

UPPER PRINCE, 1 Ki Lung Street (the “Development”)
基隆街 1 號 UPPER PRINCE (「發展項目」)

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

載有發展項目下述物業（每一該等物業稱為「**招標物業**」）招標條款及條件之招標公告：

The property(ies) set out in the Column of “Property(ies) for Tender” in Paragraph A of Offer Section

要約部份 A 段「**招標物業**」一列所列出之物業

Vendor 賣方	One KL Development Limited One KL II Development Limited One KL III Development Limited
Sales Arrangement 銷售安排	Information on Sales Arrangements of the following number (as amended from time to time): 以下編號之銷售安排資料（包括其不時之修定）： Sales Arrangements No. 1 銷售安排第1號
Commencement Time of Tender Sale 開始招標時間	See Tender Particulars Table 見招標詳情附表
Closing Time of Tender Sale 截止招標時間	See Tender Particulars Table 見招標詳情附表
Tender Period 招標期間	From Commencement Time of Tender Sale to Closing Time of Tender Sale 由開始招標時間至截止招標時間
Acceptance Period 接受中標期間	The period between (a) Commencement Time of Tender Sale concerned and (b) the date falling the 5th working day after the date of tender sale concerned (both days inclusive) 指由(a)開始招標時間至(b)相關招標出售日期後起計的第 5 個工作日內(包括首尾兩日)
Tender Box 投標箱	Tender box located at 投標箱設置於： Shop B, G/F, Elize Park, 181 Sai Yee Street, Mong Kok 旺角洗衣街181號Elize Park地下B舖
Vendor’s Solicitor 賣方律師	Johnson Stokes & Master 孖士打律師行 16th – 18th Floor, Prince’s Building, 10 Chater Road, Hong Kong 香港遮打道10號太子大廈16樓至18樓

PLEASE NOTE: the Vendor has the absolute right to change the Tender Period, Commencement Time of Tender Sale and/or Closing Time of Tender Sale from time to time by amending the Sales Arrangement. The tender sale of the Property(ies) for Tender is subject to availability. Where any Property for Tender has been sold under a particular tender sale carried out on a date of tender sale, no tender sale of that

Property for Tender will be carried out on subsequent date(s) of tender sale. The Vendor has the absolute right to accept or reject any offer for the purchase of any Property for Tender. Although a Property for Tender may be available for tender on a date of tender sale, it may become unavailable during that date of tender sale because the Vendor may accept a previous tender for that Property for Tender after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for that Property for Tender.

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

Should you have any query, please call the hotline of the Development: 2953 7555

如有任何問題，請致電發展項目的熱線查詢：2953 7555

Date of this Tender Notice: 17 November 2025

本招標公告日期：2025 年 11 月 17 日

Tender Particulars Table 招標詳情附表:

Date of tender sale 招標出售日期	Commencement Time of Tender Sale 開始招標時間	Closing Time of Tender Sale 截止招標時間
Tender on every day from 21 November 2025 to 30 June 2026 (both days inclusive) 招標於每日由2025年11月21日起至2026年6月30日(包括首尾兩日)	11 a.m. on the relevant date of tender sale 相關招標出售日期的上午11時	6 p.m. on the relevant date of tender sale 相關招標出售日期的下午6時

TERMS AND CONDITIONS OF THE TENDER SALE

招標條款及條件

1. To make an offer to purchase any Property for Tender, a tenderer shall submit the items referred to in paragraph B of the Offer Section of this document below (the “**Offer Section**”) by delivering the same to the Tender Box during the Tender Period. A Property for Tender so offered to be purchased by the tenderer will be referred to as a “**Tendered Property**”.
如欲作出要約購買任何招標物業，投標人須於招標期間把本文件下文要約部份（「**要約部份**」）B 段所述的所有項目交回投標箱。投標人如此投標要約購買的招標物業稱為「**投標物業**」。
2. A tenderer’s submission of a tender as aforesaid constitutes that tenderer’s agreement to these terms and conditions and a formal offer for the purchase of the Tendered Property which shall remain irrevocable and open for acceptance by the Vendor during the Acceptance Period and, on acceptance by the Vendor, a contract shall be constituted between the tenderer and the Vendor. The Tendered Property the offer of which is accepted by the Vendor will be referred to as the “**Purchased Property**”.
投標人如前述作出投標即視作投標人同意本文件條款及條件及就購買投標物業作出正式要約，且該要約於接受中標期間內不可撤銷及可供賣方接受，而一經賣方接受，投標人與賣方之間即有合約存在。獲賣方接受投標人要約的投標物業稱為「**所購物業**」。
3. A tenderer may offer to purchase of more than one Property for Tender in the Offer Section at the same time.
投標人可於要約部份中同時就多於一個招標物業提出要約購買。
4. The Vendor may accept an offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return, as soon as practicable, to the tenderer concerned one counterpart of the Preliminary Agreement for Sale and Purchase of the Purchased Property executed by the Vendor and dated not later than the last date of the Acceptance Period.
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或任何其他有效方法接受要約。賣方接受後，將盡快向有關投標人交回一份經賣方簽立且日期為不後於接受中標期間最後一日之所購物業之臨時買賣合約。
5. Before a tenderer’s offer is accepted, any cashier order and/or cheque submitted by that tenderer will remain uncashed. Once an offer is accepted by the Vendor, all cashier order(s) and/or cheque(s) submitted by the tenderer concerned will be cashed for the payment of the preliminary deposit of the Purchased Property. If a tenderer’s offer is not accepted, the Vendor will notify that tenderer. All cashier order(s) and/or cheque(s) submitted by that tenderer will be made available for collection by prior appointment Provided That the Vendor shall be entitled to return any cashier order and/or cheque to a tenderer (at the risk of that tenderer) by ordinary or registered post to the tenderer’s address specified in the Offer Section.
投標人的要約未被接受前，投標人所提交之任何本票及/或支票將不作兌現。一旦賣方接受投標人要約，所有有關投標人遞交的本票及/或支票將作兌現並用以支付所購物業的臨時訂金。倘投標人的要約不被賣方接受，賣方將通知該投標人。經預約該投標人可領回所有該投標人遞交的無兌現之本票及/或支票，惟賣方亦有權將任何本票及/或支票以普通或掛號郵遞至該投標人於要約部份填上之地址（遺失風險由該投標人承擔）。
6. If the successful tenderer is a company, there shall not be any change in directors /shareholders of the successful tenderer prior to the signing of the Agreement for Sale and Purchase.
如中標人為公司，在簽署正式買賣合約前其董事/股東不可有任何改動。
7. The Vendor does not undertake and is under no obligation whatsoever to, review, consider or accept the

highest offer or any offer at all for the purchase of any Property for Tender. The Vendor shall have the absolute discretion to determine whether to accept any tender of any Property for Tender, and the tender results decided by the Vendor are final and the tenderer shall not raise any claims or objections in respect thereof. The Vendor has the absolute right to withdraw from the sale of any Property for Tender at any time until the acceptance of an offer to purchase that Property for Tender.

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

8. Where a tenderer submits a tender through the introduction of an estate agent (the “Intermediary”), the tenderer shall fill in the details of the Intermediary in the Offer Section. By submitting a tender, the tenderer will be deemed to have acknowledged and confirmed that:
倘投標人經由地產代理（「介紹人」）介紹而投標，投標人須將介紹人資料填上要約部份。投交標書，投標人即被視作知悉和確認：

- (a) the Intermediary represents the tenderer in the transaction (whether or not the Intermediary also represent the Vendor);

介紹人於交易中代表投標人（不論是否亦代表賣方）；

- (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor, whether or not the tenderer’s offer to purchase is accepted;

介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標人或任何其他人士負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束（不論投標人的購買要約是否獲接受）；

- (c) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, whether or not the tenderer’s offer to purchase is accepted. If the tenderer’s offer is accepted, the sale and purchase of the Purchased Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and;

投標人與介紹人或任何其他地產代理之任何纏繞（不論投標人的購買要約是否獲接受），一概與賣方無關。倘投標人的購買要約獲接受，所購物業之買賣將按照本文件條款及條件及交易文件條款及條件進行；及

- (d) the Vendor has not and has not authorised any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from any tenderer, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Tendered Property(ies). If any person demands any other benefit from a tenderer for submission of the offer to purchase the Tendered Property(ies), the tenderer has been advised that the tenderer should report promptly to the Independent Commission Against Corruption (ICAC).

賣方並無直接或間接、亦無授權任何其職員、介紹人或任何其他地產代理向任何投標人、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇

任何人士就投標人入標認購投標物業向該投標人索取任何其他利益，該投標人已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of the tenderer's submission of the offer to purchase the Tendered Property(ies) is subject to the Vendor's confirmation.

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

9. All tenderers are advised to instruct their own solicitors to advise them on the terms and conditions of this document and of the forms of the documents enclosed herewith. If the offer is accepted, the tenderer concerned may instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the Agreement for Sale and Purchase to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Purchased Property, or he may instruct the Vendor's Solicitors to act for him as well as for the Vendor.

特此建議所有投標人就本文件及附夾於本文件之各文件之條款及條件向其律師尋求意見。如要約獲賣方接受，有關投標人可以委託其自己的獨立律師代表其就以下事宜行事：(i) 在賣方接納其投標後將會訂立的正式買賣合約，及(ii) 所購物業的其後轉讓契；或其可委託賣方律師既代表賣方又代表其本人事務。

10. This document and the enclosed forms are all confidential Provided That they may be disclosed to professional advisor(s) upon reasonable discretion and on a need to know basis but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided in consideration of the agreement to the foregoing.

本文件及所附夾之表格均屬機密，惟可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予專業顧問，惟透露之目的僅限於就本文件條款及條件所擬定的交易之相關事宜提供專業意見。本文件及所附夾之表格之提供是以同意上文規定為代價。

11. (a) Tenderers should note that whilst the Vendor may in its discretion answer questions of a general nature concerning the Property(ies) for Tender, the Vendor will not provide legal or other advice in respect of this Tender Notice or statutory provisions affecting the Property(ies) for Tender. All enquiries should be directed to the Vendor.

投標人請注意，賣方只會酌情回答關於招標物業的一般問題，而不會就本招標公告或關於招標物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方。

- (b) Any statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor in response to any enquiry made by a prospective or actual tenderer shall be for guidance and reference purposes only. No statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor in response to any enquiry made by a prospective or actual tenderer shall form or be deemed to form part of this Tender Notice or to amplify, alter, negate, waive, or otherwise vary any of the terms or conditions as are set out in this Tender Notice or give rise to any legal obligation on the part of the Vendor.

賣方任何人員或賣方對有意投標或確實投標人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，均只作指引及參考之用。賣方任何人員或賣方對有意投標或確實投標人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，不得作為或被視為構成本招標公告的一部分或闡述、更改、否定、豁免或在其他方面修改本招標公告所列出的任何條款或條件或引起賣方的任何法律責任。

12. A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document. 並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任

何條款及條件或享有本文件任何條款及條件之利益。

13. In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
本文件條款及條件中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。
14. The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.
本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION

要約部份

To be completed and signed by the tenderer:

由投標者填妥及簽署：

Date of Tender 招標日期：_____

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

Tendered Property(ies) (please tick) 投標物業 (請以剔號表示)	Property(ies) for Tender 招標物業
<input type="checkbox"/>	6B
<input type="checkbox"/>	6C
<input type="checkbox"/>	6D
<input type="checkbox"/>	6E
<input type="checkbox"/>	6G
<input type="checkbox"/>	7B
<input type="checkbox"/>	7C
<input type="checkbox"/>	7D
<input type="checkbox"/>	7E
<input type="checkbox"/>	7G

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

NOTE: Please submit a complete set of materials for each Tendered Property.

