

## **INVITATION FOR PURCHASE OF PROPERTY**

### **BY WAY OF PUBLIC TENDER**

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Tenders are invited for the purchase of the properties in

#### **Prince Central**

as set out in any one or more of the Information on Sales Arrangement for sale by tender issued by the Vendor for Prince Central from time to time (as the same may be revised by the Vendor from time to time), unless previously withdrawn or sold

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

<b>Vendor:</b>	<b>Junie Limited</b> 45 <sup>th</sup> Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong
<b>Vendor’s solicitors:</b>	<b>Woo Kwan Lee &amp; Lo</b> Room 2801, 28th Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong
<b>Vendor’s agent:</b>	<b>Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited</b> 45 <sup>th</sup> Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong Enquiry Hotline: 3119 0008

## 招標文件

### 公開招標承投購買物業

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現招標承投購買以下發展項目之物業

#### **Prince Central**

於任何一份或多份賣方不時發出的 Prince Central 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，  
但若在招標截止時限之前物業已被撤回或出售則除外

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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「**Prince Central**」，放入位於售樓處(定義見招標公告)擺放的標示為「**Prince Central 公開招標**」的投標箱內。

**賣方：**                    **晶利有限公司**  
香港灣道 30 號新鴻基中心 45 樓

**賣方律師：**             **胡關李羅律師行**  
香港灣仔港灣道 30 號新鴻基中心 28 字樓 2801 室

**賣方代理人：**          **新鴻基地產代理有限公司**  
香港灣道 30 號新鴻基中心 45 樓  
查詢熱線：3119 0008

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## **PART 1: TENDER NOTICE**

### **1. Definitions**

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

<b>“Acceptance Period”</b>	means the period between the commencement date of submission of tender and the date which is the fifteenth working day after the closing of tender (both dates inclusive);
<b>“Agreement”</b>	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;
<b>“Conditions of Sale”</b>	means the Conditions of Sale set out in Part 2 of this Tender Document;
<b>“Development”</b>	means Prince Central;
<b>“Letter of Acceptance”</b>	means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to paragraph 3.2 of the Tender Notice;
<b>“Offer Form”</b>	means the Offer Form set out in Part 3 of this Tender Document;
<b>“this Preliminary Agreement”</b>	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;
<b>“Property”</b>	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
<b>“Property for Tender”</b>	means all or any of the properties offered for sale by tender as set out in the Sales Arrangements;
<b>“Purchase Price”</b>	means, if and when this Tender Document is accepted by the Vendor, the Tender Price specified in the Offer Form;
<b>“Purchaser”</b>	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
<b>“Sales Arrangements”</b>	means any of the Information on Sales Arrangements issued by the Vendor for Prince Central from time to time (as the same may be revised by the Vendor from time to time);
<b>“Sales Office”</b>	11/F, International Commerce Centre, No. 1 Austin Road West, Kowloon, Hong Kong;
<b>“Tender Closing Date”</b>	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 Arrangements;
<b>“Tender Commencement Date”</b>	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 Arrangements;

<b>“Tender Document”</b>	means this Tender Document comprising :- (i) the Tender Notice; (ii) the Conditions of Sale; (iii) the Offer Form(s); and (iv) the Annex to the Offer Form(s);
<b>“Tender Notice”</b>	means the Tender Notice set out in Part 1 of this Tender Document;
<b>“Tender Period”</b>	means, in respect of each Property for Tender, the period between the Tender Commencement Date and Tender Closing Date;
<b>“Tender Price”</b>	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
<b>“Tendered Property”</b>	means the properties as specified in the Schedule to the Offer Form;
<b>“Tenderer”</b>	means the person who is specified in the Offer Form as the tenderer;
<b>“Vendor”</b>	means Junie Limited; and
<b>“Vendor’s solicitors”</b>	means Woo Kwan Lee & Lo.

## **2. Procedures of Tender**

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Date, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose of all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to 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.
- 2.6 Tenderers should note the Vendor’s solicitors do not act for any Tenderer in the process of this tender.
- 2.7 A tender must be:-
- (a) made in the form of this Tender Document with the Offer Form (Part 3 of the Tender Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;**
  - (b) accompanied with the following documents:-
    - (i) Cashier order(s) and/or cheque(s)

One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the aggregate amount of 5% of the Tender Price, such sum being the preliminary deposit for the tender, and made payable to “**WOO KWAN LEE & LO**”, provided that HK\$2,000,000 thereof must be paid by cashier order(s).

(ii) Tenderer's identification document

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

If the Tenderer is a company, 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.

(iii) Intermediary's licence (if applicable)

Copy of licence of the estate agent appointed by the Tenderer.

(iv) Documents in Annex, duly signed and completed by the Tenderer

- (1) Measurements of the Tendered Property
- (2) Warning to Purchasers
- (3) (For Tenderer electing the Stamp Duty Express only) Letter Regarding Stamp Duty Express
- (4) Acknowledgement Letter Regarding Stamp Duty
- (5) Acknowledgement Letter for Property Viewing
- (6) Vendor's Information Form
- (7) Personal Information Collection Statement
- (8) SHKP Club Application Form

(v) Documents to be obtained from the Sales Office, duly signed and completed by the Tenderer

- (9) False Ceiling Height Plan of the Tendered Property
- (10) Acknowledgement Letter regarding Open Kitchen and/or Wooden Cabinet (with plan) (if applicable)
- (11) Acknowledgement Letter Regarding Miscellaneous Matters (with plan)
- (12) Acknowledgement Letter Regarding Financing Plans

**Please do NOT date any of the documents mentioned in sub-paragraphs (iv) & (v).**

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**Prince Central**"; and
- (d) placed in the Tender Box labelled "**Public Tender For Prince Central**" placed at the Sales Office during the Tender Period.

2.8 The tender will proceed irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time during the Tender Period.

2.9 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 address stated in their tenders.

- 2.10
- (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
  - (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.
  - (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of Letter of Acceptance and return of cashier order(s) and/or cheque(s).

- 2.11 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

### **3. Acceptance of Tender**

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the “**Letter of Acceptance**”) personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor’s solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection 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.
- 3.4 (a) In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-
- (i) the Vendor’s solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her; and
  - (ii) the relevant power of attorney is required to be approved by the Vendor.
- (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.

### **4. Miscellaneous**

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender 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 45<sup>th</sup> Floor, Sun Hung Kai Centre, 30 Harbour Road, Hong Kong (Enquiry Hotline: 3119 0008).
- 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.
- 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.
- 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.



*[End of Part 1: Tender Notice]*

## 第 1 部份：招標公告

### 1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	指由遞交投標書的首日至招標截止日期後的第 15 個工作日(包括首尾兩日)；
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約；
「出售條款」	指本招標文件第 2 部份的出售條款；
「發展項目」	指 Prince Central；
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「要約表格」	指本招標文件第 3 部份的要約表格；
「本臨時合約」	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；
「該物業」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「該招標物業」	指銷售安排內列出的以招標形式出售的所有或任何物業；
「樓價」	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價；
「買方」	指中標者，其對該物業的投標書獲得賣方接納；
「銷售安排」	指任何一份或多份賣方就發展項目不時發出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)；
「售樓處」	指香港九龍柯士甸道西 1 號環球貿易廣場 11 樓；
「招標截止日期」	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；
「招標開始日期」	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；
「招標文件」	指本招標文件，由以下部份組成：- (i) 招標公告； (ii) 出售條款； (iii) 要約表格；及 (iv) 要約表格附件；
「招標公告」	指本招標文件第 1 部份的招標公告；
「招標期間」	就每一個該招標物業而言，指招標開始日期至招標截止日期的期間；

「投標價」	指要約表格的附中訂明投購該投標物業的價格；
「該投標物業」	指要約表格的附中訂明的物業；
「投標者」	指要約表格中訂明為投標者的人士；
「賣方」	指晶利有限公司；及
「賣方律師」	指胡關李羅律師行。

## 2. **招標程序**

- 2.1 賣方現按照載於招標文件的條款及細則招標承投購該招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將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。
- 2.5 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 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 投標書必須：
  - (a) 採用本招標文件之格式，並填妥及簽署要約表格 (即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
  - (b) 連同以下文件：
    - (i) 銀行本票及／或支票  
 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，總金額為樓價的 5%，該金額須作為投標的臨時訂金，抬頭寫「胡關李羅律師行」，但其中港幣 2,000,000 元必須以銀行本票支付。
    - (ii) 投標者的身份證明文件  
 如投標者是個人，組成投標者的每名個人的香港身份證／護照的複印本。  
  
 如投標者為公司，投標者的公司註冊證明書及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。
    - (iii) 中介人的牌照(如適用)  
 投標者委託的地產經紀的牌照複印本。
    - (iv) 由投標者填妥並簽署的附件的文件
      - (1) 投標物業的量度尺寸
      - (2) 對買方的警告
      - (3) (只適用於選擇印花稅直送的投標者)關於印花稅直送的信件

- (4) 關於印花稅的確認書
- (5) 物業參觀確認函
- (6) 賣方資料表格
- (7) 個人資料收集聲明
- (8) 新地會申請表格

(v) 由投標者填妥並簽署的於售樓處領取的文件

- (9) 投標物業的假天花高度圖
- (10) 關於開放式廚房及/或木櫃的確認書(附圖) (如適用)
- (11) 關於其他事項的確認書(附圖)
- (12) 關於財務計劃的確認信

請不要於第(iv)及(v)分段所述的任何文件內填上日期。

- (c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**Prince Central**」；及
  - (d) 於招標期間放入位於售樓處擺放的標示為「**Prince Central 公開招標**」的投標箱內。
- 2.8 即使於招標期間內任何時間有任何熱帶氣旋警告信號或任何暴雨警告信號生效，招標會繼續進行。
- 2.9 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，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者。
- 2.10 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。
- (b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號碼。
- (c) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票及／或支票的地址。
- 2.11 (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標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) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

### 3. 接受投標

- 3.1 投標書如獲接納，中標者即成為該投標物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 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) 如買方有意以其授權人代表其簽署正式合約：
- (i) 賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作為其代表；及
  - (ii) 相關授權書須由賣方事先批准。
- (b) 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. 其他事項**

- 4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，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: 3119 0008)。
- 4.2 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 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 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。

*[第 1 部份：招標公告完]*

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

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein
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.
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) in accordance with the terms of the Agreement.
4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
  - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance;
  - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholders.
8. The Purchaser shall attend the office of the Vendor'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 19.
9. If the Purchaser fails to execute the Agreement within 5 working days after the date of the Letter of Acceptance:-
  - (a) this Preliminary Agreement is terminated;
  - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
  - (c) the Vendor does not have any further claim against the Purchaser for the failure.
10. The Purchaser will have to agree with the Vendor in the Agreement to the effect that:-
  - (a) the Vendor is entitled to keep the preliminary deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever, and
  - (b) other than entering into a mortgage or charge, the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement of the Property in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
11. The measurements of the Property are as follows — see “Measurements of the Tendered Property” of the Tender Document.
12. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — see Schedule to the Conditions of Sale.
13. 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.

14. The Purchaser acknowledges receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 15 and fully understands its contents.
15. For the purposes of clause 14, the following is the “Warning to Purchasers”–
- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.  
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
  - (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor’s solicitor to act for you as well as for the Vendor.  
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
  - (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.  
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
  - (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor, the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have 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。
16. 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.
17. No attorney, trustee or nominee of any kind by the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
18. 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.
19. The Property is sold on “as is” basis. (In case the Purchaser has inspected the Property) The Purchaser agrees and acknowledges that he has duly inspected the Property, has knowledge of and accepts the existing state and condition of the Property.
20. If the Purchaser shall also instruct the Vendor's solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and the subsequent Assignment in favour of the Purchaser. If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment. 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.

