contact with B&O Service Centre of Bang & Olufsen by phone (+852 2516 9799), WhatsApp (+852 9658 7797) or by email (Email address: hkservice@bang-olufsen.dk ) and redeem Bang & Olufsen audio products for value of HK\$100,000 (collectively the “Gift”) at designated Bang & Olufsen stores within 6 months from the date of the Cash Voucher, otherwise the Purchaser will be deemed to have given up the Gift.  
買方須透過電話 (+852 2516 9799)、WhatsApp (+852 9658 7797) 或電郵 (電郵地址: hkservice@bang-olufsen.dk) 與 Bang & Olufsen B&O 服務中心聯絡，並於現金禮券發出日期起計的 6 個月內於 Bang & Olufsen 指定分店兌換價值港幣 100,000 元的 Bang & Olufsen 的音響產品 (統稱「該禮品」)，否則將被視作放棄該禮品。
- No warranty, maintenance or representation whatsoever is given by the Person so Engaged or any person on behalf of the Person so Engaged in any respect regarding the Gift. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of the Gift or as to whether the Gift is or will be in working condition.  
如此聘用的人或其代表不會就該禮品作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。

5. The Cash Voucher cannot be resold, redeemed for cash, or exchanged.  
現金禮券不得轉售、兌換現金及退換。
6. Lost, stolen, or damaged Cash Voucher will not be reissued.  
任何遺失、破損及損壞的現金禮券將不獲重發。
7. The Benefit is personal to the Purchaser and can only be enjoyed by the Purchaser personally. The Benefit is non-assignable and non-transferable.  
本優惠僅屬於買方，並僅供買方個人享用。本優惠不得轉讓，亦不可轉移。
8. The use of the Cash Voucher (including the validity period, etc.) is subject to the terms and conditions prescribed by Bang & Olufsen. The Owner, the Person so engaged or Chinachem Real Estate Agency Limited will not under any circumstance be liable for those terms and conditions and/or the non-observance of the same by Bang & Olufsen.  
現金禮券之使用(包括使用期限等)受Bang & Olufsen所訂之條款及條件限制。於任何情況下，擁有人、如此聘用的人或華懋物業代理有限公司均不須就該等條款及條件及/或Bang & Olufsen不履行該等條款及條件負上任何責任。
9. The Person so Engaged shall have absolute discretion to choose to pay a payment (“payment in lieu”) to the Purchaser in lieu of the Cash Voucher. The amount of payment in lieu to be determined by the Person so Engaged in its absolute discretion and to be paid by the Person so Engaged to the Purchaser upon or after completion of the sale and purchase of the Property in such manner as may be determined by the Person so Engaged in its absolute discretion. The payment in lieu is subject to the maximum amount of HK\$100,000.  
如此聘用的人擁有絕對酌情權，選擇以付款形式代替提供現金禮券(「該代替付款」)予買方。如此聘用的人擁有絕對酌情權於該物業成交日或之後以任何形式支付該代替付款，該代替付款之金額由如此聘用的人按其絕對酌情決定權計算，而該代替付款之金額上限為港幣100,000元。
10. The Person so Engaged reserves the right to vary or amend the terms and conditions hereof from time to time.  
如此聘用的人保留權利不時更改或修訂本函中之條款及條件。
11. In case of any dispute, the decision of the Person so Engaged shall be final.  
如有任何爭議，以如此聘用的人之最終決定為準。
12. The Owner and the Vendor’s agent do not, and will not, involve in this “Resonance In One” Golden Week Limited-time Offer. The Purchaser shall have no claim whatsoever against the Owner and/or the Vendor’s agent in relation to this “Resonance In One” Golden Week Limited-time Offer.  
擁有人及賣方代理並沒有亦不會參與此「『瑜你共鳴』五一限時優惠」。買方不得就有關此「『瑜你共鳴』五一限時優惠」而向擁有人及/或賣方代理提出任何申索。
13. All claims and disputes in respect of the Benefit or the Cash Voucher or the Gift shall be directed to Bang & Olufsen.  
所有有關本優惠或現金禮券或該禮品的申索及爭議，買方應直接聯絡Bang & Olufsen。
14. 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, or that the Preliminary Agreement or the Agreement is cancelled or terminated, the Person so Engaged shall be entitled to withdraw or cancel the Benefit forthwith, without prejudice to the other rights and claims of the Person so Engaged under the Preliminary Agreement, the Agreement or other applicable laws.  
若閣下未能遵守、履行或符合本函、臨時合約或正式合約內任何條款或條件，或臨時合約或正式合約遭終止或取消，如此聘用的人有權即時撤銷或取消本優惠，且並不損害如此聘用的人於臨時合約、正式合約或其他適用法律下之其他權利及申索。
15. This letter is independent of the Preliminary Agreement and the Agreement. Nothing herein shall supersede, vary or modify any terms or conditions of the Preliminary Agreement or the Agreement. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Owner or you under the Preliminary Agreement or the Agreement. In case the Person so Engaged fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the Preliminary Agreement or the Agreement will not in any way be prejudiced, varied or affected, and you shall remain liable to and be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement.  
本函獨立於臨時合約及正式合約，其任何內容均不取代、改變或修改臨時合約或正式合約中任何條款。本函不應被解釋為影響或損害臨時合約或正式合約下擁有人或閣下之責任、權利或補償。倘如此聘用的人未能遵守或履行其在本函下之任何責任，臨時合約或正式合約中任何條款將不受影響、並維持不變、依舊有效及可予執行，而閣下仍有責任遵守及履行臨時合約及正式合約所有條款並受其約束。
16. A person who is not a party to this letter 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 Letter.  
並非本函一方之人士並無任何權利按《合約(第三者權利)條例》強制執行本函任何條款及條件或享有本函任何條款及條件之利益。