注意：請就每一投標物業遞交以下各項整套。

Part I 第 I 部分

	Item(s) 項目	No. of counterpart needed for submission 需遞交份 數	Need dated by Tenderer? 需要投標人 在文件填上 日期嗎?	Submitted? 是否已提 交?
1	This document together with Offer Section completed 已填妥之本文件連同要約部份	1	✓	<input type="checkbox"/>
2	Completed Preliminary Agreement for Sale and Purchase of the Tendered Property 已填妥之投標物業之臨時買賣合約	2	X	<input type="checkbox"/>
3	Completed Warning to Purchasers 對買方的警告	2	X	<input type="checkbox"/>
4	Completed Declaration Regarding Intermediary 已填妥之關於中介人的聲明 OR 或 Completed Declaration Regarding No Intermediary 已填妥之關於並無中介人的聲明	2	X	<input type="checkbox"/>
5	Completed Acknowledgement Letter Regarding Open Kitchen 已填妥之關於開放式廚房的確認信	2	X	<input type="checkbox"/>
6	Completed Acknowledgement Letter Regarding Operation of Building Maintenance Unit(s) 已填妥之關於大廈管理裝置操作的 確認書	2	X	<input type="checkbox"/>
7	Acknowledgement Letter Regarding Flat Roof and Roof (if applicable) 關於平台及天台的確認信 (如適用)	2	X	<input type="checkbox"/>
8	[** please fill in other side letters if any**]			

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

Part II 第 II 部分

	Item(s) 項目	Submitted? 是否已提交?
1	<p>preliminary deposit : one or more Hong Kong Dollar cashier order(s) issued by a licensed bank in Hong Kong (or one or more Hong Kong Dollar cheque(s) drawn on a licensed bank in Hong Kong if the Vendor agrees) in the amount of at least HK\$[100,000] AND one or more Hong Kong Dollar cheque(s) drawn on a licensed bank in Hong Kong in the amount of 5% of the purchase price offered less the total amount payable under all such cashier order(s).</p> <p>臨時訂金：一張或多張由香港持牌銀行發出的港幣銀行本票（或如賣方同意，一張或多張由香港持牌銀行戶口開出的港幣支票）金額合共至少 HK\$[100,000]及一張或多張由香港持牌銀行戶口開出金額合共等於出價 5% 減去上述本票總金額之港幣支票。</p> <p><i>(all cashier order(s) and cheque(s) mentioned above made payable to “Johnson Stokes & Master” 所有上述本票和支票抬頭人為「孖士打律師行」)</i></p>	<input type="checkbox"/>
2	<p>copy(ies) of identification document(s) of the tenderer (if the tenderer comprises more than one person, each such person)</p> <p>note: i. <i>If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport.</i></p> <p>ii. <i>If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any) and business registration certificate.</i></p> <p>所有投標人的身份證明文件之副本</p> <p>註：i. 若投標人為自然人，指香港身份證，如不適用，則指其他有效身份證明文件（如護照）；</p> <p>ii. 而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證</p>	<input type="checkbox"/>
3	<p><i>(Applicable only if the tenderer concerned is a company)</i></p> <p>a copy of the board resolutions of the tenderer authorizing the signing of the Offer Section and other documents mentioned above in the manner as they are signed (只適用於投標人為公司)</p> <p>投標人的董事決議授權簽署要約部份及上述其他文件和其簽署方式</p>	<input type="checkbox"/>

C. I/we hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.
我/我們特此確認我/我們同意上述條款及條件並受上述條款及條件約束（以賣方收到我/我們書面通知後向我/我們支付港幣 10 元為代價）。

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

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

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

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

Remarks 備註：

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

Holding companies of One KL Development Limited : One KL Group Limited and OKL Holding Limited ; Holding companies of One KL II Development Limited : One KL II Group Limited and OKL II Holding Limited ; Holding companies of One KL III Development Limited : One KL III Group Limited and OKL III Holding Limited

One KL Development Limited 之控權公司：One KL Group Limited 及 OKL Holding Limited ; One KL II Development Limited 之控權公司：One KL II Group Limited 及 OKL II Holding Limited ; One KL III Development Limited 之控權公司：One KL III Group Limited 及 OKL III Holding Limited

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

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

Name of tenderer(s) 投標人的姓名: _____

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

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

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

註: 請填上香港身份證號碼 (如不適用則填上其他有效身份證明文件號碼如護照 (請列明))

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

(i) the company number 公司號碼

(i) _____

(ii) place of incorporation 公司成立地點

(ii) _____

Address地址: _____

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

Telephone number 電話號碼: _____

Fax number 傳真號碼: _____

Email address 電郵地址: _____

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

i. Contact person in Hong Kong 在港聯絡人:

(i) _____

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

(ii) _____

F. Particulars of Intermediary 介紹人資料

Name of Intermediary 介紹人姓名: _____

EA Licence No. 地產代理牌照號碼: _____

Estate Agency 所屬地產代理公司: _____

G. Personal Data 個人資料

- ☐ I/We hereby acknowledge the contents of Schedule hereto and disclosure of my/our personal data as mentioned in paragraph 1 in that Schedule.
我/我們茲確認本文件附表及該附表第 1 段所述使用及披露我/我們的個人資料。
- ☐ I/We object to the use and provision of my/our personal data for direct marketing purposes as mentioned in that Schedule. * (*Should the tenderer finds such use or provision of the tenderer's personal data not acceptable, please indicate objection by ticking this box before signing this document.)
我/我們反對使用及提我/我們的個人資料作本文件附表所述的直接促銷用途。*
（*如投標人不同意對投標人的個人資料之該等使用或提供，請在空格加上剔號，然後簽署本文件。）

Tenderer's Signature 投標人簽署

Date 日期：_____

Schedule 附表

Personal Information Collection Statement 個人資料收集聲明

“group companies” below means the group companies of the Vendor, i.e., One KL Development Limited, One KL Group Limited, OKL Holding Limited, One KL II Development Limited, One KL II Group Limited, OKL II Holding Limited, One KL III Development Limited, One KL III Group Limited and OKL III Holding Limited.

「集團公司」指賣方的集團公司，即 One KL Development Limited、One KL Group Limited、OKL Holding Limited、One KL II Development Limited、One KL II Group Limited、OKL II Holding Limited、One KL III Development Limited、One KL III Group Limited 及 OKL III Holding Limited

“applicable address” means Suite A, 20/F., Wah Hen Commercial Centre, 383 Hennessy Road, Hong Kong
「適用地址」指香港軒尼詩道 383 號華軒商業中心 20 樓 A 室

1. The Vendor (“we” or “us”) needs the personal data of you (i.e. the tenderer) for purposes including: dealing with matters relating to the tender and the sale and purchase of the Property, providing services to you and meeting requirements imposed by law. Your provision of personal data is voluntary but we may not be able to process your request or provide the required services to you if you do not provide us with the required data. We will keep your personal data confidential at all times, but may disclose and transfer your data to the group companies, and/or any appropriate government or regulatory authorities for one or more of the purposes stated above.
賣方（「我們」）需要閣下（即投標人）個人資料作不同用途，包括處理本物業之招標及買賣相關事宜、為閣下提供服務及遵守法律的規定。閣下的個人資料為自願提供的，但如果閣下未能提供我們所需的資料，我們可能無法處理閣下的要求或向閣下提供服務。我們在任何時候都會將閣下的個人資料保密，惟我們可能將閣下的個人資料，就上述一項或多項用途向集團公司，及／或任何適當的政府或監管機構作出披露和移轉。
2. We intend to use your personal data in direct marketing and provide your personal data to the group companies for use by them in direct marketing.
我們擬使用閣下的個人資料作直接促銷及提供閣下的個人資料給集團公司供他們作直接促銷之用。
3. We may not so use or provide your personal data unless we have received your written consent to the intended use and provision.
我們不得如此使用或提供閣下的個人資料，除非已獲得閣下有關於此等使用及提供的書面同意。
4. Your personal data to be used and provided includes your name, contact number and address.
將會被使用及提供的閣下個人資料包括閣下的姓名、聯絡電話號碼及地址。
5. Your personal data will be used and provided for marketing property development projects including but not limited to:
閣下的個人資料會被使用及提供作促銷物業發展項目包括但不限於：
 - The leasing/sales information (including but not limited to leasing/sales information relating to car parking spaces) and promotional activities in relation to the Development on the understanding that the sale or leasing arrangements shall be determined by the Vendor at its sole discretion; and
有關發展項目之租售資料（包括但不限於車位之租售資料）及推廣活動，而閣下明白租售之安排將由賣方全權決定；及
 - The promotional materials of the properties marketed by the Vendor and/or the group companies

賣方及／或集團公司所推廣的物業的相關宣傳資料。

6. If you do not consent to the use and provision of your personal data for direct marketing purposes as stated above, you may tick the relevant box in the Offer Section. If you consent to the use and provision of your personal data for direct marketing but wish to withdraw your consent at a later stage, please inform us in writing at the applicable address. Any such request should clearly state the details of the personal data in respect of which the request is made.

若閣下不同意個人資料被使用及提供作上述的直接促銷用途，閣下可在要約部分相關空格加上剔號。若閣下同意個人資料被使用及提供作直接促銷用途但日後希望撤回同意，請致函適用地址通知我們。任何此等要求均須清楚說明相關要求所針對的個人資料的詳情。

7. You have the right to ascertain whether we hold your personal data, to obtain a copy of the data, and to correct any data that is inaccurate. You may also request us to inform you of the type of personal data held by us. Requests for access and correction or for information regarding our privacy policies and practices should be addressed to our Marketing Officer by writing at the applicable address.

閣下有權確認我們是否持有閣下的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。閣下亦可要求我們通知閣下我們持有之個人資料類別。閣下可透過書面方式致函適用地址聯絡我們的市場推廣主任要求查閱或改正閣下的個人資料或了解我們的資料保護政策和實務詳情。

Acknowledgement of Receipt of Documents
收取文件的確認書

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge the receipt of the following documents relating to my/our purchase of the Property:
本人／吾等，即下述簽署人，謹此確認已收到以下有關本人／吾等購買該物業之文件：

- ☐ 1. Preliminary Agreement for Sale and Purchase (with Schedule 1 and Schedule 2) 臨時買賣合約 (附有附表 1 及附表 2)
- ☐ 2. Warning to Purchasers 對買方的警告
- ☐ 3. Declaration of Relationship with the Vendor 與賣方關係的聲明
- ☐ 4. A. Declaration Regarding Intermediary 關於中介人的聲明
- ☐ 4. B. Declaration Regarding No Intermediary 關於並無中介人的聲明
- ☐ 5. Personal Information Collection Statement (PICS) 收集個人資料聲明
- ☐ 6. Acknowledgement Letter Regarding Operation of Building Maintenance Unit(s) 關於大廈管理裝置操作的確認書
- ☐ 7. Acknowledgement Letter Regarding Open Kitchen 關於開放式廚房的確認信
- ☐ 8. (If applicable) Acknowledgement Letter Regarding Flat Roof and Roof (如適用) 關於平台及天台的確認信
- ☐ 9. Table of Legal Costs 律師服務收費表

Signed by the Purchaser(s) 買方簽署

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約

No:

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			Purchase Date 購買日期
Purchaser 買方	Name in English 英文姓名	Name in Chinese 中文姓名		I.D. Card / Passport / B.R. No. 身份証/護照/商業登記証號碼
Address 地址				
Telephone 電話	Home 住宅 Office 公司 Mobile 手提 Contact Person 聯絡人			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 物業	Floor 樓層		Flat 單位	
Purchase Price 售價	The purchase price of the Property is 本物業的售價為:		, which shall be paid by the Purchaser to the Vendor in the manner as follows: 元, 並須由買方按以下方式付予賣方:	
	Preliminary deposit in the sum of 為數:	HK\$ 港幣	, which is equal to 5% of the purchase price shall be paid upon signing of this Preliminary Agreement. 元, (即售價的 5%) 的臨時訂金, 須於簽署本臨時合約時支付。	
	Further Deposit 加付訂金	HK\$ 港幣	shall be paid on or before _____ 此日或之前付清	
	Further Deposit 加付訂金	HK\$ 港幣	shall be paid on or before _____ 此日或之前付清	
	Part Payment 部份售價	HK\$ 港幣	shall be paid on or before _____ 此日或之前付清	
	Balance of Purchase Price 售價餘額	HK\$ 港幣	shall be paid on or before _____ 此日或之前付清	
<p>or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. 或在賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內付清, 以較早者為準。</p> <p>(The Vendor reserves the right to rectify any errors or omissions in calculating the purchase price referred to the above and the amount of the purchase price shall be as stated in the Agreement to be prepared by the solicitor as stated below. 售價計算如有錯誤賣方保留權利以律師樓擬備之正式合約內之售價為準。)</p>				
<p>This Preliminary Agreement is subject to the "Other Terms and Conditions" printed overleaf. The Purchaser has also read the "Warning to Purchasers" and fully understand the contents thereof. 本臨時合約受背頁之「其他條款及細則」所約束。買方亦已細閱給予買方之「對買方的警告」, 並完全明白此警告之內容。</p>				
<p>Received the above preliminary deposit as stated above. 茲收到上述所列之臨時訂金。 Cashier Order No. / Cheque No. HK\$ Bank 本票號碼 / 支票號碼 港幣 銀行</p>				<p>Authorised Signature 經手收款人</p>
<p>Signature(s) of Purchaser(s) 買方簽署</p>		<p>Signature(s) of Vendor 賣方簽署</p> <p>Authorised Signatory 授權簽署 For and on behalf of 代表 ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED</p>		<p>Payment Method 支付辦法</p>
<p>Vendor's solicitors 賣方之代表律師</p>	<p>Johnson Stokes & Master 孖士打律師行</p>	<p>Address and telephone 地址及電話</p>	<p>18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong 香港中環遮打道十號太子大廈十八樓 Tel 電話: 2843 2211 Fax 傳真: 2845 9121</p>	

Other Terms and Conditions 其他條款及細則:

1. In this Preliminary Agreement:
在本臨時合約中:
 - (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
“實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義;
 - (b) "working day" has the meaning given by section 2(1) of that Ordinance;
“工作日”具有該條例第 2(1)條給予該詞的涵義;
 - (c) the floor area of an item under clause (a) of Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
附表 1(a)條所指的項目的樓面面積, 按照該條例第 8(3)條計算; 及
 - (d) the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
附表 1(b)條所指的項目的面積, 按照該條例附表 2 第 2 部計算。
2. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
買方須支付的臨時訂金, 須由賣方律師作為保證金保存人而持有。
3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (the "Agreement") to be executed:
按訂約雙方的意向, 本臨時合約將會由一份買賣合約("正式合約")取代, 正式合約須:
 - (a) by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
 - (b) by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話), 由買方承擔。
5. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話), 由買方承擔。
6. The Purchaser shall attend the aforesaid Vendor's solicitors' office together with this Preliminary Agreement within 5 working days after the date hereof (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment, (ii) to pay the sum above-mentioned as being due on signing of the Agreement, and (iii) to pay all stamp duties payable on the Agreement.
買方須於本臨時合約之日期之後五個工作日內攜帶本臨時合約到上述賣方之代表律師的辦公室辦理下列手續 (必須嚴守所訂日期): (i) 簽署由賣方之代表律師訂定的標準正式合約並不得作出任何更改, (ii) 同時交付本臨時合約上列明的須於簽立正式合約時繳付之款項, 並 (iii) 同時交付正式合約之所有印花稅。
7. If the Purchaser fails to sign the Agreement within 5 working days after the date on which this Preliminary Agreement is signed -
如買方沒有在本臨時合約的簽署日期之後五個工作日內簽立正式合約 -
 - (a) this Preliminary Agreement is terminated;
本臨時合約即告終止;
 - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金, 即被沒收歸於賣方; 及
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約, 而對買方提出進一步申索。
8. The measurements of the Property are as follows – see Schedule 1.
本物業的量度尺寸如下 – 見附表 1。
9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows – see Schedule 2.
本物業買賣所包括的裝置、裝修物料及設備如下 – 見附表 2。
10. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》(第 219 章) 第 13 及 13A 條的原則下, 賣方不得限制買方根據法律就業權提出要求或反對的權利。
11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.
買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本, 並完全明白其內容。
12. For the purposes of clause 11, the following is the "Warning to Purchasers"-
就第 11 條而言, “對買方的警告”內容如下—
 - (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業, 你便須簽署正式買賣合約, 在你簽立正式買賣合約之前, 你應聘用律師, 以保障你的權益, 和確保妥善完成購買本物業。
 - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師, 以代表你進行購買本物業, 你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師, 你自己聘用的律師能在你購買本物業的每個階段, 向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事, 如你與賣方之間出現衝突, 該律師未必能保障你的權益, 屆時你始終需要聘用你自己的律師, 在此情況下, 你須支付的律師費總額, 可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
13. This Preliminary Agreement is a binding agreement. The Vendor shall sell and the Purchaser shall purchase the Property at the purchase price and on the terms set out in this Preliminary Agreement. Save and except the preliminary deposit, all deposit(s), part payment(s) and balance of purchase price shall be made by cashier orders drawn in favour of the Vendor's solicitors. The Purchaser shall pay the purchase price pursuant to the terms and conditions herein. All payments of the purchase price shall be paid at or before 4:30p.m. Mondays to Fridays.
此臨時合約是有約束力的合約，賣方必須按此臨時合約列出之條款出售本物業，買方亦必須按該等條款購買本物業。除臨時訂金外，所有訂金、部份售價及售價餘額必須以抬頭寫賣方之代表律師的銀行本票繳付。買方必須根據本臨時合約之條款及條件繳付售價。所有售價付款均須在星期一至五下午四點半或之前繳付。
14. It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
現同意並聲明本臨時合約只適用於買方個人，買方無權要求賣方與其他人士簽署正式合約，亦無權將本臨時合約的權益轉讓給第三者。
15. The sale and purchase shall be completed at the offices of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.
在賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內，買賣須於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。
16. (a) If the Purchaser shall also instruct the Vendor's solicitors to act for him/her in respect of all legal documentation in relation to the purchase of the Property (including the Agreement, Mortgage and subsequent Assignment, etc.), the Vendor agrees to bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
若買方亦聘用賣方之律師行為買方之代表律師處理購買本物業的法律文件(包括正式合約、按揭契及其後之轉讓契等)，賣方同意為買方支付該律師行在處理正式合約及其後之轉讓契之法律費用。
- (b) If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。
- (c) All legal costs and disbursements of the Purchaser's solicitors of and incidental to the preparation, completion, stamping and registration of the Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.
買方律師有關處理、完成、釐印及登記給予買方的正式合約及轉讓契所涉及的律師費用及雜項費用，全部由買方負責及支付。
- (d) All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any Mortgage of the Property.
一切圖則費用及有關業權契約之認證副本包括副本圖則之費用、查冊費、註冊費及其他實際支出款項均須由買方承擔。一切有關本物業按揭的律師費用及雜項費用，均由買方負責。
- (e) The Purchaser shall pay respective due proportions of the costs of and incidental to the preparation, stamping, registration and completion of the Deed of Mutual Covenant and Management Agreement in relation to the Development of which the Property forms part (the "DMC").
買方須支付擬定及簽署發展項目的公契及管理協議("公契")的費用及其印花稅及登記費之攤分部份。
17. All stamp duty (including without limitation any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty (if any) chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
有關本臨時合約及/或正式合約及/或其後之轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅(如有))，一概由買方負責支付。
18. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (a) to disclose in any subsequent sub-sale agreement for sale and purchase or other agreement full details (including identity card numbers and full address) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (b) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale agreement for sale and purchase or impose a binding obligation in any other agreement to the same effect as sub-clause (a) above.
買方須與賣方在正式合約中訂明，若買方於本物業成交前以任何形式轉售本物業或將正式合約權益轉讓予第三者，買方須要求每位轉購人、受贈人、代辦人、受益人、授權人或其他承讓人 (a) 在以後的轉售買賣合約或其他合約中列明所有確認人、委任人及其他買、賣本物業或任何相關利益人士的詳細資料(包括身份証號碼及地址)，及全數金額或其他代價，包括任何佣金、訂購或代理費用、或除因購入本物業而需向賣方繳付之代價外任何在期間交易所需繳付予任何人士的款項，及 (b) 在以後的轉售買賣合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人或新買家履行上述第(a)款中的責任。
19. 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, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
如在簽署正式合約前，買方或其代表人在土地註冊處註冊本臨時合約，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊或記錄。
20. The Vendor reserves the right to alter the building plans in respect of the Development (including the Property) whenever the Vendor considers necessary.
賣方保留於其認為所需時修改本發展項目(包括本物業)建築圖則之權利。
21. On completion of the sale and purchase, the Purchaser shall EITHER execute the DMC or accept an assignment of the Property subject to and with the benefit of the DMC. On completion, the Purchaser shall pay to the Manager of the building, or reimburse the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all deposits and advance payment, contribution to Special Funds, debris removal fee and all other payments payable under the DMC.
買方同意於成交時簽署公契或簽署一份受公契規限的本物業之轉讓契。買方在成交時須按公契規定向管理公司繳交所有按金、上期預繳、特別基

金、清理廢料費用及所有要繳交的一切費用。如任何上述費用已由賣方付予管理公司，買方均須在交易完成時償還予賣方。

22. The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
23. The Vendor reserves the right to rectify any errors or omissions in the payment terms and the calculation of the purchase price of the Property.
賣方保留權利修改本物業的付款方式及售價在計算方面之錯誤或遺漏。
24. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。
25. This Preliminary Agreement supersedes all prior negotiation, representation, understanding and agreement of the parties hereto.
本臨時合約取代雙方過往所有之談判、陳述、理解及協議。
26. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable by any person who is not a party to this Preliminary Agreement pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
賣方和買方無意賦予任何第三者權利依據《合約（第三者權利）條例》(第 623 章) ("該條例") 強制執行本臨時合約下的任何條款，並且同意豁除本臨時合約於該條例的適用範圍之外，惟受以下第(b) 款及第(c)款的規定限制。
- (b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).
本條第(a)款只在並無違反《一手住宅物業銷售條例》(第 621 章) 的情況下適用，而本臨時合約的條款亦只在該等情況下豁除於該條例的適用範圍之外。
- (c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
若本臨時合約的任何條款因上述第(b)款的規定沒有被豁除於該條例的適用範圍之外，而第三者（該條例所界定）可依據該條例強制執行任何該等條款時：-
- (i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
本臨時合約仍可在未獲該第三者同意的情况下不時被更改或撤銷（倘若存在撤銷權），而該條例第 6(1)條將不適用於本臨時合約；及
- (ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
27. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬《印花稅條例》第 29A(1)條所指的住宅物業。
28. Time is of the essence of this Preliminary Agreement.
本臨時合約所規定之期限均須嚴格遵守。
29. The Purchaser shall inform the Vendor in writing of any changes in correspondence address and telephone number.
買方之通訊地址及電話號碼如有任何更改，須以書面通知賣方。
30. Except for provisions required to be contained herein by Residential Properties (First-hand Sales) Ordinance (Cap.621) (of which both the Chinese version and the English version shall have the same effect), in the event of any discrepancy between the English and Chinese versions of the Preliminary Agreement, the English version shall prevail.
除了《一手住宅物業銷售條例》(第 621 章) 規定須於本臨時合約載有的條文（該等條文中文版和英文版具同等效力），倘若本臨時合約中英文文本有差異，以英文文本為準。

Schedule 1 to Preliminary Agreement for Sale and Purchase
臨時買賣合約附表 1

本物業的量度尺寸如下—

The measurements of the Property are as follows—

Floor 樓層 _____ Flat 單位 _____ :

(a) the saleable area of the Property is 本物業的實用面積為	_____	square metres/ 平方米／	_____	square feet of which— 平方呎，其中—
	_____	square metres/ 平方米／	_____	square feet is the floor area of the balcony; 平方呎為露台的樓面面積；
	_____	square metres/ 平方米／	_____	square feet is the floor area of the utility platform; 平方呎為工作平台的樓面面積；
	_____	square metres/ 平方米／	_____	square feet is the floor area of the verandah; and 平方呎為陽台的樓面面積；

(b) other measurements are –
其他量度尺寸為 -

*the area of the air-conditioning plant room is 空調機房的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the bay window is 窗台的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the cockloft is 閣樓的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the flat roof is 平台的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the garden is 花園的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the parking space is 停車位的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the roof is 天台的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the stairhood is 梯屋的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the terrace is 前庭的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；
*the area of the yard is 庭院的面積為	_____	square metres/ 平方米／	_____	square feet; 平方呎；

(* Delete as appropriate 將不適用者刪去)

Schedule 2 to Preliminary Agreement for Sale and Purchase
臨時買賣合約附表 2

Fittings, finishes and appliances
裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. Exterior finishes						
Item		Description				
(a)	External wall	Type of finishes	Aluminum curtain wall, glass wall, ceramic tiles, aluminium cladding, aluminum louvre, PVC louvre, glass balustrade, aluminum grilles and paint.			
(b)	Window	Material of frame	Aluminium			
		Material of glass	Insulated Glass Units (IGU) with low-e coating for curtain wall windows. Tempered glass for windows in Bathroom (if any).			
(c)	Bay window	Material and window sill finishes	Not applicable			
(d)	Planter	Type of finishes	Not applicable			
(e)	Verandah or balcony	Type of finishes	Verandah	Not applicable		
			Balcony			
			Balustrade	Floor	Wall	Ceiling
			Laminated glass with aluminum top rail and aluminum grilles	Ceramic tiles	Ceramic tiles	Paint
		Whether it is covered	Verandah	Not applicable		
			Balcony	Covered		
(f)	Drying facilities for clothing	Type and material	Not applicable			

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. 外部裝修物料						
細項		描述				
(a)	外牆	裝修物料的類型	鋁幕牆、玻璃牆、瓷磚、鋁飾板、鋁百葉、聚氣乙烯塑膠百葉、玻璃圍欄、鋁欄杆及油漆。			
(b)	窗	框的用料	鋁			
		玻璃的用料	幕牆窗選用雙層中空低輻射鍍膜玻璃。 浴室窗戶(如有)選用強化玻璃。			
(c)	窗台	用料及窗台板的裝修物料	不適用			
(d)	花槽	裝修物料的類型	不適用			
(e)	陽台或露台	裝修物料的類型	陽台	不適用		
			露台			
			欄河	地板	牆壁	天花板
			夾層玻璃連鋁頂 扶手及鋁柵檔	瓷磚	瓷磚	油漆
		是否有蓋	陽台	不適用		
			露台	設有上蓋		
(f)	乾衣設施	類型及用料	不適用			

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. Interior finishes						
Item		Description				
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling	
		Main entrance lobby (G/F)	Plastic laminate panel, reconstituted stone, stainless steel trim, wallpaper, metal panel	Natural stone, tiles and stainless steel trim	Gypsum board false ceiling finished with emulsion paint and stainless steel trim	
		Typical residential lift lobby (5/F-12/F, 15/F-23/F and 25/F-29/F)	Plastic laminate panel, ceramic tile, stainless steel trim	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint and stainless steel trim	
(b)	Internal wall and ceiling	Type of finishes	Wall	Ceiling		
		Living Room and Dining Room	Emulsion paint	Emulsion paint, gypsum board false ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint		
		Bedroom	Emulsion paint	Emulsion paint, gypsum board bulkhead finished with emulsion paint		
(c)	Internal floor	Material	Floor	Skirting		
		Living Room and Dining Room	Ceramic tiles	Wood veneer		
		Bedroom	Ceramic tiles	Wood veneer		
(d)	Bathroom	Type of finishes	Wall	Floor	Ceiling	
		Exposed surfaces	Ceramic tiles	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint	
		Wall finishes on exposed walls run up to level of false ceiling				
(e)	Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench
		Exposed surfaces	Ceramic tiles Wall behind kitchen cabinet finished with ceramic tiles and (where covered by back panel of kitchen cabinet) cement sand	Ceramic tiles	Gypsum board false ceiling finished with emulsion paint (applicable to Flat A on 5-12/F, 15-23/F and 25-29/F) Gypsum board bulkhead finished with emulsion paint (except Flat A on 5-12/F, 15-23/F and 25-29/F)	Reconstituted stone
		Wall finishes on exposed walls run up to level of false ceiling				