21. All stamp duty (including without limitation any ad valorem stamp duty, special stamp duty, buyer's 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.
22. The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased. All search fees, registration fees and other disbursements shall be borne by the Purchaser.
23. 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.
24. The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
25. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
26. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.
27. The Vendor and the Purchaser shall execute the Agreement containing the matters specified in Section 29B(5) of the Stamp Duty Ordinance.
28. Time shall in every respect be of the essence of this Preliminary Agreement.
29.
  - (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.
  - (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).
  - (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:-
    - (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
    - (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.



30. In this Preliminary Agreement:-

- (a) “**saleable area**” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance;
- (b) “**working day**” has the meaning given by section 2(1) of that Ordinance.
- (c) the floor area of an item under clause (a) of each Property set out in “Measurements of the Tendered Property” of the Tender Document is calculated in accordance with section 8(3) of that Ordinance; and
- (d) the area of an item under clause (b) of each Property set out in “Measurements of the Tendered Property” of the Tender Document is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

## 第 2 部分：出售條款

1. 招標公告定義的詞語在本出售條款中具有相同含義。
2. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條款出售該物業，而買方須以樓價並按本臨時合約所載條款及條款購買該物業。
3. 買賣須根據正式合約的條款於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
  - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
  - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 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. 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. 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. 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賣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 19 條所載就正式合約應付之所有印花稅。
9. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
  - (a) 本臨時合約即終止；
  - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
  - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
10. 在正式合約當中，買方須與賣方協議如下—
  - (a) 如正式合約於日後以任何形式被取消，賣方有權保留臨時訂金；及
  - (b) 除訂立按揭或押記外，買方不得於本買賣成交及簽立轉讓契之前提名任何人接受本物業之轉讓契，亦不得轉售本物業或以任何形式轉移正式合約之權益或訂立以以上為目的之任何協議。
11. 該物業的量度尺寸如下——見招標文件的《投標物業的量度尺寸》。
12. 該物業的買賣包括的裝置、裝修物料及設備如下——見出售條款的附表。
13. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
14. 買方確認已收到第 15 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。
15. 就上述第 14 條而言，「**對買方的警告**」內容如下—
  - (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你

應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

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

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

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

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

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

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

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

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

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

16. 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。
17. 賣方並不接受買方的任何授權人、受托人或獲提名人代替買方本人簽署正式合約，除非該人為指定之獲授權人（但其授權不能有任何授權他人代替之權力）而其授權乃為指定權限並只限於以買方名義及代買方簽署正式合約。
18. 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。
19. 本物業以現狀形式出售。（如買方已視察本物業）買方同意及承認已到本物業實地視察，並清楚及接受本物業現時之情況。
20. 若買方亦聘用賣方之律師行為買方在本物業買賣之代表律師，賣方將承擔該律師行在處理正式合約及其後買方受益的轉讓契之法律費用。若買方選擇另聘律師代表其買入本物業，則買賣雙方須各自負責其在有關正式合約及其後之轉讓契之法律費用。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。
21. 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、額外印花稅、買家印花稅及附加印花稅)，一概由買方負責支付。
22. 一切製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅新稅率而須的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他支出，均由買

方負責。查冊費、註冊費及其他支出款項均須由買方承擔。

23. 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。
24. 買方如有更改地址或電話，須以書面通知賣方。
25. 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. 在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。
27. 買賣雙方須於正式合約中載有印花稅條例第 29B(5)條所指明之事項。
28. 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。
29.
  - (a) 賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(『該條例』)強制執行本臨時合約下任何條款，並且同意排除該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) 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條例的適用範圍內：就是說，在排除該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) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
    - (i) 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)，而該條例第 6(1)條將不適用於本臨時合約；及
    - (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
30. 在本臨時合約中—
  - (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
  - (b) “工作日”具有該條例第 2(1)條給予該詞的涵義；
  - (c) 招標文件的《投標物業的量度尺寸》載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及
  - (d) 招標文件的《投標物業的量度尺寸》載列之每個單位的(b)項所指的項目的面積，按照該條例附表 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 Flats in Prince Central

適用於 Prince Central 之單位

External Wall 外牆	Curtain wall, aluminum cladding and external wall tiles. 幕牆、鋁覆蓋層板及外牆瓷磚。
Internal Wall 內牆	<p>Emulsion paint and plastic laminate on exposed surfaces for Living Room and Dining Room. 客廳及飯廳外露位置髹上乳膠漆及膠板。</p> <p>For flats as listed in note (1.1), emulsion paint, mirror, metal, solid surfacing material and plastic laminate on exposed surfaces for Living Room and Dining Room. 備註(1.1)所列之單位的客廳及飯廳外露位置髹上乳膠漆、鏡、金屬、實心面板及膠板。</p> <p>For flats as listed in note (1.2), emulsion paint, mirror, metal and solid surfacing material on exposed surfaces for Living Room and Dining Room. 備註(1.2)所列之單位的客廳及飯廳外露位置髹上乳膠漆、鏡、金屬及實心面板。</p> <p>Emulsion paint on exposed surfaces for Bedroom. 睡房外露位置髹上乳膠漆。</p> <p>For flats as listed in note (1.3), emulsion paint and glass partition with metal frame on exposed surfaces for Bedroom. 備註(1.3)所列之單位的睡房外露位置髹上乳膠漆及玻璃隔板連金屬框。</p>
Internal Ceiling 天花板	<p>Emulsion paint where exposed, gypsum board suspended ceiling finished with emulsion paint and metal ceiling for Living Room and Dining Room. 客廳及飯廳外露位置髹上乳膠漆、乳膠漆面石膏板懸吊天花及金屬天花。</p> <p>Emulsion paint where exposed and gypsum board suspended ceiling finished with emulsion paint for Bedroom. 睡房外露位置髹上乳膠漆及乳膠漆面石膏板懸吊天花。</p>
Internal Floor 內部地板	<p>Tiles for Living Room and Dining Room. 客廳及飯廳鋪砌瓷磚。</p> <p>Engineered timber floor for Bedroom and Master Bedroom. 睡房及主人睡房鋪砌複合木地板。</p> <p>For flats as listed in note (2), tiles for Bedroom. 備註(2)所列之單位的睡房鋪砌瓷磚。</p>
Doors 門	Timber door and aluminium frame with glass door. 木門及鋁質框配玻璃門。
Bathroom 浴室	<p>Sanitary fitment to be provided. 提供潔具。</p> <p>For Bathrooms and Master Bathrooms with shower cubicle, floors are finished with reconstituted stone and tiles on exposed surfaces. 設有淋浴間之浴室及主人浴室，地板之外露位置鋪砌人造石及瓷磚。</p> <p>For Bathrooms and Master Bathrooms with bath tub, floors are finished with natural stone and reconstituted stone on exposed surfaces. 設有浴缸之浴室及主人浴室，地板之外露位置鋪砌天然石及人造石。</p>

	<p>For Bathrooms and Master Bathrooms with shower cubicle, walls are finished with reconstituted stone, mirror, tiles and metal up to false ceiling. 設有淋浴間之浴室及主人浴室，牆身之外露位置鋪砌人造石、鏡、瓷磚及金屬至假天花高度。</p> <p>For Bathrooms and Master Bathrooms with bath tub, walls are finished with reconstituted stone, natural stone, mirror, metal and glass up to false ceiling. 設有浴缸之浴室及主人浴室，牆身之外露位置鋪砌人造石、天然石材、鏡、金屬及玻璃至假天花高度。</p> <p>For Bathrooms of flats as listed in note (3), walls are finished with glass partition with metal frame, reconstituted stone, mirror, tiles, metal and glass up to false ceiling. 備註(3)所列之單位之浴室之外露牆身之位置鋪砌玻璃隔板連金屬框、人造石、鏡、瓷磚、金屬及玻璃至假天花高度。</p> <p>Wall behind vanity cabinet without back panel finished with tiles. 沒有背板的面盆櫃背面牆身鋪砌瓷磚。</p> <p>Ceilings are finished with gypsum board with emulsion paint and metal ceiling on exposed surfaces. 天花板之外露位置為石膏板面髹上乳膠漆及金屬天花。</p>
Open Kitchen 開放式廚房	<p>Floors are finished with tiles on exposed surfaces. 地板之外露位置鋪砌瓷磚。</p> <p>For flats as listed in note (4.1), floors are finished with natural stone on exposed surfaces. 備註(4.1)所列之單位之地板之外露位置鋪砌天然石材。</p> <p>Walls are finished with mirror, metal and solid surfacing material up to false ceiling. 牆身之外露位置鋪砌鏡、金屬及實心面板飾面至假天花高度。</p> <p>For flats as listed in note (4.1), walls are finished with mirror, natural stone and metal up to false ceiling. 備註(4.1)所列之單位之牆身之外露位置鋪砌鏡、天然石材及金屬至假天花高度。</p> <p>Wall behind hanging cabinet, floor cabinet and refrigerator finished with tiles. 吊櫃、地櫃及雪櫃背面牆身鋪砌瓷磚。</p> <p>Ceilings are finished with emulsion paint, gypsum board with emulsion paint and metal ceiling on exposed surfaces. 天花板之外露位置髹上乳膠漆、石膏板面髹上乳膠漆及金屬天花。</p> <p>For flats as listed in note (4.1) &amp; (4.2), ceiling are finished with gypsum board with emulsion paint and metal ceiling on exposed surfaces. 備註(4.1)及(4.2)所列之單位之天花板之外露位置為石膏板面髹上乳膠漆及金屬天花。</p> <p>For flats as listed in note (4.3), ceiling are finished with emulsion paint and gypsum board with emulsion paint on exposed surfaces. 備註(4.3)所列之單位之天花板之外露位置髹上乳膠漆及石膏板面髹上乳膠漆。</p>
Kitchen 廚房	<p>Floors are finished with tiles on exposed surfaces. 地板之外露位置鋪砌瓷磚。</p> <p>For flats as listed in note (5.1), floors are finished with natural stone on exposed surfaces. 備註(5.1)所列之單位地板之外露位置鋪砌天然石。</p>

	<p>Walls are finished with mirror, tile and metal on exposed surface up to false ceiling. 牆身之外露位置鋪砌鏡、瓷磚及金屬至假天花高度。</p> <p>For flats as listed in note (5.1), walls are finished with natural stone and metal on exposed surface up to false ceiling. 備註(5.1)所列之單位之廚房牆身之外露位置鋪砌天然石材及金屬至假天花高度。</p> <p>For flats as listed in note (5.2), walls are finished with tile and metal on exposed surface up to false ceiling. 備註(5.2)所列之單位牆身之外露位置鋪砌瓷磚及金屬至假天花高度。</p> <p>Wall behind hanging cabinet, floor cabinet and refrigerator finished with tiles. 吊櫃、地櫃及雪櫃背面牆身鋪砌瓷磚。</p> <p>Ceilings are finished with gypsum board with emulsion paint and metal ceiling on exposed surfaces. 天花板之外露位置為石膏板面髹上乳膠漆及金屬天花。</p>
Other provisions 其他設施	<p>Air-conditioner to be provided for Living Room, Dining Room and Bedroom. 客廳、飯廳及睡房裝有空調。</p> <p>Fridge freezer, induction hob, steam oven with microwave (except steam combination oven and microwave oven for Flat A &amp; Flat B at 20/F and steam combination oven for Flat A &amp; Flat D at 18/F and Flat A &amp; Flat C at 19/F), washer/dryer and cooker hood to be provided. 裝有雪櫃連冰箱、電磁爐、微波蒸焗爐(除 20 樓的 A 單位及 B 單位裝有蒸焗爐及微波爐及 18 樓的 A 單位及 D 單位及 19 樓的 A 單位及 C 單位裝設蒸焗爐)、洗衣/乾衣機及抽油煙機。</p> <p>Electric water heater, exhaust fan and dehumidifier to be provided. 裝有電熱水爐、抽氣扇及抽濕機。</p> <p>Router to be provided. 裝有路由器。</p>

Note 備註 (1.1):