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

本函中文譯本僅供參考，如與英文版本有歧義，一概以英文版本為準。

After due and careful consideration of the contents of this letter, both the Purchaser and the Person so Engaged 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函內容後，買方及如此聘用的人均同意接受本函內所有條款並受其約束。

Signed by the Purchaser

買方簽署

Signed by Chinachem Real Estate Agency Limited

for and on behalf of the Person so Engaged

華懋物業代理有限公司代表如此聘用的人簽署

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

符合《一手住宅物業銷售條例》(第 621 章) 第 66 條及第 68 條的規定  
in compliance with s.66 and s.68 of the Residential Properties (First-hand Sales) Ordinance (Cap.621)

賣方： Vendor:	香港鐵路有限公司 (作為「擁有人」) MTR Corporation Limited (as "Owner") 堡雅有限公司 (作為「如此聘用的人」) Grace Castle Corporation Limited (as "Person so engaged") Note: "Owner" means the legal or beneficial owner of the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註：「擁有人」指期數的法律上的擁有人或實益擁有人、「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。
發展項目及期數： The Development and the Phase:	何文田站物業發展項目 (「發展項目」) 的第 I 期 (瑜一) 的第 IB 期 (「期數」) Phase IB ("Phase") of Phase I (IN ONE) of Ho Man Tin Station Property Development ("Development")
該物業： Property:	香港九龍何文田站物業發展項目的第 I 期(瑜一) 的第 IB 期第 3 座(3A) 28 樓 A 單位 Flat A on 28 <sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong

(a)	須就該物業支付的管理費用的款額： The amount of the management fee that is payable for the Property: 每個曆月港幣 8,787 元 HK\$8,787 per calendar month
(b)	須就該物業繳付的地稅(如有的話)的款額： The amount of the Government rent (if any) that is payable for the Property: 每季港幣 5,139 元 HK\$5,139 per quarter
(c)	業主立案法團(如有的話)的名稱： The name of the owners' incorporation (if any) : 無 Nil
(d)	發展項目及期數的管理人的姓名或名稱： The name of the manager of the Development and the Phase: 香港鐵路有限公司 MTR Corporation Limited
(e)	賣方自政府或管理處接獲的關乎該項目及期數中的住宅物業的擁有人須分擔的款項的任何通知： Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development and the Phase: 無 Nil
(f)	賣方自政府接獲的規定賣方拆卸發展項目及期數的任何部分或將該項目及期數的任何部分恢復原狀的任何通知： Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development and the Phase: 無 Nil
(g)	賣方所知的影響該物業的任何待決的申索： Any pending claim affecting the Property that is known to the Vendor: 無 Nil

印製日期: 01/05/2026

Date of Printing: 01/05/2026

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

符合《一手住宅物業銷售條例》(第 621 章) 第 66 條及第 68 條的規定  
in compliance with s.66 and s.68 of the Residential Properties (First-hand Sales) Ordinance (Cap.621)