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. 室內裝修物料						
細項		描述				
(a)	大堂	裝修物料的類型	牆壁	地板	天花板	
		主入口大堂 (地下)	塑料飾面板、人造石、不銹鋼裝飾條、牆紙、金屬面板	天然石、瓷磚 及不銹鋼裝飾條	乳膠漆面石膏板假天花及不銹鋼裝飾條	
		標準樓層住宅大堂(5樓-12樓、15樓-23/F及25樓-29樓)	塑料飾面板、瓷磚、不銹鋼裝飾條	瓷磚	乳膠漆面石膏板假天花及不銹鋼裝飾條	
(b)	內牆及天花板	裝修物料的類型	牆壁	天花板		
		客廳及飯廳	乳膠漆	乳膠漆，乳膠漆面石膏板假天花及乳膠漆面石膏板裝飾橫樑		
		睡房	乳膠漆	乳膠漆，乳膠漆面石膏板裝飾橫樑		
(c)	內部地板	用料	地板	牆腳線		
		客廳及飯廳	瓷磚	木皮		
		睡房	瓷磚	木皮		
(d)	浴室	裝修物料的類型	牆壁	地板	天花板	
		外露表面	瓷磚	瓷磚	乳膠漆面石膏板假天花	
		牆壁外露位置的裝修物料鋪至假天花板底				
(e)	廚房	裝修物料的類型	牆壁	地板	天花板	灶台
		外露表面	瓷磚 廚櫃背牆壁為瓷磚飾面及（於被廚櫃背板覆蓋處）水泥砂	瓷磚	乳膠漆面石膏板假天花板 (適用於5-12樓、15-23樓及25-29樓A單位) 乳膠漆面石膏板裝飾橫樑(5-12樓、15-23樓及25-29樓A單位除外)	人造石
		牆壁外露位置的裝修物料鋪至假天花板底				

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
(a)	Doors	Location	Material	Finishes	Accessories
		Flat main entrance door	Solid core fire-rated timber door	Plastic laminate	Lockset, door closer, eye viewer, door stopper and door guard
		Bedroom door	Hollow core timber door	Plastic laminate	Lockset and door stopper
		Bathroom door	Hollow core timber door with louver	Plastic laminate	Lockset and door stopper (except Flat B, E & G on 5/F-11/F, Flat B, D (master bathroom) and F on 6-12/F, 15-23/F and 25-29/F) Lockset and sliding track set (applicable to Flat B, E & G on 5/F-11/F, Flat B, D (master bathroom) and F on 6-12/F, 15-23/F and 25-29/F)
		Kitchen Door	Solid core fire rated timber door	Plastic laminate	Lockset, door closer, fire rated glass panel and door stopper
		Balcony door	Aluminium frame with glass door	Tinted glass	Lockset and door stopper
		Flat Roof door	Aluminium frame with glass door	Aluminium	Lockset
		Roof door	Stainless steel door	Stainless steel	Lockset

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. 室內裝置					
細項		描述			
(a)	門	位置	用料	裝修物料	配件
		單位入口大門	實心防火木門	膠板飾面	門鎖、氣鼓、防盜眼、門擋及防盜扣
		睡房門	空心木門	膠板飾面	門鎖及門擋
		浴室門	空心木門連百葉	膠板飾面	門鎖及門擋 (5樓-11樓B、E及G單位， 6-12樓、15-23樓及25-29樓 B、D (主人浴室) 及F單位 除外) 門鎖及趟門路軌套裝 (適用於5樓-11樓B、E及G單 位，6-12樓、15-23樓及25-29樓 B、D (主人浴室) 及F單位)
		廚房門	實心防火木門	膠板飾面	門鎖、氣鼓、防火玻璃嵌板 及門擋
		露台門	鋁質框配玻璃門	有色玻璃	門鎖及門擋
		平台門	鋁質框配玻璃門	鋁	門鎖
		天台門	不銹鋼門	不銹鋼	門鎖

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings						
Item		Description				
(b)	Bathroom	(i) Type and material of fittings and equipment	Fittings and equipment	Type	Material	
			Cabinet	Countertop	Solid surface	
				Mirror cabinet	Timber cabinet in plastic laminate finish with mirror door	
				Basin cabinet	Wooden basin cabinet in plastic laminate finish with metal handle	
			Bathroom fittings	Wash basin mixer	Chrome plated	
				Wash Basin	Vitreous china	
				Water Closet	Vitreous china	
				Toilet paper holder	Matte Black - Powder Coated	
				Robe hook	Matte Black - Powder Coated	
				Shower door handle	Matte Black - Powder Coated	
			Bathroom appliances	For the appliances provision and brand name, please refer to the “Appliance Schedule”		
		(ii) Type and material of water supply system	Type	Material		
			Cold water supply	Copper pipes		
			Hot water supply	Copper pipes		
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Tempered glass		
			Shower mixer and Shower set	Chrome plated		
		(iv) Size of bath tub (if applicable)			Not applicable	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置					
細項		描述			
(b)	浴室	(i) 裝置及設備的類型及用料	裝置及設備	類型	用料
			櫃	枱面	實心面材
				鏡櫃	木製櫃身配塑料飾面板及鏡櫃門
				洗手盆櫃	木製洗手盆櫃配塑料飾面板連金屬拉手
			浴室裝置	洗手盤水龍頭	鍍鉻
				洗手盤	陶瓷
				座廁	陶瓷
				廁紙架	霧面黑色 - 粉體塗層
				掛衣架	霧面黑色 - 粉體塗層
				浴屏門拉手	霧面黑色 - 粉體塗層
			浴室設備	隨樓附送之設備及品牌，請參閱〈設備說明表〉。	
		(ii) 供水系統的類型及用料	類型	用料	
			冷水供應	銅喉	
			熱水供應	銅喉	
		(iii) 沐浴設施 (包括花灑或浴缸(如適用))	淋浴間	強化玻璃	
			花灑龍頭及花灑套裝	鍍鉻	
		(iv) 浴缸大小 (如適用的話)		不適用	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(c)	Kitchen	Location	Material	
		(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	PVC coated Copper pipes for all hot water and cold water	
		(iii) Material and finishes of kitchen cabinet	Material	Finishes
			Wooden kitchen cabinet with door	Plastic laminate panel with metal handle
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer, sprinkler heads fitted in open kitchen and smoke detector with a sounder base fitted in living room and dining room near open kitchen
Other equipment	For the appliances provision and brand name, please refer to the “Appliance Schedule”			
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Type	Material
			Built-in wardrobe	Not applicable
			Other fittings	Not applicable
(e)	Telephone	Location and number of connection points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(f)	Aerials	Location and number of connection points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets. Location and number of points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board
		(ii) Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed ¹
		(iii) Location and number of power points and air-conditioner points		Please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(h)	Gas supply	Not applicable		
(i)	Washing machine connection point	Location	Inside open kitchen and kitchen	
		Design	Drain point (diameter: 40mm) and water point (diameter: 22mm) are provided for washer dryer	
(j)	Water supply	(i) Material of water pipes	Cold water supply	UPVC coated Copper pipes
			Hot water supply	UPVC coated Copper pipes
			Flushing water supply	UPVC pipes
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ¹	
		(iii) Whether hot water is available	Hot water supply to kitchen, open kitchen and bathroom	

Note:
¹ Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. 室內裝置				
細項		描述		
(c)	廚房	位置	用料	
		(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	冷熱水喉採用有膠層保護之銅喉	
		(iii) 廚櫃的用料及裝修物料	用料	裝修物料
			木製櫃身連櫃門	塑料飾面板連金屬拉手
			其他裝置	鍍鉻洗滌盆龍頭，消防花灑頭安裝在開放式廚房內及設有聲響警報基座的煙霧探測器安裝在開放式廚房附近的客廳及飯廳內
(d)	睡房	裝置 (包括嵌入式衣櫃)的類型及用料	其他設備	隨樓附送之設備及品牌，請參閱 〈設備說明表〉。
			類型	用料
			嵌入式衣櫃	不適用
(e)	電話	接駁點的位置及數目	其他裝置	不適用
			其他設備	隨樓附送之設備及品牌，請參閱 〈設備說明表〉。
(f)	天線	接駁點的位置及數目	請參閱〈住宅單位機電裝置位置及數量說明表〉	
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板。 接駁點的位置及數目，請參閱〈住宅單位機電裝置位置及數量說明表〉
			安全裝置	三相電力配電箱並安裝微型斷路器
		(ii) 導管是隱藏或外露		導管是部分隱藏及部分外露 ¹
		(iii) 電插座及空調機接駁點的位置及數目		請參閱〈住宅單位機電裝置位置及數量說明表〉
		不適用		
(h)	氣體供應	不適用		
		不適用		
(i)	洗衣機接駁點	位置	設於開放式廚房及廚房	
		設計	設有洗衣乾衣機來水接駁喉位 (直徑22毫米)及去水接駁喉位 (直徑40毫米)	
(j)	供水	(i) 水管的用料	冷水喉	低塑性聚氯乙烯保護之銅喉
			熱水喉	低塑性聚氯乙烯保護之銅喉
			沖廁供水系統	低塑性聚氯乙烯
		(ii)水管是隱藏或外露	水管是部分隱藏及部分外露 ¹	
		(iii) 有否熱水供應	廚房、開放式廚房及浴室有熱水供應	

備註：
1 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

4. Miscellaneous					
Item		Description			
(a)	Lifts		Residential Lift	Residential/fireman Lift	Non-domestic Lift
		(i) Brand name	KONE	KONE	KONE
		(ii) Model number	Minispace	Minispace	Monospace
		(iii) Number of lifts	1	1	1
		(iv) Floor served by the lifts	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F	G/F, 1/F
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	Means of refuse collection	Collection and removal of refuse by cleaners		
		Location of refuse room	Refuse room is provided in the common area of each residential floor of the building. Refuse storage and material recovery room is located on G/F		
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		i) Location	Water meter cabinet at respective floor	Electricity meter room at respective floor	Not provided
		ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not provided

5. Security Facilities		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Visitor intercom panel with card and QR code reader for access control are provided at domestic entrance lobby on G/F, and connected to video door phone provided in each residential unit; Card and QR code reader for access control are provided at clubhouse on 2/F and 3/F and lifts.
	CCTV	CCTV system is provided at lifts, domestic entrance lobby on G/F, lift lobby on 1/F, 2/F & 3/F, temporary refuge spaces on each residential floor and clubhouse. CCTV system is connected to caretaker’s counter on G/F
	Details of built-in provisions	Video Door phone connecting to domestic entrance lobby on G/F is provided in all residential units
	Location of built-in provisions	For the appliances provision and brand name, please refer to the “Appliance Schedule”

6. Appliances	
Item	Description
Appliances	For brand name and model number, please refer to the “Appliance Schedule”

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

4. 雜項					
細項		描述			
(a)	升降機		住宅升降機	住宅/消防升降機	非住宅用升降機
		(i) 品牌名稱	KONE	KONE	KONE
		(ii) 產品型號	Minispace	Minispace	Monospace
		(iii) 升降機數目	1部	1部	1部
		(iv) 到達的樓層	地下至3樓、5樓至12樓、15樓至23樓、25樓至29樓	地下至3樓、5樓至12樓、15樓至23樓、25樓至29樓	地下及1樓
(b)	信箱	用料	不鏽鋼		
(c)	垃圾收集	垃圾收集的方法	垃圾由清潔工人收集及運走		
		垃圾房的位置	各住宅樓層之公用地方均設有垃圾房。垃圾收集及物料回收房設於地下		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		i) 位置	各樓層之水錶櫃	各樓層之電錶房	沒有提供
		ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	沒有提供

5. 保安設施		
細項		描述
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	用於入口通道控制的訪客對講機連拍卡及二維碼控制系統設於地下住宅入口大堂，並連接至每戶之視像對講機；用於入口通道控制的拍卡及二維碼控制系統設於2及3樓會所及升降機
	閉路電視	升降機、地下住宅入口大堂、1樓、2樓及3樓升降機大堂、各住宅樓層之臨時庇護處及會所均設有閉路電視系統並連接至地下管理員櫃檯
	嵌入式裝置的細節	各住宅單位均裝設視像對講機並連接至地下住宅入口大堂
	嵌入式裝置的位置	隨樓附送之設備及品牌，請參閱〈設備說明表〉

6. 設備	
細項	
描述	
設備	有關品牌名稱及產品型號，請參閱〈設備說明表〉

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號		Flat 單位						
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5樓						
					A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Split-type Air Conditioner 分體式空調機	Daikin 大金	CTXM60RVMN	4MXM80RVMA [#]	✓	-	-	-	-	✓	-
			CTXM50RVMN	4MXM68RVMA ^{##}	-	✓	✓	✓	✓	-	-
			FTHM50RAV1N	RHM50RAV1N	-	-	-	-	-	-	✓
Bedroom 睡房			CTXM25RVMN	4MXM80RVMA [#]	✓	-	-	-	-	✓	-
CTXM25RVMN			4MXM68RVMA ^{##}	-	✓	✓	✓	✓	-	-	

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note:
1. The symbol “✓” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided” or “Not Applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The same symbol “#”, “##”, “*”, “**”, “@”, “@@” denotes “Connected to Same Outdoor Unit”.