- Flat B & Flat C on 3/F, 5/F to 12/F and 15/F to 17/F; Flat F & Flat H on 3/F and 5/F to 11/F; Flat G on 12/F and 15/F to 17/F  
於 3 樓、5 樓至 12 樓及 15 樓至 17 樓的 B 單位及 C 單位；3 樓及 5 樓至 11 樓的 F 單位及 H 單位；12 樓及 15 樓至 17 樓的 G 單位

Note 備註 (1.2):

- Flat A on 3/F, 5/F to 12/F and 15/F to 17/F  
於 3 樓、5 樓至 12 樓及 15 樓至 17 樓的 A 單位

Note 備註 (1.3):

- Flat B & Flat C on 3/F, 5/F to 12/F and 15/F to 17/F  
於 3 樓、5 樓至 12 樓及 15 樓至 17 樓的 B 單位及 C 單位

Note 備註 (2):

- Flat B, Flat C, Flat D, Flat F & Flat G on 3/F and 5/F to 11/F; Flat B, Flat C & Flat D on 12/F and 15/F to 17/F; Flat C on 18/F  
於 3 樓及 5 樓至 11 樓的 B 單位、C 單位、D 單位、F 單位及 G 單位；12 樓及 15 樓至 17 樓的 B 單位、C 單位及 D 單位；18 樓的 C 單位

Note 備註 (3):

- Flat B & Flat C on 3/F, 5/F to 12/F and 15/F to 17/F  
於 3 樓、5 樓至 12 樓及 15 樓至 17 樓的 B 單位及 C 單位

Note 備註 (4.1):

- Flat A on 20/F  
於 20 樓的 A 單位

Note 備註 (4.2):

- Flat E on 3/F, 5/F to 12/F and 15/F to 17/F  
於 3 樓、5 樓至 12 樓及 15 樓至 17 樓的 E 單位

Note 備註 (4.3):

- Flat C & Flat G on 3/F, 5/F to 12/F and 15/F to 17/F; Flat H on 3/F and 5/F to 11/F  
於 3 樓、5 樓至 12 樓及 15 樓至 17 樓的 C 單位及 G 單位；3 樓及 5 樓至 11 樓的 H 單位

Note 備註 (5.1):

- Flat B on 20/F  
於 20 樓的 B 單位

Note 備註 (5.2):

- Flat A & Flat D on 18/F; Flat A & Flat C on 19/F  
於 18 樓的 A 單位及 D 單位；19 樓的 A 單位及 C 單位

*[End of Part 2: Conditions of Sale]*  
*[第 2 部分：出售條款完]*



## PART 3: OFFER FORM

*(To be completed by the Tenderer)*

To: **The Vendor**

1. Offer

I/We (whose name(s) and address(es) specified in the Schedule to this Offer Form), the Tenderer, hereby irrevocably offer to purchase the Tendered Property at the 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.

2. Binding agreement if offer is accepted

I/We agree, accept and declare that in the event that this tender is accepted by the Vendor, then until the Agreement is signed, this 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.

3. Address for receipt of Letter of Acceptance

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.

4. Declarations, representations and warranties

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

- (a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far it is within my/our knowledge.**
- (b) The Vendor and their staff did not and will not collect directly or indirectly from my/us or the Intermediary any fees or commission in addition to the Tendered 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 me/us in connection with the sale and purchase of the Tendered Property, I/we should report the case to the Independent Commission Against Corruption.

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

### Schedule to the Offer Form

*(To be completed by the Tenderer of each Tendered Property)*

<i>Section 1 - Particulars of the Tenderer</i>				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	Telephone		Fax	

<i>Section 2 – Tendered Property</i>	
Floor	Flat

<i>Section 3 - Tender Price</i>			
Tender Price (HK\$)			
<i>Cashier order(s) and/or cheque(s) (in the aggregate amount of 5% of the Tender Price)</i>			
Cashier order(s)	Amount (HK\$)	Bank	Cashier order no.
Cheque(s)	Amount (HK\$)	Bank	Cheque no.

#### Section 4 – Payment plan

##### 360 Days Payment Plan (TD1)

###### 1. Terms of Payment

- 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).
- The balance of the Purchase Price shall be paid within 360 days after the date of the Letter of Acceptance, but not earlier than 30 days after the date of the Letter of Acceptance. Subject to the aforesaid and to the proviso below, the Purchaser selects to pay the said 95% of the Purchase Price by the following installments:
  - \* [\_\_\_\_ % of the Purchase Price shall be paid within \_\_\_\_ days after the date of the Letter of Acceptance]
  - \* [\_\_\_\_ % of the Purchase Price shall be paid within \_\_\_\_ days after the date of the Letter of Acceptance]
  - \* [\_\_\_\_ % of the Purchase Price shall be paid within \_\_\_\_ days after the date of the Letter of Acceptance]
  - \* [\_\_\_\_ % of the Purchase Price shall be paid within \_\_\_\_ days after the date of the Letter of Acceptance]
  - \_\_\_\_ % of the Purchase Price shall be paid within \_\_\_\_ days after the date of the Letter of Acceptance

(\*Please delete as appropriate)

Note: The date of completion shall not be earlier than 30 days after the date of Letter of Acceptance.

###### 2. Stamp Duty Express

☐ I/We **select** the Stamp Duty Express and select the amount of the Stamp Duty Express equal to:

☐ 9% of the Purchase Price

☐ 4% of the Purchase Price

☐ 3.75% of the Purchase Price

☐ I/We **do not select** the Stamp Duty Express.

(^ Please tick as appropriate)

**For details of the gifts, financial advantage or benefits, please refer to Annex 9.**

**Section 5 - Intermediary (if any)**

I/We am/are introduced by the following intermediary\* to submit this tender :-

*\*Only an intermediary who has been appointed by the Vendor as sales agent should be stated below. Please enquire with the Vendor as to information regarding its sales agent.*

Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	

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

I/We declare and confirm as follows :-

- (a) 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;
- (b) the Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the intermediary (i) any fees or commission in addition to the Purchase Price of the Property and administrative fees for amending the Agreement, (ii) any information or (iii) any copy documents. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption; and
- (c) The Vendor is not and will not be involved in any disputes between the Purchaser and the intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Tender Document.

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

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

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

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

*For the purpose of this Declaration, “manager has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and “private company” has the meaning given by section 11 of the Companies Ordinance (Cap. 622)).*

**Section 7 - Submission checklist**

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

- 1. ☐ Tender Document with the Offer Form completed and signed
- 2. ☐ Cashier order(s) and/or cheque(s)
- 3. ☐ Tenderer's identification documents
- 4. ☐ Intermediary's licence (if applicable)
- 5. Documents in Annex, duly signed and completed by the Tenderer:
  - (1) ☐ Measurements of the Tendered Property (undated)
  - (2) ☐ Warning to Purchasers (undated)
  - (3) ☐ (For Tenderer electing Stamp Duty Express only) Letter regarding Stamp Duty Express (undated)
  - (4) ☐ Acknowledgement Letter Regarding Stamp Duty (undated)
  - (5) ☐ Acknowledgement Letter for Property Viewing (undated)
  - (6) ☐ Vendor's Information Form (undated)
  - (7) ☐ Personal Information Collection Statement (undated)
  - (8) ☐ SHKP Club Application Form (undated)
- 6. Documents to be obtained from the Sales Office, duly signed and completed by the Tenderer:
  - (9) ☐ False Ceiling Height Plan of the Tendered Property (undated)
  - (10) ☐ Acknowledgement Letter Regarding Open Kitchen and/or Wooden Cabinet (if applicable) (with plan) (undated)
  - (11) ☐ Acknowledgement Letter Regarding Miscellaneous Matters (with plan) (undated)
  - (12) ☐ Acknowledgement Letter Regarding Financing Plans (undated)

**Section 8 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)**

We declare and agree as follows:-

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

Director(s)		
	Name	Hong Kong Identity Card No. / Passport No. / B.R. No.
1.		
2.		

**Section 9 - Signature of the Tenderer and witness**

I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex and the documents obtained from the Sales Office, 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.

*(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.)*

Signed by the Tenderer:	Witnessed by:
X	X
Name of the authorized signature (if the Tenderer is a company):	Name of the witness:
Date:	

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

### 第 3 部份：要約表格

(由投標者填寫)

致：賣方

1. 要約

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

2. 如要約獲接納將構成有效協議

本人／我們同意及聲明，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招標文件訂立的一份具約束力的協議。

3. 收取接納書的地址

本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接納書及退回銀行本票及／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. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

- (a) **本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。**
- (b) 除投標價、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本人／我們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本人／我們購買該投標物業時向其索取任何金錢或其他利益，本人／我們應向廉政公署舉報。

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

## 要約表格的附表

(由每一個投標物業的投標者填寫)

第 1 節 – 投標者的資料				
名稱				
身份證／護照／商業登記證號碼				
地址／註冊辦事處				
香港通訊地址(如與上面不同)				
聯絡資料	聯絡人			
	電話		傳真	

第 2 節 – 投標物業	
樓層	單位

第 3 節 – 投標價			
投標價 (HK\$)			
銀行本票及／或支票(總金額為投標價的 5%)			
銀行本票	金額 (HK\$)	銀行	本票編號
支票	金額 (HK\$)	銀行	支票編號



#### 第4節-支付辦法

### 360 日付款計劃 (TD1)

#### (I) 支付條款

- 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
- 樓價餘額於接納書的日期後 360 日內繳付，但不可早於接納書的日期後 30 日。在上文所述及下文的但書所規限下，買方選擇按以下分期繳付所述的樓價 95%：
  - \*[樓價\_\_\_\_\_ % 於接納書的日期後\_\_\_\_\_ 日內繳付]
  - \*[樓價\_\_\_\_\_ % 於接納書的日期後\_\_\_\_\_ 日內繳付]
  - \*[樓價\_\_\_\_\_ % 於接納書的日期後\_\_\_\_\_ 日內繳付]
  - \*[樓價\_\_\_\_\_ % 於接納書的日期後\_\_\_\_\_ 日內繳付]
  - 樓價\_\_\_\_\_ % 於接納書的日期後\_\_\_\_\_ 日內繳付

(\*請刪去不適用者)

註：成交日不可早於接納書的日期後 30 日。

### 2. 印花稅直送

☐ 本人／我們選擇印花稅直送並選擇印花稅直送的金額相等於：

- ☐ 樓價的 9%
- ☐ 樓價的 4%
- ☐ 樓價的 3.75%

☐ 本人／我們不選擇印花稅直送。

(^ 請剔適用者)

有關贈品、財務優惠或利益的詳情，請參閱附件 9。

**第5節– 中介人(如有)**

本人／我們經以下中介人\*介紹而提交本投標書：

\*填寫於下方的中介人僅應是經由賣方委託的銷售代理人。請向賣方查詢其銷售代理人的資料。

地產代理姓名

地產代理牌照號碼

公司名稱

聯絡電話

關於中介人的聲明(僅於以上有指明中介人時適用)

本人／我們聲明及確認如下：

- (a) 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；
- (b) 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(i)除該物業樓價及修訂正式合約的行政費外的任何費用或佣金、(ii)任何資料或(iii)任何副本文件。如有任何人士以賣方僱員或代理人之名義在買方購買該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；及
- (c) 買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件的條款及細則進行。

**第6節– 與賣方關係的聲明(\*請剔適用者)**

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」。

(如有以下情況，某人即屬賣方的「有關連人士」：

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

就本聲明而言，「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵意及「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵意。)

#### 第7節– 遞交清單

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. ☐ 招標文件及要約表格已填妥及簽署
2. ☐ 銀行本票及／或支票
3. ☐ 投標者的身份證明文件
4. ☐ 中介人的牌照(如適用)
5. 由投標者填妥並簽署的附件的文件：
  - (1) ☐ 投標物業的量度尺寸(未有填上日期)
  - (2) ☐ 對買方的警告(未有填上日期)
  - (3) ☐ (只適用於選擇印花稅直送的投標者)關於印花稅直送的信件(未有填上日期)
  - (4) ☐ 關於印花稅的確認書(未有填上日期)
  - (5) ☐ 物業參觀確認函(未有填上日期)
  - (6) ☐ 賣方資料表格(未有填上日期)
  - (7) ☐ 個人資料收集聲明(未有填上日期)
  - (8) ☐ 新地會申請表格(未有填上日期)
6. 由投標者填妥並簽署的於售樓處領取的文件：
  - (9) ☐ 投標物業的假天花高度圖(未有填上日期)
  - (10) ☐ 關於開放式廚房及/或木櫃的確認書(連圖則)(如適用)(未有填上日期)
  - (11) ☐ 關於其他事項的確認書(連圖則)(未有填上日期)
  - (12) ☐ 關於財務計劃的確認信(連圖則)(未有填上日期)

#### 第8節– 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下：

1. 在本要約表格的日期之時投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. 如我們成為中標者，除非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，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有相關商業文件及資料以核實於下表列出的投票者的董事的資料，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. 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。

董事		
	名稱	香港身份證號碼 / 護照號碼 / 商業登記號碼
1.		
2.		

