

TENDER DOCUMENT
招標文件

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

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

**LIME GALA
形薈**

as set out in any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for
Lime Gala from time to time

(as the same may be revised by the Vendor from time to time),
於任何一份或多份賣方不時發出的形薈的以招標方式出售的銷售安排資料
(及賣方不時對其作出修改的銷售安排資料)內列出的物業

(unless the property(ies) is(are) withdrawn or sold)
(已被撤回或出售的物業則除外)

Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the Tender Box labelled
“**Public Tender For LIME GALA**” placed at the Sales Office (as defined in the Tender Notice) in a plain envelope
and clearly marked “**LIME GALA**”.

在招標期間（定義見招標公告），投標書須放入普通信封內，信封面上清楚註明「**形薈**」，放入位於售樓處
（定義見招標公告）擺放的標示為「**形薈公開招標**」的投標箱內。

Vendor:
賣方：

Wealth Power International Enterprise Limited
寶威國際企業有限公司
c/o Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited
45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong
(由新鴻基地產（銷售及租賃）代理有限公司轉交)
香港港灣道 30 號新鴻基中心 45 樓

Vendor's agent:
賣方代理人：

Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited
新鴻基地產（銷售及租賃）代理有限公司
45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong
香港港灣道 30 號新鴻基中心 45 樓
Enquiry Hotline: 3113 5678
查詢熱線：3113 5678

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PART 1: TENDER NOTICE

第 1 部份：招標公告

1. Definitions 定義

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

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

“Acceptance Period” 「承約期間」	means the period between the Tender Commencement Date and the date which is the tenth working day after the Tender Closing Date (both dates inclusive). 指由招標開始日期至招標截止日期後的第 10 個工作日（包括首尾兩日）的期間。
“Agreement” 「正式合約」	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale. 指賣方與買方根據出售條款第4條擬簽訂的本物業的正式買賣合約。
“Conditions of Sale” 「出售條款」	means the Conditions of Sale set out in Part 2 of this Tender Document. 指載於本招標文件第 2 部份的出售條款。
“Letter of Acceptance” 「接納書」	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice. 指賣方根據招標公告第 3.2 段關於接納投標者的投標書的書面通知。
“Offer Form” 「要約表格」	means the Offer Form set out in Part 3 of this Tender Document. 指載於本招標文件第 3 部份的要約表格。
“Property” 「本物業」	means, if and when the offer contained in the Offer Form is accepted by the Vendor, the Tendered Property specified in the Offer Form. 指如果及一旦要約表格所載的要約獲得賣方接納時，要約表格中指明的投標物業。
“Property for Tender” 「該招標物業」	means all or any of the properties as set out in the Sales Arrangements. 指銷售安排內列出的所有或任何物業。
“Purchase Price” 「樓價」	means, if and when the offer contained in the Offer Form is accepted by the Vendor, the Tender Price specified in the Offer Form. 指如果及一旦要約表格所載的要約獲賣方接納時，要約表格中訂明的樓價。
“Purchaser” 「買方」	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor. 指中標者，其對該投標物業的投標書獲得賣方接納。
“Sales Arrangements” 「銷售安排」	means any one or more of the Information on Sales Arrangements for sale by tender issued by the Vendor for Lime Gala from time to time (as the same may be revised by the Vendor from time to time). 指任何一份或多份賣方不時發出的形蓄以招標方式出售的銷售

安排資料（及賣方不時對其作出修改的銷售安排資料）。

“Sales Office”
「售樓處」

means, in respect of each Property for Tender, the place where the sale will take place as set out in the Sales Arrangements.
就每一個該招標物業而言，指載於銷售安排適用於該招標物業的出售地點。

“Tender Closing Date”
「招標截止日期」

means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangement.
就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間。

“Tender Commencement Date”
「招標開始日期」

means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangement. 就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間。

“Tender Document”
「招標文件」

means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex).
指本招標文件（由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件）。

“Tender Notice”
「招標公告」

means the Tender Notice set out in Part 1 of this Tender Document.
指載於本招標文件第 1 部份的招標公告。

“Tender Period”
「招標期間」

means, in respect of each Property for Tender, the period between the Tender Commencement Date and the Tender Closing Date.
指招標開始日期至招標截止日期的期間。

“Tender Price”
「投標價」

means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form.
指要約表格的附表中訂明投購該投標物業的價格。

“Tendered Property”
「投標物業」

means the property specified in the Schedule to the Offer Form.
指要約表格的附表中訂明的物業。

“Tenderer”
「投標者」

means the person who is specified in the Offer Form as the tenderer.
指要約表格中訂明為投標者的人士。

“Vendor”
「賣方」

means Wealth Power International Enterprise Limited.
指寶威國際企業有限公司。

“Vendor’s solicitors”
「賣方律師」

means WOO KWAN LEE & LO.
指胡關李羅律師行。
means Vincent T.K. Cheung, Yap & Co.
指張葉司徒陳律師事務所。

2. Procedures of Tender **招標程序**

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.
賣方現按照載於本招標文件的條款及細則招標承投購買該招標物業。

- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Date, accept any tender submitted.
賣方保留權利在招標截止日期之前的任何時間接納任何已遞交之投標書。
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose all or any of the Property for Tender or any part of it to any person by any method (including without limitation private treaty, tender and auction).
賣方保留權利在接納任何投標書之前的任何時間撤回所有或任何該招標物業不予出售，或將所有或任何該招標物業或其任何部份以任何方法（包括但不限於私人協約、投標及拍賣）售予任何人士。
- 2.5 The Vendor reserves the right to adjust the Tender Closing Date and time of the tender of any of the Property for Tender. Any adjustment of the Tender Closing Date and time will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
賣方保留權利更改任何該招標物業的招標截止日期及時間。任何更改招標截止日期及時間的通知會張貼於售樓處。賣方無須就該等更改另行通知投標者。
- 2.6 Tenderers should note the Vendor's solicitors do not act for any Tenderer in the process of this tender.
投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.7 A tender must be:-
投標書必須：
- (a) made in the form of this Tender Document with the Offer Form (Part 3 of the Tender Document) duly completed and signed by the Tenderer. Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;
採用本招標文件之格式，並填妥及簽署要約表格（即本招標文件的第 3 部分）。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
- (b) accompanied with the following documents:
連同以下文件：
- (i) Cashier order(s) and/or cheque(s)
銀行本票及／或支票
- In respect of each Tendered Property, one or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in total amount equal to 5% of the Purchase Price (of which a minimum amount of HK\$100,000.00 shall be paid by cashier order(s)) and made payable to “**WOO KWAN LEE & LO**”.
就每一個投標物業，由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張或多張銀行本票及／或支票，總金額相等於樓價的 5%（當中須以銀行本票支付最低港幣 100,000 元的金額），抬頭人須為「**胡關李羅律師行**」。
- (ii) Tenderer's identification document
投標者的身份證明文件
- If the Tenderer is/are individual(s), copy of the ID Card/Passport of each individual of the Tenderer.
如投標者是個人，組成投標者的每名個人的身份證／護照的複印本。
- If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return of the Tenderer and copies of the ID Card/Passport of each director.
如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，以及投標者最近期的董事登記冊及周年申報表的複印本及每名董事的身份證／護照的複印本。

- (iii) Intermediary's licence (if applicable)
中介人的牌照（如適用）

Copy of licence of the estate agent appointed by the Tenderer.
由投標者委託的地產經紀的牌照複印本。

- (iv) The following annexures, duly completed and signed by the Tenderer
由投標者填妥並簽署的以下附件

- (1) Warning to Purchasers
對買方的警告
- (2) Personal Information Collection Statement
個人資料收集聲明
- (3) Measurements of the residential property of the Tendered Property
投標物業中的住宅物業的量度尺寸
- (4) Acknowledgement Letter Regarding Location of Air-Conditioner Outdoor Unit(s) and Air-Conditioner Outdoor Unit Location Plan
關於空調機戶外機位置的確認書及空調機戶外機位置圖
- (5) Acknowledgement Letter Regarding Gondola
關於吊船操作的確認
- (6) Vendor's Information Form
賣方資料表格
- (7) False Ceiling Height and Open Kitchen Fire Safety Provisions (if any) Plan
假天花高度及開放式廚房消防安全設施圖
- (8) Acknowledgement Letter Regarding the Open Kitchen (if any)
關於開放式廚房（如有）的確認書
- (9) Acknowledgement Letter Regarding Charges for Certified Copy Title Deeds and Documents of the Property
關於物業的業權契據認證副本費用確認書
- (10) Acknowledgement Letter Regarding Miscellaneous Matters and Location Plan of Backlit signages
關於其他事項的確認書及燈箱廣告牌位置圖
- (11) Acknowledgement Letter Regarding Flat View and Layout Plan of Buildings and Structures of the Development
關於單位景觀的確認書及發展項目樓宇及構築物布局圖
- (12) (If applicable) SHKP Club Application Form
（如適用）新地會會藉申請表格
- (13) (If applicable) Acknowledgement Letter Regarding Financing Plans
（如適用）關於財務計劃的確認信

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "LIME GALA"; and
放入普通信封內，信封面上書明賣方收啓，並清楚註明「形薈」；及
- (d) placed in the Tender Box labelled "Public Tender For LIME GALA" placed at the Sales Office during the Tender Period.
於招標期間放入位於售樓處擺放的標示為「形薈公開招標」的投標箱內。

The tender of the Property for Tender will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect or any announcement on "extreme conditions" is made by the Government of Hong Kong at any time on the Tender Closing Date.

即使於招標截止日期任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效或香港政府發出「極端」情況的公布，該招標物業的招標會繼續按銷售安排進行。

- 2.8 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s)

submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier orders and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the Hong Kong correspondence address specified in the Offer Form.

在賣方對收到的投標書作出決定前，所有銀行本票及/或支票均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及/或支票將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本票及/或支票將於承約期間屆滿後起計 14 天內，按要約表格中指定的香港通訊地址以專人送達、或通過郵遞方式退還予落選投標者。

- 2.9 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
投標者須親身簽署要約表格及其他文件（如投標者為公司，須由其董事簽署），並視作為主事人。
- (b) If the Tenderer is a company, it should clearly state, inter alia, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
投標者如為公司，須於要約表格中清楚註明（除其他資料外）其聯絡人姓名、電話及傳真號碼。
- (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of the Letter of Acceptance and return of cashier order(s) and/or cheque(s).
要約表格中指定的香港通訊地址將會是收取接納書及退回銀行本票及/或支票的地址。
- 2.10 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Notice, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間隨時接納投標。投標書根據載於本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.
作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

3. Acceptance of Tender 接納投標

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
投標書如獲接納，中標者即成為該投標物業之買方。
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of Acceptance**”) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
買方會在承約期間屆滿時或之前獲書面通知（「**接納書**」）其投標書已被接納，接納書會按要約表格指定的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor’s solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments.
在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約，不能對其作

出任何改動或修訂。正式合約的標準格式可於招標期間在售樓處審閱。為免疑問，買方被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。

- 3.4 (a) In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-
如買方有意以其授權人代表其簽署正式合約：-
- (i) the Purchaser shall instruct his/her own solicitors to act for him/her; and
買方須另聘律師作為其代表；及
 - (ii) the relevant power of attorney is required to be approved by the Vendor.
相關授權書須由賣方事先批准。
- (b) All loan applications made to the Vendor's designated financing company, loan documents and ancillary documents (collectively the "**Loan Documents**") shall be signed by the Purchaser personally. No attorney can be accepted for the purpose of signing the Loan Documents.
所有向賣方之指定財務機構作出的貸款申請、貸款文件及附帶文件(統稱「**貸款文件**」)須由買方親身簽署。以授權人簽署貸款文件不會被接受。

4. Miscellaneous 其他事項

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property for Tender. All enquiries should be directed to the Vendor's agent, Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited, of 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (Enquiry Hotline: 3113 5678).
投標者宜注意，賣方只會回答關於本物業的一般問題，而不會就本招標文件或關於該招標物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方的代理人新鴻基地產（銷售及租賃）代理有限公司，地址為香港港灣道 30 號新鴻基中心 45 樓（查詢熱線: 3113 5678）。
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement. 賣方任何人員或代理或賣方的代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作為或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不（而且也不視作）闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件有任何種類的改動及／或增加，該投標書將被視為不符合規定的投標書。
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.
如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

[End of Part 1: Tender Notice]
[第 1 部份：招標公告完]

PART 2: CONDITIONS OF SALE

第 2 部分：出售條款

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein unless otherwise defined below:-

除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

“Development”

「發展項目」

means LIME GALA.

指形薈。

“this Preliminary Agreement”

「本臨時合約」

means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document.

指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約。

2. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.

招標文件連同接納書構成賣方與買方就買賣本物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及細則出售本物業，而買方須以樓價並按本臨時合約所載條款及細則購買本物業。

3. The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on the completion date.

買賣須於成交日的辦公時間（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。

4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-

按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：

(a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance; and

由買方於接納書的日期之後的第 5 個工作日或之前簽立；及

(b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.

由賣方於接納書的日期之後的第 8 個工作日或之前簽立。

5. 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。

6. 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。

7. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholders.

買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

8. The Purchaser shall attend the office of the Purchaser's solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Agreement as set out in clause 18.

買方須於接納書的日期之後的 5 個工作日內攜帶招標文件及接納書到買方律師的辦事處辦理下列手續

(按：必須嚴守所訂日期。)：(i)簽署賣方代表律師所訂定之標準正式合約；(ii)在簽署正式合約之同時交付本臨時合約上列明應付之款項；及(iii)同時交付第 18 條所載就正式合約應付之所有印花稅。

9. If the Purchaser fails to sign the Agreement within 5 working days after the date of the Letter of Acceptance:-
如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
- (a) this Preliminary Agreement is terminated;
本臨時合約即告終止；
 - (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，而對買方提出任何進一步申索。
10. The measurements of the Property are as follows— (for residential property of the Property) see “Measurements of the residential property of the Tendered Property” in Annex to the Offer Form; (if applicable - for residential car parking space(s) of the Property) 12.5 square metres each.
本物業的量度尺寸如下—見要約表格的附件「投標物業中的住宅物業的量度尺寸」；(如適用 - 就本物業的住宅停車位而言) 每個 12.5 平方米。
11. The sale and purchase of the Property includes the fittings, finishes and appliances as follows— (for residential property of the Property) see Schedule to the Conditions of Sale; (if applicable - for residential car parking space(s) of the Property) Nil.
本物業的買賣所包括的裝置、裝修物料及設備如下——(就本物業的住宅物業而言)見出售條款的附表；(如適用 - 就本物業的住宅停車位而言) 沒有。
12. Without prejudice to sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser’s right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》(第 219 章)第 13 及第 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
13. The Purchaser acknowledges receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 14 and fully understands its contents.
買方確認已收到第 14 條所列出的「對買方的警告」的中英雙語文本，並完全明白其內容。
14. For the purposes of clause 13, the following is the “**Warning to Purchasers**”–
就上述第 13 條而言，「**對買方的警告**」內容如下—
- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
 - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
 - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
 - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees

which you would have had to pay if you had instructed your own solicitor in the first place.

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

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

15. (a) 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.
本臨時合約只適用於買方本身，買方無權要求賣方與任何其他人訂立任何正式合約，亦無權將本臨時合約的利益轉讓予第三方。
- (b) The Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of this Preliminary Agreement or the Agreement (whether by way of direct or indirect reservation, right of first refusal, option, trust, power of attorney or any other method, arrangement or document of any description, conditional or unconditional) or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment to the Purchaser.
在完成買賣及簽立轉讓契予買方之前，買方不得提名任何人士接納該物業的轉讓契、轉售該物業或轉讓本臨時合約或正式合約的利益（不論是透過直接或間接保留、優先購買權、認購權、信託、授權書或任何其他方法、安排或任何種類的文件，有條件或無條件），或訂立任何協議如此行事。
- (c) (Applicable to corporate Purchaser only) There shall be no change (including any reduction, increase, substitution or replacement) in the shareholder structure and/or the directorship of the Purchaser at any time prior to (and including) the date of payment of balance of Purchase Price of the Property without the Vendor's prior written consent. In this connection, (i) on the date of this Preliminary Agreement, (ii) on the date of signing of the Agreement by the Purchaser and (iii) on the date of payment of balance of purchase price of the Property respectively (each a "**Relevant Date**"), the Purchaser shall provide copies of the following to the Vendor or the Vendor's solicitors:
- (a) Register of Directors of the Purchaser as at the Relevant Date;
 - (b) Register of Shareholders of the Purchaser as at the Relevant Date; and
 - (c) Any other documents, confirmation and information as requested by the Vendor to show and prove the number and identity of all of the directors and shareholders of the Purchaser as at the Relevant Date.

（只適用於公司買方）於支付該物業樓價餘額的日期前（包括該日期）的任何時間內，買方的股東結構及／或董事於沒有得到賣方的事先書面同意下不可有任何變動（包括減少、增加、取代或更換）。就此而言，分別(i)於本臨時合約的日期，(ii)買方簽署正式合約的日期及(iii)於支付該物業樓價餘額的日期（各稱為「**有關日期**」），買方須向賣方或賣方的律師提供以下資料的副本：

- (a) 買方的董事登記冊（截止有關日期）；
 - (b) 買方的股東登記冊（截止有關日期）；及
 - (c) 賣方要求顯示和證明截至有關日期買方董事和股東的數目和身分的任何其他文件、確認和資料。
- (d) If the Purchaser shall be in breach of this clause 15(b) or clause 15(c), the Vendor shall be entitled (but shall not be obligated) to terminate this Preliminary Agreement or the Agreement (as the case may be) and all sums paid by the Purchaser up to 10% of the purchase price by way of deposits shall be forfeited to the Vendor absolutely. Upon determination of this Preliminary Agreement or the Agreement (as the case may be), the Vendor may resell the Property either by public auction or private contract subject to such stipulations as the Vendor may think fit and any increase in price on a resale shall belong to the Vendor. On a resale, any deficiency in price shall be made good and all expenses attending such resale shall be borne by the Purchaser and such deficiency and expenses shall be recoverable by the Vendor

as and for liquidated damages Provided That the Purchaser shall not be called upon to bear such deficiency or expenses unless the Property is resold within 6 months after the determination of this Preliminary Agreement or the Agreement (as the case may be).

如買方違反本第 15(b)條或第 15(c)條的規定，賣方有權(但無責任)終止本臨時合約或正式合約（視屬何種情況而定），而買方以訂金形式支付的所有款項(以售價的 10%為限)即被沒收歸於賣方。本臨時合約或正式合約（視屬何種情況而定）一經終止，賣方可在其認為合適的規定下，以公開拍賣或私人合約方式重售該物業，任何上漲的重售售價均歸於賣方。重售時，任何不足的差價須由買方補足及與該重售有關的一切開支須由買方承擔，該等差價及開支由賣方作為算定損害賠償而追討，但前提是該物業須在本臨時合約或正式合約（視屬何種情況而定）終止後6個月內重售，否則買方無須承擔該等差價或開支。

16. The Purchaser shall 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.
買方須另聘律師代表其買入該物業，買賣雙方須各自支付其在有關正式合約及其後的轉讓契之法律費用。
17. 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。
18. All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.
有關本臨時合約及／或正式合約及／或轉讓契之所有印花稅（包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅），一概由買方負責支付。
19. 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、有關業權之契約之認證副本包括圖則之費用、查冊費、註冊費及其他代墊付費用均須由買方承擔。一切有關本物業按揭之法律費用及代墊付費用，均由買方承擔及支付。
20. 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 the registration of this Preliminary Agreement from the register or record in the Land Registry.
如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊。
21. The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, contribution to special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the Deed of Mutual Covenant and Management Agreement of the Development and the Purchaser shall reimburse the Vendor for all payment including without limitation all utilities deposits already paid by the Vendor in respect of the Property (whether or not such deposits, contribution to special fund, debris removal fee and utilities deposits are refundable or transferrable).
買方須在賣方交吉本物業予買方時繳付管理人或賣方一切管理費按金、特別基金供款、泥頭清理費、預繳管理費及其他根據發展項目的主公契及管理協議之其他按金及費用，買方並須償還賣方代本物業已支付的上述費用包括水電煤按金（不管該等按金、特別基金供款、泥頭清理費及水電煤按金是否可以退還或轉名）。
22. The Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
買方在購買本物業時完全知悉本物業及本物業內的裝置，裝修物料及設備的實質狀況，並接受本物業

及該等裝置，裝修物料及設備的現狀。

23. The Property is sold on “as is” basis. The Purchaser is deemed to have knowledge of and accept the existing state and condition of the Property whether he has inspected the Property or not. 本物業以現狀形式出售。無論買方有否已到本物業實地視察，買方將被視作清楚及接受本物業現時之狀況。
24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number. 買方如有更改地址或電話，須以書面通知賣方。
25. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance. 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
26. Time shall in every respect be of the essence of this Preliminary Agreement. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。
27. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第 623 章）（『該合約條例』）強制執行本臨時合約下任何條款，並且同意排除該合約條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
- (b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).
本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該合約條例的適用範圍內：就是說，在排除該合約條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》（第 621 章）的情況下。
- (c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
若本臨時合約任何條款因上述第(b)款的規定沒有從該合約條例的適用範圍內排除，而第三者（在該合約條例定義）可依據該合約條例強制執行任何該等條款時：
- (i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷（倘若撤銷權存在），而該合約條例第 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.
賣方和買方依據該合約條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i) 款的規定。
28. 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）（『該銷售條例』）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」具有該銷售條例第 2(1)條給予該詞的涵義；
- (c) the floor area of an item under clause (a) of each Property set out in “Measurements of the residential

property of the Tendered Property” in the Annex to the Offer Form is calculated in accordance with section 8(3) of that Ordinance; and

要約表格的附件「投標物業中的住宅物業的量度尺寸」載列之本物業的(a)項所指的項目的樓面面積，按照該銷售條例第 8(3)條計算；及

- (d) the area of an item under clause (b) of each Property set out in “Measurements of the residential property of the Tendered Property” in the Annex to the Offer Form is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

要約表格的附件「投標物業中的住宅物業的量度尺寸」載列之本物業的(b)項所指的項目的面積，按照該銷售條例附表 2 第 2 部計算。

Schedule to Conditions of Sale
出售條款的附表

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

For 適用於	Flat A on 3/F (Garden Floor) of Tower 1B 第1B座3樓(花園層) A單位
A. Internal Wall 內牆	- Wood veneer and plastic laminate where exposed. 外露牆身鋪木皮飾面及夾膠片。
B. Flooring 地板	- Engineered timber flooring and natural stone for living / dining room. Engineered timber flooring for bedroom(s). 客/飯廳鋪砌複合木地板及天然石材。睡房鋪砌複合木地板。
C. Door 門	- Solid core timber doors or glass doors, with ironmongery. 實心木門或玻璃門，配小五金。
D. Bathroom 浴室	- Sanitary fitments are provided. Tiles on exposed wall surfaces. Tiles and natural stones on exposed floor surfaces. Gypsum board false ceiling with emulsion paint and aluminium false ceiling for ceiling. 提供潔具。牆身外露位置鋪砌瓷磚。地台外露位置鋪砌瓷磚及天然石材。裝有石膏板假天花髹乳膠漆及鋁片假天花。
E. Open Kitchen 開放式廚房	- Plastic laminate and feature glass for exposed wall surfaces. Natural stone on exposed floor surfaces. Wood veneer for ceiling. Countertop finished with solid surfacing material. 牆身外露位置鋪砌夾膠板及玻璃飾面。地台外露位置鋪砌天然石材。天花鋪木皮飾面。灶台面為實體面板。
F. Other Provisions 其他裝備	- i) Induction hob, steam combination oven, cooker hood, washer-dryer, fridge freezer and wine cellar; 電磁爐、蒸焗爐、抽油煙機、洗衣乾衣機、雪櫃連冰箱及酒櫃； - ii) Water heater, exhaust fan and dehumidifier; 裝設熱水爐、抽氣扇及抽濕機； - iii) Air-conditioner for living / dining room and bedroom(s). 客/飯廳及睡房裝設空調機。

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

For 適用於	Flats D on 3/F (Garden Floor) of Tower 1A 第1A座3樓(花園層) D單位
A. Internal Wall 內牆	- Plaster in emulsion paint and plastic laminate where exposed. 外露牆身批盪後髹上乳膠漆及夾膠片。
B. Flooring 地板	- Tiles for living / dining room. 客/飯廳鋪砌瓷磚。
C. Door 門	- Solid cord timber doors or glass doors, with ironmongery. 實心木門或玻璃門，配小五金。
D. Bathroom 浴室	- Sanitary fitments are provided. Tiles on exposed wall surfaces. Tiles and natural stones on exposed floor surfaces. Gypsum board false ceiling with emulsion paint and aluminium ceiling for ceiling. 提供潔具。牆身外露位置鋪砌瓷磚。地台外露位置鋪砌瓷磚及天然石材。裝有石膏板假天花髹乳膠漆及鋁片天花。
E. Open Kitchen 開放式廚房	- Plastic laminate and feature glass for exposed wall surfaces. Tiles on exposed floor surfaces. Gypsum board false ceiling with emulsion paint. Countertop finished with solid surfacing material. 牆身外露位置鋪砌夾膠板及玻璃飾面。地台外露位置鋪砌瓷磚。裝有石膏板假天花髹乳膠漆。灶台面為實體面板。
F. Other Provisions 其他裝備	- i) Induction hob, microwave oven, cooker hood, washer-dryer, fridge freezer and wine cellar; 電磁爐、微波爐、抽油煙機、洗衣乾衣機、雪櫃連冰箱及酒櫃； - ii) Water heater, exhaust fan and dehumidifier; 裝設熱水爐、抽氣扇及抽濕機； - iii) Air-conditioner for living / dining room. 客/飯廳裝設空調機。

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

For 適用於	Flats A on 20/F of Tower 1B 第1B座20樓A單位
A. Internal Wall 內牆	- Plaster in emulsion paint and plastic laminate where exposed. 外露牆身批盪後髹上乳膠漆及夾膠片。
B. Flooring 地板	- Tiles for living / dining room. Engineered timber flooring for bedroom(s). 客/飯廳鋪砌瓷磚。睡房鋪砌複合木地板。
C. Door 門	- Solid core timber doors or glass doors, with ironmongery. 實心木門或玻璃門，配小五金。
D. Bathroom 浴室	- Sanitary fitments are provided. Tiles on exposed wall surfaces. Tiles and natural stones on exposed floor surfaces. Gypsum board false ceiling with emulsion paint and aluminium ceiling for ceiling. 提供潔具。牆身外露位置鋪砌瓷磚。地台外露位置鋪砌瓷磚及天然石材。裝有石膏板假天花髹乳膠漆及鋁片天花。
E. Open Kitchen 開放式廚房	- Plastic laminate and feature glass for exposed wall surfaces. Tiles on exposed floor surfaces. Gypsum board false ceiling with emulsion paint. Countertop finished with solid surfacing material. 牆身外露位置鋪砌夾膠板及玻璃飾面。地台外露位置鋪砌瓷磚。裝有石膏板假天花髹乳膠漆。灶台面為實體面板。
F. Other Provisions 其他裝備	- i) Induction hob, steam combination oven, cooker hood, washer-dryer, fridge freezer and wine cellar; 電磁爐、蒸焗爐、抽油煙機、洗衣乾衣機、雪櫃連冰箱及酒櫃； - ii) Water heater, exhaust fan and dehumidifier; 裝設熱水爐、抽氣扇及抽濕機； - iii) Air-conditioner for living room/dining room and bedroom(s). 客/飯廳及睡房裝設空調機。

PART 3: OFFER FORM

第 3 部份：要約表格

(To be completed by the Tenderer)

(由投標者填寫)

To: The Vendor

致：賣方

1. Offer
要約

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

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

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

I/We agree, accept and declare that in the event that this tender is accepted by the Vendor, then until the Agreement is signed, this Tender Document (together with the Vendor's written acceptance thereof and the Conditions of Sale) shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.