備註：
1. 上表 “✓” 代表 “提供”。
2. 上表 “-” 代表 “不提供” 或 “不適用”。
3. 不設4樓、13樓、14樓及24樓。
4. 上表 “#”、“##”、“*”、“**”、“@”、“@@” 代表 “連接到同一室外機”。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號		Flat 單位						
			Indoor Unit 室內機	Outdoor Unit 室外機	6/F-11/F 6樓-11樓						
					A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Split-type Air Conditioner 分體式空調機	Daikin 大金	CTXM60RVMN	4MXM80RVMA [#]	✓	-	-	-	-	✓	-
			CTXM50RVMN	4MXM68RVMA ^{##}	-	✓	✓	✓	✓	-	-
			FTHM50RAV1N	RHM50RAV1N	-	-	-	-	-	-	✓
Bedroom 睡房			CTXM25RVMN	4MXM80RVMA [#]	✓	-	-	-	-	✓	-
CTXM25RVMN			4MXM68RVMA ^{##}	-	✓	✓	✓	✓	-	-	

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note:
1. The symbol “✓” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided” or “Not Applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The same symbol “#”, “##”, “*”, “**”, “@”, “@@” denotes “Connected to Same Outdoor Unit”.

備註：
1. 上表 “✓” 代表 “提供”。
2. 上表 “-” 代表 “不提供” 或 “不適用”。
3. 不設4樓、13樓、14樓及24樓。
4. 上表 “#”、“##”、“*”、“**”、“@”、“@@” 代表 “連接到同一室外機”。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號		Flat 單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
					A	B	C	D	E	F
Living Room and Dining Room 客廳及飯廳	Split-type Air Conditioner 分體式空調機	Daikin 大金	CTXM60RVMN	4MXM80RVMA #	✓	-	-	-	-	-
			CTXM50RVMN	4MXM68RVMA ##	-	✓	✓	-	-	-
			FTHM50RAV1N	RHM50RAV1N	-	-	-	-	-	✓
			CTXM60RVMN	4MXM80RVMA*	-	-	-	✓	-	-
			CTXM50RVMN	5MXM100RVMA **	-	-	-	-	✓	-
Bedroom 睡房			CTXM25RVMN	4MXM80RVMA #	✓	-	-	-	-	-
			CTXM25RVMN	4MXM68RVMA ##	-	✓	✓	-	-	-
			CTXM25RVMN	5MXM100RVMA**	-	-	-	-	✓ [∂]	-
			CTXM25RVMN	5MXM100RVMA **	-	-	-	-	✓ [∂]	-
			Bedroom 1 睡房1	CTXM25RVMN	3MXM52RVMA@	-	-	-	✓	-
CTXM25RVMN				5MXM100RVMA**	-	-	-	-	✓ ^π	-
Bedroom 2 睡房2			CTXM25RVMN	4MXM80RVMA*	-	-	-	✓	-	-
			CTXM25RVMN	5MXM100RVMA **	-	-	-	-	✓ ^π	-
Master Bedroom 主人睡房			CTXM25RVMN	3MXM52RVMA @	-	-	-	✓	-	-

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，
便會安裝品質相若的升降機或設備。

∂ For 12/F & 15/F ONLY.
只適用於12及15樓。
π For 16/F-23/F & 25/F-29/F ONLY.
只適用於16樓-23樓及25樓-29樓。

Note:
1. The symbol “✓” as shown in the above table denotes “Provided”.
2. The symbol “-” as shown in the above table denotes “Not Provided” or “Not Applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The same symbol “#”, “##”, “*”, “**”, “@”, “@@” denotes “Connected to Same Outdoor Unit”.

備註：
1. 上表 “✓” 代表 “提供” 。
2. 上表 “-” 代表 “不提供” 或 “不適用” 。
3. 不設4樓、13樓、14樓及24樓。
4. 上表 “#” 、 “##” 、 “*” 、 “**” 、 “@” 、 “@@” 代表 “連接到同一室外機” 。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位						
				5/F 5樓						
				A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EH130350HK	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S7175BKHK	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “-” as shown in the above table denotes “not provided” or “Not Applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”或“不適用”。
3. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位						
				6/F-11/F 6樓-11樓						
				A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EH130350HK	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S7175BKHK	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note:
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位					
				12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
				A	B	C	D	E	F
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EH130350HK	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S7175BKHK	✓	✓	✓	-	-	✓
	Refrigerator 雪櫃	SMEG	CI726VTHHK	-	-	-	✓	✓	-
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	-	-	-	✓	-	-
Bathroom / Master Bathroom 浴室 / 主人房浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓

The Vendor undertakes that if lifts or appliances of specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note:

- 1. The numbers as shown in the above table denotes “the numbers provided”.
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- 3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

- 1. 上表之數字代表“提供的數量”。
- 2. 上表“-”代表“不提供”或“不適用”。
- 3. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓						
			A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	1	1	1	1	2	2
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1	1
	Lighting Switch 燈掣		4	2	3	3	2	3	3
	Smart Type Lighting Switch 智能型燈掣		2	1	1	1	1	1	1
	Lighting Point 燈位		4	3	3	3	3	3	3
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	1	1	1	1
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		1	-	1	1	-	1	1
	Addressable Smoke Detector With Sounder Base 可定位煙霧探測器連警報底座		-	1	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓						
			A	B	C	D	E	F	G
Bedroom 睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	/
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	1	1	1	1	-
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1	/
	Lighting Switch 燈掣		-	1	-	-	1	-	/
	Smart Type Lighting Switch 智能型燈掣		1	1	1	1	1	1	/
	Lighting Point 燈位		1	1	1	1	1	1	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	1	1	1	/
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		-	1	-	-	1	-	/
Kitchen 廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	/	/	/	/	/	/
	Lighting Point 燈位		2	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	/	/	/	/	/	/
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		1	/	/	/	/	/	/
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	/	/	/	/	/	/

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
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4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓						
			A	B	C	D	E	F	G
Kitchen 廚房		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	/	/	/	/	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	/	/	/	/	/	/
		Power connection point for Steam Oven 蒸焗爐電接駁點	1	/	/	/	/	/	/
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	1	/	/	/	/	/	/
		Power connection point for Induction Hob 電磁爐電接駁點	1	/	/	/	/	/	/
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	1	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	1	1	1	1	1	1
		Sprinkler Head 消防花灑頭	/	2	2	2	2	2	2
	Sprinkler Head 消防花灑頭		/	1	1	1	1	1	2
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		/	1	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	/	1	1	1	1	1	1

Note:
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F 5樓						
			A	B	C	D	E	F	G
Open Kitchen 開放式廚房		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	/	1	1	1	1	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	/	1	1	1	1	1	1
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	1	1	1	1	1	1
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	/	1	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	/	1	1	1	1	1	1
Bathroom 浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1	1
	Lighting Point 燈位		6	6	6	6	6	6	6
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	1	1	1	1	1	1	1
		Power connection point for Thermo ventilator 浴室寶電接駁點	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		6	2	2	2	4	5	2
	13A Weatherproof Single Socket Outlet 13A防水有掣單位插座		3	1	1	1	2	3	1
		Power isolator for Air Conditioner Outdoor Unit 電源刀掣供冷氣室外機組	1	1	1	1	1	1	1
		Power isolator for Barbecue Grill 電源刀掣供燒烤爐	1	1	1	1	1	1	1

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F-11/F 6樓-11樓						
			A	B	C	D	E	F	G
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	-	-	-	-	-	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	1	1	1	1	2	2
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1	1
	Lighting Switch 燈掣		3	2	3	3	2	3	3
	Smart Type Lighting Switch 智能型燈掣		2	1	1	1	1	1	1
	Lighting Point 燈位		4	3	3	3	3	3	3
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	1	1	1	1
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		1	-	1	1	-	1	1
	Addressable Smoke Detector With Sounder Base 可定位煙霧探測器連警報底座		-	1	1	1	1	1	1

Note:

1. The numbers as shown in the above table denotes “the numbers provided”.

2. The symbol “-” as shown in the above table denotes “not provided”.

3. The symbol “/” as shown in the above table denotes “not applicable”.

4. 4/F, 13/F, 14/F and 24/F are omitted.

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F-11/F 6樓-11樓						
			A	B	C	D	E	F	G
Bedroom 睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	/
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	1	1	1	1	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1	/
	Lighting Switch 燈掣		-	1	-	-	1	-	/
	Smart Type Lighting Switch 智能型燈掣		1	1	1	1	1	1	/
	Lighting Point 燈位		1	1	1	1	1	1	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	1	1	1	/
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		-	1	-	-	1	-	/

Note:
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F-11/F 6樓-11樓						
			A	B	C	D	E	F	G
Kitchen 廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	/	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	/	/	/	/	/	/
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		1	/	/	/	/	/	/
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	/	/	/	/	/	/
		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	/	/	/	/	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	/	/	/	/	/	/
		Power connection point for Steam Oven 蒸焗爐電接駁點	1	/	/	/	/	/	/
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	1	/	/	/	/	/	/
		Power connection point for Induction Hob 電磁爐電接駁點	1	/	/	/	/	/	/

Note:
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F-11/F 6樓-11樓						
			A	B	C	D	E	F	G
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	1	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	1	1	1	1	1	1
		Sprinkler Head 消防花灑頭	/	2	2	2	2	2	2
	Sprinkler Head 消防花灑頭		/	1	1	1	1	1	2
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		/	1	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	/	1	1	1	1	1	1
		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	/	1	1	1	1	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	/	1	1	1	1	1	1
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	1	1	1	1	1	1
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	/	1	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	/	1	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.
3. The symbol “/” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	6/F-11/F 6樓-11樓						
			A	B	C	D	E	F	G
Bathroom 浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1	1
	Lighting Point 燈位		6	6	6	6	6	6	6
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	1	1	1	1	1	1	1
		Power connection point for Thermo ventilator 浴室寶電接駁點	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1
		Power isolator for Air Conditioner Outdoor Unit 電源刀掣供冷氣室外機組	1	1	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.
3. The symbol “/” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鐘掣		1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	2
	Telephone Connection Point 電話接駁點		1	1	1	1	2	2
	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	-	-	-	1	-
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		2	1	1	2	2	3
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	1	1	1
	Lighting Switch 燈掣		3	2	3	3	3	2
	Smart Type Lighting Switch 智能型燈掣		2	1	1	1	2	1
	Lighting Point 燈位		4	3	3	4	4	3
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	1	1	1
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		1	-	1	1	1	1
	Addressable Smoke Detector With Sounder Base 可定位煙霧探測器連警報底座		-	1	1	1	1	1

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Master Bedroom 主人睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		/	/	/	1	/	/
	Telephone Connection Point 電話接駁點		/	/	/	1	/	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	1	/	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		/	/	/	1	/	/
	Lighting Switch 燈掣		/	/	/	1	/	/
	Smart Type Lighting Switch 智能型燈掣		/	/	/	1	/	/
	Lighting Point 燈位		/	/	/	3	/	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		/	/	/	1	/	/
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		/	/	/	1	/	/

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Bedroom 睡房	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	/	(2)	/
	Telephone Connection Point 電話接駁點		1	1	1	/	(2)	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	1	1	/	(2)	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		1	1	1	/	(2)	/
	Lighting Switch 燈掣		-	1	-	/	-	/
	Smart Type Lighting Switch 智能型燈掣		1	1	1	/	(2)	/
	Lighting Point 燈位		1	1	1	/	(2)	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		1	1	1	/	(2)	/
	Switch for Thermo Ventilator & Electric Water Heater 電熱水爐及浴室寶開關掣		-	1	-	/	-	/

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. Figures in brackets only applicable for 12/F & 15/F.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。
5. 括號內數字只適用於12及15樓

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Bedroom 1 睡房1	TV / FM Connection Point 電視 / 收音機天線接駁點		/	/	/	1	(1)	/
	Telephone Connection Point 電話接駁點		/	/	/	1	(1)	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	1	(1)	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		/	/	/	1	(1)	/
	Smart Type Lighting Switch 智能型燈掣		/	/	/	1	(1)	/
	Lighting Point 燈位		/	/	/	1	(1)	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		/	/	/	1	(1)	/

Note:

1. The numbers as shown in the above table denotes “the numbers provided”.

2. The symbol “-” as shown in the above table denotes “not provided”.

3. The symbol “/” as shown in the above table denotes “not applicable”.

4. 4/F, 13/F, 14/F and 24/F are omitted.