**第9節– 投標者及見證人的簽署**

本人／我們，即投標者，已閱讀整份招標文件、附件中的文件及於售樓處領取的文件，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。

(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。)

投標者簽署：

X

見證人簽署：

X

獲授權人士的名稱(如投標者為公司)：

見證人名稱：

日期：

[第3部份：要約表格完]  
[招標文件完]

## Annex to Offer Form

### 要約表格附件

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

(附件不屬於招標文件的一部份。在遞交招標文件之前，請先將附件移除。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。)

1.      Measurements of the Tendered Property #  
         投標物業的量度尺寸 #
2.      Warning to Purchasers #  
         對買方的警告 #
3.      (For Tenderer electing Stamp Duty Express only) Letter regarding Stamp Duty Express #  
         (只適用於選擇印花稅直送的投標者) 關於印花稅直送的信件#
4.      Acknowledgement Letter Regarding Stamp Duty #  
         關於印花稅的確認書 #
5.      Acknowledgement Letter for Property Viewing #  
         物業參觀確認函#
6.      Vendor's Information Form #  
         賣方資料表格#
7.      Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited Personal Information Collection Statement #  
         新鴻基地產(銷售及租賃)代理有限公司個人資料收集聲明 #
8.      SHKP Club Application Form  
         新地會申請表格
9.      List of gift, or financial advantage or benefit  
         贈品、財務優惠或利益的列表

**Measurements of the Tendered Property**  
**投標物業的量度尺寸**

Vendor 賣方	Junie Limited 晶利有限公司	
Development 發展項目	Prince Central, No.195 Prince Edward Road West, Kowloon, Hong Kong 香港九龍太子道西 195 號 Prince Central	
Property 物業	Floor 樓層	Flat 單位
Purchaser(s) 買方		
I.D. / B.R. No. 身份證 / 商業登記證號碼		
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) 本物業的實用面積為  
the saleable area of the Property is
- |       |                        |       |   |
|-------|------------------------|-------|---|
| _____ | 平方米／<br>square metres/ | _____ | 平方呎，其中—<br>square feet of which—  |
| _____ | 平方米／<br>square metres/ | _____ | 平方呎為露台的樓面面積；<br>square feet is the floor area of the balcony;                 |
| _____ | 平方米／<br>square metres/ | _____ | 平方呎為工作平台的樓面面積；及<br>square feet is the floor area of the utility platform; and |
- (b) 其他量度尺寸為—  
other measurements are—
- |       |                        |       |                      |
|-------|------------------------|-------|----------------------|
| _____ | 平方米／<br>square metres/ | _____ | 平方呎；<br>square feet; |
| _____ | 平方米／<br>square metres/ | _____ | 平方呎；<br>square feet; |
| _____ | 平方米／<br>square metres/ | _____ | 平方呎；<br>square feet; |

I/We understand this Measurements 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 Tendered Property. 本人／我們明白本投標物業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的量度尺寸發現之錯失／錯誤／錯字。

Signed by the Purchaser 買方簽署

**WARNING TO PURCHASERS**  
**對買方的警告**

Vendor 賣方	Junie Limited 晶利有限公司	
Development 發展項目	Prince Central, No.195 Prince Edward Road West, Kowloon, Hong Kong 香港九龍太子道西 195 號 Prince Central	
Property 物業	Floor 樓層	Flat 單位
Purchaser(s) 買方		
I.D. / B.R. No. 身份證 / 商業登記證號碼		
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 買方簽署

**Letter Regarding Stamp Duty Express**  
**關於印花稅直送的信件**

Vendor 賣方	Junie Limited 晶利有限公司	
Development 發展項目	Prince Central, No.195 Prince Edward Road West, Kowloon, Hong Kong 香港九龍太子道西 195 號 Prince Central	
Property 物業	Floor 樓層	Flat 單位
Purchaser(s) 買方		
I.D. / B.R. No. 身份證 / 商業登記證號碼		
Date 日期	(undated upon tender submission) (投標時不填上日期)	

**To 致：The Purchaser 買方**

1. We, Junie Limited, refer to your purchase of the Property under a preliminary agreement for sale and purchase (the “**Preliminary Agreement**”).

本公司 晶利有限公司 現就閣下根據一份臨時買賣合約(以下稱「**臨時合約**」)購買本物業一事致函閣下。

2. The purpose of this letter is to confirm our offer to you, subject to and in accordance with the terms and conditions of this letter, in particular the fulfillment of your obligations in paragraph 3 below (please fill in a “✓” at the appropriate box):-

本信件之目的為為了確認本公司按照本信件所列的條款與細則（尤其是有關閣下履行以下第 3 段所列責任的條款），向閣下提供「印花稅直送」（請在適用之方格內填寫「✓」號）：-

- ☐ The amount of the "Stamp Duty Express" shall be equal to 9% of the purchase price.  
「印花稅直送」金額相當於樓價的 9%。
- ☐ The amount of the "Stamp Duty Express" shall be equal to 4% of the purchase price.  
「印花稅直送」金額相當於樓價的 4%。
- ☐ The amount of the "Stamp Duty Express" shall be equal to 3.75% of the purchase price.  
「印花稅直送」金額相當於樓價的 3.75%。

3. **By signing this letter, you agree to the following:-**

**簽署本信件即表示閣下同意以下各項：**

- (a) You shall execute a legally binding formal agreement for sale and purchase of the Property (in the form prescribed by the Vendor without amendments)(the “**Agreement for Sale and Purchase**”) in accordance with the terms and conditions of the Preliminary Agreement.  
閣下須按照臨時合約的條款與細則，簽署一份有法律約束力的正式買賣合約（按賣方規定的格式及不得作出修改）（以下稱「**買賣合約**」）。

- (b) You shall make payment of the further deposit, additional deposit(s), further part payment(s) and balance of purchase price within the time specified in the Agreement for Sale and Purchase and perform and observe all other terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.  
閣下須於買賣合約規定的限期內支付加付訂金、額外訂金、進一步的部分付款及樓價餘額，並履行及遵守臨時合約和買賣合約所有其他條款與細則。

- (c) Upon signing of the Agreement for Sale and Purchase,  
在簽署買賣合約之時，

- (i) You shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the Agreement for Sale and Purchase and (where required by the Stamp Duty Ordinance) the Preliminary Agreement to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of AVD on the Agreement for Sale and Purchase (including the fixed fee for stamping a counterpart of the Agreement for Sale and Purchase) and (where required by the Stamp Duty Ordinance) the Preliminary Agreement; and (if applicable) the amount of BSD, less the amount of "Stamp Duty Express". The above arrangement is without prejudice to your obligation to pay stamp duty under the Agreement for Sale and Purchase.

閣下須向賣方代表律師存放一筆款項，以使賣方代表律師安排在《印花稅條例》訂明的時限內讓印花稅署署長為買賣合約及（如《印花稅條例》要求）臨時合約加蓋印花。該筆款項金額相等於買賣合約（包括加蓋買賣合約副本的定額費用）及（如《印花稅條例》要求）臨時合約的從價印花稅及（如適用）買家印花稅，減「印花稅直送」的金額。以上安排是不減損閣下在買賣合約下支付印花稅的責任。



- (ii) You shall provide the following to the Vendor's solicitors: (If you claim that lower rates (Scale 2) of AVD shall apply and/or BSD shall be exempted) a Statutory Declaration (in Form IRSD 131) made by you accompanied with a copy of your Hong Kong Identity Card(s), Application for Refund of Stamp Duty (Form IRSD125(E)) (signed but undated), Application for Partial Refund of Ad Valorem Stamp Duty (Form IRSD125A(E)) (signed but undated), Letter of Indemnity (for Payer of Stamp Duty) (Form L/1(1) (10/2022)) (signed, witnessed but undated), Stamping Request (Form IRSD112(E)) (signed by you or your solicitors, indicating that the Vendor pays 100% share of AVD) and such other document(s) as may be required by the Vendor or the Vendor's solicitors. 閣下須向賣方代表律師提供以下文件：（如閣下聲稱應適用以較低稅率（第 2 標準）計算的從價印花稅及／或應豁免買家印花稅）閣下作出的「法定聲明」（表格 IRSD 131）及附上閣下的香港身分證副本、印花稅退款申請書（表格 IRSD 125(E)）（已簽署但無註明日期）、申請退還部分從價印花稅（表格 IRSD 125A(E)）（已簽署但無註明日期）、償還稅款保證書（供支付印花稅者填報）（Form L/1(1)(10/2022)）（已簽署及見證但無註明日期）、加蓋印花申請（表格 IRSD 112(E)）（由閣下或閣下代表律師簽署及訂明賣方支付 100%從價印花稅）及其他賣方或賣方代表律師要求的文件。

4. The "Stamp Duty Express" will be applied by the Vendor directly for payment (or part payment) of the AVD chargeable on the Agreement for Sale and Purchase on your behalf. You shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the "Stamp Duty Express", the fixed fee for stamping a counterpart of the Agreement for Sale and Purchase and (where required by the Stamp Duty Ordinance) the Preliminary Agreement and (if applicable) the amount of BSD.

賣方將應用「印花稅直送」直接代閣下繳付買賣合約的應繳的從價印花稅（或其部份）。閣下仍須負上繳付從價印花稅的主要責任，及須負責繳付實際從價印花稅的金額與「印花稅直送」的金額之間的差額（如有）、加蓋買賣合約副本及（如印花稅條例要求）臨時合約的定額費用及（如適用）買家印花稅。

5. After the "Stamp Duty Express" has been applied for payment (or part payment) of the AVD by the Vendor for the first time: 在賣方首次應用「印花稅直送」繳付從價印花稅（或其部份）後：

- (a) If the amount of the "Stamp Duty Express" exceeds the amount of the AVD, subject to settlement of the balance of the purchase price in accordance with the Agreement for Sale and Purchase, the Vendor will apply the remaining amount of the "Stamp Duty Express" (as a cash rebate) for part payment of the balance of the purchase price of the Property directly.

如「印花稅直送」的金額大於從價印花稅的金額，在閣下按買賣合約付清樓價餘額的情況下，賣方會將「印花稅直送」的剩餘金額（作為現金回贈）直接用於支付本物業的部份樓價餘額。

- (b) After the Vendor has paid or applied the "Stamp Duty Express" as aforesaid, the Vendor's obligation to you under this benefit will be discharged. Even if there is a change in the purchase price in the future (whether due to your application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the "Stamp Duty Express" will not be adjusted as a result of the change in the purchase price and the Vendor is no longer required to pay any additional stamp duty for you.

賣方在繳付或應用「印花稅直送」後，賣方對閣下關於此優惠的責任將完結。即使樓價日後有更改（不論是否因閣下日後申請更改支付辦法獲得賣方同意或其他原因），「印花稅直送」的金額不會因樓價更改而調整，賣方亦無須向閣下代繳任何進一步的印花稅。

6. If the Purchaser does not complete the purchase of the Property in accordance with the Agreement for Sale and Purchase, the full amount of the "Stamp Duty Express" shall be refunded to the Vendor.