本人／我們同意、接受及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件（連同賣方的書面承約及出售條款）構成本人／我們與賣方之間按照本招標文件的條款及細則訂立的一份具約束力的協議。

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

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

本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接納書及退回銀行本票及／或支票的地址。接納書在投郵後的第 2 個工作日視為已經正式收到。

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

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

本人／我們現聲明、陳述及保證如下：

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

本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。

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

除樓價、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該投標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。

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

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

Schedule to the Offer Form 要約表格的附表

(To be completed by the Tenderer)

(由投標者填寫)

<i>Section 1 –Particulars of the Tenderer</i> 第 1 節-投標者的資料			
Name 名稱			
ID/Passport/BR No. 身份證／護照／商業登記證號碼			
Address/Registered office 地址／註冊辦事處 (請以英文填寫)			
Hong Kong correspondence address (if different from above) 香港通訊地址 (如與上面不同) (請以英文填寫)			
Contact details 聯絡資料		Contact Person 聯絡人	
		Telephone 電話	<div style="display: flex; justify-content: space-between;"> <div>Fax 傳真</div> <div></div> </div>

<i>Section 2 –Tendered Property*</i> 第 2 節-該投標物業*		
Tower 座數	Floor 樓層	Flat 單位

Section 3–Tender Price
第 3 節–投標價

Tender Price (HK\$) 投標價（港幣）			
Cashier order(s) and/or cheque(s) (in the total amount of 5% of the Tender Price) 銀行本票及／或支票（總金額為投標價的 5%）			
Cashier order(s) (provided that a minimum amount of HK\$100,000.00 shall be paid by cashier order(s)) 銀行本票（惟最少港幣100,000元的金額須以銀行本票支付）	Amount (HK\$) 金額（港幣）	Bank 銀行	Cashier order no. 本票編號
Cheque(s) 支票	Amount (HK\$) 金額（港幣）	Bank 銀行	Cheque no. 支票號碼

**Section 4 –Payment plan
第 4 節–付款計劃**

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

For details of the gifts, financial advantage or benefits, please refer to Annex 14.
有關贈品、財務優惠或利益的詳情，請參閱附件 14。

* ☐ **210 Days Payment Plan (TB1)**
210 日付款計劃 (TB1)

Terms of Payment
支付條款

A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。

A further deposit equivalent to 5% of the Purchase Price shall be paid within 60 days after the date of Letter of Acceptance.
加付訂金即樓價 5%於接納書的日期後 60 日內繳付。

90% of the Purchase Price (balance of the Purchase Price) shall be paid within 210 days after the date of Letter of Acceptance.
樓價 90%（樓價餘額）於接納書的日期後 210 日內繳付。

Unless otherwise agreed between the Vendor and the Purchaser, the date of completion of sale and purchase shall not be earlier than 180 days after the date of the Letter of Acceptance.
除非賣方與買方另有協定，完成買賣的交易日期不可早於接納書的日期後180日。

PLEASE READ CAREFULLY THE FOLLOWING MATTERS:
敬請細閱下列事項:

Please read carefully the contents in Part I of Annex 14 and the details of the gift(s), financial advantage(s) or benefit(s) in Part II of Annex 14.
敬請細閱附件 14 第 I 部份的內容及附件14 第 II 部份內贈品、財務優惠或利益的詳情。

(Applicable to corporate Tenderer only) If there are any changes (including any reduction, increase, substitution or replacement) in the shareholder structure and/or the directorship of the Tenderer at any time prior to (and including) the date of payment of balance of Purchase Price without the Vendor's prior written consent, the Tenderer shall not be entitled to the designated gift(s), financial advantage(s) or benefit(s). Please see paragraph 9 in Part I of Annex 14 for details.

（只適用於公司投標者）如於支付樓價餘額的日期前（包括該日期），投標者的股東 結構及／或董事於沒有得到賣方的事先書面同意下有任何變動（包括減少、增加、取代或更換），投標者將不會享有指定贈品、財務優惠或利益。詳情請參閱附件 14 第 I 部份的第 9 段。

Section 5 – Intermediary (if any)

第 5 節 – 中介人（如有）

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

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

關於中介人的聲明（僅於有指明中介人時適用）

I/We confirm and declare that 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. The Vendor is not and will not be involved in any disputes between me/us and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in this Tender Document.

本人／我們確認及聲明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。本人／我們與中介人之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據載於本招標文件的條款及細則進行。

Section 6 – Declaration of relationship with the Vendor (* Please tick as appropriate)

第 6 節 – 與賣方關係的聲明（*請剔適用者）

I/We [* ☐ **am/are** / ☐ **am not/are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

就《一手住宅物業銷售條例》（第 621 章）而言，本人／我們[*☐是／☐不是]賣方的「有關連人士」。

(A person is a related party to the Vendor if that person is:

(如有以下情況，某人即屬賣方的「有關連人士」：

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

For the purpose of this Declaration:

就本聲明而言，

1. **“Manager”** has the meaning given by the Companies Ordinance (Cap.622) which, in relation to a company, means a person who performs managerial function in relation to the company under the directors’ immediate authority.
「經理」具有《公司條例》（第 622 章）給予該詞的涵義，即就一間公司而言，指在董事的直接權限下就該公司執行管理職能的人。
2. **“Private company”** has the meaning given by the Companies Ordinance (Cap.622) which means a company which by its articles (a) restricts a member’s right to transfer shares; and (b) limits the number of members to 50, not including persons who are in the employment of the company and persons who was a member while being an employee of the company and who continues to be a member after ceasing to be such an employee; and (c) prohibits any invitation to the public to subscribe for any shares or debentures of the company.
「私人公司」具有《公司條例》（第 622 章）給予該詞的涵義，即指一間藉其章程細則作出下列規限的公司：(a)限制成員轉讓股份的權利；及(b)將成員最高人數限於50 人，但不包括本身是有關公司僱員的成員，亦不包括曾同時是成員及有關公司僱員，但於不再是該公司僱員後仍繼續是成員的人；及(c)禁止邀請公眾人士認購該公司的任何股份或債權證。
3. **“Associate corporation”** means (a) a subsidiary of the vendor or (b) a subsidiary of a holding company of the Vendor. “Subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap. 622). Under the Companies Ordinance, a company shall generally be deemed to be a subsidiary of another company, if:-
「有聯繫法團」指(a)賣方的附屬公司或(b)賣方的控股公司的附屬公司。附屬公司指《公司條例》（第 622 章）所指的附屬公司。根據《公司條例》，一間公司一般來說須當作為另一間公司的附屬公司，如：-
 - (a) that other company
該另一間公司—
 - (i) controls the composition of the board of directors of the first-mentioned company; or
控制首述的公司董事局的組成；或
 - (ii) controls more than half of the voting power of the first-mentioned company; or
控制首述的公司過半數的表決權；或
 - (iii) holds more than half of the issued share capital of the first-mentioned company (excluding any part of it which carries no right to participate beyond a specified amount in a distribution of either profits or capital); or
持有首述的公司的過半數已發行股本（所持股本中，如部分在分派利潤或資本時無權分享超逾某一指明數額之數，則該部分不計算在該股本內）；或
 - (b) the first-mentioned company is a subsidiary of any company which is that other company's subsidiary.
首述的公司是一間公司的附屬公司，而該間公司是上述另一間公司的附屬公司。
4. **“Holding company”** means, for the purpose of the Vendor, a company of which the vendor is a subsidiary.
「控股公司」指（就賣方而言）一家公司而賣方為該公司的附屬公司。

Section 7 – Submission checklist
第 7 節–遞交清單

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.7 of the Tender Notice):-

以下文件連同本招標文件遞交（詳情見招標公告第 2.7 段）：

1. ☐ Tender Document with the Offer Form duly completed and signed by the Tenderer
招標文件及要約表格由投標者填妥及簽署
2. ☐ Cashier order(s) and/or cheque(s)
銀行本票及／或支票
3. ☐ Copy of Tenderer's identification documents
投標者的身份證明文件的複印本
4. ☐ Copy of Intermediary's licence (if applicable)
中介人的牌照（如適用）的複印本
5. The following annexures, duly completed and signed by the Tenderer:
由投標者填妥並簽署要以下附件：
 - (1) ☐ Warning to Purchasers (undated)
對買方的警告（未有填上日期）
 - (2) ☐ Personal Information Collection Statement (undated)
個人資料收集聲明（未有填上日期）
 - (3) ☐ Measurements of the residential property of the Tendered Property (undated)
投標物業中的住宅物業的量度尺寸（未有填上日期）
 - (4) ☐ Acknowledgement Letter Regarding Location of Air-Conditioner Outdoor Unit(s) and Air-Conditioner Outdoor Unit Location Plan (undated)
關於空調機戶外機位置的確認書及空調機戶外機位置圖（未有填上日期）
 - (5) ☐ Acknowledgement Letter Regarding Operation of Gondola (undated)
關於吊船操作的確認書（未有填上日期）
 - (6) ☐ Vendor's Information Form (undated)
賣方資料表格（未有填上日期）
 - (7) ☐ False Ceiling Height and Open Kitchen Fire Safety Provisions (if any) Plan (undated)
假天花高度及開放式廚房消防安全設施圖（未有填上日期）
 - (8) ☐ Acknowledgement Letter Regarding the Open Kitchen (if any) (undated)
關於開放式廚房（如有）的確認書（未有填上日期）
 - (9) ☐ Acknowledgement Letter Regarding Charges for Certified Copy Title Deeds and Documents of the Property (undated)
關於物業的業權契據認證副本費用確認書（未有填上日期）
 - (10) ☐ Acknowledgement Letter Regarding Miscellaneous Matters (undated) and Location Plan of Backlit signages (undated)
關於其他事項的確認書（未有填上日期）及燈箱廣告牌位置圖（未有填上日期）
 - (11) ☐ Acknowledgement Letter Regarding Flat View (undated) and Layout Plan of Buildings and Structures of the Development (undated)
關於單位景觀的確認書（未有填上日期）
及發展項目樓宇及構築物布局圖（未有填上日期）
 - (12) ☐ (If applicable) SHKP Club Application Form (dated)
（如適用）新地會會藉申請表格（已填上日期）
 - (13) ☐ (If applicable) Acknowledgement Letter Regarding Financing Plans(undated)
（如適用）關於財務計劃的確認信（未有填上日期）

Section 8 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)
第 8 節 – 關於公司投標者的聲明（不適用於個人投標者）

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

1. The table below sets out the particulars of all the current directors of the Tenderer and all the current shareholders of the Tenderer as at the date of this Offer Form.
 在本要約表格的日期之時投標者的所有現任董事的資料及所有現任股東的資料均已列於下表。
2. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. If we are the successful Tenderer, except with the Vendor's prior written consent, there shall be no change (including any reduction, increase, substitution or replacement) of any of the Tenderer's directors and shareholders for the period from the date of this Offer Form to the date of the Letter of Acceptance.
 如我們成為中標者，除非得到賣方事先書面同意，在本要約表格的日期至接納書的日期，投標者的董事及股東均不會有任何改變（包括減少、增加、取代或更換）。
4. The Vendor may at any time request and we shall at our own cost and expense provide all relevant corporate documents and information in relation to the Tenderer to show and prove the number and identity of all of the Tenderer's directors and shareholders as set out in the table below.
 賣方可在任何時間要求我們提供所有相關商業文件及資料以核實於下表列出的投標者的董事及股東的資料，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.
 如有任何違反本節的規定，賣方有權拒絕將物業出售予投標者。

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

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

Section 9 – Signature of the Tenderer and witness
第 9 節–投標者及見證人的簽署

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

本人／我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本人／我們同意遵守及接受招標文件的條款及細則。

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

(註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其獲授權人士簽署及蓋上公司印章。)

Signed by the Tenderer:
投標者簽署：

X

Witnessed by:
見證人簽署：

X

Name of the authorized signature (if the Tenderer is a company):
獲授權人士的名稱（如投標者為公司）：

Name of the witness:
見證人名稱：

Date:
日期：

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

[End of the Tender Document]
[招標文件完]

Estate Agent's Business Card
地產代理咭片

Copy of Estate Agent's License
地產代理牌照的複印本

Copy of Tenderer's ID
投標者的身份證明文件複印本

Copy of Tenderer's ID
投標者的身份證明文件複印本

Bank Cashier Order

銀行本票

Payable to: WOO KWAN LEE & LO

抬頭：胡關李羅律師行
HK\$港幣 100,000

Bank Cashier Order or Cheque

銀行本票或支票

Payable to: WOO KWAN LEE & LO

抬頭：胡關李羅律師行

(The Annex does not form part of the Tender Document. However, the Tenderer should note documents marked with “#” should be signed and submitted together with the Tender Document, and documents marked with “” should be signed and submitted together with the Tender Document if applicable.)*

(附件不屬於招標文件的一部份。然而，投標者須簽署以下標有「#」號的文件並連同招標文件一併遞交及(如適用)須簽署以下標有「*」號的文件並連同要約表格一併遞交。)

Annex to the Offer Form 要約表格的附件

1. Warning to Purchasers#
對買方的警告#
2. Personal Information Collection Statement#
個人資料收集聲明#
3. Measurements of the residential property of the Tendered Property#
投標物業中的住宅物業的量度尺寸#
4. Acknowledgement Letter Regarding Regarding Location of Air-Conditioner Outdoor Unit(s) and Air-Conditioner Outdoor Unit Location Plan#
關於空調機戶外機位置的確認書及空調機戶外機位置圖#
5. Acknowledgement Letter Regarding Operation of Gondola#
關於吊船操作的確認書#
6. Vendor's Information Form#
賣方資料表格#
7. Acknowledgement Letter Regarding False Ceiling Height and Open Kitchen Fire Safety Provisions (if any) Plan #
假天花高度及開放式廚房消防安全設施圖#
8. Acknowledgement Letter Regarding the Open Kitchen (if any) #
關於開放式廚房(如有)的確認書#
9. Acknowledgement Letter Regarding Charges for Certified Copy Title Deeds and Documents of the Property#
關於物業的業權契據認證副本費用確認書#
10. Acknowledgement Letter Regarding Miscellaneous Matters# and Location Plan of Backlit signages #
關於其他事項的確認書#及燈箱廣告牌位置圖#
11. Acknowledgement Letter Regarding Flat View# and Layout Plan of Buildings and Structures of the Development#
關於單位景觀的確認書#及發展項目樓宇及構築物布局圖#
12. (If applicable) SHKP Club Application Form *
(如適用)新地會會藉申請表格*
13. (If applicable) Acknowledgement Letter Regarding Financing Plans*
(如適用)關於財務計劃的確認信*
14. List of gifts, financial advantage or benefit
贈品、財務優惠或利益的列表
15. “Keep Money Laundering Away from Hong Kong” Leaflet
“嚴禁清洗黑錢”宣傳單張
16. Schedule for Legal Fee(s) (with stamp duty calculation)
律師收費表(附印花稅計算方法)

Annex 1

附件 1

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

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

**WARNING TO PURCHASERS
PLEASE READ CAREFULLY**

**對買方的警告
買方請小心閱讀**

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

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

我/我們已收到此警告之副本及完全明白此警告之內容。

公曆 年 月 日
Dated this day of

Signed by the Purchaser(s) 買方簽署

Personal Information Collection Statement
個人資料收集聲明

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

Collection of your personal information
收集閣下的個人資料

From time to time, it is necessary for you to supply Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited ("SHKREA", "we", "us" or "our") on behalf of the vendors with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

新鴻基地產（銷售及租賃）代理有限公司（「本公司」或「我們」）代表賣方為提供服務及產品（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。

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

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

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

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

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

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

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
- (ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；
- (iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益的申請或要求；
- (v) facilitating property management and security;
促進物業管理及保安；

- (vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or any other member of Sun Hung Kai Properties Group ("Group") or joint venture company(ies) set up by member(s) of the Group and joint venture partners ("JV Companies"); 就我們或新鴻基地產集團（「集團」）任何其他成員或由集團成員及合資夥伴成立的合資公司（「合資公司」）提供的服務、物業、物業發展項目或產品的質量進行調查（自願性質參與）；
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below); 促銷服務、物業、物業發展項目、產品及其他標的（詳情請參閱以下「在直接促銷中使用閣下資料」部分）；
- (viii) conducting statistical research and analysis (the outcome of which will not reveal your identity); 進行統計研究和分析（統計研究及分析結果將不會揭露閣下的身分）；
- (ix) communicating with you; 與閣下溝通；
- (x) investigating and handling complaints; 調查及處理投訴；
- (xi) preventing or detecting illegal or suspicious activities; and 預防或偵測非法或可疑活動；及
- (xii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong. 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

Transfer of Your Information 轉移閣下資料

To facilitate the purposes set out above, we may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any transfer of Your Information to another person for it to use in direct marketing will be subject to "Use of Your Information in direct marketing" section below. Your Information may be transferred outside Hong Kong: 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) any member of the Group; 集團任何成員；
- (ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation; 閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；
- (iii) any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of our business; 任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商；
- (iv) any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers; 對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；
- (v) any person involved in your property transaction including the vendors; and 閣下物業交易涉及的任何人士包括賣方；及
- (vi) any person to whom we are required to make disclosure under any law, court order, direction, code or guideline applicable in or outside Hong Kong. 我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。

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

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

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

- (a) to use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time; 使用我們不時收集、產生、編制或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
- (b) to market the following classes of services and products to you: 向閣下促銷以下類別的服務及產品：
 - (1) real estate properties (including car parking spaces) or property developments offered by member(s) of the Group, JV Companies or other persons who engage us to sell or promote real estate properties for them; 集團成員、合資公司或其他委任我們代其銷售或推廣地產物業的人士提供的地產物業（包括泊車位）或物業發

展項目；

- (2) services and products offered by us, other members of the Group or JV Companies (including real estate agency services, credit facilities and financial services);
我們、集團其他成員或合資公司提供的服務及產品（包括地產代理服務、信貸融資及財務服務）；
- (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us, other members of the Group or JV Companies; and
我們、集團其他成員或合資公司提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
- (4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
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) 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.
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。

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

如閣下**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。

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

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to our Data Protection Officer at 45/F., Sun Hung Kai Centre, 30 Harbour Road, Hong Kong.

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向我們的資料保障主任提出，其地址為香港港灣道 30 號新鴻基中心 45 樓。

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

根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

I have read and I understand this Personal Information Collection Statement, including the information about the use and transfer of my personal data for direct marketing. I understand that I have the right to opt out from such use or transfer by ticking (☐) the box(es) below. If I do not tick the relevant box, Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Information in direct marketing" section above

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

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

Signed by the Purchaser(s) 買方簽署

Annex 3

附件 3

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

Measurements of the residential property of the Tendered Property 投標物業中的住宅物業的量度尺寸

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

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

- a) the saleable area of the Property is
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]；及 |
- b) other measurements are
其他量度尺寸為 —
- | | | | | |
|--|-------|-----------------------|-------|------------------------|
| * [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 flat roof is
[天台的面積為 | _____ | square metres/
平方米 | _____ | square feet];
平方呎]; |
| * [the area of the flat roof is
[梯屋的面積為 | _____ | square metres/
平方米 | _____ | square feet];
平方呎]; |
| * [the area of the flat roof is
[庭院的面積為 | _____ | square metres/
平方米 | _____ | square feet];
平方呎]; |

* delete where inapplicable
* 刪除不適用者

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

Signed by the Purchaser(s) 買方簽署

Acknowledgment Letter Regarding Location of Air-conditioner Outdoor Unit(s)關於空調機戶外機位置的確認書

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

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

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

The air-conditioner outdoor unit(s) of the Property is/are placed on the common air-conditioning platform(s) and/or air-conditioning area(s), which is/are coloured green on the plan(s) attached hereto (where applicable).

上述物業的空調機戶外機放置於公用空調機平台及/或空調機範圍，其在本函附帶的平面圖顯示為綠色（如適用）。

The attached plan(s) is/are simplified and is for reference only. All plans of the Development are subject to the final approval of the Buildings Department, the Lands Department and/or relevant Government Authorities.

附圖經簡化處理，僅供參考。發展項目所有圖則以屋宇署、地政總署及/或相關政府部門最終批准之圖則為準。

I/We understand that I/we shall be solely responsible for the maintenance and repair of the said air-conditioning outdoor unit(s) of the Property and its/their ancillary equipment, including but not limited to air-conditioning grilles, and I/we may be required to appoint the Manager's nominated contractor to effect such maintenance and repair at my/our own costs.