5. Figures in brackets only applicable for 16/F-23/F & 25/F-29/F.

備註：

1. 上表之數字代表“提供的數量”。

2. 上表“-”代表“不提供”。

3. 上表“/”代表“不適用”。

4. 不設4樓、13樓、14樓及24樓。

5. 括號內數字只適用於16樓-23樓及25樓-29樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Bedroom 2 睡房2	TV / FM Connection Point 電視 / 收音機天線接駁點		/	/	/	1	(1)	/
	Telephone Connection Point 電話接駁點		/	/	/	1	(1)	/
	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	/	/	1	(1)	/
	13A Switched Twin Socket Outlet with USB 13A 雙位及USB電插座連開關掣		/	/	/	1	(1)	/
	Smart Type Lighting Switch 智能型燈掣		/	/	/	1	(1)	/
	Lighting Point 燈位		/	/	/	1	(1)	/
	Smart Type Fused Spur Unit for Air Conditioner Indoor Unit 智能型空調室內機接線座		/	/	/	1	(1)	/

Note:

1. The numbers as shown in the above table denotes “the numbers provided”.

2. The symbol “ - ” as shown in the above table denotes “not provided”.

3. The symbol “ / ” as shown in the above table denotes “not applicable”.

4. 4/F, 13/F, 14/F and 24/F are omitted.

5. Figures in brackets only applicable for 16/F-23/F & 25/F-29/F.

備註：

1. 上表之數字代表“提供的數量”。

2. 上表“-”代表“不提供”。

3. 上表“/”代表“不適用”。

4. 不設4樓、13樓、14樓及24樓。

5. 括號內數字只適用於16樓-23樓及25樓-29樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Kitchen 廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		1	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	/	/	/	/	/
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		1	/	/	/	/	/
		Single socket outlet for Refrigerator 單位電插座供雪櫃	1	/	/	/	/	/
		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	1	/	/	/	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	/	/	/	/	/
		Power connection point for Steam Oven 蒸焗爐電接駁點	1	/	/	/	/	/
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	1	/	/	/	/	/
		Power connection point for Induction Hob 電磁爐電接駁點	1	/	/	/	/	/

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “ - ” as shown in the above table denotes “not provided”.
3. The symbol “ / ” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

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			A	B	C	D	E	F
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關掣		/	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	1	1	1	1	1
		Sprinkler Head 消防花灑頭	/	2	2	2	2	2
	Sprinkler Head 消防花灑頭		/	1	1	2	2	2
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		/	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	/	1	1	1	1	1
		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	/	1	1	1	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	/	1	1	1	1	1
		Power connection point for Oven 焗爐電接駁點	/	-	-	1	1	-
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	1	1	-	-	1
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	/	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	/	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	/	-	-	1	-	-

Note:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.
3. The symbol “/” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Flats 住宅單位機電裝置位置及數量說明表

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			A	B	C	D	E	F
Bathroom 浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1
	Lighting Point 燈位		6	6	6	6	6	6
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	1	1	1	1	1	1
		Power connection point for Thermo ventilator 浴室寶電接駁點	1	1	1	1	1	1
Master Bathroom 主人房浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	/	/	1	/	/
	Lighting Point 燈位		/	/	/	6	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	/	1	/	/
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	/	/	/	1	/	/
		Power connection point for Thermo ventilator 浴室寶電接駁點	/	/	/	1	/	/
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1
		Power isolator for Air Conditioner Outdoor Unit 電源刀掣供冷氣室外機組	1	1	1	2	1	1
Roof 天台	Lighting Point 燈位		4	3	3	4	4	2
	Weatherproof Lighting Switch 防水燈掣		1	1	1	1	1	1
	13A Weatherproof Single Socket Outlet 13A防水有掣單位插座		1	1	1	1	1	1
		Power isolator for Barbecue Grill 電源刀掣供燒烤爐	1	1	1	1	1	1

Note:
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2. The symbol “-” as shown in the above table denotes “not provided”.
3. The symbol “/” as shown in the above table denotes “not applicable”.
4. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表之數字代表“提供的數量”。
2. 上表“-”代表“不提供”。
3. 上表“/”代表“不適用”。
4. 不設4樓、13樓、14樓及24樓。

Warning to Purchasers
對買方的警告

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

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

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

Dated this day of
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

1. For the purpose of the Residential Properties (First-hand Sales) Ordinance (“**Ordinance**”), the Purchaser hereby confirms that:
就《一手住宅物業銷售條例》(「**條例**」)而言，買方謹此確認：(Please tick as appropriate 請剔適用者)

☐ The Purchaser is **NOT** a related party to any of the Vendor.
買方並**不是**任何賣方的「有關連人士」。

☐ The Purchaser is a related party to any of the Vendor.
買方**是**任何賣方的「有關連人士」。

2. For the purposes of this Declaration, a person is a related party to the Vendor if that person is:

就本聲明而言，如有以下情況，某人即屬賣方的「有關連人士」：該人是－

- (a) a director of the Vendor, or a parent, spouse or child of such a director;
賣方的董事，或該董事的父母、配偶或子女；
- (b) a manager of the Vendor;
賣方的經理；
- (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (d) an associate corporation or holding company of the Vendor;
賣方的有聯繫法團或控股公司；
- (e) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
- (f) a manager of such an associate corporation or holding company.
上述有聯繫法團或控股公司的經理。

3. The Purchaser hereby declares and confirms that the above information provided is true and accurate. If any information as provided by the Purchaser needs to be revised or has been changed, the Purchaser agrees and undertakes to notify the Vendor as soon as possible.

買方謹此聲明及確認上述提供之資料為真實及準確。如任何買方提供之資料須要修正或已更改，買方同意及承諾儘快通知賣方。

4. The above terms of “**associate corporation**”, “**holding company**”, “**manager**” and “**private company**” have the same meanings prescribed under the Ordinance.

上文「**有聯繫法團**」、「**控股公司**」、「**經理**」及「**私人公司**」各詞意義與條例下該詞意義相同。

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，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Declaration Regarding Intermediary
關於中介人的聲明

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Intermediary 中介人	(Company Name 公司名稱) (Estate Agent's Name 地產代理姓名)			
Estate Agent I.D. No. 地產代理身份證號碼			Estate Agent Licence No. 地產代理牌照號碼	
Date 日期				

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

- The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
買方是經由中介人介紹到賣方的售樓處簽署購買上述物業的臨時買賣合約。
- The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of units in the Development. Notwithstanding the Vendor (or the Vendor's other associated companies) may pay remuneration or introduction fee to the Intermediary, the Intermediary is not the agent of the Vendor.
賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目單位一事中介介紹買家給賣方。儘管賣方(或賣方之其他聯繫公司)可能付予中介人報酬或介紹費，中介人並非賣方的代理人。
- 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。
- 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.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
- The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。
- The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.
賣方並無授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會)向中介人繳付有關出售上述物業的任何費用或佣金。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) □ □ □ □

Signed by the Intermediary 中介人簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
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 attended the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly from the Vendor, and no intermediary was involved in the purchase of the Property by the Purchaser.
買方到賣方的售樓處直接購買並簽署購買上述物業的臨時買賣合約，並無中介人參與買方購買上述物業一事。
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 is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。
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，一切以英文文本為準。

Signed by the Purchaser(s) ☐ ☐ ☐ ☐

**ONE KL DEVELOPMENT LIMITED
ONE KL II DEVELOPMENT LIMITED
ONE KL III DEVELOPMENT LIMITED
Personal Information Collection Statement**

Collection of your personal information

From time to time, it is necessary for you to supply ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and ONE KL III DEVELOPMENT LIMITED ("**we**", "**us**" or "**our**") with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

We may also generate and compile information about you. Personal information and particulars provided by you or generated and compiled by us about you from time to time is collectively referred to as "Your Information".

This Statement sets out the purposes for which Your Information may be used, what you are agreeing to with respect to our use of Your Information and your rights under the Personal Data (Privacy) Ordinance, Cap 486 ("**Ordinance**").

Purposes for which Your Information may be used

We may use Your Information for one or more of the following purposes from time to time:

- (i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
- (ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
- (iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
- (iv) handling your applications or requests for services, products, memberships or benefits;
- (v) facilitating property management and security;
- (vi) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below);
- (vii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
- (viii) communicating with you;
- (ix) investigating and handling complaints;
- (x) preventing or detecting illegal or suspicious activities; and
- (xi) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.

Transfer of Your Information

To facilitate the purposes set out above, we may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any transfer of Your Information to another person for it to use in direct marketing will be subject to "Use of Your Information in direct marketing" section below. Your Information may be transferred outside Hong Kong:

- (i) any member of Lofter Group Limited (the "**Group**");
- (ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
- (iii) any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of our business;
- (iv) any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;
- (v) any person involved in your property transaction; and
- (vi) any person to whom we are required to make disclosure under any law, court order, direction, code or guideline applicable in or outside Hong Kong.

Use of Your Information in direct marketing

We may not (i) use Your Information in direct marketing unless you consent or do not object, or (ii) provide Your Information to another person for its use in direct marketing unless you consent or do not object in writing.

In connection with direct marketing, we intend:

- (a) to use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
- (b) to market the following classes of services and products to you:
 - (1) properties or property developments offered by member(s) of the Group or JV Companies;
 - (2) services and products offered by us, other members of the Group or JV Companies (including real estate agency services, credit facilities and financial services);
 - (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us, other members of the Group or JV Companies; and
 - (4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
- (c) in return for money or other property, to provide Your Information described in (a) above to other members of the Group for their use in direct marketing the classes of services and products described in (b) above.

If you do NOT wish us to use Your Information in direct marketing or provide Your Information to other persons for their use in direct marketing as described above, please tick (✓) the appropriate box(es) at the end of this Statement to exercise your opt-out right. You may also write to us at the address set out in "Access to and correction of Your Information" section below to opt out from direct marketing at any time.

Access to and correction of Your Information

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made in writing to us. Our address is Suite A, 20/F, Wah Hen Commercial Centre, 383 Hennessy Road, Hong Kong.

In accordance with the provisions of the Ordinance, we have the right to charge you a reasonable fee for processing and complying with your data access request.

I have read and I understand this Personal Information Collection Statement, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and ONE KL III DEVELOPMENT LIMITED may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Information in direct marketing" section above.

- ☐ Please do NOT send direct marketing information to me.
- ☐ Please do NOT provide my personal data to other persons for their use in direct marketing.

Signature: _____

Name:

Date:

**ONE KL DEVELOPMENT LIMITED
ONE KL II DEVELOPMENT LIMITED
ONE KL III DEVELOPMENT LIMITED
個人資料收集聲明**

收集閣下的個人資料

ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED 及 ONE KL III DEVELOPMENT LIMITED (「本公司」或「我們」)為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向我們提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

我們亦可能產生及編制有關閣下的資料。閣下提供的或我們不時產生及編制有關閣下的個人資料及詳情統稱為「閣下資料」。

本聲明列出閣下資料可能被用作的用途、閣下就我們使用閣下資料所同意的事項及閣下根據《個人資料(私隱)條例》(486 章)(「條例」)的權利。

閣下資料可能被用作的用途

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) 處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
- (ii) 向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益(不論屬財務性質或以贈品或其他形式提供)；
- (iii) 如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) 處理閣下就服務、產品、會籍或利益的申請或要求；
- (v) 促進物業管理及保安；
- (vi) 促銷服務、物業、物業發展項目、產品及其他項目(詳情請參閱以下「在直接促銷中使用閣下資料」部分)；
- (vii) 進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分)；
- (viii) 與閣下溝通；
- (ix) 調查及處理投訴；
- (x) 預防或偵測非法或可疑活動；及
- (xi) 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

轉移閣下資料

為促進上述用途，我們可能於香港境內或境外轉移或披露閣下資料予下列各方，但任何轉移或披露閣下資料予其他人士以供其在直接促銷中使用將受以下「在直接促銷中使用閣下資料」部分所限。閣下資料可能被轉移至香港境外：

- (i) 樂風集團有限公司(「集團」)的任何成員；
- (ii) 閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；
- (iii) 任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商；
- (iv) 對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；
- (v) 閣下物業交易涉及的任何人士；及
- (vi) 我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。

在直接促銷中使用閣下資料

(i) 除非閣下同意或不反對，我們方可在直接促銷中使用閣下資料，及 (ii) 除非閣下書面同意或不反對，我們方可向其他人士提供閣下資料以供其在直接促銷中使用。

就直接促銷，我們有意：

- (a) 使用我們不時收集、產生、編制或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
- (b) 向閣下促銷以下類別的服務及產品：
 - (1) 集團成員或合資公司提供的物業或物業發展項目；
 - (2) 我們、集團其他成員或合資公司提供的服務及產品(包括地產代理服務、信貸融資及財務服務)；
 - (3) 我們、集團其他成員或合資公司提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
 - (4) 為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；
- (c) 為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予集團其他成員以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

如閣下不欲我們如上述在直接促銷中使用閣下資料或向其他人士提供閣下資料以供其在直接促銷中使用，煩請在本聲明末端適當的方格內加上剔號(“✓”)行使閣下選擇不接受直接促銷的權利。閣下亦可在任何時候致函以下「查閱及改正閣下資料」部分所列地址選擇不接受直接促銷。

查閱及改正閣下資料

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以以書面形式向我們提出，我們的地址為香港軒尼詩道 383 號華軒商業中心 20 樓 A 室。

根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

本人已閱讀及明白本個人資料收集聲明，包括使用及轉移本人的個人資料作直接促銷用途有關的資訊。本人明白本人有權在下列方格內加上剔號(“✓”)表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號(“✓”)，ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED 及 ONE KL III DEVELOPMENT LIMITED 可在直接促銷中使用本人的個人資料或將本人的個人資料提供予其他人士以供其在直接促銷中使用(視情況而定)，有關詳情請參閱以上「在直接促銷中使用閣下資料」部分。