如閣下沒有按買賣合約完成購買本物業，「印花稅直送」的全額將須退還給賣方。

7. The Vendor hereby expressly reserve its rights to claim against you for any damages and to apply for refund of the paid AVD ("Refund") from Inland Revenue Department if you fail to complete the sale and purchase of the Property in accordance with the terms and conditions of the Agreement for Sale and Purchase. In the event that the paid AVD (or any part thereof) ceases to be payable because of the cancellation or termination of the Agreement for Sale and Purchase for whatever reason, you shall forthwith carry out all steps and actions as required by the Vendor to assist the Vendor to obtain the Refund from the competent authorities. You hereby agree that, whether or not the Agreement for Sale and Purchase has been cancelled or terminated, you shall, upon the request of the Vendor, sign any relevant forms and documents for the purpose of enabling the Vendor to claim the Refund, and/or authorizes the Vendor to apply for the Refund and for such purpose, date and use the aforesaid forms and documents, fill in such other forms and documents as may be required and submit them to the competent authorities at any time as the Vendor deems fit.

假如閣下沒有根據買賣合約的條款及條件完成本物業的交易，賣方保留向閣下追討索償及向稅務局申請退回已支付的從價印花稅（「退款」）之權利。若買賣合約因任何原因被取消或終止而不再需要支付已付之從價印花稅（或其任何部分），閣下須立即採取一切賣方要求之步驟及行動協助賣方從有關當局取回退款。閣下特此同意，不論當時買賣合約是否已經被取消或終止，閣下須因應賣方的要求簽署任何表格及文件，令賣方能夠申請退款及／或授權賣方申請退款，及為該目的該表格及文件及填上日期，填寫其他所需的表格及文件及將之遞交到有關當局。

8. If you are entitled to apply for partial refund of AVD ("Partial Refund") after disposing of the only existing residential property in Hong Kong owned by you ("Existing Property"),

如閣下在出售閣下在香港的唯一的現有住宅物業（「現有物業」）後，合資格申請退還部份從價印花稅（「部份退款」），

- (a) You shall ensure that the disposal of the Existing Property is within the time limit prescribed by the Stamp Duty Ordinance and that you comply with other requirements stipulated by the Stamp Duty Ordinance.

閣下須確保出售現有物業是在《印花稅條例》訂明的時限之內，及閣下須遵守《印花稅條例》訂明的其他要求。

- (b) You shall timely notify the Vendor's solicitors and provide such documents as may be required by the Inland Revenue Department or the Vendor's solicitors to enable the Vendor's solicitors to apply for Partial Refund at your own costs and expenses. The Partial Refund shall be made payable to the Vendor or the Vendor's solicitors.

閣下須及時通知賣方代表律師及提供稅務局或賣方代表律師所要求的文件，以讓賣方代表律師能夠申請部份退款，相關費用及開支由閣下負責。部份退款須支付予賣方或賣方代表律師。

- (c) If the Partial Refund is received by the Vendor or the Vendor's solicitors before the date of settlement of balance of purchase price of the Property, the net balance of the Partial Refund after deducting relevant costs and expenses will be applied directly for settlement of part of balance of purchase price of the Property, if it is reasonably practicable for the Vendor or the Vendor's solicitors to do so. In other cases, subject to the settlement of the balance of purchase price of the Property by you, the net balance of the Partial Refund after deducting relevant costs and expenses will be released to you.

如賣方或賣方代表律師於付清本物業的樓價餘額前收到部份退款，賣方或賣方代表律師在合理可行的情況下，會將部份退款的淨餘款（在扣減相關費用及開支後）直接用於支付本物業的部份樓價餘額。在其他情況下，在閣下付清本物業的樓價餘款的情況下，部份退款的淨餘款（在扣減相關費用及開支後）將會發放予閣下。

- (d) The Vendor and the Vendor's solicitors do not give and shall not be deemed to have given any representation, undertaking or warranty regarding the application for Partial Refund. Regardless of the outcome of the application, you agree that you will not make any claim against the Vendor and/or the Vendor's solicitors about any matters relating to the application.

賣方或賣方代表律師無給予及不應當作為已給予任何就申請部份退款的陳述、承諾或保證。無論申請結果成功與否，閣下同意不得就申請相關事宜向賣方及／或賣方代表律師提出任何申索。

9. The Vendor will under no circumstance be responsible for any penalty or loss if there is any late payment of stamp duty, whether or not due to any late payment of the "Stamp Duty Express" (or any part thereof) for whatever reason.

於任何情況下，無論是否因延遲發放「印花稅直送」（或其任何部分）或因任何原因而未有如期繳付印花稅，賣方均無須就任何罰款或損失負責。

10. The benefit in this letter is personal to you and is only available to you as a purchaser of the Property who signs a preliminary agreement for sale and purchase of a residential property in Prince Central. In any event, you shall only be entitled to receive the "Stamp Duty Express" once for each residential property. The rights or benefits conferred on you under this letter are non-assignable and non-transferable.

本信件的利益屬於閣下個人所有，並且僅向作為簽署購買 Prince Central 的住宅物業的臨時買賣合約的買方提供。不管怎樣，閣下只可就每個住宅物業有權使用印花稅直送一次。本信件賦予閣下的權利或利益不得轉讓或轉移。

11. Nothing in this letter shall be deemed or construed to vary or amend any term or condition of the Preliminary Agreement and the Agreement for Sale and Purchase. All the rights and remedies of the Vendor under the Agreement for Sale and Purchase shall not be affected by these terms and conditions. The terms and conditions herein constitute an agreement between the parties hereto independent from your purchase of the Property and the Agreement for Sale and Purchase and nothing herein contained or any failure by any party hereto to observe or perform any of its obligation hereunder shall in any way prejudice, vary or affect the operation, validity or enforceability of the Agreement for Sale and Purchase, or the rights, duties or obligations of the parties to the Agreement for Sale and Purchase. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, you shall remain liable to be bound to observe and perform all the terms and conditions in the Agreement for Sale and Purchase and to complete the purchase of the Property in accordance with the provisions of the Agreement for Sale and Purchase. The terms and conditions herein will not exonerate or exempt the Purchaser from being liable for his failure to complete the purchase. Any claim that you may have under or in relation to or in connection with the terms and conditions herein shall be a claim against the Vendor for damages only.

本信件任何條款都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或細則。賣方所有買賣合約下之權利及補償均不受本信件的條件及條款影響。於本信件的條款及條件構成於此所載之各方之間訂立的協議，且獨立於閣下購買本物業及買賣合約，於本信件的任何內容或任何一方如未能遵守或履行其本信件之任何責任，則買賣合約的運作、有效性或可強制執行性或買賣合約之下各方的權利、義務或責任亦不會被任何方式損害、變更或影響。為免生疑，若賣方未能履行其於本信件之責任，閣下仍須遵守及履行買賣合約的所有條款及條件及按買賣合約的條款完成購買本物業。本信件的條款及條件不排除或豁免閣下在未能完成買賣時需負之責任。閣下所有按或就本信件的條款及條件提出的或與本信件的條款及條件有關連的申索，只限於為了取得損害賠償的申索。

12. For the purpose of this letter,  
就本信件而言，

“AVD” means the ad valorem stamp duty chargeable on the Preliminary Agreement and the Agreement for Sale and Purchase under the Stamp Duty Ordinance.

「從價印花稅」是指根據《印花稅條例》對臨時合約和買賣合約徵收的從價印花稅。

“BSD” means the buyer’s stamp duty chargeable on the Preliminary Agreement and the Agreement for Sale and Purchase under the Stamp Duty Ordinance.

「買家印花稅」是指根據《印花稅條例》對臨時合約和買賣合約徵收的買家印花稅。

“Stamp Duty Ordinance” means the Stamp Duty Ordinance (Cap. 117) as amended from time to time.

「《印花稅條例》」是指經不時修訂的《印花稅條例》（香港法例第 117 章）。

13. The parties do not intend any term of this letter to be enforceable by any third party pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623)(the “CRTPO”) and agree that this letter shall be excluded from the application of the CRTPO.

各方無意賦予任何第三者權利依據《合約(第三者權利)條例》（第 623 章）（「該條例」）強制執行本信件下任何條款，並且同意排除該條例對本信件的適用。

14. In case of dispute, we reserve our rights to make the final decision on all matters arising from this letter and such decision shall be binding on you.  
如有爭議，本公司有權就本信件引起的所有事宜作最後決定，該決定對閣下有約束力。
15. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.  
如本信件之中英文文本有任何歧義，一切以英文文本為準。

For and on behalf of Sun Hung Kai Real Estate (Sales and Leasing) Agency Limited  
As agent of Junie Limited

\_\_\_\_\_  
Authorized Signature(s)  
授權人士簽署

\*\*\*\*\*

After due and careful consideration of the contents of this letter, I/we agree to accept the same and be bound by all the terms and conditions herein set out and I/we hereby declare and represent to you that (please fill in a “✓” at the appropriate box):-  
經小心考慮本信件的内容後，本人/吾等同意接受本信件所列的所有條款與細則及受其約束，本人/吾等謹此向賣方聲明及陳述(請在適用之方格內填寫「✓」號)：

- (a) I am/we are [ ☐ **subject to** / ☐ **not subject to** ] the buyer's stamp duty;  
本人/吾等 [ ☐ **須** / ☐ **毋須** ] 繳付買家印花稅；
- (b) Flat rate of 15% of ad valorem stamp duty is [☐ **applicable** / ☐ **not applicable** ] to my/our purchase of the Property;  
從價印花稅的劃一 15%稅率 [☐ **適用** / ☐ **不適用** ] 於本人/吾等購買的本物業；
- (c) I am/each of us is acquiring the Property [☐ **on my own behalf and not on behalf of any other person(s)** / ☐ **on behalf of other person**].  
本人/吾等各人在購入該物業時是 [☐ **代表自己行事及並不代表任何其他人士** / ☐ **代表他人行事** ]。

I/We acknowledge and understand that Junie Limited relies on my/our declarations and representations made above in offering the Stamp Duty Cash Rebate to me/us.

本人/吾等知悉及明白晶利有限公司倚賴本人/吾等上述作出的聲明及陳述向本人/吾等提供印花稅現金回贈

Signed by the Purchaser 買方簽署

**Note:** Please use Block Letters. All fields in this notice must be completed. This form must be signed by ALL of the Purchasers if there are more than one Purchaser(s). If the Purchaser is a corporation, this form must be signed by its authorized signatory(s) with company chop.

**附註：**請使用正楷。本表格的所有欄必須填寫。本表格須由所有買方簽署。如買方為公司，須由公司之授權人士簽署及蓋上公司印鑑。

**Acknowledgement Letter Regarding Stamp Duty**  
**關於印花稅的確認書**

Vendor 賣方	Junie Limited 晶利有限公司	
Development 發展項目	Prince Central, No.195 Prince Edward Road West, Kowloon, Hong Kong 香港九龍太子道西 195 號 Prince Central	
Property 物業	Floor 樓層	Flat 單位
Purchaser(s) 買方		
I.D. / B.R. No. 身份證 / 商業登記證號碼		
Date 日期	(undated upon tender submission) (投標時不填上日期)	

The Purchaser hereby confirms and acknowledges that the Purchaser is aware of the following and their implications prior to the signing of the preliminary agreement for sale and purchase (“**Preliminary Agreement**”) and the formal agreement for sale and purchase (“**Agreement for Sale and Purchase**”) of the Property:

買方謹此確認及知悉在簽署本物業之臨時買賣合約(「**臨時合約**」)及正式買賣合約(「**買賣合約**」)之前，買方已獲悉以下事項及其影響：

**Adjusting the value bands of Ad Valorem Stamp Duty at Scale 2 rates**  
**調整從價印花稅（第2標準稅率）的稅階**

- The Government announced that the Stamp Duty Ordinance would be amended to adjust the value bands on which the ad valorem stamp duty (“**AVD**”) at Scale 2 rates apply. The Government will introduce the Stamp Duty (Amendment) Bill 2023 (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 2023 (the Order) under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Pursuant to the Order, the new value bands are applicable to any instrument executed at 11 am on 22 February 2023 or thereafter for the sale and purchase or transfer of residential property or non-residential property that is subject to AVD at Scale 2 rates.