本人/吾等明白本人/吾等將會全權負責該物業空調機戶外機及其配套設備（包括但不限於空調機格柵）之保養及維修，及本人/吾等並可能須自費委任管理人指定的承辦商進行該保養及維修。

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/吾等同意購入上述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。

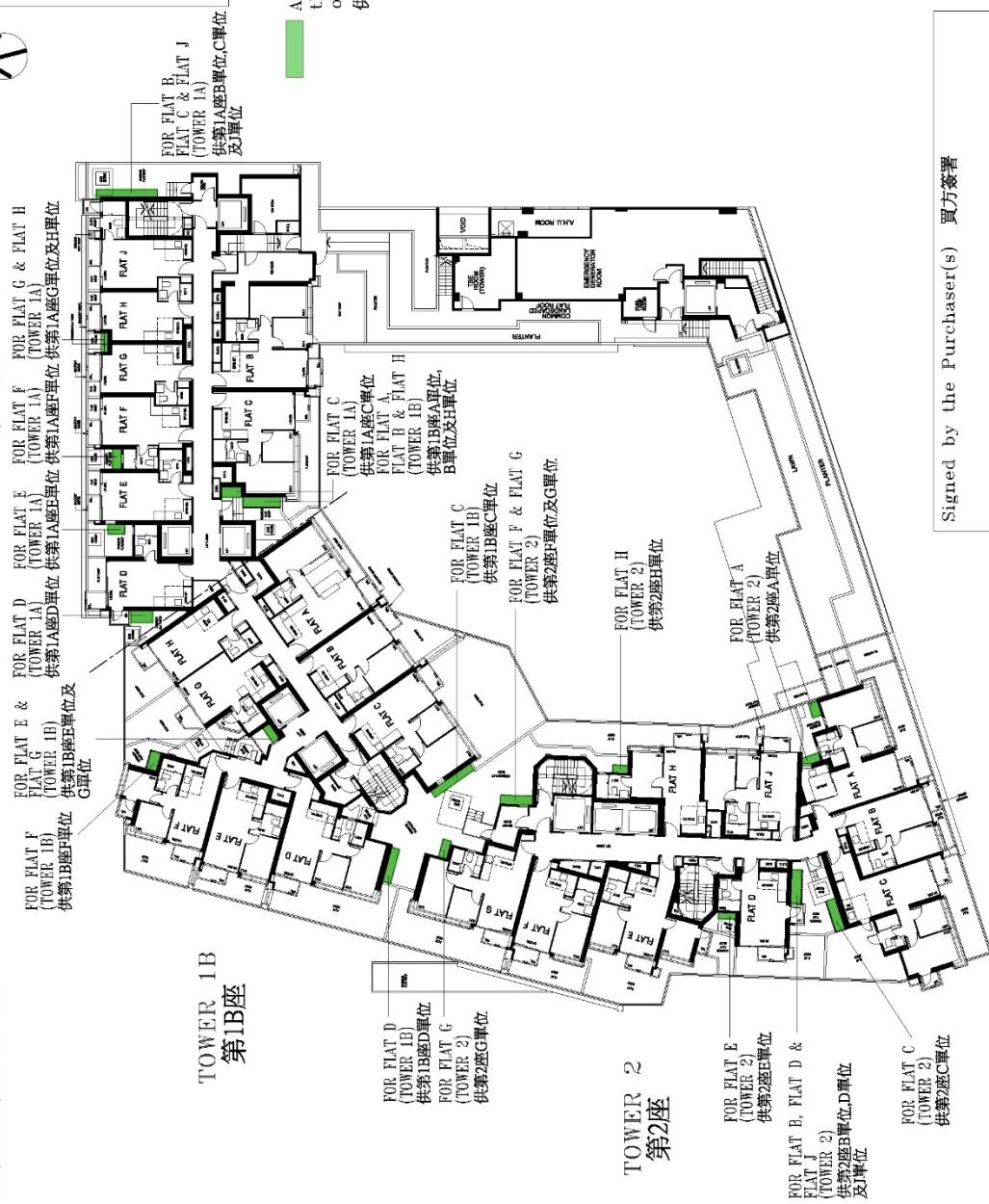
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.

如本文件之中英文文本有任何歧義，一切以英文文本為準。

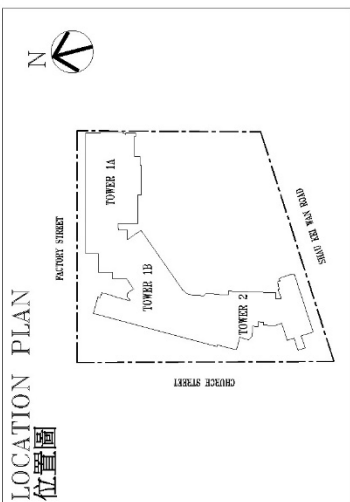
Signed by the Purchaser(s) 買方簽署

(12)

Air-Conditioner Outdoor Unit Location Plan 空調機戶外機位置圖

Address: Lime Gala / 形薈
地址: (393 Shau Kei Wan Road / 筲箕灣道393號)3/F (Garden Floor) Floor Plan
3樓(花園層)樓面平面圖TOWER 1A
第1A座SCALE: 1:1000 (1:1000)
比例尺: 1:1000 (1:1000)

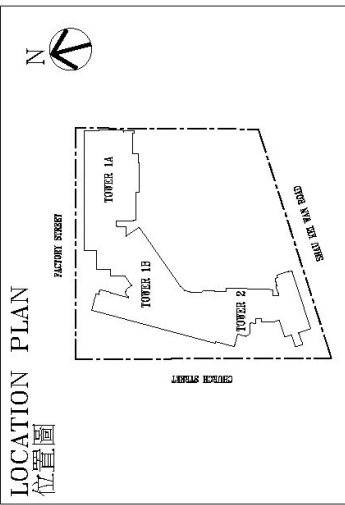
Signed by the Purchaser(s) 買方簽署



A/C PLATFORM / A/C AREA (Common Area) for the placement of the respective flat A/C outdoor units.
供相關單位空調機戶外機安置的空調機平台/空調機位置(公用地方)。

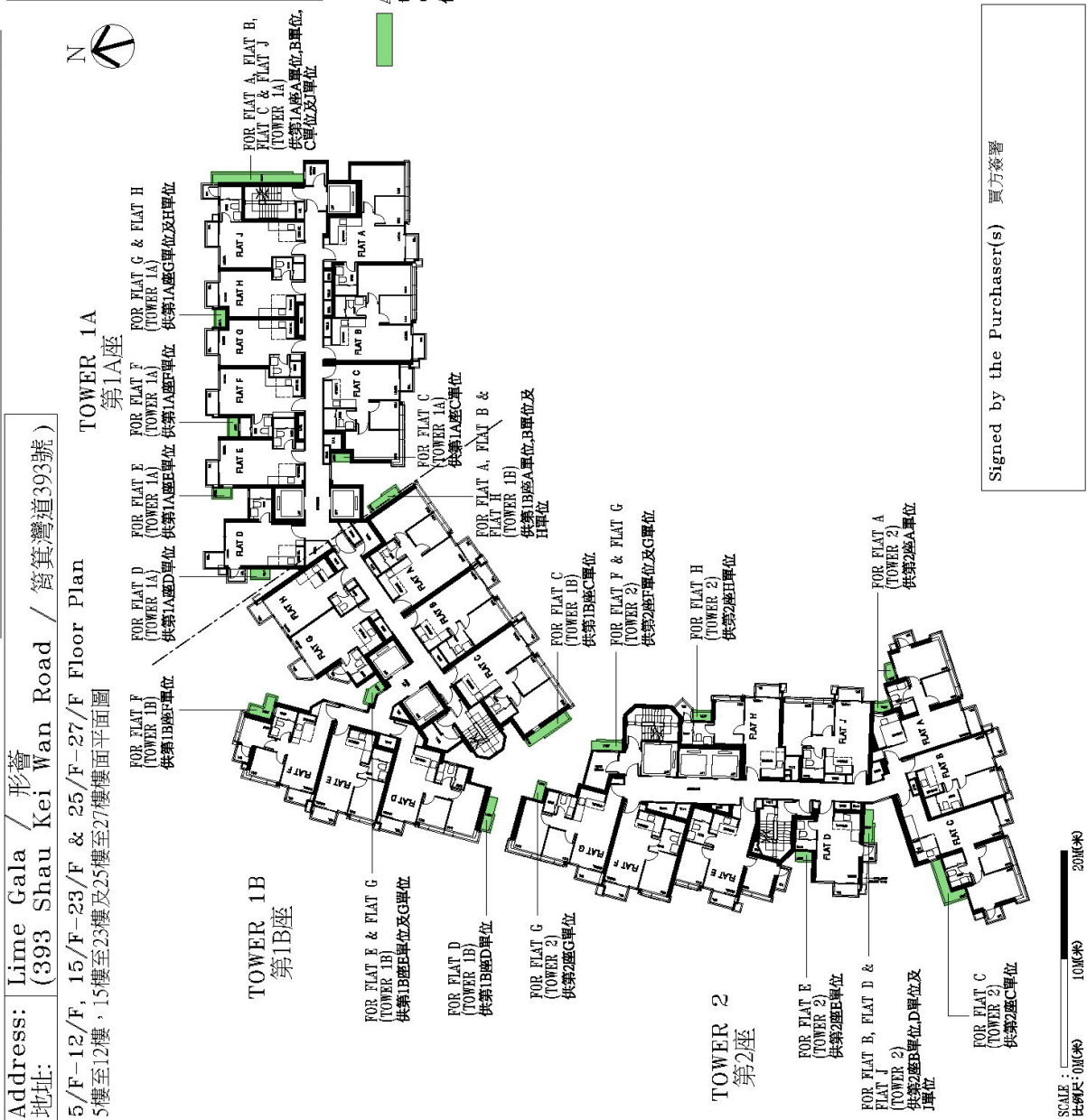
In the event of any conflict or discrepancy between the Chinese and English version of the text contained herein, the English version shall prevail.
如本文件所載的文字之中英文本有任何歧義，一切以英文本為準。

(12)



A/C PLATFORM / A/C AREA (Common Area) for the placement of the respective flat A/C outdoor units.
供相關單位空調機戶外機安置的空調機平台/空調機位置(公用地方)。

Air-Conditioner Outdoor Unit Location Plan 空調機戶外機位置圖



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

Acknowledgement Letter Regarding Operation of Gondola
關於吊船操作的確認書

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

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，下方簽署人，特此確認，本人／吾等簽署該物業的臨時買賣合約前已清楚明白以下事項：—

- (i) Under the draft Deed of Mutual Covenant incorporating Management Agreement (the “DMC”) in respect of Lime Gala (the “Development”) :-

按照形薈（「發展項目」）大廈公共契約及管理協議（「公契」）之擬稿的規定：—

- (a) The Manager 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 roof, flat roof and/or roof terrace or the parapet walls of the roof, flat roof and/or roof terrace as may be determined by the Manager, a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of management (collectively referred to in the DMC as the “gondola” which expression shall include all jibs, brackets, hinges, posts or other related equipment) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any exterior part of the Development 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 and/or the Development provided that the use and enjoyment by the Owner of the Residential Unit shall not be materially adversely affected or prejudiced thereby and the Manager shall make good any damage caused thereby and ensure that the least disturbance is caused.

管理人有權在所有時候按其決定將吊船及/或任何托架、吊臂、其他設備或管理裝置（在公契中統稱「吊船」，當中包括所有托架、鉸鏈、柱或其他相關器材）在該天台、平台及/或天台前庭或天台、平台及/或天台前庭的護牆的上空部分伸展、保養、操作、移動和接近及/或進入或局部進入該上空部分，藉以檢修、清潔、加強、保養、維修、翻新、裝飾、改善及/或換替發展項目外部的任何部分及因需要檢查、重建、維修、翻新、保養、清潔、髹油漆或裝飾全部或部分公用空間及設施及/或發展項目，暫時在該上空停留一段時間，惟住宅單位業主的使用及享用不得從而受重大的不利影響或損害，管理人並將會彌補任何因而造成的損害及確保造成最少的滋擾。

- (b) 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 roof, flat roof and/or roof terrace or the parapet walls of the roof, flat roof and/or roof terrace pertaining to his Flat which in any way interferes with or affects or which is likely to interfere with or affect the operation of the gondola at any time in the course of the management and/or the maintenance of the Development.

業主不得作出、准許或容許其租戶、佔用人、被許可人在屬於其單位的天台、平台及/或天台前庭或天台、平台及/或天台前庭的護牆上作出任何行為、事宜、事情、事項或放置任何物品，以致在任何方面干擾、影響或可能干擾或影響於管理及/或保養發展項目過程中的任何時候操作吊船。

- (ii) During the operation of the gondola, the gondola cradle might temporarily manoeuvre at the airspace above the flat roof(s) and/or roof(s) of the Property and land on and occupy such flat roof(s) and/or roof(s).
當操作吊船時，吊船的搖籃可能會暫時於該物業的平台及／或天台上空移動，並降落在及佔據該等平台及／或天台。
- (iii) My/our enjoyment of the roof(s), flat roof(s), balcony(ies) and/or utility platform(s) (if any) and/or the parapet walls of the roof(s), flat roof(s), balcony(ies) and/or utility platform(s) (if any) pertaining to the Property may be adversely affected during the operation of the gondola in the course of the management and/or the maintenance of the Development by the Manager.
管理人在管理及/或保養發展項目過程中操作吊船時，可能會對本人 / 吾等在享用屬於該物業的天台、平台、露台及 / 或工作平台(如有)及/或天台、平台、露台及 / 或工作平台(如有)的護牆造成不利影響。

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 / 吾等同意購入該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。

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

如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Annex 6

附件 6

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

Vendor's Information Form 賣方資料表格

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

a) The amount of the management fee that is payable for the Property 須就本物業支付的管理費用的款額			
Tower 座數	Floor 樓層	Flat 單位	
1A	3	D	HK\$ 1,825.00 per month 港幣每月計
1B	3	A	HK\$ 2,901.00 per month 港幣每月計
1B	20	A	HK\$ 2,875.00 per month 港幣每月計
b) The amount of the Government rent (if any) that is payable for the Property 須就本物業繳付的地稅（如有的話）的款額			HK\$ 0.00 per month 港幣每月計
c) The name of the owners' incorporation (if any) 業主立案法團（如有的話）的名稱			No 沒有
d) The name of the manager of the Development 發展項目的管理人的姓名或名稱			Kai Shing Management Services Limited 啓勝管理服務有限公司
e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知			No 沒有
f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知			No 沒有

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

g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有
---	----------

印製日期： 年 月 日
Date of Printing:

Signed by the Purchaser(s) 買方簽署

False Ceiling Height and Open Kitchen Fire Safety Provisions Plan 假天花高度及開放式廚房消防安全設施圖

Address 地址	Lime Gala / 形譽 (393 Shau Kei Wan Road / 筲箕灣道393號)		
Property 物業	Tower 座數	Flat 單位	Floor 樓層
	1A		3

Tower 1A, 3/F (Garden Floor) Floor Plan
第1A座3樓(花園層)樓面平面圖



Signed by the Purchaser(s) 買方簽署

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

如本文件所載的中文之英文文本有任何歧義，一切以英文文本為準。

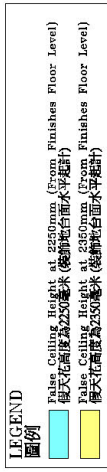
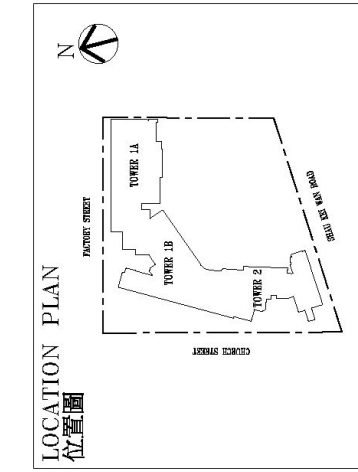
(8a)
The Purchaser agrees and accepts the False Ceiling Height of such parts of the Property as shown coloured on the floor plan below and understands that due to the structural and building services design requirement, False Ceiling Height may vary subject to as-built condition.

"False Ceiling Height" refers to the height between the underside of any architectural bulkhead and/or false ceiling at the floor which the Property sits and the top surface of the floor of the Property.

(The structural beams are not reflected in the floor plan below. For ceiling height between concrete structures, please refer to the approved structural framing plans.) (The plan is for identification only)

買方同意及接受，根據適用於發展項目的消防安全管理計劃的要求，上述物業的假天花將會安裝消防花灑及消防煙感偵測器及上述物業內將會設有防火等設施，如下圖中所示。消防花灑、消防煙感偵測器及防火等設施為消防裝置，並須由買家自費安裝。(此圖僅供識別之用)

The Purchaser acknowledges and accepts that there will be sprinkler heads and smoke detectors installed under the false ceiling of the Property and FRR wall within the Property, as shown on the floor plan below and as required by the Fire Safety Management Plan applicable to the Development. The sprinkler heads, smoke detectors and FRR wall are fire service installations and shall be maintained by the Purchaser at his/her own costs. (The plan is for identification only)



False Ceiling Height and Open Kitchen Fire Safety Provisions Plan 假天花高度及開放式廚房消防安全設施圖

Address 地址	Lime Gala / 形譽 (393 Shau Kei Wan Road / 筲箕灣道393號)
Property 物業	
Tower 座數	1B
Floor 樓層	3

Tower 1B, 3/F (Garden Floor) Floor Plan
第1B座3樓(花園層)樓面平面圖

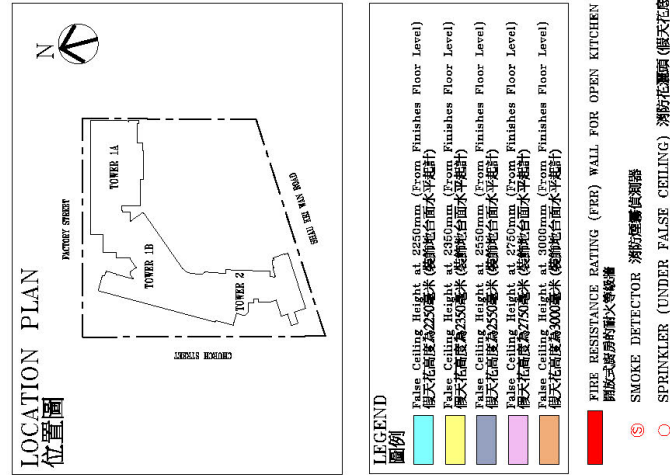


SCALE : 1:100
比例尺: 10M(米) 5M(米) 10M(米)

Signed by the Purchaser(s) 買方簽署

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

(8a)
The Purchaser agrees and accepts the False Ceiling Height of such parts of the Property as shown coloured under the floor plan below and understands that due to the structural and building services design requirement, False Ceiling Height may vary subject to as-built condition.
“False Ceiling Height” refers to the height between the underside of any architectural bulkhead and/or false ceiling at the floor and the top surface of the floor of the Property.
(The structural beams are not reflected in the floor plan below. For ceiling height identification only)
structures, please refer to the approved structural framing plans.) (The plan is for identification only)
“假天花高度”指本物業所建樓層之樓底與任何之假天花高度(石屎結構不反映在下圖上，有關石屎結構之假天花高度，請參閱已批准的結構細則圖。) (此圖僅供識別之用)
The Purchaser acknowledges and accepts that there will be sprinkler heads and smoke detectors installed under the false ceiling of the Property and FFR wall within the Property, as shown on the floor plan below and as required by the Fire Safety Management Plan applicable to the Development. The sprinkler heads, smoke detectors and FFR wall are fire service installations and shall be maintained by the Purchaser at his/her own costs. (The plan is for identification only)
買方確認及接受，根據適用於發展項目的消防安全管理計劃的要求，上列物業的假天花將會安裝消防花灑及消防煙霧偵測器及上述物業內將會設有耐火等線牆，如下圖中所示，消防花灑頭、消防煙霧偵測器及耐火等線牆為消防裝置，並須由買家自費保養。(此圖僅供識別之用)



LEGEND
圖例

- False Ceiling Height at 9250mm (Beam Finishes Floor Level)
假天花高度為250毫米 (梁飾面樓面水平起計)
- False Ceiling Height at 9350mm (Beam Finishes Floor Level)
假天花高度為260毫米 (梁飾面樓面水平起計)
- False Ceiling Height at 9450mm (Beam Finishes Floor Level)
假天花高度為270毫米 (梁飾面樓面水平起計)
- False Ceiling Height at 9550mm (Beam Finishes Floor Level)
假天花高度為280毫米 (梁飾面樓面水平起計)
- False Ceiling Height at 9650mm (Beam Finishes Floor Level)
假天花高度為290毫米 (梁飾面樓面水平起計)
- False Ceiling Height at 9750mm (Beam Finishes Floor Level)
假天花高度為300毫米 (梁飾面樓面水平起計)

- FIRE RESISTANCE RATING (FR) WALL FOR OPEN KITCHEN
開放式廚房的耐火等線牆
- SMOKE DETECTOR 消防煙霧偵測器
- SPRINKLER (UNDER FALSE CEILING) 消防花灑頭 (假天花底)

False Ceiling Height and Open Kitchen Fire Safety Provisions Plan 假天花高度及開放式廚房消防安全設施圖

Address 地址	Lime Gala / 形譽 (393 Shau Kei Wan Road / 荷葉灣道393號)		
Property 物業	Tower 座數	Plat 單位	Floor 樓層
	1B		

Tower 1B, 5/F-12/F, 15/F-23/F & 25/F-26/F Floor Plan
第1B座5樓至12樓, 15樓至23樓及25樓至26樓樓面平面圖



SCALE : 10M (米) 5M (米) 10M (米)
比例尺: 10M (米) 5M (米) 10M (米)

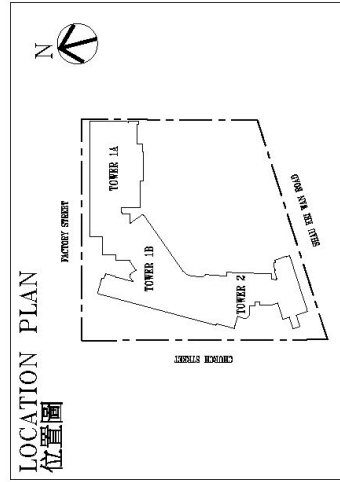
Signed by the Purchaser(s) 買方簽署

In the event of any conflict or discrepancy between the Chinese and English version of the text contained herein, the English version shall prevail.
如本文件所載之中文與英文有任何歧義，一切以英文文本為準。

(Re)
The Purchaser agrees and accepts the False Ceiling Height of such parts of the Property as shown coloured on the floor plan below and understands that due to the structural and building services design requirement, False Ceiling Height may vary subject to as-built condition.
買方同意並接受本物業在下圖中以藍色顯示之部份的假天花高度，買方亦明白假天花高度會因應設計需要而有差異，以現場情況為準。

"False Ceiling Height" refers to the height between the underside of any architectural bulkhead and/or false ceiling at the floor which the Property sits and the top surface of the floor of the Property.
(The structural beams are not reflected in the floor plan below. For ceiling height between concrete structures, please refer to the approved structural framing plans.) (The plan is for identification only.)
假天花高度，指本物業所處樓層之建築天花底與本物業樓面之高度距離（石屎結構層不反映在下圖上，有關石屎結構層之間的天花高度，請參閱已批准的結構架設圖則。）（此圖僅供識別之用）

The Purchaser acknowledges and accepts that there will be sprinkler heads and smoke detectors installed under the false ceiling of the Property and FER wall within the Property, as shown on the floor plan below and as required by the Fire Safety Management Plan applicable to the Development. The sprinkler heads, smoke detectors and FER wall are fire service installations and shall be maintained by the Purchaser at his/her own costs. (The plan is for identification only)
買方確認及接受，根據適用於發展項目的消防安全管理計劃的要求，上述物業的假天花底將會安裝消防花灑頭及消防煙霧偵測器，上述物業內將會有關火等裝置，如下圖中所示。消防花灑頭、消防煙霧偵測器及耐火牆等裝置為消防裝置，並須由買家自費保養，（此圖僅供識別之用）



Annex 8

附件 8

**TENDERER MUST COMPLETE
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Acknowledgment Letter Regarding the Open Kitchen (if any)
關於開放式廚房(如有)的確認書

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

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：

I/We shall be responsible for maintenance and annual inspection of the fire service installations within the Property.

本人/吾等將會負責保養及每年檢查上述物業內的消防裝置。

I/We shall not (i) remove, make any alteration to or interfere with the sprinkler system or any other fire fighting equipment or suffer to be done anything to such sprinkler system or fire fighting equipment which would constitute a breach of the Fire Services Ordinance (Cap. 95) or any by-laws or regulations made thereunder; (ii) remove or obstruct any smoke detectors (whether below or above false ceiling) provided inside the Property and at the common lobby outside the Property; (iii) remove or obstruct the sprinkler head (whether below or above false ceiling) provided inside the Property; (iv) remove or obstruct the remote indicator (if any) or other fire services installations provided inside the Property; or (v) remove the FRR Wall (as defined in the Deed of Mutual Covenant and Management Agreement) ("DMC") (if any) of the Property. I/We shall keep and maintain the fire safety provisions inside the Property in good condition at my/our own costs and expenses.

本人/吾等不得 (i) 拆除、改裝或影響消防花灑系統或任何其他救火設備，或容許任何針對該消防花灑系統或救火設備並違反《消防條例》(第95章)或任何其他下訂立的附例或規例之行為；(ii) 拆除或阻礙在上述物業內及物業外的公用大堂提供的任何消防煙霧偵測器(不論其低於或高於假天花)；(iii) 拆除或阻礙在物業內提供的消防花灑頭(不論其低於或高於假天花)；(iv) 拆除或阻礙火警遙控指示器(如有)或在上述物業內提供的其他消防裝置；或 (v) 拆除物業的耐火等級牆(其定義見公契)(如有)。本人/吾等會自費維護及保養物業內的消防安全設施使其處於良好狀況。

I/We shall allow the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at the cost and expense of the relevant Owner) maintenance and annual check of the fire service installations.

本人/吾等會容許管理人及註冊消防裝置承辦商在事先給予合理通知(緊急情況除外)後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入物業，藉以對消防裝置進行保養及年度檢查(費用及開支由相關業主承擔)。

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 (i.e. the fire safety management plan and measures relating to the Development required to be implemented by the Buildings Department and Fire Services Department and any addition or variation thereto from time to time in accordance with the then relevant requirements of the Buildings Department, the Fire Services Department or any other relevant government authority), in particular the fire safety provisions set out herein, and make it a condition in the relevant agreement (if any).