- ☐ 請不要向我發送直接促銷資訊。
- ☐ 請不要將本人的個人資料提供予其他人士以供其在直接促銷中使用。

簽署：_____

姓名：

日期：

Acknowledgement Letter Regarding Operation of Building Maintenance Unit(s)
關於大廈管理裝置操作的確認書

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 本物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

- (a) Under the draft form of Deed of Mutual Covenant and Management Agreement (the “DMC”) in respect of the Development:-
 按照發展項目的公契及管理合約草稿 (「公契」) 規定：
- (i) In respect of any flat roof, main roof, balcony and areas for air-conditioning forming part of a Residential Unit (as defined under the DMC), the Manager (as defined under the DMC) shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the flat roof, main roof, balcony and areas for air-conditioning or the parapet walls of the roof or flat roof as may be determined by the Manager, one or more building maintenance unit(s), other equipment or device of management, vertical passenger hoist(s) and building maintenance equipment (collectively the “**building maintenance unit(s)**”) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Building (as defined under the DMC), and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities (as defined under the DMC) Provided that the use and enjoyment by the Owner (as defined under the DMC) of his Residential Unit shall not be materially adversely affected or prejudiced thereby.
 就構成住宅單位（如公契中所定義）部分之任何平台、主天台、露台及冷氣機區域，管理人（如公契中所定義）有權在任何時候延伸、維持、運作、移動一個或多個大廈管理裝置，其他裝備或管理之設備，垂直載人吊重機及大廈管理裝備（在公契中統稱「**大廈管理裝置**」）及有權進入平台、主天台、露台及冷氣機區域/或天台或平台的矮牆的上空或部份上空，以進行檢修、清潔、加強、保養、維修、翻新、裝飾、改善及/或替換發展項目（如公契中所定義）的任何部分外牆，及暫時性地停留在該上空一段必要時間作檢查、重建、維修、翻新、保養、清潔、塗漆或裝飾所有或任何公用地方及設施（如公契中所定義），惟行使該權利時業主（如公契中所定義）享用其住宅單位應不受嚴重影響或受損或受其侵損。
- (ii) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the balcony, areas for air-conditioning, roof, flat roof or the parapet walls of the roof or flat roof pertaining to his Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the building maintenance unit(s) at any time in the course of the management and/or the maintenance of the Building.
 業主不得作出或容許其租戶、佔用人、被許可人在屬於其住宅單位的露台、冷氣機區域、天台、平台或屬於其住宅單位的天台或平台之矮牆作出任何行為、行動、事情、事項、或放置任何物品以任何形式干擾、影響或可能干擾或影響於管理及/或維修發展項目期間任何時候操作大廈管理裝置。
- (b) My/our enjoyment of the flat roof(s), main roof(s), balcony(ies) and areas for air-conditioning (if any) pertaining to the Property may be adversely affected during the operation of the building maintenance unit(s) in the course of the management and/or the maintenance of the Development by the Manager.
 管理人在管理及/或維修發展項目期間操作大廈管理裝置時，可能對本人/吾等享用屬於本物業的平台，主天台，露台及冷氣機區域(如有者)造成不利影響。

2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.
本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
3. 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

Acknowledgement Letter Regarding Open Kitchen
關於開放式廚房的確認信

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

本人／吾等，即下述簽署人，僅此確認，本人／吾等在簽署臨時買賣合約前明白和接納：

- I/We shall be responsible for maintenance and annual inspection of the fire safety provisions within the Property.
本人／吾等將會負責保養及每年檢查物業內的消防裝置。
- I/We shall not (a) alter, remove or obstruct any smoke detectors provided inside the Property and at the common lobby outside the Property; (b) alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of the Property; (c) alter or remove the fire resistance rated wall of the Property.
本人／吾等不得 (a) 改動、拆除或干擾物業內及物業外的公用大堂提供的任何煙霧探測器；(b) 改動、拆除或干擾物業內開放式廚房之上的天花提供的消防花灑頭；(c) 改動或拆除物業的耐火牆。
- I/We shall allow the manager of the Development and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at my/our cost and expense) regular and annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within the Property.
本人／吾等會容許發展項目的管理人及註冊消防裝置承辦商在事先給予合理通知(緊急情況除外)後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入物業，藉以為物業內的消防裝置(包括但不限於煙霧探測器及消防花灑頭)進行定期和年度檢查及維護(費用及開支由本人／吾等承擔)。
- I/We shall observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the manager of the Development from time to time relating to the implementation of the Fire Safety Management Plan.
本人／吾等會遵守並依從消防安全管理計劃，以及發展項目的管理人不時發出的或給予的有關實施消防安全管理計劃的任何指引或指示。
- In the event that I/we part with possession of the Property, I/we shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the provisions set out under the Fifth Schedule to the Deed of Mutual Covenant and Management Agreement of the Development, and make it a condition in the relevant agreement (if any).
若本人／吾等放棄管有物業，本人／吾等會促使租客、被許可人或佔用人(視情況而定)遵守消防安全管理計劃，尤其是發展項目的公契及管理協議第五附表所列的條款，並將此規定列為相關租約(如有)的一項條件。
- The costs and expenses incurred by the manager of the Development and/or the registered fire service installation contractor(s) for the maintenance, annual inspection and certification of the fire safety provisions for open kitchen shall be borne by me/us on demand.
本人／吾等會應要求承擔發展項目的管理人及／或註冊消防裝置承辦商對開放式廚房的消防裝置進行保養、年度檢查及領取證明書所產生的費用及開支。

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

如本文件之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Flat Roof and Roof
關於平台及天台的確認信

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	UPPER PRINCE (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 本物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. Certain area(s) located within the flat roof or roof of the Property (the “**Area**”) forms part of the common areas and facilities of the Development. The Area does not form part of the Property and the Purchaser will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area. Please refer to the Sales Brochure for details of the Area.

某些位於本物業的平台或天台內的範圍(「**該範圍**」)屬發展項目公用地方及設施的一部分。該範圍並不屬於本物業一部份，而買方將無任何獨有權利持有、使用、佔用或享用該範圍。請參閱售樓說明書，以了解該範圍的詳情。

2. The use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement in respect of the Development (the “**DMC**”). Without limitation to the generality of the foregoing, the manager of the Development (the “**Manager**”) shall have the full right and authority to manage the Area, and shall have power with or without workmen at all reasonable times on writing notice (except in case of emergency) to enter into all parts of the Development including all parts of any Property for the purposes of carrying out necessary repairs or for the exercise and carrying out of any of its powers and duties under the provisions of the DMC.

該範圍之使用及運作將受發展項目之公共契約及管理協議(「**公契**」)規管。無損前文的概括性，發展項目之管理人(「**管理人**」)將有全權及授權管理該範圍，及有權在發出書面通知後於所有合理時間(如遇緊急情況則無須通知)攜同或不攜同工作人員進入發展項目的所有部分包括任何本物業的所有部分以進行必要維修或為行使及執行其在公契條文下的權力及責任。

3. The DMC expressly provides that no owner of the Development shall do or permit or suffer to be done any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the construction of any part of the Land and the Development at any time in the course of construction and/or the management and the maintenance of the Land and the Development.

公契明文規定，發展項目的業主不得作出或允許或容受作出任何干擾或影響或可能干擾或影響(在建造期間的任何時間)土地或發展項目任何部份的建造及/或土地及發展項目的管理及維修的行為或事宜。

4. I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection

本人／我等購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

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，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署



UPPER PRINCE

孖士打律師行

香港中環遮打道十號

太子大廈十八字樓

(港鐵中環站 K 出口)

電話: 28432211 傳真: 28459121

JOHNSON STOKES & MASTER

18th Floor, Prince's Building,

10 Chater Road, Central, Hong Kong.

(MTR Central Station Exit K)

Tel: 28432211 Fax: 28459121

Please make the necessary appointment and call at **JOHNSON STOKES & MASTER** of **18th Floor, Prince's Building, No. 10 Chater Road, Central, Hong Kong** to sign the formal Agreement for Sale and Purchase during office hours **as soon as possible after the signing** of the Preliminary Agreement for Sale and Purchase.

請於簽署臨時買賣合約後盡早(敬請預約)駕臨 **香港中環遮打道 10 號太子大廈 18 樓「孖士打律師行」** 簽署正式買賣合約。

Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office or can be downloaded from the website : http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Eng.jpg and bring the following to the office of JOHNSON STOKES & MASTER when signing the formal Agreement for Sale and Purchase:-

務請首先詳閱香港律師公會所發出有關「嚴禁清洗黑錢」之單張，該單張由售樓處派發或可在互聯網下載：
http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg，並於預約時間內攜帶以下文件駕臨孖士打律師行及親自簽署正式買賣合約:-

1. The original Preliminary Agreement for Sale and Purchase
正本臨時買賣合約
2. Hong Kong Identity Card(s) OR other identification document (if applicable) and **Original Address Proof** (e.g. utility bill or bank statement within the last 3 months) of the Purchaser(s)
買家香港身份證或其他身份證明文件(如適用)及**住址證明正本**(例如最近三個月之水電費單或銀行月結單)
3. **CASHIER'S ORDER(S)** in favour of "**JOHNSON STOKES & MASTER**" for part payment of purchase price (if applicable).
銀行本票抬頭請寫「孖士打律師行」，以支付部份樓價(如適用)
4. Cheque in favour of "**JOHNSON STOKES & MASTER**" for payment of Agreement plan fee, miscellaneous charges (details see table below) and advance payment (see "Note/Remark" below)
支票抬頭請寫「孖士打律師行」，以支付有關正式買賣合約圖則費、雜項支出(詳情請參閱收費表)及預繳之費用(請參閱備忘錄)
5. **CASHIER'S ORDER** in favour of "**JOHNSON STOKES & MASTER**" for payment of stamp duty payable under the formal Agreement for Sale and Purchase
銀行本票 抬頭請寫「孖士打律師行」，以支付有關正式買賣合約的印花稅

If the Purchaser is a limited company, please bring the following documents upon signing of the formal Agreement for Sale and Purchase:
如買家為有限公司，簽署正式買賣合約時，請同時攜帶以下文件：

- | | |
|--|---|
| a. Memorandum and Articles of Association
公司組織及章程 | d. Latest Business Registration Certificate (certified copy)
最近期之商業登記證 (驗證本) |
| b. Certificate of Incorporation (certified copy)
公司註冊證書 (驗證本) | e. Board Minutes for the purchase of the premises
購買有關單位之公司董事會議記錄 |
| c. Latest register of directors and annual return (certified copy)
(Form X/D2/AR1/NNC1/NAR1/ND2A/ND2B)
最近期之董事名冊驗證副本及公司周年申報表 (驗證本)
(表格 X/D2/AR1/NNC1/NAR1/ND2A/ND2B) | f. Company Chop
公司簽署印章 (膠印) |

Important Notice 重要的提醒

Further Deposit / Part Payment of Purchase Price and Balance of Purchase Price shall be paid by CASHIER'S ORDER drawn in favour of "JOHNSON STOKES & MASTER"

加付訂金或繳付部份樓價及樓價餘款須以銀行本票支付，抬頭請寫「孖士打律師行」

If payments are made by direct cash deposit or by a third party, then further due diligence may have to be carried out by us on the source of funds as well as on the third party and this might delay the transaction.

如果直接以現金存款方式付款或由第三者付款，我們或須要對資金來源和第三者作進一步盡職調查，就此可能引致交易延誤。

TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment 收費表 (祇供參考之用須作最後確認及調整)

Type of Documents 文件種類	(A) Legal Costs 律師費	(B) Miscellaneous charges payable by Purchaser 買方須付雜項費用
I. Formal Agreement for Sale and Purchase 正式買賣合約 <u>Note 1</u> <u>Upon signing of the formal Agreement for Sale and Purchase, the Purchaser shall pay the ad valorem stamp duty by way of cashier's order made payable to "Johnson Stokes & Master"</u> <u>備註 1</u> <u>買方必須在簽署正式買賣合約時用銀行本票支付從價印花稅，本票抬頭請寫「孖士打律師行」</u>	[see Note (a)] [見備忘錄(a)]	<ol style="list-style-type: none"> Land search fees and miscellaneous charges: \$400.00 田土廳查冊費及其他雜費: \$400.00 Cost on account: \$3,000.00 預付律師費: \$3,000.00 [See Note (a)(ii) 見備忘錄(a)(ii)] #Registration fee : \$280.00 #登記費: \$280.00 Charges for part of certified copy title deeds: \$47,442.00 部份業權契據認證副本費用: \$47,442.00 Company search fees (applicable to Corporate Purchaser only): \$200.00 公司查冊費(只適用於公司買家): \$200.00 Plan fee for Agreement (subject to the final confirmation by the architect) 買賣合約圖則費 (以則師最後收費為準) <ul style="list-style-type: none"> Residential unit : \$1,350.00 住宅單位 : \$1,350.00 Shop : \$1,350.00 商鋪 : \$1,350.00 Stamp Duty (please see Note on Stamp Duty) 印花稅 (請參閱印花稅須知)
II. Assignment 樓契	[see Note (a)] [見備忘錄(a)]	<ol style="list-style-type: none"> Land search fees and miscellaneous charges: \$400.00 田土廳查冊費及其他雜費: \$400.00 #Registration fee: \$520.00 #登記費: \$520.00 Plan fee for Assignment (subject to the final confirmation by the architect) 樓契圖則費 (以則師最後收費為準) <ul style="list-style-type: none"> Residential unit : \$1,350.00 住宅單位 : \$1,350.00 Shop : \$1,350.00 商鋪 : \$1,350.00 Charges for certified copy of remaining title deeds: To be informed 剩餘業權契據認證副本費用: To be informed