政府宣布將修訂《印花稅條例》，調整從價印花稅第2標準稅率的稅階。政府將向立法會提交《2023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《2023年公共收入保障（印花稅）令》（《命令》），使《條例草案》在制定成法律前具有十足法律效力。根據《命令》，新稅階適用於任何在2023年2月22日上午11時或之後所簽立以買賣或轉讓住宅物業或非住宅物業而須按第2標準稅率予以徵收從價印花稅的文書。

**Ad Valorem Stamp Duty under the Stamp Duty (Amendment) Ordinance 2018**  
**《2018年印花稅（修訂）條例》之從價印花稅稅率**

- The Stamp Duty (Amendment) Ordinance 2018 (the “**2018 Amendment Ordinance**”) was gazetted on 19 January 2018 with retrospective effect from 5 November 2016. The Stamp Duty Ordinance has been amended by the 2018 Amendment Ordinance to increase the ad valorem stamp duty (“**AVD**”) rates for residential property transactions to a flat rate of 15% (“**New Rate**”), such that any instrument executed on or after 5 November 2016 for the sale and purchase or transfer of residential property, unless specifically exempted or provided otherwise, will be subject to the AVD at New Rate. AVD at New Rate is applicable to any residential property (except that acquired by a Hong Kong permanent resident (“**HKPR**”) who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition) acquired either by an individual or a company.

《印花稅(修訂)條例2018》(「2018修訂條例」)已於2018年1月19日刊憲，法例具有追溯效力至2016年11月5日。2018修訂條例修訂了《印花稅條例》以調高住宅物業交易的「從價印花稅」稅率至劃一15%（「新稅率」），以致任何在2016年11月5日或以後簽立以買賣或轉讓住宅物業的文書，除獲豁免或另有規定外，均須繳付以新稅率計算的從價印花稅。任何以個人或公司名義取得的住宅物業(除非該住宅物業是由香港永久性居民代表自己行事取得，而該香港永久性居民在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業)，均須繳付以新稅率計算的從價印花稅。

**Tightening Up of Exemption Arrangement under the Stamp Duty (Amendment) (No.2) Ordinance 2018**  
**《2018年印花稅(修訂)(第2號)條例》之收緊豁免安排**

- The Stamp Duty (Amendment) (No.2) Ordinance 2018 (the “**2018 Amendment Ordinance (No.2)**”) was gazetted on 20 April 2018 with retrospective effect from 12 April 2017. The 2018 Amendment Ordinance (No.2) tightens up the exemption requirement for HKPR under the New Rate. Under the 2018 Amendment (No.2) Ordinance, unless specifically exempted or

otherwise provided by law, any instrument executed on or after 12 April 2017 for the sale and purchase or transfer of residential property, if covering more than one residential property, will be subject to AVD at New Rate, even though those residential properties are acquired by a HKPR who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition.

《2018 年印花稅(修訂)(第 2 號)條例》(「2018 修訂條例(第 2 號)」)已於 2018 年 4 月 20 日刊憲，法例具有追溯效力至 2017 年 4 月 12 日。2018 修訂條例(第 2 號)收緊了新稅率下為香港永久性居民提供的豁免安排。根據 2018 修訂條例(第 2 號)，除獲特定豁免或另有法律規定外，任何在 2017 年 4 月 12 日或以後簽立以買賣或轉讓住宅物業的文書，若該文書包含多於一個住宅物業，則即使該等住宅物業是由香港永久性居民代表自己行事取得，而該香港永久性居民在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業，仍須按新稅率繳付「從價印花稅」。

4. Under the 2018 Amendment Ordinance or the 2018 Amendment Ordinance (No.2), there is no change to the other circumstances under which AVD at Scale 2 rates is applicable or AVD is exempt.

根據 2018 修訂條例或 2018 修訂條例(第 2 號)，可按第 2 標準稅率繳納「從價印花稅」或可獲豁免「從價印花稅」的其他情況沒有改變。

5. For details of the applicable exemptions to AVD at New Rate and the 2018 Amendment Ordinance (No.2), please browse the Inland Revenue Department website ([www.ird.gov.hk](http://www.ird.gov.hk)).

有關以新稅率計算的「從價印花稅」適用的豁免及 2018 修訂條例(第 2 號)之詳情，請瀏覽稅務局網頁 ([www.ird.gov.hk](http://www.ird.gov.hk))。

#### **Procedures to be followed by the Purchaser who does not select the Stamp Duty Express under the Payment Plan** **不選擇付款計劃中印花稅直送之買方須遵守的程序**

6. If the Purchaser claims that the AVD at Scale 2 rates shall apply and/or buyer's stamp duty ("BSD") shall be exempted:-  
如買方聲稱應適用以第 2 標準稅率計算的從價印花稅及/或應豁免買家印花稅：

- (a) The Purchaser or each of the Purchaser (as the case may be) shall make a statutory declaration (the "Statutory Declaration") (in the prescribed form) accompanied with a copy of your Hong Kong Identity Card(s).

買方或每名買方(視適用情況而定)須作出法定聲明(依照指定表格)及附上閣下的香港身分證副本。

- (b) The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's Solicitors :-  
買方承諾向賣方律師交付並促使其律師向賣方律師交付：

- (i) within 17 days from the date of the Agreement for Sale and Purchase, a certified true copy of the Statutory Declaration together with a duly completed Form IRSD 118 and other forms or supporting documents which the Stamp Office may from time to time require; and  
在買賣合約訂立之日起 17 天內，「法定聲明」的認證副本連同已填妥的 IRSD118 表格及印花稅署不時要求的其他表格或證明文件；及

- (ii) within 1 month from the date of the Agreement for Sale and Purchase, a certified true copy of the Agreement for Sale and Purchase duly stamped or a certified copy of the stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase.

在買賣合約訂立之日起 1 個月內，一份已加蓋應付印花稅之買賣合約的認證副本，或印花證明書的認證副本，以證明已完全繳付買賣合約之印花稅。

7. If the present transaction is subject to payment of the AVD at New Rate, the AVD at New Rate will be payable within 30 days after execution of the relevant Agreement for Sale and Purchase.

如本項交易須繳付以新稅率計算的「從價印花稅」，以新稅率計算的「從價印花稅」須在有關買賣合約簽立日期後 30 天內繳交。

#### **Procedures to be followed by the Purchaser who select the Stamp Duty Express under the Payment Plan** **選擇付款計劃中印花稅直送之買方須遵守的程序**

8. Please refer to the "Letter regarding Stamp Duty Express" for details.  
詳情請參閱「關於印花稅直送的信件」。

#### **Other Matters**

##### **其他事項**

9. I/We confirm and acknowledge that I/we shall indemnify and keep the Vendor fully indemnified against all penalty loss

damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by me/us.

本人／我們確認及知悉，若本人／我們不能全數準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，本人／我們須就此向賣方作出十足的彌償。

10. I/We understand that I/we shall be solely responsible for ascertaining whether I/we am/are HKPR, subject to the BSD and subject to the AVD at New Rate.

本人／我們明白，本人／我們有責任確定本人／我們是否香港永久性居民、是否需要繳付「買家印花稅」及是否需要繳付以新稅率計算的「從價印花稅」。

11. I/We acknowledge and agree that I/we shall pay all legal costs and disbursements of and incidental to all necessary statutory declaration(s) to be made by me/us or any third party (if applicable) if I/we claim exemption from BSD or AVD at New Rate, as the case may be.

本人／我們知悉及同意，若本人／我們有意申請豁免「買家印花稅」或豁免以新稅率計算的「從價印花稅」（視情況而定），本人／我們須支付所有就該申請而必需由本人／我們或第三方（如適用）作出的「法定聲明」所涉及的法律費用及開銷。

12. I/We acknowledge that this letter does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt. Whether the AVD at Scale 2 rates will be applicable to me/us and/or whether I/we shall be exempted for BSD is subject to the decision of the Collector of Stamp Revenue.

本信件不構成你們給予本人／我們任何意見或陳述。本人／我們明白如有疑問，本人／我們應徵詢專業人士之意見。印花稅署署長對於以第2標準稅率計算的「從價印花稅」是否適用於本人／我們及／或本人／我們是否可獲豁免「買家印花稅」有決定權。

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

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

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

本信件中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signed by the Purchaser 買方簽署

**Annex 5 附件 5**

**Acknowledgement Letter for Property Viewing**  
**物業參觀確認函**

Vendor 賣方	Junie Limited 晶利有限公司	
Development 發展項目	Prince Central, No.195 Prince Edward Road West, Kowloon, Hong Kong 香港九龍太子道西 195 號 Prince Central	
Property 物業	Floor 樓層	Flat 單位
Purchaser(s) 買方		
I.D. / B.R. No. 身份證 / 商業登記證號碼		
Date 日期	(undated upon tender submission) (投標時不填上日期)	

I / We, the undersigned, hereby confirm the following matters:

本人/我們即下述簽署人謹此確認以下事項：

1. Please specify:

請選擇:

- ☐ I/We hereby confirm and acknowledge that before signing of the Preliminary Agreement for Sale and Purchase of the Property (“**Preliminary Agreement**”), the Vendor has made the Property available for viewing by me/us and I/we have viewed the Property on or before the date of this acknowledge letter.

本人／我們謹此確認及知悉在簽署本物業的臨時買賣合約（「臨時合約」）之前，賣方已開放本物業供本人／我們參觀，且本人／我們已於此確認書的日期當日或之前參觀過本物業。

Date of viewing of the Property

參觀本物業日期 : \_\_\_\_\_

- ☐ I/We hereby confirm and acknowledge that before the signing of the Preliminary Agreement, it is not reasonably practicable for the Vendor to make the Property available for viewing by me/us.

本人／我們謹此確認及知悉在簽署臨時合約之前，賣方開放本物業供本人／我們參觀，並非合理地切實可行。

Pursuant to section 44(2)(b)(i) of the Residential Properties (First-hand Sales) Ordinance, the Vendor has made a comparable residential property (“**comparable residential property**”) in the Development available for viewing by me/us.

根據《一手住宅物業銷售條例》第44(2)(b)(i)條，賣方已開放發展項目內與本物業相若的住宅物業（「相若住宅物業」）供本人／我們參觀。

- ☐ I/We have viewed the comparable residential property on or before the date of this acknowledge letter.

本人／我們已於此確認書的日期當日或之前參觀過相若住宅物業。

Comparable residential property

與本物業相若的住宅物業 : \_\_\_\_\_

Date of viewing of the comparable residential property

參觀與本物業相若的住宅物業之日期 : \_\_\_\_\_

- ☐ I/We understand that I/we have the right to view the Property/comparable residential property before the signing of the Preliminary Agreement and the Vendor has offered to arrange me/us to view the Property/comparable residential property, however, I/we have declined to do so.

本人／我們明白本人／我們有權在簽署臨時合約之前參觀本物業／相若住宅物業，而賣方已邀請本人／我們參觀本物業／相若住宅物業，但本人／我們拒絕參觀。

- ☐ I/We also hereby confirm and acknowledge that I am/we are fully aware that after my/our signing of the Preliminary Agreement, the Property will continue to be made available for viewing by potential purchasers of other properties in the Development until my/our completion of the sale and purchase of the Property. I/We agree that I/we shall not make any objection to the same.