若本人/吾等不在管有物業時，本人/吾等會促使租客、被許可人或佔用人(視情況而定)遵守消防安全管理計劃(即根據屋宇署及消防處要求實施的有關發展項目的消防安全管理計劃及措施，以及其中任何根據屋宇署、消防處及任何其他有關政府部門當時要求而不時作出的增加或變動)，尤其是本函所列的消防安全措施，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 and/or the registered fire service installation contractor(s) for the maintenance and annual inspection of the fire services installations for the Property shall be borne by me/us on demand. For the avoidance of doubt,

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such annual and regular inspection costs and expenses do not form part of the management fees.

本人/吾等會應要求承擔管理人及/或註冊消防裝置承辦商對消防裝置進行保養及年度檢查所產生的費用及開支。為免疑問，該年度檢查費用及開支並不構成管理費的一部份。

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。

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 Charges for Certified Copy Title Deeds and Documents of the Property
關於物業的業權契據認證副本費用確認書

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

To: Wealth Power International Enterprise Ltd.
致: 寶威國際企業有限公司

I/We, the undersigned, hereby acknowledge that I/we am/are fully aware and accept the following 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清楚明白及接受以下事項：-

- (i) Pursuant to section 13 of the Conveyancing and Property Ordinance, the title deeds and documents required to be produced by the Vendor to prove title to the Property would be of a vast number consisting of over 2,300 certified copy documents and exceeding 27,000 pages to be put in 9 or more boxes of A4 paper size.
賣方按《物業轉易及財產條例》第13條規定作為該物業土地業權的證明而須出示之業權契據文件數目龐大，超過2,300份認證文件副本，頁數多於27,000張，並存放於9個或以上之A4紙盒內。
- (ii) Title deeds and documents are required to be produced for proving title to the Property. I/We have to pay the Vendor's Solicitors charges for preparing certified copy title deeds and documents in respect of the Property ("Certified Copy Title Deeds"). The Vendor's Solicitors have made available production of Certified Copy Title Deeds by way of partly in Compact Disc ("CD") and partly in paper form. If I/we elect to have the Certified Copy Title Deeds to be produced in such form (subject to the acceptance and satisfaction of the same by my/our solicitors and my/our mortgagee's solicitors), the Vendor's Solicitors' charges for preparing the Certified Copy Title Deeds calculated up to the sale commencement date ie. 21st August 2016 ("Sale Commencement Date") is HK\$50,000.00 per set. Alternatively, if the Certified Copy Title Deeds are required to be produced all in paper form, the Vendor's Solicitors' charges calculated up to the Sale Commencement Date is HK\$80,000 per set. The Vendor's Solicitors charges for preparing the Certified Copy Title Deeds (in whichever form) mentioned in this paragraph (ii) is hereinafter called "the Charges".
證明土地業權須出示業權文件。本人/吾等須向賣方律師繳付擬備該物業的業權契據認證副本（「業權契據認證副本」）的費用。賣方律師已擬備業權文件認證副本以部份光碟及部份紙張出示，若本人/吾等作此選擇（以本人/吾等律師及本人/吾等按揭銀主律師之決定為依歸），賣方律師擬備業權契據認證副本截至開售日期（即2016年8月21日）（「開售日期」）的費用為每套港幣\$50,000元。若所有業權契據認證副本以紙張出示，賣方律師擬備該等文件的費用截至開售日期為每套港幣\$80,000元。在本(ii)段中賣方律師收取的業權契據認證副本（無論出示方式如何）的費用以下簡稱為「該費用」。
- (iii) I/We understand that I/we must have settled the Charges before the Vendor's Solicitors shall prepare and produce a set of the certified copy title deeds and documents to me/us or my/our solicitors.
本人/吾等明白本人/吾等須付清該費用後賣方律師才會為本人/吾等或本人/吾等的律師擬備及提供一套業權契據認證副本。
- (iv) The Charges does not include charges for certified copy title deeds and documents made, issued or entered into after the Sale Commencement Date, such as occupation permit and Deed of Mutual Covenant and Management Agreement. The charges for such certified copy title deeds and documents shall be paid by me/us before my/our completion of the purchase of the Property.

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該費用並不包括於開售日期之後製訂、發出或簽署的業權契據的認證副本費用，此等業權契據包括入伙紙及大廈公契等。本人/吾等須在完成物業買賣前繳付此等業權契據的認證副本費用。

In case of doubt in relation to any of the above matters, I/we have been advised to consult my/our own solicitors.
如對上述任何事宜有所疑問，賣方已建議本人/吾等徵詢本人/吾等律師之專業意見。

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

Signed by the Purchaser(s) 買方簽署

Acknowledgment Letter Regarding Miscellaneous Matters
關於其他事項的確認書

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

To: Wealth Power International Enterprise Ltd.
致: 寶威國際企業有限公司

I/We, the undersigned, hereby acknowledge that I/we am/are fully aware and accept the following 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清楚明白及接受以下事項：-

There will be backlit signages on the Advertising Signage Areas (as defined in the draft Deed of Mutual Covenant and Management Agreement of the Development) on the external walls of the Development below 3/F (Garden Floor);
發展項目3樓(花園層)以下外牆的廣告牌範圍(其定義見發展項目的公共契約及管理協議)設有燈箱廣告牌；

The location(s) and the highest height(s) of the said backlit signages and the height(s) of the Property are marked on the plan(s) attached hereto;
上述燈箱廣告牌的位置及最高高度及上述物業的高度標示於附圖內；

For the general outward appearance of the Development, please refer to the “Elevation Plan” section of the sales brochure of the Development; and
有關發展項目的大致外觀，請參閱發展項目售樓說明書之「立面圖」一節；及

The said backlit signages may be lit on during night time and I/we have been advised to note the possible impact (if any) of the illumination of the said backlit signages on the Property.
上述燈箱廣告牌可能會於夜間開啟。本人/吾等已獲建議須注意上述燈箱廣告牌的燈光對上述物業可能造成之影響(如有)。

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。

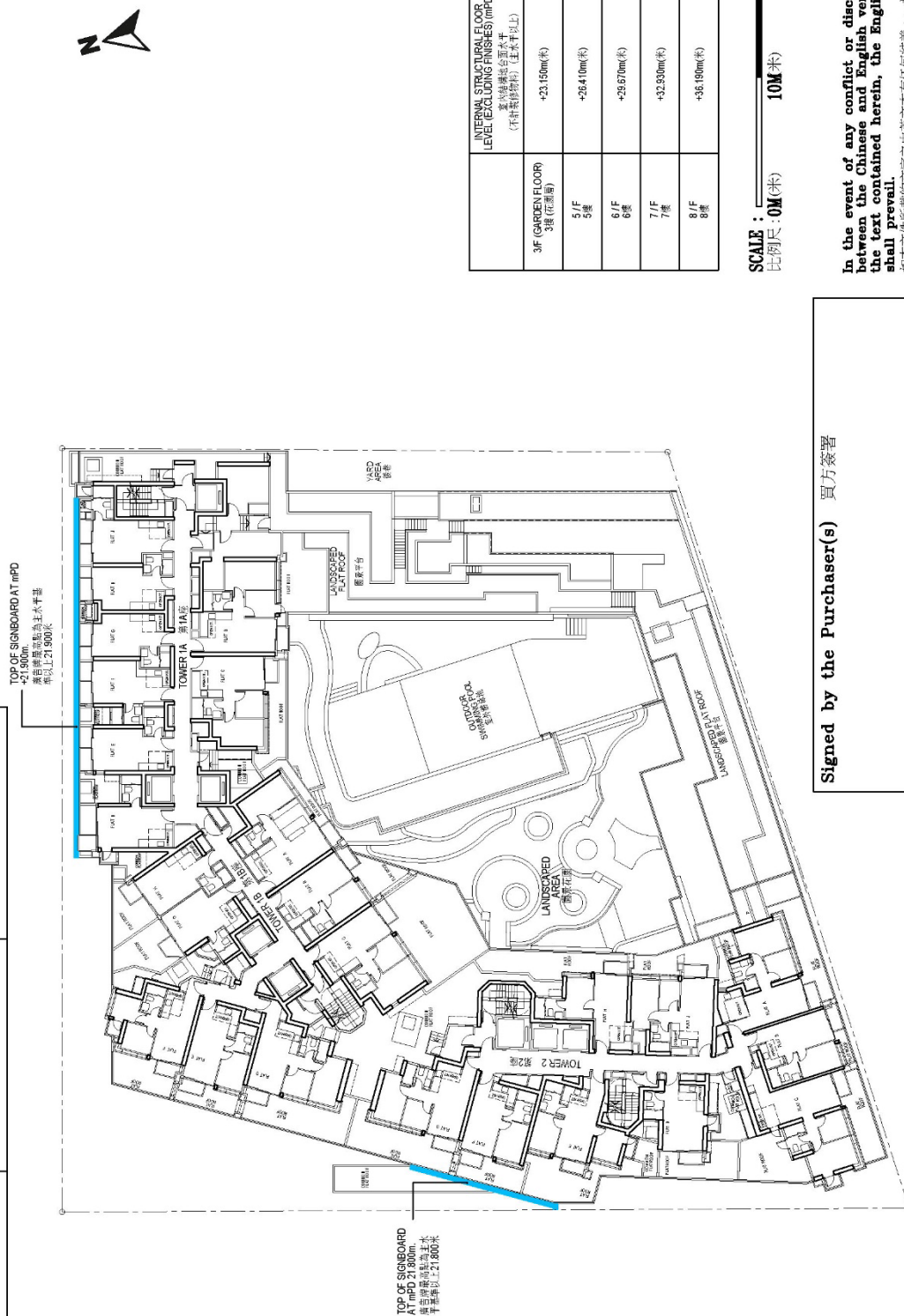
Signed by the Purchaser(s) 買方簽署

LOCATION PLAN OF BACKLIT SIGNAGES 燈箱廣告牌位置圖

(19)

Tower 1A, Tower 1B and Tower 2 – 3/F (Garden Floor) Floor Plan
第1A座, 第1B座, 第2座 - 3樓(花園層)樓面平面圖

Address 地址	Lime Gala / 形籌 (393 Shau Kei Wan Road / 筲箕灣道393號)		
Property 物業	Tower 座數	Flat 單位	Floor 樓層



Signed by the Purchaser(s)

In the event of any conflict or discrepancy between the Chinese and English version of the text contained herein, the English version shall prevail.

such prevail.
如本文件所載的文字之中英文本有任何歧義，一切以英文文本為準。

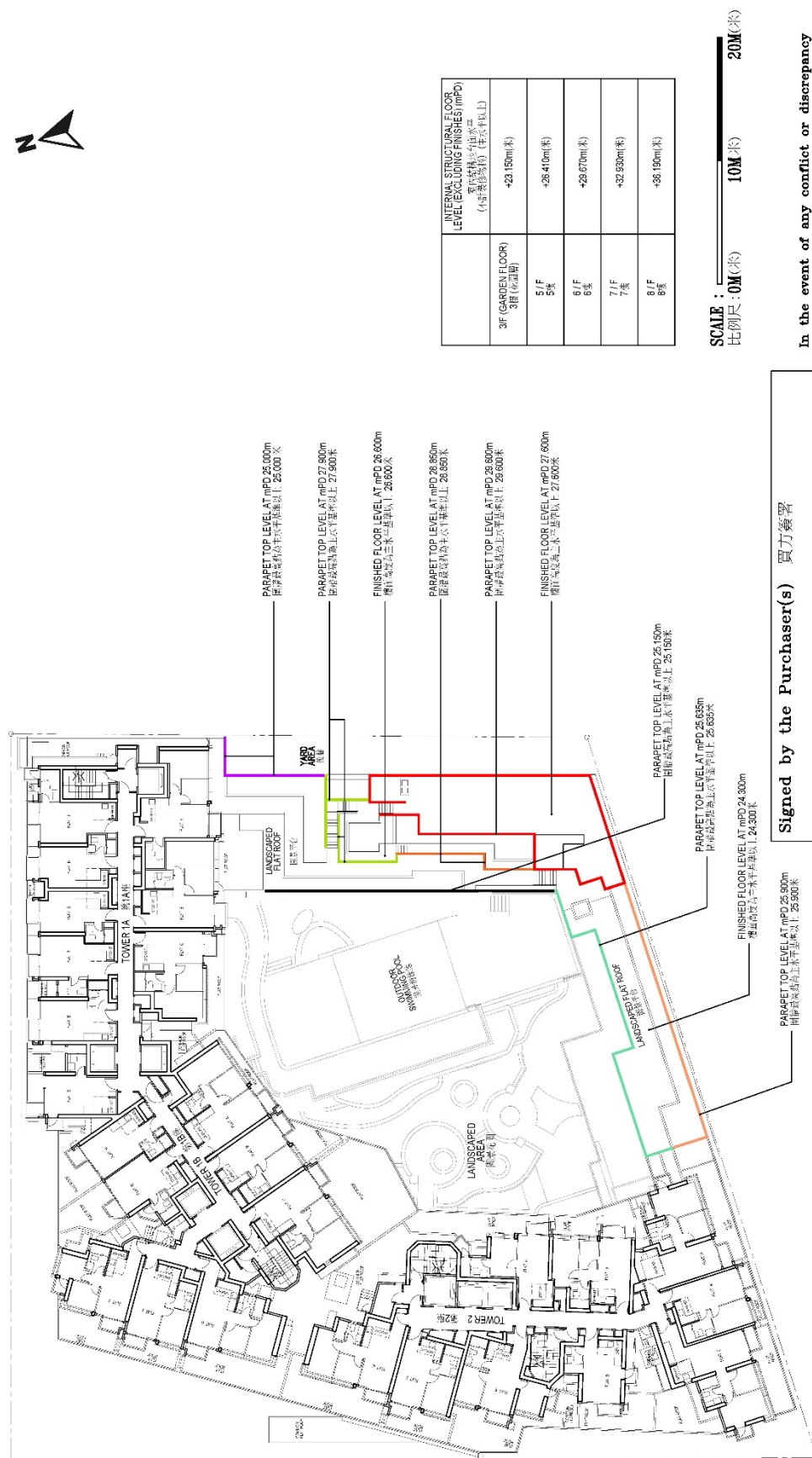
Acknowledgement Letter Regarding Flat View
關於單位景觀的確認書

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

1. I/We, the undersigned, hereby acknowledge and am/are fully aware of and accept the locations and the highest levels or heights of various parts of the buildings or structures in the Development and the height(s) of the Property as marked on the plan(s) attached hereto prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property.
本人／吾等，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並接受標示於附圖內的發展項目內樓宇或構築物不同部分的位置及最高水平或高度及上述物業的高度。
2. The attached plan is simplified and is for reference only. All plans of the Development are subject to the final approval of the Buildings Department, the Lands Department and/or relevant Government Authorities.
附圖經簡化處理，僅供參考。發展項目所有圖則以屋宇署、地政總署及／或相關政府有關部門最終批准之圖則為準。
3. Prospective purchasers are advised to conduct on-site visit to the development for a better understanding of the development site, especially matters which are affecting or may affect the units they intend to purchase. Prospective purchasers are also reminded that views of residential units may be affected by the surrounding buildings and the location of the unit itself. No warranty, representation or undertaking (whether express or implied) is given by the Vendor as to the view of the Property.
在此建議各準買家親身到訪發展項目，以充分了解其地盤現場，以及現正影響或可能影響準買家欲購買的住宅單位的事項。亦在此提醒各準買家住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。賣方對本物業的景觀並不作出任何保證、陳述或承諾(不論明示或隱含)。

Signed by the Purchaser(s) 買方簽署

Address 地址	Lime Gala / 形著 (393 Shau Kei Wan Road / 筲箕灣道393號)		
Property 物業	Tower 座數	Flat 單位	Floor 樓層



Signed by the Purchaser(s) 買方簽署

In the event of any conflict or discrepancy between the Chinese and English version of the text contained herein, the English version shall prevail.

如本文件所載的文字中英文文本有任何歧義，一切以英文文本為準。

SHKP Club Application Form
新地會申請表格

SHKP Club Application Form

Thank you for your interest in becoming a SHKP Club member. The objectives of SHKP Club are to promote the business and image of Sun Hung Kai Properties Group and facilitate interaction and communication between members and Sun Hung Kai Properties Group. In line with these objectives, SHKP Club will send to its members direct marketing information relating to Sun Hung Kai Properties Group and SHKP Club from time to time. Before you apply to become a SHKP Club member, please read carefully the "Use of personal data in direct marketing" section in this application form to understand how SHKP Club may use your personal data for direct marketing purpose and the scope of direct marketing. By applying to become a SHKP Club member, you agree to receive direct marketing information relating to Sun Hung Kai Properties Group and SHKP Club. SHKP Club will not send direct marketing information that is unrelated to Sun Hung Kai Properties Group or SHKP Club.

Please read carefully the Terms and Conditions of Membership (in particular the "Personal Information Collection Statement" section) which are set out in this application form as well as posted on the SHKP Club website before completing and submitting the application. Applicants must be aged 18 or over. Application form must be completed. Please send the application form together with required documents to SHKP Club by post (Address: 45/F, Sun Hung Kai Center, 30 Harbour Road, Wanchai, Hong Kong), or via fax at 852-2827 8804. The documents will be destroyed after checking. Applicants may also submit the application form in person and produce physically the documents for checking. (#must be completed)

Personal Details

1. ☐ Mr. 2. ☐ Miss 3. ☐ Mrs 4. ☐ Ms

Name printed on ID Card/ Passport (English / Pinyin)

Chinese Name

Date of Birth (DD / MM)

Age Group ☐ 18 – 21 ☐ 22 – 25 ☐ 26 – 29 ☐ 30 – 33 ☐ 34 – 37 ☐ 38 – 41 ☐ 42 – 45
☐ 46 – 49 ☐ 50 – 53 ☐ 54 – 57 ☐ 58 – 61 ☐ 62 – 65 ☐ Above 65

Marital Status

1. ☐ Single 2. ☐ Married 3. ☐ Divorced

Education Level

1. ☐ Below Secondary 2. ☐ Secondary 3. ☐ Post-secondary 4. ☐ University or above

Present Residential Address

☐ Hong Kong District: ☐ Central & Western ☐ Wan Chai ☐ Eastern ☐ Southern ☐ Sham Shui Po ☐ Yau Tsim Mong ☐ Kowloon City ☐ Wong Tai Sin ☐ Kwun Tong ☐ Sha Tin ☐ Tai Po
☐ North ☐ Yuen Long ☐ Tuen Mun ☐ Sai Kung ☐ Islands ☐ Tsuen Wan ☐ Kwai Tsing
☐ Mainland China Province: ☐ Beijing ☐ Tianjin ☐ Shanghai ☐ Chongqing ☐ Hebei Province ☐ Shanxi Province ☐ Inner Mongolia Autonomous Region ☐ Liaoning Province ☐ Jilin Province
☐ Heilongjiang Province ☐ Jiangsu Province ☐ Zhejiang Province ☐ Anhui Province ☐ Fujian Province ☐ Jiangxi Province ☐ Shandong Province ☐ Henan Province
☐ Hubei Province ☐ Hunan Province ☐ Guangdong Province ☐ Guangxi Zhuang Autonomous Region ☐ Hainan Province ☐ Sichuan Province ☐ Guizhou Province
☐ Yunnan Province ☐ Tibet Autonomous Region ☐ Shanxi Province ☐ Gansu Province ☐ Qinghai Province ☐ Ningxia Hui Autonomous Region
☐ Xinjiang Uygur Autonomous Region

City:

☐ Other Countries/ Regions, please specify:Type of Current Housing: ☐ Private housing ☐ Public housing ☐ Subsidised home ownership housing ☐ Bungalows/ village houses ☐ Detached house ☐ Dormitory ☐ Others

Home Telephone No.

(Area Code – Phone No.)

Mobile Number

E-mail Address

Personal Annual Income (in HKD) ☐ Below \$300,000⁽¹⁾ ☐ \$300,000 - \$700,000⁽²⁾ ☐ Above \$700,000⁽³⁾ (The application confirmation and eMembership card will be sent to you via email. You will also receive a "one-time password" via SMS if your mobile is a HK local number while non-HK mobile numbers will receive it via email instead.)

Membership Type

I hereby apply to become the following member of SHKP Club:

☐ Ordinary Member (Aged 18 or over) ☐ Star Member (Aged 18 or over and are buyers or tenants in an SHKP residential property or principal guest in the capacity of licensee in SHKP Suite Hotel)

Eligibility for Membership

Telephone or email address proofs is required if **Ordinary Membership** is applied for. The following section needs to be completed and telephone or email address proofs and other required documents should be submitted if **Star Membership** is applied for.

Star membership will only be approved after SHKP Club received the required documents from the applicant. Star membership applicants who have not yet submitted the required documents will be treated as Ordinary membership applicants tentatively.

I confirm that I am eligible for **Star Membership** in the SHKP Club by virtue of having purchased or rented the following residential property or having stayed as the principal guest in the capacity of licensee in the Suite Hotel developed by Sun Hung Kai Properties Group. (Please specify the property purchased/rented/ licensed if it differs from your present residential address)☐ In Hong Kong ☐ Regions other than Hong Kong (Please specify Country and Province/ Municipality: _____)

Name of Property

Block

Floor

Room/ Flat

☐ I am/ have been the **buyer** of residential property(ies) developed solely or jointly by Sun Hung Kai Properties Group [See Note 1].☐ First hand buyer [See Note 2] ☐ Second hand buyer [See Note 3]To prove my purchase of such property(ies), I submit copy of ☐ the relevant documentary evidence [See Note 4] or ☐ a rates and government rent demand note or☐ a letter from legal firm confirming completion of my purchase of the property for your examination.☐ I submit copy of the relevant tenancy agreement or long staying agreement for your examination. ☐ Current tenant ☐ Previous tenant

Note 1: • Residential properties exclude car parking spaces, motor-cycle parking spaces or bicycle parking spaces within a residential development.

• For the purpose of this Application for Star Membership, the Club accepts a director to be the applicant if the relevant unit is purchased or leased or licensed (as the case may be) in the name of that corporate purchaser or corporate tenant or corporate principal guest.

Note 2: First hand buyer means the purchaser under a sale and purchase agreement made with Sun Hung Kai Properties Limited or any of its subsidiaries or associate companies as vendor.

Note 3: Second hand buyer means purchaser other than first hand buyer. Both first hand buyer and second hand buyer are regarded as SHKP property owner.

Note 4: The relevant documentary evidence (excluding management fee deposit receipt, management fee receipt, and the like) are copies of the followings showing the applicant is/ was a buyer of SHKP residential property:

First Hand Buyer/ Second Hand Buyer under **personal name**: • Memorandum for sale or provisional agreement for sale and purchase • Formal agreement for sale and purchase
(At least one of the following has to be produced.) • Assignment or Certificate of Real Estate Ownership • Land Registry's land search record (type: historical and current)First Hand Buyer/ Second Hand Buyer under **company name** (Showing the applicant is one of that company's directors)

• Copy of Form X/D2/A1/1 of the Companies Registry or the Notice Filing from local Administration for Industry & Commerce in China;

and at least one of the following has to be produced: i) Memorandum for sale or provisional agreement for sale and purchase ii) Formal agreement for sale and purchase
iii) Assignment or Certificate of Real Estate Ownership iv) Land Registry's land search record (type: historical and current)

The information marked as necessary in the application form has to be provided. If you do not provide such information, you are unable to process your application. Your personal data and related data submitted will be protected and will be used for the purpose of processing your application including the verification of the information provided by you and consideration of your eligibility to the membership, and other purposes set out in the Personal Information Collection Statement set out in the Terms and Conditions of Membership. For such purpose, we may compare your personal information with all personal information concerning you previously provided to Sun Hung Kai Properties Group and by signing this application form you consent to this exercise. The personal data provided by you will only be disclosed or transferred to parties relevant and necessary for the purposes stated above. You have the right to request access to and correction of your personal data in accordance with the provisions of the Personal Data (Privacy) Ordinance (Cap. 486). Any data access request or data correction request may be made to our Data Protection Officer at its office situated at 45/F, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (Tel. 852-2828 7878 Fax 852-2827 8804 Email shkpclub@shkp.com).

Declaration

I confirm that I have read and understood the Terms and Conditions of Membership, and agree to be bound by such Terms and Conditions of Membership and consent to the uses specified in the PICS therein. I confirm that I have read carefully the "Use of personal data in direct marketing" section below and I understand how SHKP Club may use my personal data for direct marketing purpose and the scope of direct marketing. I agree to receive direct marketing information relating to Sun Hung Kai Properties Group and SHKP Club. I also declare that all information supplied by me is true, correct and complete.