Type of Documents 文件種類		(A) Legal Costs 律師費	(B) Miscellaneous charges payable by Purchaser 買方須付雜項費用
			5. Costs for preparing Deed of Mutual Covenant and Management Agreement: \$757.00 公共契據認證副本費: \$757.00 6. Stamp Duty : \$100.00 印花稅: \$100.00 7. Levy payable to Property Management Services Authority: \$350.00 向物業管理業監管局繳付的徵款: \$350.00 8. Company search fees (applicable to Corporate Purchaser only): \$200.00 公司查冊費(只適用於公司買家): \$200.00 9. Board Resolution (applicable to Corporate Purchaser only): \$500.00 公司會議記錄 (只適用於有限公司買家): \$500.00
III.	Equitable Mortgage (including Legal Charge/Mortgage to be signed on completion) and/or Legal Charge/Mortgage 樓花按揭契(包括入伙時所簽的正式按揭契)及/或正式按揭契 Loan Amount: 貸款額: (i) not exceeding \$ 5,000,000.00 不超過\$5,000,000.00 (ii) between \$ 5,000,001.00 and \$7,500,000.00 \$5,000,001.00 至\$7,500,000.00 之間 (iii) between \$7,500,001.00 and \$10,000,000.00 \$7,500,001.00 至\$10,000,000.00 之間 (iv) over \$10,000,000.00 超過\$10,000,000.00	[see Note (b) & (c)] [見備忘錄 (b)及(c)] \$7,500.00 \$8,500.00 \$9,000.00 0.1% of Loan Amount	1. Land search fees and miscellaneous charges: \$400.00 田土廳查冊費及其他雜費: \$400.00 2. #Registration fee: \$520.00 #登記費: \$520.00 3. #Filing fee at Companies Registry (applicable to Corporate Purchaser only): \$340.00 #公司註冊處按揭登記費(只適用於公司買家): \$340.00 4. #Bankruptcy/winding up search fees: \$80.00 (each) #個人破產/公司清盤查冊費: \$80.00 (每人/每間公司) 5. #Company search fees (applicable to Corporate Purchaser only): \$200.00 #公司查冊費(只適用於公司買家): \$200.00 6. #Adjudication fee (if applicable): \$50.00 #裁定費(如適用): \$50.00 Note :- The above fees, disbursements and other charges will be paid upon execution of the Equitable Mortgage / Legal Charge / Mortgage (if applicable) respectively. 以上所有費用及雜費於簽署樓花按揭契/正式按揭契(如適用)時各要支付一次。

The above registration fee, filing fee and adjudication fee will be subject to the final confirmation by the Government.
 # 上述的登記費，公司註冊存檔費及釐印裁定費以政府最後收費為準。

Note 備忘錄:

(a) (i) Joint Legal Representation 買賣雙方共同委託律師

If the Purchaser is the 1st purchaser of his unit from the Developer and the Purchaser also instructs the Developer's solicitors to act for him in the purchase, all legal costs (but exclusive of miscellaneous charges specified in column (B) of the Table of Charges) of and incidental to the preparation and completion of the formal Agreement for Sale and Purchase and the Assignment to be borne by the Purchaser will be waived.

如買方為直接由發展商購買有關單位之首名買家及買方同時委託發展商律師作為其購買該單位的代表律師，則買方原先須支付有關準備及完成正式買賣合約及樓契之所有律師費用（但不包括收費表 B 項所列之雜項費用）將獲豁免。

(ii) Change of Legal Representation 買方中途轉換律師

If the Purchaser shall instruct his own Solicitors in completing the Assignment and/or Equitable Mortgage / Legal Charge / Mortgage after signing of the formal Agreement for Sale and Purchase, the Purchaser shall forthwith pay the Developer's Solicitors the sum of HK\$3,000.00 being the costs of preparing the formal Agreement for Sale and Purchase (the cost on account of HK\$3,000.00 paid by the Purchaser on signing of the formal Agreement for Sale and Purchase will be applied towards this payment).

若買方在簽署正式買賣合約後，另行聘請自己的代表律師處理樓契及/或樓花按揭契/按揭契，則買方須立即向發展商代表律師支付港幣\$3,000，作為發展商律師處理正式買賣合約的律師費（買方在簽署正式買賣合約時所預付的律師費將可用於抵扣此款項）。

(iii) Separate Legal Representation 買賣兩方分開委託律師

If the Purchaser elects separate representation, the Purchaser shall bear his/its own legal costs as well as all fees and disbursements. 如買方聘用自己選擇的律師，買方須負責及繳付買方自己之律師費及一切雜項費用。

- (b) If it is necessary to act for potentially undue influenced party and prepare Acknowledgement of advice, additional charges for giving advice and preparing Acknowledgement of advice is HK\$2,000.00 for each set. The cost does not include the preparation of Guarantee. 若須代表可能受不正當影響的一方及擬備確認書，則另加提供法律意見及擬備確認書費用每套港幣 2,000.00 元。費用不包括擬備擔保書。

- (c) In fact, Johnson Stokes & Master will act for the mortgagee including bank (but not the Purchaser, the borrower or the guarantor) in the preparation of the Mortgage and the Guarantee. 事實上，孖士打律師行將會代表包括銀行之按揭承按人（而並不代表買方，借款人或擔保人）處理按揭契及擔保書。

Other Charges (If applicable)

其他費用(若適用)

- | | |
|---|---|
| 1. (a) Guarantee for Legal Charge/Mortgage
按揭擔保書 | \$2,500.00 each
每份 \$2,500.00 |
| (b) Fees for advising potentially undue influenced party and preparing Acknowledgement of advice
向可能受不正當影響的一方提供法律意見及擬備確認書費用 | \$2,000.00 each set
每套 \$2,000.00 |
| 2. (Applicable to Corporate Purchaser) Particulars of Charge for filing at the Companies Registry and Board Resolution
公司買家另需付 (a) 按揭詳情(公司註冊處登記用) (b) 會議記錄 | \$2,500.00 for each Company
每間公司每套\$2,500.00 |
| 3. For foreign corporate purchasers:
(a) fees for obtaining foreign lawyers' opinion
(b) obtaining up-to-date confirmation or opinion | \$8,500.00
\$1,500.00 |

(Remarks: Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are **NOT** included)

(適用於海外公司買家)另加安排海外律師法律意見之費用

(註：海外律師費及須支付海外律師之支出費用等並不包括在內)

4. Mortgage costs as quoted above are applicable only for preparation of one single simple security deed for financing the purchase. Preparation of any additional security documents (including Rental Assignment, Share Mortgage/Share Charge, Subordination Agreement, Assignment of Loan, Loan Agreement, etc.) will be charged on time costs basis. Quotation of costs will be supplied upon request.
上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件(包括租金轉讓文件/股票按揭/押記/從屬協議/貸款轉讓文件及貸款協議書等)，收費將會按所需時間計算。有關費用之報價可應要求另外提供。

Note on Stamp Duty (印花稅須知)

1. The Stamp Duty (Amendment) Ordinance 2025 ("**2025 Amendment Ordinance**") was published in the Gazette on 16 May 2025 to give effect to a proposal in the 2025-26 Budget to raise the maximum value of properties chargeable to a stamp duty of \$100 to \$4 million with effect from 26 February 2025. Under the 2025 Amendment Ordinance, unless otherwise provided, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.
《2025 年印花稅（修訂）條例》（《2025 年修訂條例》）已於 2025 年 5 月 16 日刊憲，以實施 2025-26 年度財政預算案中的建議，將 100 元印花稅適用的物業價值上限調高至 4 百萬元，由 2025 年 2 月 26 日起生效。根據《2025 年修訂條例》，除另有規定外，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。
2. The Stamp Duty (Amendment) Ordinance 2024 ("**2024 Amendment Ordinance**") was published in the Gazette on 19 April 2024 to give effect to the proposals in the 2024-25 Budget to cancel all demand-side management measures for residential properties. Under the 2024 Amendment Ordinance, (a) the ad valorem stamp duty ("**AVD**") rate of 7.5% under Part 1 of Scale 1 is amended to the same rate as those of AVD at Scale 2 with effect from 28 February 2024; and (b) any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property is no longer subject to special stamp duty and buyer's stamp duty.
《2024 年印花稅（修訂）條例》（《2024 年修訂條例》）已於 2024 年 4 月 19 日刊憲，以實施 2024-25 年度財政預算案中的建議，即撤銷所有住宅物業需求管理措施。根據《2024 年修訂條例》，(a) 由 2024 年 2 月 28 日起，第 1 標準第 1 部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第 2 標準的稅率相同；及 (b) 在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。

Please consult your solicitors regarding details of the payment of AVD.
有關支付「從價印花稅」之詳情，請向 閣下律師查詢。

Calculation of Ad Valorem Stamp Duty 從價印花稅計算方法如下

Consideration 樓價	Ad Valorem Stamp Duty Payable 從價印花稅
(a) Up to \$4,000,000	\$100
(b) \$4,000,001 to \$4,323,780	\$100 + 20% of excess over \$4,000,000
(c) \$4,323,781 to \$4,500,000	1.5%
(d) \$4,500,001 to \$4,935,480	\$67,500 + 10% of the excess over \$4,500,000
(e) \$4,935,481 to \$6,000,000	2.25%
(f) \$6,000,001 to \$6,642,860	\$135,000 + 10% of the excess over \$6,000,000
(g) \$6,642,861 to \$9,000,000	3.00%
(h) \$9,000,001 to \$10,080,000	\$270,000 + 10% of the excess over \$9,000,000
(i) \$10,080,001 to \$20,000,000	3.75%
(j) \$20,000,001 to \$21,739,120	\$750,000 + 10% of the excess over \$20,000,000
(k) \$21,739,121 and above	4.25%

Contact Person 聯絡人

You may contact the following staff of our firm during office hour Monday to Friday (9:30 a.m. to 12:00 noon and 2:15 p.m. to 5:30 p.m.) (except Saturdays and Public Holidays) for enquiring the questions about signing the formal Agreement for Sale and Purchase.

如有查詢，請於辦公時間內星期一至星期五(上午 9 時 30 分至中午 12 時正及下午 2 時 15 分至 5 時 30 分)(星期六及公眾假期除外)，與下列負責職員聯絡諮詢有關簽署正式買賣合約問題事宜。

律師與市民齊參與 打擊清洗黑錢活動

為配合香港履行打擊清洗黑錢及恐怖分子融資活動的國際責任，律師在接受市民委託辦理任何事務前，會要求他們合作提供以下資料：

個別人士

- 身份證明文件，如身份證、護照、旅遊證件
- 地址證明
- 職業或商業詳細資料

公司

- 法律狀況文件，如公司註冊證書或商業登記證
- 董事或委託人的身份證明文件
- 董事會決議案
- 實益擁有人或控制權結構

此外，律師必須向客戶查詢有關交易的性質、目的、資金來源等資料。如果是較複雜或金額較大的交易，律師可能需要向客戶索取進一步資料。該些新措施現已生效。

要求律師向客戶索取身份證明文件及其他資料代表法律界對支持打擊清洗黑錢及恐怖分子融資活動的一份承擔。香港律師會衷心呼籲市民與律師合作，合力維護香港作為國際金融中心的誠信。

法律界必須得到市民的支持，才能夠做好把關人的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。

通過向律師提供所需的資料，公眾人士便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子濫用香港法律服務，將發揮阻嚇作用。

向客戶索取身份證明及交易資料新措施，適用於市民委託律師處理的所有事務，包括資產交易和遺產管理，以至訴訟。

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只會在發現可疑交易或恐怖分子融資活動時，才按法律規定向執法機構舉報。根據香港法例，若發現任何懷疑與清洗黑錢和恐怖分子融資活動有關的交易而不舉報，均屬違法。

常見問題

香港律師會為何要求律師向客戶索取有關身份證明及核實資料？

索取客戶身份資料的目的，是為了偵查和預防清洗黑錢和恐怖分子融資活動。香港在1991年加入國際打擊清洗黑錢財務行動特別組織，該組織負責制定國際標準及政策，以打擊清洗黑錢和恐怖分子融資活動。香港作為成員之一，有責任履行組織的建議。香港律師會亦為此作出配合。

除身份證明文件外，律師還會進一步索取其他資料嗎？

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？
- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」？

律師將根據交易性質、複雜程度和金額等因素作出判斷。舉例說，若下列情況出現，交易便可能有可疑成份：

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料？

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料？資料會否保密？會否轉交第三者？

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只在發現可疑交易時，才會按法律規定向執法機構舉報。

身份不明 ☒

不尋常的指示 ☐

不尋常的結算要求 ☐



THE
LAW SOCIETY
OF HONG KONG
香港律師會

你我攜手為香港把關 Gatekeeping for HKSAR

配合香港履行打擊清洗黑錢之國際責任
你的支持不可少

Your Support is Crucial to Hong Kong Fulfilling
International Obligations on Anti-Money Laundering

**No Money
嚴禁清洗黑錢
Laundering**