本人／我們僅此知悉及確認，在本人／我們簽署臨時合約之後，本物業將會繼續開放供發展項目其他物業之有興趣買家參觀直至本人／我們完成本物業的買賣。本人／我們同意本人／我們不得對此提出任何異議。

- ☐ I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property of the Property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make such a comparable residential property available for viewing by me / us before the Property is sold to me / us

本人／我們確認開放本物業予本人／我們參觀並非合理地切實可行，以及開放與本物業相若的住宅物業供本人／我們參觀亦並非合理地切實可行，本人／我們特此同意賣方無須在該物業售予本人／我們之前開放與該物業相若的住宅物業供本人／我們參觀。

- ☒ I/We hereby confirm and acknowledge that before the signing of the Preliminary Agreement, I/We hereby confirm and acknowledge that the Vendor is deemed to have complied with Division 5 of Part 2 of the Residential Properties (First-hand Sales) Ordinance regarding the requirements for viewing of property in completed development.

本人／我們謹此確認及知悉在簽署臨時合約之前，賣方視為已符合《一手住宅物業銷售條例》第2部第5分部有關參觀已落成發展項目的物業之要求。

2. I/We confirm that this acknowledgement letter shall continue to have effect and subsist notwithstanding that the Preliminary Agreement for Sale and Purchase and the Agreement for Sale and Purchase do not expressly incorporate the provisions herein mentioned.

本人／我們確認儘管臨時買賣合約及買賣合約沒有明確包含本確認函的條款，本確認函亦將繼續維持有效及存續。

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 買方簽署



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

Vendor 賣方	Junie Limited 晶利有限公司		
Development 發展項目	Prince Central, No.195 Prince Edward Road West, Kowloon, Hong Kong 香港九龍太子道西 195 號 Prince Central		
Property 物業	Floor 樓層	Flat 單位	
Purchaser(s) 買方			
I.D. / B.R. No. 身份證 / 商業登記證號碼			
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 須就該物業支付的管理費用的款額	Floor 樓層	Flat 單位	Amount 款額 (per month/每月)
	20	A	港幣 HK\$ 4,941.00
	19	A	港幣 HK\$ 4,644.00
b) The amount of the Government rent (if any) that is payable for the Property (See Note 1) 須就該物業繳付的地稅（如有的話）的款額	Floor 樓層	Flat 單位	Amount 款額 (per quarter/每季)
	20	A	港幣 HK\$ 4,208.00
	19	A	港幣 HK\$ 3,744.00
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	Supreme Management Services Limited 超卓管理服務有限公司		
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		
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響該物業的任何待決的申索	No 沒有		

Date of Printing: 27 April 2023

印製日期：2023 年 4 月 27 日

Signed by the Purchaser 買方簽署

**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**  
**Personal Information Collection Statement**  
**個人資料收集聲明**

**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") 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」)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; and  
閣下物業交易涉及的任何人士；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.

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

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。

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

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 買方簽署

Name: \_\_\_\_\_

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

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. <input type="checkbox"/> Mr.	2. <input type="checkbox"/> Miss	3. <input type="checkbox"/> Mrs	4. <input type="checkbox"/> Ms																				
#Name printed on ID Card/Passport (English / Pinyin and Chinese)				Date of birth (DD/MM)																			
#Age Group	<input type="checkbox"/> 18-21 <input type="checkbox"/> 46-49	<input type="checkbox"/> 22-25 <input type="checkbox"/> 50-53	<input type="checkbox"/> 26-29 <input type="checkbox"/> 54-57	<input type="checkbox"/> 30-33 <input type="checkbox"/> 58-61	<input type="checkbox"/> 34-37 <input type="checkbox"/> 62-65	<input type="checkbox"/> 38-41 <input type="checkbox"/> above 65	<input type="checkbox"/> 42-45																
Marital Status	1. <input type="checkbox"/> Single	2. <input type="checkbox"/> Married	3. <input type="checkbox"/> Divorced																				
Education level	1. <input type="checkbox"/> Below Secondary	2. <input type="checkbox"/> Secondary	3. <input type="checkbox"/> Post-secondary & others	4. <input type="checkbox"/> University or above																			
#Present residential address (for sending membership card)																							
<input type="checkbox"/> Hong Kong																							
<table border="1"> <tr> <td>Flat</td> <td>Floor</td> <td>Block</td> <td>Building/Estate</td> <td>Street No.</td> <td>Street</td> <td>District</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>										Flat	Floor	Block	Building/Estate	Street No.	Street	District							
Flat	Floor	Block	Building/Estate	Street No.	Street	District																	
<input type="checkbox"/> Regions other than Hong Kong (Please specify the country : _____)																							
Address: _____																							
Postal Code: (if applicable) _____																							
Home telephone no. (Area Code – Phone no.) _____																							
#Mobile number _____																							
#E-mail Address _____																							
Personal Annual Income (in HKD) <input type="checkbox"/> Below \$300,000 <sup>(1)</sup> <input type="checkbox"/> \$300,000 - \$700,000 <sup>(2)</sup> <input type="checkbox"/> Above \$700,000 <sup>(3)</sup> (Club information will be sent to members via e-mails)																							

Membership Type	
I hereby apply to become the following member of SHKP Club:	
<input type="checkbox"/> Ordinary Member (Aged 18 or over)	<input type="checkbox"/> Star Member (Aged 18 or over and are buyers or tenants in an SHKP residential property or principal guests in the capacity of licensee in SHKP Suite Hotel)

Eligibility for Membership	
Telephone or email address proofs is required if <b>Ordinary Membership</b> is applied for. The following section needs to be completed and telephone or email address proofs and other required documents should be submitted if <b>Star Membership</b> 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 <b>Star Membership</b> 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)	
<input type="checkbox"/> In Hong Kong <input type="checkbox"/> Regions other than Hong Kong (Please specify Country and Province/Municipality: _____)	

Name of Property		Block	Floor	Room/Flat
<input type="checkbox"/> I am/have been the <b>buyer</b> of residential property(ies) developed solely or jointly by Sun Hung Kai Properties Group [See Note 1].				
<input type="checkbox"/> First hand buyer [See Note 2] <input type="checkbox"/> Second hand buyer [See Note 3]				
To prove my purchase of such property(ies), I submit copy of <input type="checkbox"/> the relevant documentary evidence [See Note 4] or <input type="checkbox"/> a rates and government rent demand note or a letter from legal firm confirming completion of my purchase of the property for your examination.				
<input type="checkbox"/> I am/have been the <b>tenant</b> of residential property or <b>principal guest</b> (in the capacity of licensee) of Suite Hotel solely or jointly developed by Sun Hung Kai Properties Group.				
I submit copy of the relevant tenancy agreement or long staying agreement for your examination. <input type="checkbox"/> Current tenant <input type="checkbox"/> 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 <b>personal name</b> <input type="checkbox"/> Memorandum for sale or provisional agreement for sale and purchase <input type="checkbox"/> Formal agreement for sale and purchase				
(At least one of the following has to be produced) <input type="checkbox"/> Assignment or Certificate of Real Estate Ownership <input type="checkbox"/> Land Registry's land search record (type: historical and current)				
First Hand Buyer/Second Hand Buyer under <b>company name</b> (Showing the applicant is one of that company's directors)				
<input type="checkbox"/> Copy of Form X/D2/AR1 of the Companies Registry or the Notice Filing from local Administration for Industry & Commerce in China; <input type="checkbox"/> Formal agreement for sale and purchase				
and at least one of the following has to be produced: <input type="checkbox"/> Assignment or Certificate of Real Estate Ownership <input type="checkbox"/> 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, we 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 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.	

**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:

<input type="checkbox"/> phone (voice)	<input type="checkbox"/> phone (SMS, text, etc.)	<input type="checkbox"/> post
--	--	-------------------------------

#Signature	
Date :	D/ M/ Y/

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 membership 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.	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 or amendment to the application form or making any misrepresentation.

Confirmed by applicant		Confirmed by authorized person	
(The signature should be the same as that in the SHKP Club membership application form)			
Date :	D/ M/ Y/	Date :	D/ M/ Y/

[Revised in March 2020]



\* 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
  - SI IKP properties
  - Japanese Department Stores
- Life
  - Current affairs
  - Wealth management
  - Electronic products / computers
- Leisure and entertainment
  - Pop music
  - Cooking
  - Others (please specify : \_\_\_\_\_)
- Property-related events / programs (Please tick all that interest you):
  - New Hong Kong property previews
  - Purchase referral programs
  - 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?
 

Me: a. ☐ Yes (first-time buyer / not first-time buyer) b. ☐ No Others in the household: c. ☐ Yes (first-time buyer / not first-time buyer) d. ☐ No
- What layout(s) would you consider when buying a residential property in the next two years?
  - I plan to buy a residential property (tick all that apply)
  - Studio or 1-bedroom
  - 2-bedroom
  - 3-bedroom
  - 4-bedroom or more
  - I'm not planning to buy

Staff Only	No.
( / / ) ( / / )	
On-site Checking: <input type="checkbox"/> No.	
Approve : <input type="checkbox"/> Accept <input type="checkbox"/> Reject	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 and renewals of Membership shall be subject to the approval of the Club, which it may approve or not 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. Membership may be renewed for such period and in such manner at the absolute discretion of the Club. In particular and without prejudice to the generality of the foregoing, on renewal of Membership, Members shall upon request prove their eligibility to Membership to the Club's satisfaction and produce such documentary proof in support of the eligibility as the Club shall deem fit. 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 and a renewal Membership card (each, a "Card") by the Club upon acceptance of the Membership application and renewal of Membership. The Member must sign the Card immediately upon receiving the Card and using the same signature as on the Application Form. 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 Card to be returned to the Club 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. If the Card is lost, damaged or stolen, it should be reported immediately to the Club. A charge may be imposed by the Club for the issuance of a replacement Card.

#### 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 willful 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 his/her Card is returned to the Club for cancellation 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 Card must be surrendered to the Club together with the resignation notice by registered mail.

#### 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 Card.

#### 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. 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.

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) 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. 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 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).

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 March 2020]





**新地會**  
SHKP CLUB

問答

請別還有興趣之項目

- |   |   |   |  |                                      |
|---|---|---|--|--------------------------------------|
| 1. 有關新鴻基地產資訊  |   |   |  |                                      |
| a. <input type="checkbox"/> 樓盤                                    | b. <input type="checkbox"/> 保險              | c. <input type="checkbox"/> 商場              | d. <input type="checkbox"/> 電訊         | e. <input type="checkbox"/> 酒店       |
| f. <input type="checkbox"/> 日式百貨                                  | g. <input type="checkbox"/> 其他 (請註明: _____) |   |  |                                      |
| 2. 生活   |   |   |  |                                      |
| a. <input type="checkbox"/> 時事                                    | b. <input type="checkbox"/> 家居設計及擺設         | c. <input type="checkbox"/> 飲食              | d. <input type="checkbox"/> 潮流服飾       | e. <input type="checkbox"/> 家居保養及清潔  |
| f. <input type="checkbox"/> 財富管理                                  | g. <input type="checkbox"/> 網子              | h. <input type="checkbox"/> 汽車/駕駛           | i. <input type="checkbox"/> 文化閱讀       | j. <input type="checkbox"/> 美容/健身    |
| k. <input type="checkbox"/> 電子產品/電腦                               | l. <input type="checkbox"/> 健康資訊            | m. <input type="checkbox"/> 其他 (請註明: _____) |  |                                      |
| 3. 娛樂消閒   |   |   |  |                                      |
| a. <input type="checkbox"/> 流行音樂                                  | b. <input type="checkbox"/> 旅遊              | c. <input type="checkbox"/> 電影              | d. <input type="checkbox"/> 體育         | e. <input type="checkbox"/> 電腦遊戲     |
| f. <input type="checkbox"/> 烹飪                                    | g. <input type="checkbox"/> 潮流              | h. <input type="checkbox"/> 寵物              | i. <input type="checkbox"/> 優質生活介紹     | j. <input type="checkbox"/> 園藝       |
| k. <input type="checkbox"/> 其他 (請註明: _____)                       |   |   |  |                                      |
| 4. 請劃選你有興趣的物業相關活動及優惠 (可劃選多於一項):                                   |   |   |  |                                      |
| a. <input type="checkbox"/> 參觀新樓盤                                 | b. <input type="checkbox"/> 參觀內地新樓盤         | c. <input type="checkbox"/> 參觀新樓會所          | d. <input type="checkbox"/> 會員首次置業優惠   | e. <input type="checkbox"/> 會員換樓置業優惠 |
| f. <input type="checkbox"/> 推薦親友置業計劃                              | g. <input type="checkbox"/> 置業按揭服務/資訊       | h. <input type="checkbox"/> 置業法律知識講座/資訊     | i. <input type="checkbox"/> 家居設計/裝修工作坊 | j. <input type="checkbox"/> 家居保養工作坊  |
| k. <input type="checkbox"/> 其他置業服務及活動(請註明 _____)                  |   |   |  |                                      |
| 5. 請問您現時在香港持有多少個住宅物業?   |   |   |  |                                      |
| a. <input type="checkbox"/> 0                                     | b. <input type="checkbox"/> 1               | c. <input type="checkbox"/> 2               | d. <input type="checkbox"/> 3          | e. <input type="checkbox"/> 4        |
| 6. 如購買了新住宅物業, 請問你會否在購入新住宅物業至入住後六個月期間, 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. <input type="checkbox"/> 會, 全部出售                               | b. <input type="checkbox"/> 會, 全部轉讓給近親      | c. <input type="checkbox"/> 不會              | d. <input type="checkbox"/> 未決定        | e. <input type="checkbox"/> 不適用      |
| 7. 請問你及同住親友有否打算於未來兩年在香港自置住宅物業? 如有, 請劃選是否首置。                       |   |   |  |                                      |
| 本人: a. <input type="checkbox"/> 有 (是/否首置)                         | b. <input type="checkbox"/> 沒有              | c. <input type="checkbox"/> 有 (是/否首置)       | d. <input type="checkbox"/> 沒有         |                                      |
| 8. 如有打算置業, 請劃出未來置業所選擇之閣房  |   |   |  |                                      |
| a. <input type="checkbox"/> 有 (可劃選多於一項):                          | b. <input type="checkbox"/> 開放式或1房          | c. <input type="checkbox"/> 2房              | d. <input type="checkbox"/> 3房         | e. <input type="checkbox"/> 4房或以上    |
|   | f. <input type="checkbox"/> 沒有              |   |  |                                      |