☐ (If you are making this application in Hong Kong, you are not required to check this box. If you are making this application outside Hong Kong, you are required to check this box, otherwise SHKP Club is unable to process your application.) I agree and consent to the collection, use, storage or otherwise processing of my personal data by SHKP Club for the purposes set out in the Customer Data (Privacy) Policy, and SHKP Club may transfer my personal data to Sun Hung Kai Properties Group in Hong Kong for further processing for such purposes. I acknowledge that I can exercise my rights in relation to my personal data through the SHKP Club hotline at 852-2828 7878 or shkpclub@shkp.com.

Use of Personal Data in Direct Marketing

SHKP Club intends to use all information provided by you in this application form (including your name, contact details and your replies in the Questionnaire portion) in direct marketing. The direct marketing may relate to Sun Hung Kai Properties Group or SHKP Club, including (i) real estate properties located in Hong Kong and overseas (whether residential, commercial or industrial, and including car parking spaces) owned or developed by any Sun Hung Kai Properties Group member or for which any Sun Hung Kai Properties Group member acts as sales or leasing agent, and the loan facilities offered by financial institutions for purchasing or leasing these properties, (ii) shopping malls and hotels owned, operated or managed by any Sun Hung Kai Properties Group member, including the products, services, facilities and events offered by the shops and outlets in these shopping malls and hotels, and (iii) other types of products, services, facilities and events offered by any Sun Hung Kai Properties Group member, including property management, construction, insurance, financial services, telecommunications, information technology, transport infrastructure operations and management, port business, transport and logistics, waste management, educational, recruitment, reward/loyalty/ privilege programs, corporate social responsibility activities, and charitable and non-profitable causes. SHKP Club may not use your information in direct marketing unless it has received your consent.

Sun Hung Kai Properties Group means Sun Hung Kai Properties Limited and any company in which it holds directly or indirectly at least 50% of issued share capital. The objectives of SHKP Club are to promote the business and image of Sun Hung Kai Properties Group and facilitate interaction and communication between members and Sun Hung Kai Properties Group. By applying to become a SHKP Club member, you agree to SHKP Club using your information for direct marketing purpose in the manner and scope set out above. SHKP Club will usually send direct marketing information to you by email, and may also use other means. If you wish to opt-out from communication means other than email, please tick the appropriate box below. If no box is ticked, SHKP Club may use all the means set out below:

☐ phone (voice) ☐ phone (SMS, text, etc.) ☐ post

Authorization for submission of the SHKP Club membership application form

I, _____ (Applicant's name on HKID), hereby appoint Mr./ Ms. _____ of _____ (company name, if applicable)

to submit the SHKP Club application form on my behalf. I confirm that the form has been signed by me and all the information filled in the form is provided by me and is true and complete.

Confirmed by applicant:

(The signature should be the same as that in the SHKP Club membership application form)

Date: _____ D/ _____ M/ _____ Y/ _____

I, the authorized person, hereby acknowledge that the membership application form is signed by the applicant and submitted by me on behalf of the applicant. I understand that I shall be legally liable for any unauthorized provision of amendment to the application form or making any misrepresentation.

Confirmed by authorized person:

Date: _____ D/ _____ M/ _____ Y/ _____

[Revised in April 2025]

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

新地會
SHKP CLUB

[^] Applicant may provide answers to this questionnaire on voluntary basis.

Questionnaire[^]

We appreciate you to complete the following survey, which enable us to better understand your expectation and needs and help us to provide more relevant service and offers to you. All answers will be handled completely confidential. Please tick all that interest.

- SHKP Related information
 - ☐ SHKP properties
 - ☐ Insurance
 - ☐ SHKP Malls
 - ☐ Telecommunications
 - ☐ Hotels
 - ☐ Japanese Department Store
 - ☐ Others (please specify: _____)
- Life
 - ☐ Current affairs
 - ☐ Home design & decoration
 - ☐ Food & beverages
 - ☐ Fashion
 - ☐ Home maintenance & cleaning
 - ☐ Wealth management
 - ☐ Parents
 - ☐ Car / Driving
 - ☐ Reading and culture
 - ☐ Beauty & fitness
 - ☐ Electronic products/ computers
 - ☐ Health Information
 - ☐ Others (please specify: _____)
- Leisure and entertainment
 - ☐ Pop music
 - ☐ Travel
 - ☐ Movies
 - ☐ Sports
 - ☐ Electronic/ Computer games
 - ☐ Cooking
 - ☐ Trend
 - ☐ Pets
 - ☐ Quality living
 - ☐ Gardening
 - ☐ Others (please specify: _____)
- Property-related events/ programs (Please tick all that interest you):
 - ☐ New Hong Kong property previews
 - ☐ New mainland property reviews
 - ☐ New clubhouse previews
 - ☐ Member/first-time buyer incentives
 - ☐ Member/ Upgrader incentives
 - ☐ Purchase referral programs
 - ☐ Mortgages
 - ☐ Related legal issues
 - ☐ Home design/ renovation workshops
 - ☐ Home maintenance workshops
 - ☐ Others (please specify: _____)
- How many residential properties do you own in Hong Kong?
 - ☐ 0
 - ☐ 1
 - ☐ 2
 - ☐ 3
 - ☐ 4
 - ☐ 5 or more
- If you were to buy a new residential property, would you sell all of your other residential property(ies) currently owned in HK, or assign them to your close relative(s) from the time of purchase and within 6 months after the estimated material date?
 - ☐ Sell all
 - ☐ Transfer them all to close relatives
 - ☐ Neither
 - ☐ Undecided
 - ☐ Not applicable
- Are you or anyone in your household planning to buy a residential property in Hong Kong in the next two years? If so, would you / they be a first-time buyer?
 - ☐ Yes (first-time buyer/ not first-time buyer)
 - ☐ No
 - ☐ Others in the household: ☐ Yes (first-time buyer/ not first-time buyer) ☐ No
- What layout(s) would you consider when buying a residential property in the next two years?
 - ☐ Studio
 - ☐ 1-bedroom
 - ☐ 2-bedroom
 - ☐ 3-bedroom
 - ☐ 4-bedroom or more
 - ☐ I'm not planning to buy

Staff Only	(/ /)	(/ /)
On-site Checking : <input type="checkbox"/>	No. :	
Approve : <input type="checkbox"/> Accept	<input type="checkbox"/> Reject	

No.	
Copy	

Terms & conditions of membership

These Terms and Conditions are binding on all Members of the SHKP Club (the "Club") operated by SHKP Club Limited. Members shall include Ordinary Members, Star Members and such other kinds of members as may be admitted by the Club from time to time. By signing the Application Form herein to become a member of the Club, the applicant agrees to be bound by these Terms and Conditions (as may from time to time be in force) upon becoming a Member of the Club.

MEMBERSHIP

The minimum age requirement for a Member is 18 years of age. All applications for Membership shall be subject to the approval of the Club at its absolute discretion and without giving any reason therefor. Membership will be valid for such period as the Club may specify from time to time. Members have no voting right as to the constitution, operation or management of the Club nor any right in or any claim over any assets of the Club. Membership of the Club is non-transferable.

MEMBERSHIP CARD

Each Member will be issued a Membership card ("Card") by the Club upon acceptance of the Membership application. The Card can be in the form of an eMembership card (referred to as "eCard"), or a physical card (referred to as "Physical Card"). Member can download the eCard through a designated link sent to the Member's email or any other designated channels, and add it to mobile wallet and/or take a screenshot as an image (referred to as "Digital Repository"). The Card remains at all times the property of the Club and the Club reserves the right at any time to revoke the Card and/or terminate the Membership of any Member without giving any reason therefor and to require the Physical Card to be returned to the Club and the eCard to be removed from the Member's Digital Repository (whichever is applicable) upon request. The Card may only be used by the Member to whom the Card was issued and the Card is not transferable. The Card must be produced upon request as proof of Membership to enable the Member to enjoy the facilities and services offered to Members. The Club reserves the right to terminate the usage of Physical Card at any time by posting relevant notice in its official website without notifying the Member separately by any other means. If the Card is lost, Member can download the eCard again through the SHKP Club eMembership Card Activation Form on our official website, or contact the Club for assistance.

FACILITIES AND SERVICES

Upon admission, Members will be eligible to receive and enjoy the facilities and services provided or procured by the Club subject to the Club's invitation and any specific terms and conditions which may be imposed by the Club in relation to such facilities and services. Invitation to Members shall be at the absolute discretion of the Club. The Club shall have the right to provide facilities and services to different kinds of Members subject to different terms and conditions at its absolute discretion. The Club shall have the right, at any time at its absolute discretion without giving any notice or reason to Members, to terminate the operation, provision and/or availability of any facility or service. The Club shall not be responsible for the refusal of any persons including any merchants or stores to honour the Card nor shall it be responsible in any way for the goods and/or services supplied by them to any Member. No Member shall make use of the Club or the facilities, services, information or documents provided or procured by the Club for any commercial, immoral or illegal purposes.

THE CLUB'S RESPONSIBILITIES

Unless due to the negligence or wilful default of the Club or any of its employees or duly authorized agents, the Club shall have no responsibility or liability whatsoever to any Member or any other person for any loss, damage, costs, charges or expenses of any kind howsoever (whether directly or indirectly) caused or arising as a result of or in connection with the Member's Membership of the Club.

REIMBURSEMENT OF COST BY MEMBER

The Club reserves the right to require a Member to reimburse the Club of all costs and expenses incurred by it in the provision and/or delivery of any information or documents requested by the Member.

AMENDMENT OF TERMS AND CONDITIONS

The Club shall have absolute discretion and right to amend these Terms and Conditions from time to time and may notify Members of such amendments in any manner it considers fit. The Member will be bound by such amendments unless he/she has resigned from Membership with written notice with his/her Physical Card returned to the Club and/or his/her eCard removed from his/her Digital Repository (whichever is applicable) before the date specified in the notification upon which the amendments are to take effect.

RESIGNATION

Any Member who wishes to resign from his/her Membership shall give to the Club at least 7 days advance notice in writing to that effect. The Physical Card must be surrendered to the Club together with the resignation notice by registered mail and the eCard must be removed from his/her Digital Repository (whichever is applicable).

EXPULSION OF MEMBERS

The Club may, if it considers that any Member has conducted himself/herself in any way injurious to the Club or prejudicing the interests of the Club or has committed any breach of these Terms and Conditions, expel the Member from Membership of the Club and the decision of the Club shall be final and conclusive. A Member who has been expelled from the Club shall cease to have any rights, benefits or privileges of Membership and any rights to enjoy the facilities and services provided or procured by the Club and shall immediately, upon receipt of the notice of expulsion, surrender to the Club his/her Physical Card and remove his/her eCard from his/her Digital Repository (whichever is applicable).

TERMINATION OF OPERATION OF THE CLUB

SHKP Club Limited shall have the right at any time at its absolute discretion without giving any notice or reason to Members to terminate the operation of the Club. Upon the termination of the operation of the Club, all rights and privileges of Members shall cease and all the Members shall, forthwith upon notification, return their respective Cards to the Club and remove their eCards from their Digital Repository (whichever is applicable). No claim or demand of whatsoever nature and howsoever arising shall be made by Members against the Club, the directors, shareholders or management of SHKP Club Limited in connection with such termination.

PERSONAL INFORMATION COLLECTION STATEMENT

Each applicant for Membership is required to supply all the personal data and other information requested in the Application Form (except those specified to be not obligatory) in order to enable the Club to consider his/her application. Failure to do so may result in the Club being unable to process the application. If the application is successful, further personal data and information may be collected during the period when a Member's Membership continues. Personal data and information relating to an applicant or Member may be used by the Club to facilitate or in connection with any or all of the following purposes: (a) processing application for Membership; (b) verification of information supplied to the Club; (c) researches and/or analysis by the Club and/or any Sun Hung Kai Properties Group members; (d) providing information related to Sun Hung Kai Properties Group including the products, facilities, services and other privileges, benefits and other advantages from time to time offered by Sun Hung Kai Properties Group to the Members and rallying and arranging for the same to be provided (see also Use of Personal Data in Direct Marketing); (e) evaluating and improving the facilities, services and/or products offered to Members or customers generally by the Club and/or Sun Hung Kai Properties Group; (f) facilitating communications between Members and the Club and encouraging feedback from Members on their needs and expectations of facilities, services and/or products offered by the Club and/or Sun Hung Kai Properties Group; (g) in order to determine the Member's eligibility to any products, facilities, services and other privileges, benefits and other advantages offered by the Club and Sun Hung Kai Properties Group and consider what may best suit the Member's needs, comparing the Member's personal information with all personal information concerning the Member previously provided to Sun Hung Kai Properties Group (h) meeting any requirements to make disclosure under any applicable law; (i) any other purpose which an applicant or Member may from time to time agree.

Use of Personal Data in Direct Marketing: We intend to use all information provided by you in your application form (including your name, contact details and your replies in the Questionnaire portion (if any)) in direct marketing. The direct marketing may relate to Sun Hung Kai Properties Group or SHKP Club, including (i) real estate properties located in Hong Kong, Mainland China and overseas (whether residential, commercial or industrial, and including car parking spaces) owned or developed by any Sun Hung Kai Properties Group member or for which any Sun Hung Kai Properties Group member acts as sales or leasing agent, and the loan facilities offered by financial institutions for purchasing or leasing these properties, (ii) shopping malls and hotels owned, operated or managed by any Sun Hung Kai Properties Group member, including the products, services, facilities and events offered by the shops and outlets in these shopping malls and hotels, and (iii) other types of products, services, facilities and events offered by any Sun Hung Kai Properties Group member, including property management, construction, insurance, financial services, telecommunications, information technology, transport infrastructure operations and management, port business, transport and logistics, waste management, educational, recruitment, reward/loyalty/privilege programs, corporate social responsibility activities, and charitable and non-profitable causes. We may not use your information in direct marketing unless we have received your consent.

Sun Hung Kai Properties Group means Sun Hung Kai Properties Limited and any company in which it holds directly or indirectly at least 50% of issued share capital.

The personal data provided by you will only be disclosed or transferred to parties relevant and reasonably necessary for the purposes stated above.

Each Member has the right to request access to and correction of any of his/her personal data in accordance with the provisions of the Personal Data (Privacy) Ordinance (Cap.486). Any data access request or data correction request may be made to our Data Protection Officer by email at shkpclub@shkp.com, by fax at 852-2827 8804, by call on our hotline at 852-2828 7878 or write to the following address: SHKP Club Limited, 45th Floor, Sun Hung Kai Centre, 30 Harbour Road, Wanchai, Hong Kong.

Being our valuable member, we thank you for your continuous support and from time to time we will share with you the latest information about Sun Hung Kai Properties Group and SHKP Club which might interest you. Should you not wish to receive direct marketing material and/or information from SHKP Club, you may exercise your opt-out right by notifying us in writing to the Club's Data Protection Officer at its office situated at 45/F, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong, by email to shkpclub@shkp.com, by fax at 852-2827 8804 or call our hotline at 852-2828 7878.

Please be assured that even if you have chosen not to receive our direct marketing materials, we shall continue to honour your membership and you will continue to enjoy the benefits conferred accordingly thereunder. You can still learn of our offers on our website or notices at the various venues under the Sun Hung Kai Properties Group.

APPLICABLE LAW

These Terms and Conditions shall be governed by and construed in accordance with the laws of the Hong Kong Special Administrative Region.

GOVERNING VERSION

The English version of these Terms and Conditions shall prevail wherever there is any discrepancy between the English and Chinese versions.

[Revised in April 2025]

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

新地會
SHKP CLUB

新地會申請表格

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

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

（#必須填寫）

個人資料

1. ☐ 先生 2. ☐ 小姐 3. ☐ 太太 4. ☐ 女士

身份證 / 護照上之英文姓名 / 姓名拼音

中文姓名

出生月日

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

婚姻狀況

1. ☐ 未婚 2. ☐ 已婚 3. ☐ 離婚

教育程度

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

現居地址

☐ 香港 地區：☐ 中西區 ☐ 灣仔 ☐ 東區 ☐ 南區 ☐ 深水埗 ☐ 油尖旺 ☐ 九龍城 ☐ 黃大仙 ☐ 觀塘 ☐ 沙田 ☐ 大埔 ☐ 北區 ☐ 元朗 ☐ 屯門 ☐ 西貢 ☐ 離島 ☐ 荃灣 ☐ 葵青
☐ 中國內地 省/直轄市：☐ 北京市 ☐ 天津市 ☐ 上海市 ☐ 重慶市 ☐ 河北省 ☐ 山西省 ☐ 內蒙古自治區 ☐ 遼寧省 ☐ 吉林省 ☐ 黑龍江省 ☐ 江蘇省 ☐ 浙江省 ☐ 安徽省 ☐ 福建省
☐ 江西省 ☐ 山東省 ☐ 河南省 ☐ 湖北省 ☐ 湖南省 ☐ 廣東省 ☐ 廣西壯族自治區 ☐ 海南省 ☐ 四川省 ☐ 貴州省 ☐ 雲南省 ☐ 西藏自治區 ☐ 陝西省
☐ 甘肅省 ☐ 青海省 ☐ 寧夏回族自治區 ☐ 新疆維吾爾自治區

城市：

☐ 其他地區/國家，請註明：

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

住宅電話（區號-號碼）

手提電話

電郵地址

個人年薪（港元） ☐ \$300,000 以下⁽¹⁾ ☐ \$300,000 - \$700,000⁽²⁾ ☐ \$700,000 以上⁽³⁾（本會將透過電子郵件向你發送申請確認通知及電子會員卡，同時亦會透過手機短訊向香港本地號碼發送「一次性驗證密碼」，而非香港手機號碼則會以電郵收取「一次性驗證密碼」。）

會籍

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

會員資格及入會條件

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

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

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

☐ 香港 ☐ 香港以外地區（請註明國家及省市：_____）

物業名稱 _____ | 座 _____ | 樓 _____ | 室 _____

☐ 本人是新鴻基地產集團（獨資或合資）所發展的住宅物業之買家 [見附註1]。

☐ 第一手買家 [見附註2] ☐ 二手買家 [見附註3]

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

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

現提交有關租約或長期住宿協議副本，以供查核。 ☐ 現時租客 ☐ 以往租客

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

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

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

附註4：
證明申請人為新鴻基地產集團所發展的住宅物業之買家的有關書面證明文件（管理費按金收據，管理費收條等除外）為
第一手買家 / 二手買家以私人名義購買之物業：（最少提交右列任何一項的副本）
• 訂購合約或臨時買賣合約 • 樓契或房地產權證 • 正式買賣合約 • 土地註冊處審冊記錄（類別：過往及現況詳情）

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

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

簽署

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

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

使用個人資料作直接促銷

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

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

新地會的目標是為推廣新鴻基地產集團的業務及形象，並促進會員及新鴻基地產集團的雙向溝通及通訊。閣下申請成為新地會會員，即表示閣下同意新地會使用閣下的個人資料以上述方式及範圍作直接促銷。新地會通常會以電郵方式向閣下發送直接促銷資訊，亦可使用其他方式，如閣下欲拒絕用電郵以外的其他方式接收資訊，請在下列適當的方格加²號，如未有在任何方格加²號，新地會即可使用所有下列通訊方式：

☐ 電話（通話） ☐ 電話（短訊等） ☐ 郵寄

授權遞交新地會入會表格

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

申請人簽署確認（需與新地會入會申請表格簽名一致）

日期： _____ 日/ _____ 月/ _____ 年/

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

獲授權人簽署

日期： _____ 日/ _____ 月/ _____ 年/

[更新資料於2025年4月]

www.shkpcclub.com

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

新地會
SHKP CLUB

申請人可自願提供此問卷答案

問卷

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

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

職員專用	(/ /)	(/ /)
現場審查： <input type="checkbox"/>	編號：	
批 核： <input type="checkbox"/> 接納	<input type="checkbox"/> 不接納	

編號
副本

會員守則

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

會籍

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

會員卡

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

設施及服務

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

本會之責任

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

會員償付費用

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

更改會員守則

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

退會

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

開除會籍

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

本會終止運作

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

個人資料收集聲明

每一位申請會籍之人士必須提供此申請表格內所要求之全部個人資料及其他資料(訂明非必須提供者除外)，以便本會考慮其申請。若申請人未能根據要求向本會提供該等資料，可能導致本會無法處理有關申請，如申請獲批准，在會員之會籍有效期間，本會可收集進一步之個人資料及其他資料。

申請人或會員之個人資料及其他資料可被本會用作促進或與下列有關之所有或任何用途：

(a) 處理會籍之申請；(b) 核實提供予本會之資料；(c) 為本會及/或新鴻基地產進行研究及/或分析；(d) 不時向會員提供關於新鴻基地產集團之資訊，包括新鴻基地產集團為會員提供的產品、設施、服務及其他優惠、獎賞及其他權益的資訊並且為會員提供及安排該等產品、設施、服務及其他優惠、獎賞及其他權益(參閱使用個人資料作直接促銷)；(e) 就本會及/或新鴻基地產集團對會員或一般顧客所提供的設施、服務及/或產品，及作出評估及改進；(f) 促進會員與本會間的溝通，並鼓勵會員就其對本會及/或新鴻基地產集團之設施、服務及/或產品之需要及期望作出回應；(g) 為確定會員享用本會及新鴻基地產集團產品、設施、服務及其他優惠、獎賞及其他權益的資格，並考慮會員的需要，而將會員個人資料與會員先前提供給新鴻基地產集團的所有個人資料加以比較；(h) 履行任何適用法律下要求披露之規定；(i) 任何經申請人或會員不時同意之其他用途。

使用個人資料作直接促銷：新地會有意使用閣下在本申請表格中提供的所有資料，包括閣下的姓名、聯絡資料及閣下在問卷中的回覆(如適用)進行直接促銷。直接促銷可以關於新鴻基地產集團或新地會，包括：(i) 香港、中國內地和世界各地由任何新鴻基地產集團成員擁有或發展，或由任何新鴻基地產集團成員任職或代理的地產物業(不論住宅、商業或工業樓宇，並包括泊車位)，以及由金融機構為購買或租用該等物業而提供的貸款安排，(ii) 由任何新鴻基地產集團成員擁有、營運或管理的商場及酒店，包括位於該等商場及酒店的商戶及店舖提供的貨品、服務、設施及活動，以及(iii) 由任何新鴻基地產集團成員提供其他種類的貨品、服務、設施及活動包括物業管理、建築、保險、金融服務、電訊、資訊科技、交通運輸基礎設施維護和管理、港口服務、運輸和物流、廢物管理、教育、招聘、獎賞/獎勵/優惠計劃、企業社會責任活動及慈善和非牟利的事務。新地會需要閣下的同意方可使用閣下的個人資料作直接促銷。閣下提供之個人資料將只會被披露或轉移至與上述目的相關及合理而必要之單位。新鴻基地產集團指新鴻基地產發展有限公司及任何由其直接或間接持有最少 50% 已發行股本的公司。

每一位會員均有權根據《個人資料(私隱)》(修訂)條例(第486章)的規定，要求查閱或更正閣下之個人資料。如有任何查閱或更正資料要求，可向本會資料保障主任提出，其辦事處位於香港灣仔道30號新鴻基地中心45樓。(電話：852-2828 7878 傳真：852-2827 8804 電郵：shkpcub@shkp.com)

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

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

適用法律

本守則受香港特別行政區法律管轄並按香港特別行政區法律解釋。

書寫文本

本守則之英文文本及中文文本在文義上如有任何歧異，概以英文文本為準。

[更新資料於2025年4月]

www.shkpcub.com

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新地會
SHKP CLUB

新地會申請表格

感谢阁下有兴趣成为新地会会员。新地会的目标是推广新鸿基地产集团的业务及形象，并促进会员及新鸿基地产集团的双向沟通及通讯。按此目标，新地会将不时向会员发送跟新鸿基地产集团及新地会有关的直接促销资讯。在申请成为新地会会员之前，敬请阁下仔细阅读本申请表格中「使用个人资料作直接促销」部分的条文，以明白新地会可以如何使用阁下的个人资料作直接促销用途，以及直接促销的范围。阁下申请成为新地会会员，即是阁下同意收取有关新鸿基地产集团及新地会的直接促销资讯。新地会将会发送跟新鸿基地产集团或新地会有关的直接促销资讯。

在填写及签署申请表格前，请详阅刊载于本表格中及新地会网页内的会员守则（特别是个人资料收集声明一项）。申请人必须年满18岁或以上，并须填写申请表格，请同时附上所需证明文件寄回新地会办事处（地址：香港湾仔道30号新鸿基中心45楼），或传真至852-2827 8804，以便本会核对申请人的身份及个人资料。在核对后，证明文件副本会随即被焚毁。申请人亦可亲身到本会办事处提交申请表格并同时出示证明文件以供本会核对。

（# 必须填写）

个人资料

1. ☐ 先生 2. ☐ 小姐 3. ☐ 太太 4. ☐ 女士

身份证 / 护照上之英文姓名 / 姓名拼音

中文姓名

出生月日

年龄组别 ☐ 18-21 ☐ 22-25 ☐ 26-29 ☐ 30-33 ☐ 34-37 ☐ 38-41 ☐ 42-45
☐ 46-49 ☐ 50-53 ☐ 54-57 ☐ 58-61 ☐ 62-65 ☐ 65 以上