賣方： Vendor:	香港鐵路有限公司 (作為「擁有人」) MTR Corporation Limited (as "Owner") 堡雅有限公司 (作為「如此聘用的人」) Grace Castle Corporation Limited (as "Person so engaged") Note: "Owner" means the legal or beneficial owner of the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註:「擁有人」指期數的法律上的擁有人或實益擁有人、「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。
發展項目及期數： The Development and the Phase:	何文田站物業發展項目(「發展項目」)的第I期(瑜一)的第IB期(「期數」) Phase IB ("Phase") of Phase I (IN ONE) of Ho Man Tin Station Property Development ("Development")
該物業： Property:	香港九龍何文田站物業發展項目的第I期(瑜一)的第IB期第3座(3A)29樓A單位 Flat A on 29 <sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong

(a)	須就該物業支付的管理費用的款額： The amount of the management fee that is payable for the Property: 每個曆月港幣 9,396 元 HK\$9,396 per calendar month
(b)	須就該物業繳付的地稅(如有的話)的款額： The amount of the Government rent (if any) that is payable for the Property: 每季港幣 5,755.50 元 HK\$5,755.50 per quarter
(c)	業主立案法團(如有的話)的名稱： The name of the owners' incorporation (if any) : 無 Nil
(d)	發展項目及期數的管理人的姓名或名稱： The name of the manager of the Development and the Phase: 香港鐵路有限公司 MTR Corporation Limited
(e)	賣方自政府或管理處接獲的關乎該項目及期數中的住宅物業的擁有人須分擔的款項的任何通知： Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development and the Phase: 無 Nil
(f)	賣方自政府接獲的規定賣方拆卸發展項目及期數的任何部分或將該項目及期數的任何部分恢復原狀的任何通知： Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development and the Phase: 無 Nil
(g)	賣方所知的影響該物業的任何待決的申索： Any pending claim affecting the Property that is known to the Vendor: 無 Nil

印製日期: 01/05/2026

Date of Printing: 01/05/2026

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

符合《一手住宅物業銷售條例》(第 621 章) 第 66 條及第 68 條的規定  
in compliance with s.66 and s.68 of the Residential Properties (First-hand Sales) Ordinance (Cap.621)

<b>賣方：</b> Vendor:	香港鐵路有限公司 (作為「擁有人」) MTR Corporation Limited (as "Owner") 堡雅有限公司 (作為「如此聘用的人」) Grace Castle Corporation Limited (as "Person so engaged") Note: "Owner" means the legal or beneficial owner of the Phase, and "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 備註: 「擁有人」指期數的法律上的擁有人或實益擁有人、「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。
<b>發展項目及期數：</b> The Development and the Phase:	何文田站物業發展項目(「發展項目」)的第I期(瑜一)的第IB期(「期數」) Phase IB ("Phase") of Phase I (IN ONE) of Ho Man Tin Station Property Development ("Development")
<b>該物業：</b> Property:	香港九龍何文田站物業發展項目的第I期(瑜一)的第IB期第3座(3A)28樓B單位 Flat B on 28 <sup>th</sup> Floor of Tower 3(3A) of Phase IB of Phase I (IN ONE) of Ho Man Tin Station Property Development, Kowloon, Hong Kong

(a)	須就該物業支付的管理費用的款額： The amount of the management fee that is payable for the Property: 每個曆月港幣 8,787 元 HK\$8,787 per calendar month
(b)	須就該物業繳付的地稅(如有的話)的款額： The amount of the Government rent (if any) that is payable for the Property: 每季港幣 5,139 元 HK\$5,139 per quarter
(c)	業主立案法團(如有的話)的名稱： The name of the owners' incorporation (if any) : 無 Nil
(d)	發展項目及期數的管理人的姓名或名稱： The name of the manager of the Development and the Phase: 香港鐵路有限公司 MTR Corporation Limited
(e)	賣方自政府或管理處接獲的關乎該項目及期數中的住宅物業的擁有人須分擔的款項的任何通知： Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development and the Phase: 無 Nil
(f)	賣方自政府接獲的規定賣方拆卸發展項目及期數的任何部分或將該項目及期數的任何部分恢復原狀的任何通知： Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development and the Phase: 無 Nil
(g)	賣方所知的影響該物業的任何待決的申索： Any pending claim affecting the Property that is known to the Vendor: 無 Nil

印製日期: 01/05/2026

Date of Printing: 01/05/2026