婚姻状况

1. ☐ 未婚 2. ☐ 已婚 3. ☐ 离婚
教育程度 1. ☐ 中学以下 2. ☐ 中学 3. ☐ 大专或其他 4. ☐ 大学或以上

现居地址

☐ 香港 地区：☐ 中西区 ☐ 湾仔 ☐ 东区 ☐ 南区 ☐ 深水埗 ☐ 油尖旺 ☐ 九龙城 ☐ 黄大仙 ☐ 观塘 ☐ 沙田 ☐ 大埔 ☐ 北区 ☐ 元朗 ☐ 屯门 ☐ 西贡 ☐ 离岛 ☐ 荃湾 ☐ 葵青
☐ 中国内地 省/直辖市：☐ 北京市 ☐ 天津市 ☐ 上海市 ☐ 重庆市 ☐ 河北省 ☐ 山西省 ☐ 内蒙古自治区 ☐ 辽宁省 ☐ 吉林省 ☐ 黑龙江省 ☐ 江苏省 ☐ 浙江省 ☐ 安徽省 ☐ 福建省
☐ 江西省 ☐ 山东省 ☐ 河南省 ☐ 湖北省 ☐ 湖南省 ☐ 广东省 ☐ 广西壮族自治区 ☐ 海南省 ☐ 四川省 ☐ 贵州省 ☐ 云南省 ☐ 西藏自治区 ☐ 陕西省
☐ 甘肃省 ☐ 青海省 ☐ 宁夏回族自治区 ☐ 新疆维吾尔自治区

城市：

☐ 其他地区/国家，请注明：

现居住宅类型：☐ 私人住宅 ☐ 公屋 ☐ 资助出售房屋（居屋/绿置居/夹屋..等）☐ 平房/村屋 ☐ 独立洋房 ☐ 宿舍

住宅电话（区号-号码）

手提电话

电邮地址

个人年薪（港元） ☐ \$300,000 以下 (1) ☐ \$300,000 - \$700,000 (4) ☐ \$700,000 以上 (7) （本会透过电子邮件向你发送申请确认通知及电子会员卡，同时亦会透过手机短信向香港本地号码发送「一次性验证密码」。而非香港手机号码则会以电邮收取「一次性验证密码」。）

会籍

本人申请成为新地会之：☐ 普通会员（年满18岁或以上） ☐ 星级会员（年满18岁或以上并是新地住宅物业买家或租客或套房酒店之首要宾客（以许可人的身份））

会员资格及入会条件

若申请成为普通会员，只需递交有效之电话号码证明或电邮地址证明。若申请成为星级会员，申请人必须填写以下栏目，递交有效之电话号码证明或电邮地址证明及下列的所需证明文件副本。

申请星级会员之人士，如未能即时提供所需之证明文件，将暂时当为申请成为普通会员处理，直至递交有效之证明文件再作审核。

本人现确认本人已经符合下列星级会员的入会条件：（如所购买或租住的新鸿基地产集团所发展的住宅物业或居住的套房酒店与现居住址不同，请填写此栏）

☐ 香港 ☐ 香港以外地区（请注明国家及省市：_____）

物业名称

| 座

| 楼

| 室

☐ 本人是新鸿基地产集团（独资或合资）所发展的住宅物业之买家（见附注1）。

☐ 第一手买家（见附注2）

☐ 二手买家（见附注3）

现提交 ☐ 有关购买上述物业之文件副本（见附注4）或 ☐ 征收差饷及地租通知书副本或 ☐ 律师行发出完成购买上述物业之证明文件副本，以供查核。

☐ 本人是新鸿基地产集团（独资或合资）所发展的住宅物业之租客或套房酒店之首要宾客（以许可人的身份）（见附注1）。

现提交有关租约或长期住宿协议副本，以供查核。

☐ 现时租客

☐ 以往租客

附注1：

住宅物业并不包括位于住宅发展物业内的私家车停车位、电单车停车位与单车位。

附注2：

若买家或租客或首要宾客为有限公司，就此星级会员申请事宜，本会将会接洽该有限公司之董事为买家或租客或首要宾客。

附注3：

第一手买家指于买卖合约内之买方，而卖方为新鸿基地产发展有限公司或其附属或联营公司。

附注4：

证明申请人为新鸿基地产集团所发展的住宅物业之买家的有关书面证明文件（管理费按金收据、管理费收条等除外）为：
第一手买家 / 二手买家以私人名义购买之物业：（最少提交右列任何一项的副本）
· 订约合约或临时买卖合约 · 楼契或房地产权证 · 正式买卖合约 · 土地注册署查册记录（类别：过往及现况详情）

第一手买家 / 二手买家以公司名义购买之物业：

· 香港公司注册表格 X/D2/AR1 或中国各地工商行政管理局发出的备案通知书之副本（以证明申请人为该公司之董事）；
及最少右列任何一项的副本 i) 订约合约或临时买卖合约 ii) 楼契或房地产权证 iii) 正式买卖合约 iv) 土地注册署查册记录（类别：过往及现况详情）

本申请表格中标示为所需的资料必须提供。如阁下未有提供该等资料，本会将无法处理阁下的申请。阁下提供的个人资料及有关资料将予保密及用于处理阁下的申请，包括核实阁下提供之资料及考虑阁下成为会员的资格，以及会员守则中个人资料收集声明中指明之其他用途。为此用途，阁下签署此申请表格即表示同意我们将阁下个人资料与阁下先前提供给新鸿基地产集团的资料加以比较。阁下的个人资料将只会披露或转移予上述目的使用有关资料时，合理而有需要把有关资料转移予相关人士及机构。阁下有权利根据《个人资料（私隐）条例》（第486章）的规定，要求查阅或更正阁下的个人资料。如有任何查阅或更正资料要求，可向本会资料保障主任提出，其办事处位于香港湾仔道30号新鸿基中心45楼。（电话：852-2828 7878 传真：852-2827 8804 电邮：shkpcub@shkp.com）

签署

本人确认本人已详阅及明白刊载于此申请表格的会员守则。本人同意接受并遵从会员守则及同意个人资料收集声明中所指明的用途。本人确认本人已仔细阅读下列「使用个人资料作直接促销」部份的条文，并且明白新地会可以如何使用本人的个人资料作直接促销用途，以及直接促销的范围。本人同意收取有关新鸿基地产集团及新地会的直接促销资讯。本人声明以上各项填报资料及就有此申请而递交之文件均属真实、正确及完整。本人并授权贵会可向任何其他新鸿基地产集团成员查核本人的资料，本人亦同意及授权其他新鸿基地产集团成员披露有关本人之资料予贵会。本人同意以填报之个人资料作核对本人身份及会籍状况之用。本人明白并同意所有就此申请而递交之文件，均不会发还，如贵会要求，本人将提交文件正本及其他所需文件，以便贵会处理此申请。

☐ （如：阁下有香港境内递交本申请，毋须勾选此项，如阁下有非香港境内递交本申请，必须勾选此项，否则新地会无法处理阁下的申请。）本人同意并允许新地会为《个人资料（私隐）政策》中所列处理目的收集、使用、存储或以其他方式处理本人的个人资料，新地会可以为有关之目的传输至香港新鸿基地产集团做进一步处理。本人已知晓可通过新地会热线 852-2828 7878或 shkpcub@shkp.com 行使本人与个人资料相关的权利。

使用个人资料作直接促销

新地会有意使用阁下在本申请表格中提供的所有资料，包括阁下的姓名、联络资料及阁下在问卷中的回覆进行直接促销。直接促销可以关于新鸿基地产集团或新地会，包括：（i）香港和世界各埠由任何新鸿基地产集团成员拥有或发展，或由任何新鸿基地产集团成员任销售或租赁代理的地产物业（不论住宅、商业或工业楼宇，并包括泊车位），以及由金融机构为购买或租用该等物业而提供的贷款安排。（ii）由任何新鸿基地产集团成员拥有、营运或管理的商场及酒店，包括位于该等商场及酒店的商户及店铺提供的货品、服务、设施及活动，以及（iii）由任何新鸿基地产集团成员提供其他种类的货品、服务、设施及活动包括物业管理、建筑、保险、金融服务、电讯、资讯科技、交通运输基础设施运营和管理、港口业务、运输和物流、废物管理、教育、招聘、竞赛 / 奖励 / 优惠计划、企业社会责任活动、及慈善和非牟利的事务。新地会需要阁下的同意方可使用阁下的个人资料作直接促销。

新鸿基地产集团指新鸿基地产发展有限公司及任何由其直接或间接持有最少50%已发行股本的公司。

新地会的目标是推广新鸿基地产集团的业务及形象，并促进会员及新鸿基地产集团的双向沟通及通讯。阁下申请成为新地会会员，即是阁下同意新地会使用阁下的个人资料以上述方式及范围作直接促销。新地会通常会以电邮方式向阁下发送直接促销资讯，亦可使用其他方式。如阁下有拒绝使用电邮以外的其他通讯方式收取资讯，请在下列适当的方格加 ☐ 号。如未有在任何方格加 ☐ 号，新地会即可使用所有下列通讯方式：

☐ 电话（通话） ☐ 电话（短讯等） ☐ 邮寄

授权递交新地会入会表格

本人 _____（申请人身份证上的姓名）现委托 _____（以公司名称，如适用）之 _____ 先生/小姐代表本人递交新地会入会申请表格，并确认表格上的资料乃本人提供，及由本人签署确认资料属实。

本人作为授权人士并确认随此授权书的人表格由会籍申请者签名及并由本人代其递交。本人明白如未经申请者同意擅自填报或更改资料或作出虚假陈述，本人需负上相关的法律责任。

申请人签署确认（需与新地会入会申请表签名一致）

获授权人签署

日期： _____ 日/ _____ 月/ _____ 年/

日期： _____ 日/ _____ 月/ _____ 年/

[更新资料于2025年4月]

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投標人須填妥本頁（如適用）

新地會
SHKP CLUB

^ 申請人可自愿提供此問卷答案

問卷^

現誠邀閣下填寫以下問卷，讓我們更了解閣下的期望及需要，以便提供更適切的服务及优惠。所有资料将会绝对保密。
请勾选有兴趣之项目

- 有关新鸿基地产资讯
a. ☐ 楼盘
f. ☐ 日式百货
b. ☐ 保险
g. ☐ 其他（请注明：_____）
c. ☐ 商场
d. ☐ 电讯
e. ☐ 酒店
- 生活
a. ☐ 时事
f. ☐ 财富管理
k. ☐ 电子产品 / 电脑
b. ☐ 家居设计及摆设
g. ☐ 亲子
l. ☐ 健康资讯
c. ☐ 饮食
h. ☐ 汽车 / 驾驶
m. ☐ 其他（请注明：_____）
d. ☐ 潮流服饰
i. ☐ 文化阅读
e. ☐ 家居保养及清洁
j. ☐ 美容 / 健身
- 娱乐消闲
a. ☐ 流行音乐
f. ☐ 烹饪
k. ☐ 其他（请注明：_____）
b. ☐ 旅游
g. ☐ 潮流
c. ☐ 电影
h. ☐ 宠物
d. ☐ 体育
i. ☐ 优质生活介绍
e. ☐ 电子 / 电脑游戏
j. ☐ 园艺
- 请勾选你感兴趣的物业相关活动及优惠（可勾选多于一项）
a. ☐ 参观香港新楼盘
f. ☐ 推荐亲友置业计划
k. ☐ 其他置业服务活动（请注明：_____）
b. ☐ 参观内地新楼盘
g. ☐ 置业按揭服务 / 资讯
c. ☐ 参观新楼会所
h. ☐ 置业法律知识讲座 / 资讯
d. ☐ 会员首次置业优惠
i. ☐ 家居设计 / 装修工作坊
e. ☐ 会员换楼置业优惠
j. ☐ 家居保养工作坊
- 请问您现在在香港持有几个住宅物业？
a. ☐ 0
b. ☐ 1
c. ☐ 2
d. ☐ 3
e. ☐ 4
f. ☐ 5或以上
- 如购买了新住宅物业，请问你会否在购入新住宅物业至入伙后六个月期间，出售现时所有在香港的其他住宅物业，或全部转让给近亲？
a. ☐ 会，全部出售
b. ☐ 会，全部转让给近亲
c. ☐ 不会
d. ☐ 未决定
e. ☐ 不适用
- 请问你及同住亲友有否打算于未来两年在香港自置住宅物业？如有，请勾选是否首置。
本人：
a. ☐ 有（是 / 否首置）
同住亲友：
c. ☐ 有（是 / 否首置）
d. ☐ 没有
- 如有打算置业，请选出未来置业所选择之间隔
a. ☐ 开放式
b. ☐ 1房
c. ☐ 2房
d. ☐ 3房
e. ☐ 4房或以上
f. ☐ 没有打算置业

职员专用	(/ /)	(/ /)
现场审查： <input type="checkbox"/>	编号：	
批 核： <input type="checkbox"/> 接纳	<input type="checkbox"/> 不接纳	

编号
副本

会员守则

本守则由新地会有限公司经营之「新地会」（简称「本会」）之所有会员均有约束力。会员包括普通会员、星级会员及本会不时招募之其他种类的会员。经此申请表格申请成为本会会员，申请人即同意受本会会员守则（包括不时生效之条款及条件）约束。

会籍

会员必须年满 18 岁。所有会籍申请须经本会批准，而本会有绝对的酌情权批准且无须作任何解释。会籍的有效期为本会不时指定的年期。会员对本会之组织、运作或管理无投票权，亦对本会之任何财产无任何权利或追索权。本会之会籍不得转让。

会员卡

每位会员于其会籍申请被接纳后，将获本会发出一张会员卡（简称「会员卡」）。此卡可以是电子会员卡（简称「电子卡」）或实体会员卡（简称「实体卡」）的形式。会员可透过发送到会员电邮的指定启动链接或其他指定渠道下载电子卡，加至手机钱包内或截图为图像（简称「数码资料库」）。会员卡在任何情况下均为本会之财物，本会有权随时撤销该卡之效力及 / 或终止会员之会籍，而无须给予任何理由。本会亦有权要求会员归还实体卡予本会及从会员之数码资料库中移除电子卡。会员卡只供获发该卡之会员使用，不得转让。会员于享用本会所提供之设施及服务时，须于被要求时出示会员卡作为其会籍的证明。本会保留随时通过在其官方网站上发布相关通知终止实体卡的使用权利，而无需以任何其他方式个别通知会员。倘若会员遗失了会员卡，会员可透过新地会官方网站电子会员卡启动表格重新下载电子卡或致电新地会热线寻求协助。

设施及服务

会员于被批准入会后，即有资格接受及享有本会提供之设施及服务。惟须先得向本会之邀请及接受本会于提供该等设施及服务时订明之任何特定条款及条件限制。有关对会员作出之邀请，本会有绝对的酌情权。本会有绝对的酌情权于不同条件下，提供设施与服务予不同类别之会员。本会有绝对的酌情权随时终止任何设施或服务之提供及 / 或其运作，而无须向会员发出通知或给予任何理由。本会就任何人士包括任何商人或店铺拒绝承认会员卡及与商户所提供之货品及 / 或服务，概不负责。会员不得利用本会或本会提供之设施、服务、资料或文件作任何商业、不道德或不合法用途。

本会之责任

除非由于本会或其雇员或受为授权代表之疏忽或过失，本会无须为任何因会员之会籍或与会籍失连而直接或间接导致或引起任何性质之损失、索偿、费用、收费或支出，向任何会员或任何其他人士承担责任或法律责任。

会员缴付费用

本会保留权利向会员收取费用，作为缴付本会按会员要求提供及 / 或送付任何资料或文件时所引致之费用或支出。

更改会员守则

本会有绝对的酌情权不时更改本会会员守则，并以其认为合适之任何方式通知会员任何上述之更改。除非他/她在向本会向会员发出之通知中指定的修订生效日期之前以书面通知退出会籍，并将其实体卡退还给本会，及 / 或将其电子卡从其数码资料库（以适用者为准）中删除以进行注销，否则会员须受该等已更改之守则约束。

退会

任何打算退出会籍之会员应于最少 7 日前以书面预先通知本会，表明其意向，并将实体卡连同退会通知，以挂号信件寄回本会，及 / 或从数码资料库中移除电子卡（以适用者为准）。

开除会籍

本会倘若认为任何会员之行为对本会有损或与本会之利益相违或违反任何会员守则，本会可开除有关会员于本会之会籍，而本会之决定为最后及终局性的。被开除会籍之会员停止拥有会籍所授予之任何权利、福利或优惠，而且不再有权接受及享有本会提供之设施及服务。被开除会籍之会员于收到开除会籍之通知后须立即向本会交还实体卡并将电子卡从数码资料库内移除（以适用者为准）。

本会终止运作

新地会有限公司有绝对的酌情权于任何时候终止本会之运作而无须向会员发出通告或给予任何理由。于本会之运作被终止以后，会员之一切权利及优惠即告终止，而全部会员应在接到本会运作终止之通知后立即向本会交还实体会员卡并将电子卡从数码资料库内移除（以适用者为准）。于任何情况下，会员不得亦不能因本会终止运作而向本会、新地会有限公司之董事、股东或管理人员提出任何性质或在任何情况下引致之索偿或要求。

个人资料收集声明

每一位申请会籍之人士必须提供此申请表格内所要求之全部个人资料及其他资料（订明非必须提供者除外），以便本会考虑其申请。若申请人未能根据要求向本会提供该等资料，可能导致本会无法处理有关申请。如申请获批准，在会员之会籍有效期内，本会可收集进一步之个人资料及其他资料。

申请人或会员之个人资料及其他资料可被本会用作促进或与下列有关之所有或任何用途：

(a) 处理会籍之申请；(b) 核实提供予本会之资料；(c) 为本会及 / 或新鸿基地产进行推广及 / 或分析；(d) 不时向会员提供关于新鸿基地产集团的资讯，包括新鸿基地产集团为会员提供的产品、设施、服务及其他优惠、资讯及其他得益的资讯并且为会员汇集及安排该等产品、设施、服务及其他优惠、资讯及其他得益（参阅使用个人资料作直接促销）；(e) 就本会及 / 或新鸿基地产集团对会员或一般顾客所提供的设施、服务及 / 或产品，及作出评估及改进；(f) 促进会员与本会间的沟通，并鼓励会员就其对本会及 / 或新鸿基地产集团之设施、服务及 / 或产品之需要及期望作出回应；(g) 为确定会员享用本会及新鸿基地产集团产品、设施、服务及其他优惠、资讯及其他得益的资格，并考虑会员的需要，而将会员个人资料与会员先前提供给新鸿基地产集团的所有个人资料加以比较；(h) 履行任何适用法律下要求披露之规定；(i) 任何经申请人或会员不时同意之其他用途。

使用个人资料作直接促销：新地会同意使用阁下在本申请表中提供的所有资料，包括阁下的姓名、联络资料及阁下在问卷中的回复（如适用）进行直接促销。直接促销可以关于新鸿基地产集团或新地会，包括：(i) 香港、中国内地和世界各各地由任何新鸿基地产集团成员拥有或发展，或由任何新鸿基地产集团成员任销售或租赁代理的地产业务（不论住宅、商业或工业楼宇，并包括泊车位），以及由金融机构为购买或租用该等物业而提供的贷款安排；(ii) 由任何新鸿基地产集团成员拥有、营运或管理的商场及酒店，包括位于该等商场及酒店的商户及店铺提供的货品、服务、设施及活动；以及(iii)由任何新鸿基地产集团成员提供其他种类的货品、服务、设施及活动包括物业管理、建筑、保险、金融服务、电讯、资讯科技、交通运输基础设施运营和管理、港口业务、运输和物流、废物管理、教育、招聘、奖赏/奖励/优惠计划、企业社会责任活动、慈善和非牟利的事务。新地会需要阁下的同意方可使用阁下的个人资料作直接促销。阁下提供之个人资料将只会被披露或转移与上述目的相关及合理而必要之单位。

新鸿基地产集团指新鸿基地产发展有限公司及任何由其直接或间接持有最少 50% 已发行股本的公司。

每一位会员均有权根据《个人资料（隐私）（修订）条例》（第486章）的规定，要求查阅或更正阁下之个人资料，如有任何查阅或更正资料要求，可向本会资料保障主任提出，其办事处位于香港湾仔道30号新鸿基中心45楼。（电话：852-2828 7878 传真：852-2827 8804 电邮：shkpcub@shkp.com）

新地会感谢会员长期支持。我们不时与会员分享新鸿基地产集团及新地会的各种最新资讯，如阁下不愿意收取新地会的直接促销材料及 / 或资讯，可以向我们发出书面通知，邮寄至香港湾仔道30号新鸿基中心45楼新地会资料保障主任收。电邮至shkpcub@shkp.com，或传真至852-2827 8804，或致电新地会热线 852-2828 7878。

即使阁下选择不收取我们的直接促销材料及 / 或资讯，我们亦会依旧尊重阁下之会籍，以便阁下能继续享受更多的会员福利。你可以透过本会网页或张贴于新鸿基地产集团旗下不同地点的通告得悉本会日后的优惠讯息。

适用法律

本守则受香港特别行政区法律管辖并按香港特别行政区法律解释。

繁体文本

本守则之英文文本及中文文本在文义上如有任何歧异，概以英文文本为准。

[更新资料于2025年4月]

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

Vendor 賣方	Wealth Power International Enterprise Ltd. 寶威國際企業有限公司		
Development / Address 發展項目 / 地址	Lime Gala / 形薈 393 Shau Kei Wan Road / 筲箕灣道393號		
Property 本物業	Tower 座數	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	(undated upon tender submission) (投標時不填上日期)		

1. I/We, the undersigned, hereby acknowledge and are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-

本人／吾等，即下方簽署人，特此確認本人／吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：

- a) I/We confirm that I/we have sufficient time to read the "Reminder to Prospective Purchasers" issued by the Sales of First-hand Residential Properties Authority as annexed in this acknowledgement letter.

本人／吾等有足夠時間閱讀載於本確認信附錄的一手住宅物業銷售監管局發出的「給準買家的提醒」。

- b) I/We confirm that I/we have sufficient time to read the information document(s) on financing plan(s) offered by the Vendor's designated financing company (Honour Finance Company, Limited) as set out in the relevant annex of the tender document of the Property ("the Information Document(s)") as follows:

本人／吾等有足夠時間閱讀載於本物業招標文件相對附件內由賣方指定財務公司（忠誠財務有限公司）提供的財務計劃所列的資料文件（「資料文件」）如下：

Financing Plan 財務計劃	Relevant Annex of Tender Notice 招標文件的相對附件
Standby Second Mortgage Loan 備用第二按揭貸款	Annex 14.1 附件14.1

The Vendor has reminded me/us to read the Information Document(s) if I/we intend to apply for any financing plan(s) offered by the Vendor's designated financing company as set out in the tender document of the Property.

賣方已提醒本人／吾等，如本人／吾等有意申請本物業招標文件內所列由賣方指定財務公司提供的任何財務計劃，本人／吾等應細閱資料文件。

- c) The Vendor has reminded me/us to directly enquire with the Vendor's designated financing company if in doubt about the details of the terms and conditions of the financing plan(s), approval conditions and application procedures.

賣方已提醒本人／吾等，如對財務計劃的條款及條件、批核條件和申請手續有疑問，應直接向賣方指定財務公司查詢有關詳情。

- d) I/we understand that (a) all the terms and conditions of the financing plan(s) are subject to approval by the Vendor and/or the Vendor's designated financing company; and (b) the Vendor, its appointed estate agents and the Vendor's designated financing company will not provide any guarantee that I/we will be able to secure any mortgage, charge or loan or any desired terms to finance my/our purchase of the Property.

本人／吾等明白(a)財務計劃的所有條款及細則均以賣方及／或賣方指定財務公司所批核為準；及(b)賣方、其委任的地產代理及賣方指定財務公司不會就本人／吾等能獲得任何按揭、押記或貸款或任何希望取得的條款用以資助本人／吾等購買本物業而作出任何保證。

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

- e) The parties do not intend any term of this acknowledgement letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “**CRTPO**”) and agree that this acknowledgement letter shall be excluded from the application of the CRTPO.
各方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第623章）（「該條例」）強制執行本確認信下任何條款，並且同意排除該條例對本確認信的適用。
- f) In the event of any conflict or discrepancy between the Chinese and English versions of this acknowledgement letter, the English version shall prevail.
如本確認信之中英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s)買方簽署

Reminder to Prospective Purchasers
給準買家的提醒

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the vendor or vendor's designated financing company(ies) (Designated FC), **BEFORE** entering into a preliminary agreement for sale and purchase (PASP), you should:

如你擬選用由賣方或其指定財務公司提供的財務計劃（例如按揭、押記或貸款），你應在簽訂臨時買賣合約**前**：

- (a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in the **Tender Document(s)** and other relevant document(s):
細閱有關招標文件和其他相關文件內列出的財務計劃資料（包括條款及條件等）；
- (b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute.
不要輕信地產代理等第三方的口頭承諾，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。口頭承諾應書寫下來，並經有關公司加簽，以避免爭議；
- (c) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available:
直接向賣方或其指定財務公司（視屬何種情況而定）查詢有關財務計劃的條款及條件(包括任何提早還款的罰款)、批核條件和申請手續(包括有關財務計劃是否只在特定時限內提供)等詳情；
- (d) **Do NOT enter into PASP rashly** before ascertaining from the vendor or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and
在賣方或其指定財務公司（視屬何種情況而定）以書面形式確認根據財務計劃可取得的貸款額及相關條款前，切勿貿然簽訂臨時買賣合約。在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見；以及
- (e) **Remain cool-headed** and critically consider the followings:
保持冷靜並審慎考慮以下事項：
- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;
留意任何有關最低入息水平、提供收入證明及通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；
 - Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;

注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影響你根據財務計劃取得的貸款的能力；

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;
對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。
- Affordability and repayment ability—after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and
負擔能力與還款能力 - 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及
- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?
就你在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或你未能根據有關計劃取得貸款，你有什麼選擇？

Annex 14

附件 14

List of gifts, financial advantage or benefits

贈品、財務優惠或利益的列表

Part I

第 I 部份

1. The relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.
賣方將就購買本物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。
2. All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。
3. The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.
如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。
4. According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
5. All of the gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to the first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
所有就購買本物業而連帶獲得的任何贈品、財務優惠或利益均只提供予一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等贈品、財務優惠或利益。賣方亦保留解釋該等贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
6. For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of Purchase Price, subject to the relevant prerequisite for provision the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand from the Vendor refund the relevant cash rebate(s) to the Vendor.
所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。
7. The Vendor's designated financing company (Honour Finance Company, Limited) is a related company of the Vendor. The Vendor's designated financing company does not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.
賣方的指定財務機構（忠誠財務有限公司）為賣方的有聯繫公司。賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。
8. The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan shall not be processed.

由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款將不會獲處理。

9. **(Applicable to corporate Purchaser only)** If there are any changes (including any reduction, increase, substitution or replacement) in the shareholder structure and/or the directorship of the Purchaser at any time prior to (and including) the date of payment of balance of Purchase Price without the Vendor's prior written consent, the Vendor shall be entitled (but not obliged) to in its absolute discretion cancel and/or withdraw **the designated gift(s), financial advantage(s) or benefit(s) (which are stated as such in the relevant annex)** to be made available to the Purchaser in connection with the purchase of a specified residential property in the Phase. In such event, if any of the designated gift(s), financial advantage(s) or benefit(s) being cancelled and/or withdrawn by the Vendor has already been provided or given by the Vendor to the Purchaser, the Purchaser shall return and/or refund such designated gift(s), financial advantage(s) or benefit(s) to the Vendor forthwith. The Purchaser shall not be entitled to any compensation therefor. As a pre-condition of enjoying the designated gift(s), financial advantage(s) or benefit(s), the Purchaser shall provide documents and information as requested by the Vendor from time to time to show and prove the number and identity of all of the directors and shareholders of the Purchaser and that there has been no change in the shareholder structure and/or the directorship of the Purchaser. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

（只適用於公司買方）如於支付樓價餘額的日期前（包括該日期），買方的股東結構及／或董事於沒有得到賣方的事先書面同意下有任何變動（包括減少、增加、取代或更換），賣方有絕對酌情權（但無責任）取消及／或撤回就購買該期數指明住宅物業而提供予買方的**指定贈品、財務優惠或利益（於相關附件如此表述）**。在此情況下，如賣方取消及／或撤回的指定贈品、財務優惠或利益已由賣方提供或給予買方，買方須立即將該等指定贈品、財務優惠或利益退回及／或退還賣方。買方不會為此獲得任何補償。作為享有指定贈品、財務優惠或利益的先決條件，買方須提供賣方不時要求的文件及資料以顯示及證明買方所有董事和股東的數目和身份以及買方的股東結構及／或董事並無變動。如有任何爭議，賣方之決定為最終並對買方有約束力。

(TB1) 210 Days Payment Plan
210 日付款計劃

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

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is a group of individuals) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of settlement of the balance of the Purchase Price), subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled to a cash rebate of HK\$5,000.

如買方為新地會會員（即在付清樓價餘額之日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方在按正式合約付清樓價餘額的情況下，可獲港幣 \$5,000現金回贈。

The Purchaser applies to the Vendor in writing for the SHKP Club Member Cash Rebate at least 30 days before the date of settlement of the balance of the Purchase Price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the SHKP Club Member Cash Rebate for part payment of the balance of the Purchase Price directly.

買方須於付清樓價餘額之日前最少30日以書面向賣方申請新地會會員現金回贈，賣方會於收到申請並證實有關資料無誤後將新地會會員現金回贈直接用於支付部份樓價餘額。

2. Standby Second Mortgage Loan (the designated gift, financial advantage or benefit)
備用第二按揭貸款 (指定贈品、財務優惠或利益)

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

The maximum amount of the Standby Second Mortgage Loan shall be 20% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower. Please see Annex 14.1 for details. 備用第二按揭貸款的最高金額為淨樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及備用第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附件14.1。

The term "Net Purchase Price" above means the amount of the Purchase Price of the Property after deducting the amount of the SHKP Club Member Cash Rebate (if any) as set out in paragraph 1.

上文『淨樓價』一詞指該物業之樓價扣除第1段所述的新地會會員現金回贈（如有）後的金額。

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

Without affecting the Purchaser's rights under the Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the Property rectify any defects to the Property.

在不影響買方於正式合約下之權利的前提下，凡該物業有欠妥之處，買方可於該物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any); and the Furniture as set out in paragraph 4.

為免疑問，首3年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽（如有）；及第4段所述的該傢俱（如有）。

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

4. Free Furniture Offer

送贈傢俱優惠

The Purchaser of Flat A on 3/F (Garden Floor) of Tower 1B will be provided with the decoration, furniture and chattels as set out in Annex 14.2 hereto free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (the "Furniture"). In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph 3 does not apply to the Furniture. This offer is subject to other terms and conditions.

購買第 1B 座 3 樓(花園層)A 單位之買方可免費獲贈附件14.2所述之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況 連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第3段所述的首3年保修優惠不適用於該傢俱。本優惠受其他條款及條件約束。

Annex 14.1 Standby Second Mortgage Loan (the designated gift, financial advantage or benefit)
附件 14.1 備用第二按揭貸款 (指定贈品、財務優惠或利益)

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

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Vendor’s designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) (“designated financing company”) are as follows:

賣方的指定財務機構（忠誠財務有限公司，為賣方的有聯繫公司）（『指定財務機構』）提供備用第二按揭貸款（『第二按揭貸款』）之主要條款如下：

- (I) The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price. Late loan applications will not be processed by the designated financing company.
買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
- (II) The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.
第二按揭貸款以該物業之第二法定按揭作抵押。
- (IIA) (If the Purchaser is a company) All shareholder(s) and all director(s) of the Purchaser as at the date of the Letter of Acceptance shall be the guarantor(s) for the Second Mortgage Loan.
(如買方為公司)買方於接納書的日期的所有股東和所有董事，必須成為第二按揭貸款的擔保人。
- (III) The Property shall only be self-occupied by the Purchaser, or (if the Purchaser is a company) its shareholder(s) and/or director(s).
該物業只可供買方或(如買方為公司)買方的股東及/或董事自住。
- (IV) The maximum amount of the Second Mortgage Loan shall be 20% of the Net Purchase Price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the Net Purchase Price, or the balance of Purchase Price payable, whichever is lower.
第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的20%，惟第一按揭貸款（由第一按揭銀行提供）及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。
- (V) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減1.75% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
- (VI) The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
第二按揭貸款年期最長為25年，或第一按揭貸款（由第一按揭銀行提供）之年期，以較短者為準。

- (VII) The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
買方須以按月分期償還第二按揭貸款。
- (VIII) No prepayment penalty for full repayment or partial prepayment is levied.
全數或部分償還不徵收提前償還罰金。
- (IX) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
- (X) The Purchaser and his/her/its guarantor(s) (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor(s) (if any). The Purchaser and his/her/its guarantor(s) (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
買方及其擔保人（如有）須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及／或銀行紀錄。指定財務機構會對買方及其擔保人（如有）進行信貸審查及評估買方及其擔保人（如有）必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
- (XI) The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
每月（所有種類）供款總額不可高於每月收入總額的50%。
- (XII) The first mortgagee bank (“the First Mortgagee Bank”) shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the First Mortgagee Bank to apply for the Second Mortgage Loan. Please note that the First Mortgagee Bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank’s credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank’s credit approval.
第一按揭銀行須為指定財務機構所指定及轉介之銀行（『第一按揭銀行』），買方並且須首先得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮。
- (XIII) The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.
第一按揭貸款申請（由第一按揭銀行提供）及第二按揭貸款申請須由有關承按機構獨立審批。
- (XIV) **In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.**
指定財務機構會因應買方及其擔保人（如有）的信貸審查及評估結果，對有關付款計劃所述的貸款條款（包括但不限於貸款金額、利率、年期及／或其他條件）作出調整。
- (XV) The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the loan, the approved

loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.

買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。

- (XVI) All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

- (XVII) The Second Mortgage Loan is subject to other terms and conditions.
第二按揭貸款受其他條款及細則約束。

- (XVIII) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Second Mortgage Loan.
賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Annex 14.2 Free Furniture Offer
附件 14.2 送贈傢俱優惠

購買第1B座3樓(花園層)A單位之買方可免費獲贈以下裝飾、傢俱和物件(『該傢俱』):

The Purchaser of Flat A on 3/F (Garden Floor) of Tower 1B will be provided with the below decoration, furniture and chattels (the “Furniture”) free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity
開放式廚房 Open Kitchen			
容器 Container	3	烹飪書 Cook Book	1
鍋 Pot	1	花瓶及裝飾花 Vase with Decorative Flower	1
玻璃杯 Glass Cup	2	廚房薄紙卷 Kitchen Tissue Roll	1
托盤 Tray	1	碗 Bowl	1
雲石碗 Marble Bowl	1	砧板 Chopping Board	1
木勺子 Wooden Spoon	2	裝飾物 Decorative Object	2
木盒 Wooden Box	1		
客/飯廳 Living/Dining Room			
餐桌 Dining Table	1	沙發 Sofa	1
餐桌椅子 Dining Chair	4	咕啞 Cushion	3
餐叉 Table Fork	4	地毯 Rug	1
餐刀 Table Knife	4	電視機 Television	1
餐匙 Table Spoon	4	掛牆裝飾 Wall Decoration	1
餐巾 Napkin	4	地燈 Floor Lamp	1
餐巾環 Napkin Ring	4	茶几 Coffee Table	1
餐桌墊 Table Mat	4	椅子 Chair	1
酒杯 Wine Glasses	4	裝飾物 Decorative Object	2
碟 Plate	8	花瓶及裝飾花 Vase with Decorative Flower	1
蠟燭 Candle	4	吊燈 Ceiling Lamp	2
蠟燭座 Candle Holder	2		
平台及露台 Flat Roof and Balcony			
盆栽 Pot Plant	1		
睡房 1 Bedroom 1			
金屬趟簾 Metal Curtain	1	電視機 Television	1
蠟燭 Candle	1	椅子 Chair	1
沙發 Sofa	1	裝飾燈 Decorative Lamp	1
咕啞 Cushion	3	相架 Photo Frame	2
花瓶及裝飾花 Vase with Decorative Flower	1	碟 Plate	1
杯 Cup	1	裝飾盒 Decorative Box	1
書 Book	1	便箋盒 Memo Box	2
橡膠 Rubber	1	紙座 Paper Holder	1
燈籠 Lantern	1		
睡房 2 Bedroom 2			
床架 Bed Frame	1	梳妝枱 Dresser Table	1
床墊 Mattress	1	梳妝枱椅子 Dresser Chair	1
床單 Fitted Sheet	1	裝飾燈 Decorative Lamp	1
被套 Duvet Cover	1	書籍及雜誌 Books and Magazine	6
被毯 Blanket	1	掛牆架 Wall Shelf	3
枕頭芯 Pillow Filler	2	花瓶及裝飾花 Vase with Decorative Flower	1
枕頭套 Pillow Caser	2	櫃 Cabinet	1

咕啞 Cushion	7	雲石盒Marble Box	1
托盤 Tray	1	衣架 Hanger	6
茶罐 Tea Jar	1	衣服 Clothes	6
茶隔Tea Infuser	1	展示盒 Display Boxes	8
碟 Plate	2	香薰Diffuser	1
杯 Cup	1	裝飾物Decorative Object	7
玻璃杯 Glass Cup	2	相架 Photo Frame	1
掛牆畫Wall Painting	1	香水瓶 Perfume Bottle	1
化妝用具及容器Cosmetic Accessories and Container	4	卡片盒 Card Box	1
皮盒 Leather Box	1		
浴室 Bathroom			
雲石皂液器Marble Soap Dispenser	1	雲石容器 Marble Container	2
紙巾 Tissue	1	花瓶及裝飾花Vase with Decorative Flower	1
手巾 Hand Towel	2	浴巾 Bath Towel	2
蠟燭瓶 Candle Bottle	2		

有關傢俱的設計、顏色及物料，請向賣方查詢。

For details of the design, colour and materials of the Furniture, please enquire with the Vendor.

[贈品、財務優惠或利益的列表完]
[End of List of gifts, financial advantages or benefit]

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。這些新措施現已生效。

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產生香港法律服務，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，包括遺產交易和遺產管理，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。律師只會按現行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 ☐

你我攜手為香港把關 Gatekeeping for HK SAR

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

Keep Money Laundering Away

from Hong Kong Lawyers and Public to Play Key Roles

To support Hong Kong in fulfilling its international obligations to combat money laundering and terrorist financing, lawyers will seek cooperation from the public in providing the following information before conducting transactions:

For Individuals

- Identification documents such as identity cards, passports or travel documents
- Address proof
- Particulars of occupation or business

For Corporations

- Documents of legal status such as Certificates of Incorporation and Business Registration Certificates
- Identification documents of directors or persons giving instructions
- Board resolution
- Details of the beneficial ownership or control structure

Lawyers will also need information on the nature, purpose, and source of funding for the transactions. More detailed information may be required for more complex or larger transactions. The new measures are now effective.

The requirement for lawyers to obtain client identification and gather information represents the

legal community's commitment to supporting the combat against money laundering and terrorist financing – an international obligation of Hong Kong. The Law Society of Hong Kong sincerely hopes that members of the public will cooperate with their lawyers and help maintain Hong Kong's integrity as an international financial centre.

Lawyers serve a key gate-keeping role in detecting and preventing money-laundering and terrorist financing. But lawyers will only be able to play this role effectively with the public's assistance.

By providing lawyers with the required information, members of the public are helping to make it harder for money launderers and terrorists to disguise their activities as legal transactions. The new requirement can deter money launderers and terrorists from abusing Hong Kong's legal services.

The new requirements for client identification and gathering information is not limited to common transactions such as property transactions and the administration of estates, but all business dealings conducted between lawyers and their clients, including litigation.

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to



disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

Why does the Law Society of Hong Kong require lawyers to request information for identification and verification from their clients?

The purpose of requesting client identification is to detect and prevent money laundering and terrorist financing activities. The Law Society of Hong Kong is playing its part in helping Hong Kong to fulfill its international obligations as a member of the Financial Action Task Force on Money Laundering, an inter-governmental policy-making body that sets international standards and policies against money laundering and terrorist financing. Hong Kong has been a member of the Task Force since 1991 and is obliged to implement the Task Force's recommendations.

Apart from requesting identification information, will my lawyer ask me further questions?

Lawyers may ask further questions depending on the transactions. For instance, if you are buying a real property, they will ask you-

- What is the purpose of the transaction?
- What is your relationship with the intended owner (if you do not intend to be the registered owner)?
- What is the source of funding?

Additional information may be necessary for complex or unusually large transactions.

What is meant by suspicious transaction?

Lawyers will look into the nature, complexity and scale of the transaction when ascertaining whether it is suspicious. Examples of suspicious transactions are those involving-

- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

If lawyers are unable to obtain the required information from their clients, they may refuse or cease to act for them.

What will my lawyer do with my documents? Will my personal documents be kept confidential and not passed to other parties?

Client information will as always be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. However, if lawyers detect suspicious money laundering or terrorist financing activities, they will be required by law to report the same to the law enforcement authorities.

A secretive entity

Unusual instructions

Unusual settlement requests



Address : Room 2801, 28th Floor, Sun Hung Kai Centre, 30 Harbour Road, Wanchai, Hong Kong
地址：香港灣仔港灣道30號新鴻基中心28字樓2801室

LIME GALA (形薈)

簽署正式買賣合約時，請攜帶以下文件：

1. Preliminary Agreement for Sale and Purchase
臨時買賣合約
2. Hong Kong Identity Card OR other identification document (if applicable) and original address proof (e.g. utility bill or bank statement within the last 3 months)
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. A cheque in favour of “**WOO KWAN LEE & LO**” for payment of plan fee for Agreement for Sale and Purchase and miscellaneous charges (details see table below)
支票抬頭請寫「**胡關李羅律師行**」，以支付買賣合約圖則費及雜項費用(請參閱以下收費表)
4. A cashier's order in favour of “**WOO KWAN LEE & LO**” for payment of stamp duty (see Note 1 and Note on Stamp Duty)
本票抬頭請寫「**胡關李羅律師行**」，以支付買賣合約的印花稅(請參閱備註(1)及印花稅須知)
5. A cashier's order in favour of “**WOO KWAN LEE & LO**” for payment of further deposit/part payment of purchase price (if applicable)
本票抬頭請寫「**胡關李羅律師行**」，以支付買賣合約的再期訂金/部分樓價(如適用)

如買方為有限公司，請在簽署正式買賣合約時，同時攜帶以下文件：

- | | |
|--|--|
| 1. Certified copy Memorandum & Articles of Association
公司章程的認證副本 | 4. Certified copy Minutes for the purchase of the premises
購買有關單位之公司會議紀錄的認證副本 |
| 2. Certified copy of the latest Register of Directors and Annual Return of the Company (Form NNC1/NAR1/ND2A/ND2B)
最近期之董事名冊認證副本及公司周年申報表的認證副本 | 5. Certified copy Certificate of Incorporation of the Company
公司註冊證書的認證副本 |
| 3. Company Chop
公司膠印 | 6. Certified copy Business Registration Certificate
商業登記證的認證副本 |

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.	<p>Formal Agreement for Sale and Purchase 正式買賣合約</p> <p>Note 1 備註(1)</p> <p><u>Upon signing of the Agreement for Sale and Purchase, the Purchaser shall pay the ad valorem stamp duty and buyer's stamp duty (if applicable) by way of cashier's order made payable to "Woo Kwan Lee & Lo"</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及買家印花稅(如適用)，本票抬頭請寫「胡關李羅律師行」</p>	<p>[see Note (a)] [見備忘錄(a)]</p>	<p>1. Land search fees and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費：\$550.00</p> <p>2. Cost on account : \$3,000.00 預付律師費：\$3,000.00 [See Note (a) (ii) 見備忘錄(a)(ii)]</p> <p>3. #Registration fee : \$280.00 #登記費：\$280.00</p> <p>4. Part of certified copy charges of title deeds : about \$80,000.00 部份業權契據認證副本費用：約\$80,000.00</p> <p>5. Company search fees (applicable to Corporate Purchaser only) : \$400.00 公司查冊費（只適用於公司買家）：\$400.00</p> <p>6. Plan fee for Agreement (per set) : Typical Unit \$300.00 Penthouse Unit \$600.00 Car Parking Space \$200.00 買賣合約圖則費 (每套) : 標準單位 \$300.00 頂層單位 \$600.00 車位 \$200.00</p> <p>7. Stamp Duty and Buyer's Stamp Duty (if applicable)(Please see Note on Stamp Duty) 印花稅及買家印花稅 (如適用)(請參閱印花稅須知)</p> <p>8. Statutory Declaration to Stamp Office (if necessary) : \$900.00 each 擬備印花稅署之法定聲明(如需要)：每份\$900.00</p>
	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

II.	<p>(a) First Legal Mortgage 第一正式按揭契</p> <p>Loan Amount : 貸款額</p> <p>(i) not exceeding \$5,000,000.00 不超過 \$5,000,000.00</p> <p>(ii) between \$5,000,001.00 and \$7,500,000.00 \$5,000,001.00 至\$7,500,000.00 之間</p> <p>(iii) between \$7,500,001.00 and \$10,000,000.00 \$7,500,001.00 至\$10,000,000.00 之間</p> <p>(iv) over \$10,000,000.00 超過\$10,000,000.00</p>	<p>\$5,000.00</p> <p>\$7,000.00</p> <p>\$8,500.00</p> <p>0.1% of Loan Amount 貸款額之 0.1%</p> <p>[see Note (b)] [見 備 忘 錄 (b)]</p>	<p>1. Land search fees and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費 : \$550.00</p> <p>2. #Registration fee : \$520.00 #登記費 : \$520.00</p> <p>3. #Adjudication fee for First Mortgage : \$50.00 #第一正式按揭契裁定費 : \$50.00</p> <p>4. #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</p> <p>5. Bankruptcy/winding up search fees : \$98.00 (each) 個人破產/公司清盤查冊費 : \$98.00 (每人/每間公司)</p> <p>6. Company search fees (applicable to Corporate Purchaser only) : \$400.00 公司查冊費 (只適用於公司買家) : \$400.00</p>
	<p>(b) Second Mortgage 第二正式按揭契</p>	<p>\$6,000.00</p> <p>[see Note (b)] [見 備 忘 錄 (b)]</p>	<p>1. Land search fees and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費 : \$550.00</p> <p>2. #Registration fee : \$520.00 #登記費 : \$520.00</p> <p>3. #Adjudication fee for Second Mortgage : \$50.00 #第二正式按揭契裁定費: \$50.00</p> <p>4. #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</p> <p>5. Bankruptcy/winding up search fees : \$98.00 (each) 個人破產/公司清盤查冊費 : \$98.00 (每人/每間公司)</p> <p>6. Company search fees (applicable to Corporate Purchaser only) : \$400.00 公司查冊費 (只適用於公司買家) : \$400.00</p>
	<p>(c) if both of the First Mortgage and Second Mortgage shall be handled by Woo Kwan Lee & Lo 如第一按揭契及第二按揭契均由胡關李羅律師行辦理</p> <p>First Mortgage Loan Amount : 第一按揭貸款額</p> <p>(i) not exceeding \$5,000,000.00 不超過 \$5,000,000.00</p> <p>(ii) between \$5,000,001.00 and \$7,500,000.00 \$5,000,001.00 至\$7,500,000.00 之間</p> <p>(iii) between \$7,500,001.00 and \$10,000,000.00 \$7,500,001.00 至\$10,000,000.00 之間</p> <p>(iv) over \$10,000,000.00 超過\$10,000,000.00</p>	<p>\$9,000.00</p> <p>\$11,000.00</p> <p>\$12,500.00</p> <p>0.1% of Loan Amount 貸款額之 0.1% + \$4,000.00</p> <p>[see Note (b)] [見 備 忘 錄 (b)]</p>	

	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
III.	Assignment 轉讓契	[see Note (a)] [見備忘錄(a)]	<p>1. Land search fees and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費 : \$550.00</p> <p>2. #Registration fee : \$520.00 #登記費 : \$520.00</p> <p>3. Plan fee for Assignment (per set) : Typical Unit \$1,200.00 Penthouse Unit \$2,400.00 Car Parking Space \$1,000.00 樓契圖則費 (每套) : 標準單位 \$1,200.00 頂層單位 \$2,400.00 車位 \$1,000.00</p> <p>4. Certified copies charges for remaining title deeds and documents : \$841.00 剩餘業權契據認證副本 : \$841.00</p> <p>5. Costs for preparing Certified copy of Deed of Mutual Covenant with plans :\$621.00 大廈公契認證副本費連圖 : \$621.00</p> <p>6. Stamp Duty : \$100.00 印花稅 : \$100.00</p> <p>7. Levy Requirement under the Property Management Service Ordinance (Cap.626) : \$350.00 物業管理服務條例》(第 626 章)下的徵款要求 : \$350.00</p> <p>8. Company search fees (applicable to Corporate Purchaser only) : \$400.00 公司查冊費 (只適用於公司買家) : \$400.00</p> <p>7. Board Resolution (applicable to Corporate Purchaser only) : 500.00 公司會議紀錄 (只適用於有限公司買家) : \$500.00</p> <p># The above Registration Fee, Filing fee and Adjudication fee will be subject to the final confirmation by the government</p> <p># 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。</p>

NOTE 備忘錄:

- (a)(i) Joint Legal Representation
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.
買賣雙方共同委託律師
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轉讓契之所有律師費用 (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
If the Purchaser shall instruct his own Solicitors in completing the Assignment 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).
買方中途轉換律師
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轉讓契，則買方須立即向發展商代表律師支付港幣\$3,000.00，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
If the Purchaser elects separate representation, the Purchaser shall bear his/its own legal costs as well as all fees and disbursements.
買賣兩方分開委託律師
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\$1,500.00 for each set.
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\$1,500.00。

OTHER CHARGES (IF APPLICABLE)

其他費用（若適用）

- | | | |
|----|--|---|
| 1. | (a) Guarantee for 1 st Mortgage and/or 2 nd Mortgage
第一按揭及/或第二按揭擔保書 | \$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 | \$1,500.00 each set
每套 \$1,500.00 |
| 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 (公司註冊處登記費用) (b)會議紀錄 | \$2,500.00 for each Company
每間公司每套 \$2,500.00 |
| 3. | Supplemental Agreement
補充合約 | \$2,800.00 each
(exclusive of disbursements)
每份 \$2,800.00
(不包括雜項費用) |

- | | | |
|---|--|--|
| 4. | Power of Attorney
授權書 | \$3,000.00 each
(exclusive of
disbursements)
每份 \$3,000.00
(不包括雜項費用) |
| 5. For foreign corporate purchasers : | | |
| (a) | fees for obtaining foreign lawyers' opinion | \$6,500.00 |
| (b) | obtaining up-to-date confirmation or opinion | \$1,500.00 |
| (Remarks: Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are <u>NOT</u> 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) | | |
| 6. 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。 | | |

Further Deposit / Part Payment of Purchase Price and Balance of Purchase Price shall be paid by CASHIER'S ORDER drawn in favour of "WOO KWAN LEE & LO"

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「胡關李羅律師行」

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 5:00 p.m.) 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(上午九時三十分至中午十二時正及下午二時十五分至五時)，與下列負責職員聯絡諮詢有關簽署正式買賣合約問題。

彭禮賢先生 (Mr. Pang Lai Yin) (2586 9860)(Leader)	Tower 1A Tower 1B	3/F, 8/F, 12/F, 18/F, 22/F, 27/F, 32/F 33/F
周耿忠先生 (Mr. Edmond Chow) (2586 9862)	Tower 1A Tower 1B Tower 2	5/F, 9/F, 15/F, 19/F, 23/F, 29/F, 33/F 30/F 32/F (Flat G and H)
黃美連小姐 (Ms. Rella Wong) (2586 9863)	Tower 1A Tower 1B Tower 2	6/F, 10/F, 16/F, 20/F, 25/F, 30/F, 35/F 3/F (Flat A), 31/F 30/F (Flat G and H), 31/F (Flat G and H)
陳鎮華先生 (Mr. Jason Chan) (2586 9896)	Tower 1A Tower 1B Tower 2	7/F, 11/F, 17/F, 21/F, 26/F, 31/F 29/F, 32/F 29/F (Flat G and H)

Note on Stamp Duty

印花稅須知

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 不超過 \$4,000,000	\$100
(b) \$4,000,001 to 至 \$4,323,780	\$100 + 20% of the excess over \$4,000,000 \$100 + 超出\$4,000,000 的款額的 20%
(c) \$4,323,781 to 至 \$4,500,000	1.5%
(d) \$4,500,001 to 至 \$4,935,480	\$67,500 + 10% of the excess over \$4,500,000 \$67,500 + 超出\$4,500,000 的款額的 10%
(e) \$4,935,481 to 至 \$6,000,000	2.25%
(f) \$6,000,001 to 至 \$6,642,860	\$135,000 + 10% of the excess over \$6,000,000 \$135,000 + 超出\$6,000,000 的款額的 10%
(g) \$6,642,861 to 至 \$9,000,000	3.00%
(h) \$9,000,001 to 至 \$10,080,000	\$270,000 + 10% of the excess over \$9,000,000 \$270,000 + 超出\$9,000,000 的款額的 10%
(i) \$10,080,001 to 至 \$20,000,000	3.75%
(j) \$20,000,001 to 至 \$21,739,120	\$750,000 + 10% of the excess over \$20,000,000 \$750,000 + 超出\$20,000,000 的款額的 10%
(k) \$21,739,121 and above 及以上	4.25%

* subject to the enactment and the provisions of the relevant legislation 受限於有關修訂條例的生效及條文

Note: The Government announced that the Stamp Duty Ordinance would be amended to raise the maximum value of properties chargeable to a stamp duty of \$100 to \$4 million with effect from 26 February 2025. The Government will introduce the Stamp Duty (Amendment) Bill 2025 (“the Bill”) into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2025 under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Subject to the eventual passage of the Bill, 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.

註: 政府宣布將修訂《印花稅條例》，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。政府將向立法會提交《2025 年印花稅（修訂）條例草案》（《條例草案》）以落實該建議。行政長官亦已根據《公共收入保障條例》（第 120 章）作出《2025 年公共收入保障（印花稅）令》，使《條例草案》在通過成為法律前具有十足法律效力。在《條例草案》最終獲立法會通過的前提下，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。

LIME GALA (形薈)

VINCENT T.K. CHEUNG, YAP & CO.

張葉司徒陳律師事務所

23rd Floor, Office Tower, Convention Plaza, 1 Harbour Road, Wanchai, Hong Kong

香港灣仔港灣道1號會展廣場辦公大樓23樓

Tel : 2523 5022 / 2524 8011

Fax : 2861 2944 / 2537 1628

VINCENT T.K. CHEUNG, YAP & CO.

SOLICITORS & NOTARIES

張葉司徒陳律師事務所

BOOKING HOTLINE 預約熱線: 2532 2168 / 2523 5022

Please bring the following documents upon signing the Formal Agreement for Sale and Purchase :

簽署正式買賣合約時，請攜帶以下文件：

- Preliminary Agreement for Sale and Purchase 臨時買賣合約
- Cashier order(s) in favour of "VINCENT T.K. CHEUNG, YAP & CO." for payment of further deposit of purchase price (if any) and stamp duty 銀行本票抬頭請寫「張葉司徒陳律師事務所」，以支付樓價之加付訂金(如有)及印花稅
- Cheque in favour of "VINCENT T.K. CHEUNG, YAP & CO." for payment of plan fee for the Formal Agreement for Sale and Purchase and other disbursements/miscellaneous charges (details see table below) 支票抬頭請寫「張葉司徒陳律師事務所」，以支付正式買賣合約支出及雜項費用 (請參閱收費表)

Individual Clients 個人客戶

- Identification document (Hong Kong Identity Card and/or Passport) 身份證明文件 (香港身份證及/或護照)
- Proof of residential address (recent utility bill, bank statement or other official document issued within the last 3 months) 住址證明 (最近三個月之水電費單、銀行月結單或其他能夠確認閣下的住址的官方文件)
- Business name card and/or staff card 業務名片及/或職員證件

Corporate Clients 公司客戶

- Company Chop 公司膠印
- Proof of business address (e.g. Business Registration Certificate) 營業地址證明 (如商業登記證)
- Incorporation documents (e.g. Certificate of Incorporation, Articles of Association) 成立文件 (如公司註冊證書、公司章程)
- Latest annual return or incorporation form (最近期之公司周年申報表或法團成立表格)
- Documents showing all directors (e.g. Register of directors) 顯示公司所有董事的文件 (如董事冊)
- Ownership structure showing ultimate beneficial owner, including share register or equivalent document to identify the shareholders and percentage of ownership 顯示公司最終實益擁有人的公司擁有權結構，包括識別股東和擁有權百分比的股份登記冊或同等文件
- Identification document of director(s) and beneficial owner(s) (see Individual Clients above) 董事、實益擁有人的身份證明文件 (見上述個人客戶)
- Board resolutions approving the purchase of the property (if any) 購買有關物業之公司會議記錄 (如有)

Reminder 請注意:

1. Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office and can be downloaded from the law society website. To find out more about the Money Laundering and Terrorist Financing regulations applicable in Hong Kong, please visit the website of the Joint Financial Intelligence Unit.
請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。如欲更深入了解在香港適用的打擊洗錢及恐怖分子資金籌集規例，請瀏覽聯合財富情報組網頁。
2. For compliance with the mandatory Anti-Money Laundering and Counter-Terrorist Financing, solicitors are required to obtain information as to details of the source of funds for a transaction or requested service to be undertaken. In case of suspicion, it is a legal requirement for reports to be filed with the Joint Financial Intelligence Unit.
為遵守打擊洗錢恐怖分子資金籌集的規例，香港的律師須確定交易或所要求提供的服務的資金來源詳情。如有懷疑的交易內容，

香港法例規定報告需提交予聯合財富情報組。

3. The following items shall be paid by way of CASHIER ORDER made payable to "VINCENT T.K. CHEUNG, YAP & CO.". 以下款項須以銀行本票支付，抬頭請寫「張葉司徒陳律師事務所」。

- Further deposit, part payment and balance of purchase price 加付訂金、部份樓價及樓價餘款
- Stamp duty 印花稅

Please retain bank's invoice for the said cashier order for verification purpose.
請保留銀行就有關本票發出的收據以作核實之用。

4. The table of charges in page 3 to page 5 of this document set out respectively the (a) legal costs, (b) disbursements and (c) other charges payable by a purchaser at different stages of the purchase (the table of charges are for reference only and are subject to final confirmation and adjustment):-
刊於本單張第三頁至第五頁的收費表載有買方於購買有關物業過程中須支付的(a)律師收費、(b)須付支出及 (c)須付雜項 (有關收費表祇供參考之用並須作最後確認及調整為準) :-

PART I:	FORMAL AGREEMENT FOR SALE AND PURCHASE 正式買賣合約
PART II:	ASSIGNMENT 轉讓契約
PART IIIA:	FIRST LEGAL MORTGAGE (if required) 第一按揭契 (如適用)
PART IIIB:	SECOND LEGAL MORTGAGE (if required) 第二按揭契 (如適用)
PART IV:	OTHERS (if required) 其他文件 (如適用)

5. Quotations in Part III are only applicable when our firm is acting for the mortgagee(s)/ financier(s) for the first and/or second equitable/ legal mortgage(s). Prospective purchasers are advised to make enquiry with its intended mortgagee(s)/ financier(s) as to its choice of solicitors. The fees and charges payable by prospective purchasers to such firm of solicitors acting for the intended mortgagee(s)/ financier(s) may be different from those quoted.
第三部份之按揭律師費用只適用於本行代表按揭銀行/財務公司處理第一及/或第二樓花按揭契/正式按揭契。本行建議買方自行向其意向按揭銀行/財務公司查詢其所委任之律師行。該按揭銀行/財務公司所指定之律師行的收費及雜項或與本第三部有所不同。
6. Any disbursements (if applicable) payable to the Government of the HKSAR will be subject to actual fees from time to time charged by the Government.
下表須支付予香港特別行政區政府之費用(如適用)以政府不時之收費為準。
7. Prospective purchaser please note that the disbursements and certain charges stated in the table of charges are payable by a purchaser irrespective of whether he is separately represented. Please contact our firm or consult your solicitors for details. 請留意買方無論是否聘用獨立律師，買方仍須要支付列於收費表的支出及部份雜項。有關詳情請向本行或閣下的代表律師查詢。
8. If the purchaser has instructed his own solicitors to act for him in the purchase, the purchaser should consult his own solicitors in respect of the legal costs and other disbursements payable to his solicitors.
如買方自行聘用律師，請買方向其代表律師查詢另須支付其律師的費用及須付雜項。

Note on Stamp Duty 印花稅須知

Ad Valorem Stamp Duty 從價印花稅 ("AVD")

Any instrument executed for the sale and purchase or transfer of immovable property in Hong Kong, unless specifically exempted or provided otherwise under the Stamp Duty Ordinance, will be subject to AVD at the applicable scale rates. Under the Stamp Duty (Amendment) Ordinance 2024, the AVD rate under Part 1 of Scale 1 is the same as those of AVD at Scale 2.

任何簽立以買賣或轉讓香港境內不動產的文書，除獲按《印花稅條例》豁免或另有規定外，均須按相關適用稅率繳付「從價印花稅」。按《2024年印花稅（修訂）條例》，第1標準第1部之「從價印花稅」稅率與第2標準的稅率相同。

With effect from 26 February 2025, Rates at Scale 2 or Part 1 of Scale 1 are as follows:
由2025年2月26日起，第2標準稅率或第1標準第1部稅率如下：

Consideration or value of the property (whichever is the higher) 物業售價或價值（以較高者為準）		Rates 稅率
Exceeds 超逾	Does not exceed 不超逾	
-	\$4,000,000	\$100
\$4,000,000	\$4,323,780	\$100 + 20% of the excess over \$4,000,000
\$4,323,780	\$4,500,000	1.50%
\$4,500,000	\$4,935,480	\$67,500 + 10% of the excess over \$4,500,000
\$4,935,480	\$6,000,000	2.25%
\$6,000,000	\$6,642,860	\$135,000 + 10% of the excess over \$6,000,000
\$6,642,860	\$9,000,000	3.00%
\$9,000,000	\$10,080,000	\$270,000 + 10% of the excess over \$9,000,000
\$10,080,000	\$20,000,000	3.75%
\$20,000,000	\$21,739,120	\$750,000 + 10% of the excess over \$20,000,000
\$21,739,120	-	4.25%

B. Series of Transactions 一系列交易

Purchaser should be aware that the purchase of two or more properties from the same vendor on the same date or within a short time span under two or more Preliminary Agreements for Sale and Purchase/ formal Agreements for Sale and Purchase may be considered by the Stamp Office to form a larger transaction or series of transactions. In such scenario, the AVD of the Preliminary Agreements for Sale and Purchase/ formal Agreements for Sale and Purchase will then be computed at the rate pertinent to the total amount or value of the considerations of all the properties.

買方應注意，在同一日或一段短時間內根據兩份或以上的臨時買賣合約／正式買賣合約向相同的賣方購買兩個或以上的物業，可能會被印花稅署視為構成一宗更大交易或一系列交易。在此情況下，臨時買賣合約／正式買賣合約的從價印花稅將按所有物業的總代價款額或價值的從屬印花稅率計算。

Information is intended for reference only.

資料只作參考之用。

For details, please visit the website of the Inland Revenue Department (www.ird.gov.hk) and consult your solicitors.

詳情請瀏覽稅務局網頁(www.ird.gov.hk) 及向閣下之律師查詢。

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)

I. TYPE OF DOCUMENTS 文件種類				
FORMAL AGREEMENT FOR SALE AND PURCHASE 正式買賣合約				
(A) Legal Costs 律師收費	(B) Disbursements payable by Purchaser 買方須付支出			
Payable by Purchaser 由買家支付 (see Note) (見備忘錄)	1. Registration fee : \$280.00 登記費 : \$280.00			
	2. Plan fee for Agreement (subject to final confirmation by the architect): 買賣合約圖則費 (以則師最後收費為準) : Car Parking Space 車位 : \$200.00 Unit 單位 : \$300.00 35/F Penthouse 35/F 特式單位 : \$600.00			
	3. Ad Valorem Stamp Duty (please see Note on Stamp Duty) 從價印花稅 (請參閱印花稅須知)			
	(C) Miscellaneous charges payable by Purchaser 買方須付雜項			
	1. Land search charges and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費 : \$550.00			
	2. (a) Charges in preparing part of the certified copy title deeds (partly in the form of a CD-ROM and partly in hard copy) together with a certified copy of Senior Counsel's Opinion confirming the validity thereof : \$50,841.00 部份業權契據認證副本費用(部份以光碟形式及部份以複印文本存檔)連同資深大律師的法律意見書認證副本 : \$50,841.00			
	(b) Charges in preparing part of the certified copy charges of title deeds (all in hard copy) : \$80,841.00 部份業權契據認證副本費用(全部以複印文本存檔) : \$80,841.00			
	3. Company search charges (Corporate Purchaser only) : \$400.00 公司查冊費(只適用於公司買家): \$400.00			
	4. Cost on Account:	\$3,000.00	(see	Note)
	預付律師費: \$3,000.00 (見備忘錄)			
II. TYPE OF DOCUMENTS 文件種類				
ASSIGNMENT 轉讓契約				
(A) Legal Costs 律師收費	(B) Disbursements payable by Purchaser 買方須付支出			
Payable by Purchaser 由買家支付 (see Note) (見備忘錄)	1. Registration fee : \$520.00 登記費 : \$520.00			
	2. Plan fee for Assignment (subject to final confirmation by the architect): 轉讓契圖則費 (以則師最後收費為準) : Car Parking Space 車位 : \$1,000.00 Unit 單位 : \$1,200.00 35/F Penthouse 35/F 特式單位 : \$2,400.00			
	3. Ad Valorem Stamp Duty : \$100.00 從價印花稅 : \$100.00			
	4. Levy to Property Management Services Authority: \$350.00 物業管理業監管局徵款: \$350.00			
	(C) Miscellaneous charges payable by Purchaser 買方須付雜項			
	1. Land search charges and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費 : \$550.00			
	2. Certified copies charges for the remaining title deeds and documents : to be advised before completion (if any) 剩餘業權契據認證副本費用: 成交前通知 (如有的話)			
	3. Costs for preparing certified copy of Deed of Mutual Covenant and Management Agreement : \$621.00 大廈公契認證副本費 : \$621.00			
	4. Company search charges (Corporate Purchaser only) : \$400.00 公司查冊費 (只適用於公司買家): \$400.00			
	5. Board / Shareholders' Resolution (Corporate Purchaser only) :		\$500.00 each	
	公司會議記錄 (只適用於公司買家): 每份 \$500.00			

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III. TYPE OF DOCUMENTS 文件種類			
(A) FIRST LEGAL MORTGAGE 第一按揭契			
(B) SECOND LEGAL MORTGAGE 第二按揭契			
Quotations in this Part III are only applicable when our firm is acting for the mortgagee(s)/ financier(s) for the first and/or second mortgage(s). Prospective purchasers are advised to make enquiry with its intended mortgagee(s)/ financier(s) as to its choice of solicitors. The fees and charges payable by prospective purchasers to such firm of solicitors acting for the intended mortgagee(s)/ financier(s) may be different from those quoted in this Part III. 第三部份之按揭律師費用只適用於本行代表按揭銀行/財務公司處理第一及/或第二按揭契。本行建議買方自行向其意向按揭銀行/財務公司查詢其所委任之律師行。該按揭銀行/財務公司所指定之律師行的收費及雜項或與本第三部有所不同。			
IIIA FIRST LEGAL MORTGAGE 第一按揭契			
(A) Legal Costs 律師收費		(B) Disbursements payable by Purchaser 買方須付支出	
Payable by Purchaser 由買家支付 (see Note) (見備忘錄)		1. Registration fee : \$520.00 each document 登記費：每份文件 \$520.00 2. Filing fee at Companies Registry (Corporate Purchaser only) : \$340.00 each document 公司註冊處按揭登記費 (只適用於公司買家)：每份文件 \$340.00 3. Adjudication fee for First Mortgage (if applicable) : \$50.00 each document 第一按揭契裁定費 (如適用)：每份文件 \$50.00 4. Bankruptcy/winding up search fees : \$80.00 (each search) 個人破產/公司清盤查冊費：\$80.00 (每個查冊)	
Loan Amount 貸款額		(C) Miscellaneous charges payable by Purchaser 買方須付雜項	
(i) not exceeding 不多於 \$5,000,000.00	\$5,000.00	1. Land search charges and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費：\$550.00 2. Company search charges (Corporate Purchaser only) : \$400.00 公司查冊費 (只適用於公司買家)：\$400.00 3. Board / Shareholders' Resolution (Corporate Purchaser only) : \$500.00 each 公司會議記錄 (只適用於公司買家)：每份文件 \$500.00 4. Particulars of Charge for filing at Companies Registry (Corporate Purchaser only): \$800.00 each set 公司買家另須付按揭詳情 (只適用於公司買家)：每套文件 \$800.00	
(ii) within 介乎 \$5,000,001.00 - \$7,500,000.00	\$7,000.00		
(iii) within 介乎 \$7,500,001.00 - \$10,000,000.00	\$8,500.00		
(iv) over 超過 \$10,000,000.00	0.1% of Loan Amount 貸款額		
IIIB SECOND LEGAL MORTGAGE 第二按揭契			
(A) Legal Costs 律師收費		(B) Disbursements payable by Purchaser 買方須付支出	
Payable by Purchaser 由買家支付 \$6,000.00		1. Registration fee : \$520.00 each document 登記費：每份文件 \$520.00 2. Filing fee at Companies Registry (Corporate Purchaser only) : \$340.00 each document 公司註冊處按揭登記費 (只適用於公司買家)：每份文件 \$340.00 3. Adjudication fee for Second Mortgage : \$50.00 each document 第二按揭契裁定費：每份文件 \$50.00 4. Bankruptcy/winding up search fees : \$80.00 (each search) 個人破產/公司清盤查冊費：\$80.00 (每個查冊)	
		(C) Miscellaneous charges payable by Purchaser 買方須付雜項	
		1. Land search charges and miscellaneous charges : \$550.00 田土廳查冊費及其他雜費：\$550.00 2. Company search charges (Corporate Purchaser only) : \$400.00 公司查冊費(只適用於公司買家)：\$400.00 3. Board / Shareholders' Resolution (Corporate Purchaser only) : \$500.00 each 公司會議記錄 (只適用於公司買家)：每份文件 \$500.00 4. Particulars of Charge for filing at Companies Registry (Corporate Purchaser only): \$800.00 each set 公司買家另須付按揭詳情 (只適用於公司買家)：每套文件 \$800.00	

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IV. TYPE OF DOCUMENTS 文件種類 OTHERS 其他文件
<ol style="list-style-type: none"> 1. Guarantee for 1st Mortgage and/or 2nd Mortgage : \$2,500.00 each 第一按揭及/或第二按揭擔保書：每份 \$2,500.00 2. Fees for advising potentially undue influenced party and preparing Acknowledgement of advice : \$1,500.00 each set 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：每套 \$1,500.00 3. Power of Attorney : \$3,000.00 each (exclusive of disbursements and incidental charges) 授權書：每份\$3,000.00 (不包括支出/雜項費用) 4. Supplemental Agreement : \$2,800.00 each (exclusive of disbursements and incidental charges) 補充合約：每份 \$2,800.00 (不包括支出/雜項費用) 5. Cancellation Agreement : \$2,500.00 each (exclusive of disbursements and incidental charges) 取消合約：每份 \$2,500.00 (不包括支出/雜項費用) 6. Release / Discharge : \$2,200.00 each (exclusive of disbursements and incidental charges) 按揭取消 / 解除契：每份 \$2,200.00 (不包括支出/雜項費用) 7. For foreign Corporate Purchasers : (適用於海外公司買家) 另加安排海外律師法律意見之費用 <ol style="list-style-type: none"> (a) fees for obtaining foreign lawyers' opinion : \$6,500.00 (b) obtaining up-to-date confirmation or opinion : \$1,500.00 (Remarks : Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are not included) (註：海外律師費及曾支付海外律師之支出費用等並不包括在內)

Note 備忘錄

- (a) (1) If the Purchaser instructs the Vendor's solicitors to act for him in the purchase of the property, the Vendor shall bear such solicitors' legal costs in respect of the Formal Agreement for Sale and Purchase and the subsequent Assignment, exclusive of the legal costs in respect of any Guarantee and other security documents, other relevant legal documents and the disbursements and miscellaneous charges specified in items (B) and (C) of the Table of Charges, which shall be borne by Purchaser. If the Purchaser elects separate representation, the Purchaser shall bear his/its own legal costs as well as all disbursements and incidental charges. 如買方聘用賣方的律師代表他行事以購買有關單位，賣方將承擔該律師在處理正式買賣合約及其後之轉讓契之律師費用，但不包括擔保與其他抵押文件及其他相關法律文件的律師費用及收費表 B 及 C 項所列之雜項費用，該等費用由買家支付。如買方聘用自己選擇的律師，買方須負責及繳付買方之律師費及一切有關支出及雜項費用。
- (2) If the Purchaser elects separate representation but subsequently requests the Vendor's solicitors to act for the Purchaser for assignment and/or mortgage(s), an additional legal cost of \$3,000.00 will be payable by the Purchaser. 如買方已聘其代表律師，但其後選聘賣方的律師處理樓契及/或按揭手續，買方須支付賣方律師的額外律師費，為數港幣 3,000 元。
- (b) The Purchaser shall pay a sum of \$3,000.00 being money on account for costs, disbursements and incidental charges upon signing of the Formal Agreement for Sale and Purchase. If the Purchaser shall instruct his own solicitors in completing the Assignment and/or the mortgage(s) after signing of the Formal Agreement for Sale and Purchase, the said sum will be applied as payment for the legal costs of preparing the Formal Agreement for Sale and Purchase. 買方在簽署正式買賣合約時須先向本行預繳港幣 3,000 元以作繳付日後律師費、支出及雜費之用。若買方在簽署正式買賣合約後，另行聘代表律師處理樓契及/或按揭手續，該預繳費用將用作支付本行已完成正式買賣合約的律師費。
- (c) 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 \$1,500.00 for each set. 若需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 1,500 元。
- (d) Mortgage costs quoted are applicable only for preparation of one single simple security deed for financing the purchase.

Preparation of 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 provided upon request. 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。