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

會務

會員證

**設施及**

### 本會之責任

會員繳付費用

更政會員向別

報名日期: 即日起至2019年11月15日

11月11日

**本會終止運作**

**個人資料收集**

由權人或會員之

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號新鴻基中心。

**适用法律**

**管轄文本**  
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 2020 年 03 月」

[www.shkpclub.com](http://www.shkpclub.com)



**贈品、財務優惠或利益的列表****List of gifts, financial advantage or benefits****第 I 部份****Part I**

1. 視乎買方其要約表格所選擇的支付辦法，賣方將就購買該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。  
Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, 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.
2. 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。  
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.
3. 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。  
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.
4. 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一手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。  
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 first-hand 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.
5. 所有就購買該物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、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。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of the Property are offered to first-hand Purchaser only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.
6. 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。  
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.
7. 賣方的指定財務機構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。  
The Vendor's designated financing company 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.
8. 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，否則貸款申請將不會獲處理。  
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 application shall not be processed.

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**(TD1) 360 日付款計劃**  
**360 Days Cash Payment Plan**

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**1. 印花稅直送**  
**Stamp Duty Express**

如買方於要約表格選擇印花稅直送，買方可享有印花稅直送，印花稅直送的金額相等於要約表格中所指明的金額。詳情請參閱附件 9.1。

Where the Purchaser selects the Stamp Duty Express in the Offer Form, the Purchaser shall be eligible for the Stamp Duty Express in an amount equal to the amount specified in the Offer Form. Please see Annex 9.1 for details.

**2. 特別現金回贈**  
**Special Cash Rebate**

如買方：

Where the Purchaser:

- 沒有使用第5(d)段所述的3+2年貸款計劃；及  
has not utilized the 3+2 Years Loan Plan as set out in paragraph 5(d); and
- 按正式合約付清樓價餘額，  
settles the balance of the Purchase Price in accordance with the Agreement,

買方可獲賣方送出特別現金回贈(『特別現金回贈』)。特別現金回贈的金額相等於樓價3.5%。

the Purchaser shall be entitled to a Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 3.5% of the Purchase Price.

買方於付清樓價餘額之日前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後將特別現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Special 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 Special Cash Rebate for part payment of the balance of the Purchase Price directly.

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

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\$38,000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\$38,000.

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。

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.

**4. 慶祝東鐵線過海段通車現金回贈**  
**Celebration of Opening of East Rail Line Cross-Harbour Link Cash Rebate**

買方在按正式合約付清樓價餘額的情況下，可獲賣方送出慶祝東鐵線過海段通車現金回贈(『慶祝東鐵線過海段通車現金回贈』)。慶祝東鐵線過海段通車現金回贈的金額相等於樓價 2%。

Subject to settlement of the balance of the Purchase Price in accordance with the Agreement, the Purchaser shall be entitled

to a Celebration of Opening of East Rail Line Cross-Harbour Link Cash Rebate (“Celebration of Opening of East Rail Line Cross-Harbour Link Cash Rebate”) offered by the Vendor. The amount of the Celebration of Opening of East Rail Line Cross-Harbour Link Cash Rebate shall be equal to 2% of the Purchase Price.

買方於付清樓價餘額之日前最少 30 日以書面向賣方申請慶祝東鐵線過海段通車現金回贈，賣方會於收到申請並確認有關資料無誤後將慶祝東鐵線過海段通車現金回贈直接用於支付部份樓價餘額。

The Purchaser applies to the Vendor in writing for the Celebration of Opening of East Rail Line Cross-Harbour Link 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, the Vendor will apply the Celebration of Opening of East Rail Line Cross-Harbour Link Cash Rebate for part payment of the balance of the Purchase Price directly.

## 5. 貸款優惠 Loan Offer

買方可向賣方的指定財務機構申請以下其中一項貸款優惠：

The Purchaser may apply for **ONLY ONE** of the following loan benefits from the Vendor’s designated financing company:

### (a) 備用第一按揭貸款 Standby First Mortgage Loan

- 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  
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)

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附件9.2(a)。

The maximum amount of the Standby First Mortgage Loan shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of the Purchase Price payable. Please see Annex 9.2(a) for details.

### (b) 備用第二按揭貸款 Standby Second Mortgage Loan

- 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  
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)

備用第二按揭貸款的最高金額為淨樓價的30%，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9.2(b)。

The maximum amount of the Standby Second Mortgage Loan shall be 30% 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 the Purchase Price payable, whichever is lower. Please see Annex 9.2(b) for details.

### (c) King’s Key 120 King’s Key 120

- 只適用於個人名義買方  
only applicable to the Purchaser who is an individual

詳情請參閱附件 9.2(c)。

Please see Annex 9.2(c) for details.

### (d) 3+2年貸款計劃 3+2 Years Loan Plan

- 只適用於個人名義買方  
only applicable to the Purchaser who is an individual

詳情請參閱附件 9.2(e)。

Please see Annex 9.2(e) for details.

如買方使用3+2年貸款計劃，買方將不會享有第2段所述的特別現金回贈。

If the Purchaser has utilized the 3+2 Years Loan Plan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph 2.

上文『淨樓價』一詞指樓價扣除第1段所述的印花稅直送(如有)、第2段所述的特別現金回贈(如有)、第3段所述的新地會會員現金回贈(如有)及第4段所述的慶祝東鐵線過海段通車現金回贈(如有)後的金額。

The term “net purchase price” above means the amount of the Purchase Price after deducting the Stamp Duty Express (if any) as set out in paragraph 1, the Special Cash Rebate (if any) as set out in paragraph 2, the SHKP Club Member Cash Rebate (if any) as set out in paragraph 3 and the Celebration of Opening of East Rail Line Cross-Harbour Link Cash Rebate (if any) as set out in paragraph 4.

## 6. 首3年保修優惠

### First 3 Years Warranty Offer

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，買方可於住宅物業的成交日起計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。

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.

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)。

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).

首3年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

## 7. 住戶停車位優惠

### Offer of Residential Car Parking Space(s)

- 只適用選購下列住宅物業之買方  
only applicable to the Purchaser of a residential property listed as below

Floor 樓層	Unit 單位	Number of option to purchase residential car parking space(s) 認購住戶停車位權利數量
20	A	1
19	A	1

- (a) 購買以上圖表所列之住宅物業的買方可享有認購該發展項目內的一個或多個住戶停車位的權利（數量如以上圖表所注明）。買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。

The Purchaser of a residential property as set out in the table above is given one or more option(s) (number of which is stated as above) to purchase residential car parking space(s) in the Development. The Purchaser can exercise his/her/its option to purchase residential car parking space(s) in accordance with the time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

- (b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。

If the Purchaser does not exercise the option to purchase a residential car parking space in accordance with the time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase a residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

- (c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- (d) 住戶停車位優惠受其他條款及細則約束。

The Offer of Residential Car Parking Space(s) is subject to other terms and conditions.

## 8. 家居服務組合優惠 Home Service Package Benefit

- (a) 家居服務組合優惠由賣方指定的第三方服務供應商(『家居服務供應商』)提供。買方在按買賣合約完成住宅物業的買賣交易的情況下，可獲提供家居服務組合優惠(『家居服務組合優惠』)。家居服務組合優惠為期12個日曆月，每個日曆月提供8小時家居服務(價值約港幣\$20,000)。家居服務組合優惠可能包括(會不時更新)：清潔、家務管理、準備食物、洗衣管理、衣櫥管理服務及/或採購雜貨等。有關家居服務組合優惠詳情，請向家居服務供應商查詢。

The Home Service Package Benefit is arranged by the Vendor and provided by a third-party service provider appointed by the Vendor (“Home Service Provider”) respectively. Subject to the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase, the Purchaser will be offered with the Home Service Package Benefit (“Home Service Package Benefit”). The Home Service Package Benefit shall be valid for a period of twelve (12) calendar months, with eight (8) hours of home service per each calendar month(valued at approximately HK\$20,000). The Home Service Package Benefit may include (subject to change from time to time): cleaning, housekeeping, food preparation, laundry management, closet management services and/or grocery purchase, etc. For details of the Home Service Package Benefit, please enquire with the Home Service Provider.

- (b) 賣方擁有絕對酌情權而無需提供任何理由給買方(無論是基於賣方無法促成提供家居服務組合優惠，提供家居服務組合優惠的成本變得不合理地高或任何其他理由)選擇以付款予買方形式代替提供家居服務組合優惠(『代替付款』)。賣方擁有絕對酌情權於住宅物業買賣成交時或以後以任何形式支付代替付款而代替付款之金額由賣方按其絕對酌情決定權計算。

The Vendor shall have absolute discretion to choose to pay a payment (“payment in lieu”) to the Purchaser in lieu of the Home Service Package Benefit (whether on the ground that the Vendor is unable to procure the provision of the Home Service Package Benefit, or that the costs for provision of the Home Service Package Benefit have become unreasonably high, or otherwise) without giving any reason to the Purchaser. The amount of payment in lieu shall be calculated by the Vendor in its absolute discretion and to be paid by the Vendor to the Purchaser upon or after completion of the sale and purchase of the residential property in such manner as may be determined by the Vendor in its absolute discretion.

- (c) 賣方或其代表不會就家居服務組合優惠作出任何保證或陳述，包括但不限於以下方面：(i)家居服務組合優惠的具體內容；及(ii)有關家居服務組合優惠的服務水平。賣方就家居服務組合優惠或家居服務供應商的作為或不作為概不負責。如買方對家居服務組合優惠有任何異議或質詢，應直接聯絡家居服務供應商。

The Vendor or any person(s) on its behalf does not give any warranty or representation in any respect regarding the Home Service Package Benefit, including but not limited to the following aspects: (i) the specific contents of the Home Service Package Benefit; and (ii) level of service, concerning the Home Service Package Benefit. The Vendor shall not be responsible or liable for the provision of the Home Service Package Benefit or for the acts or omission of the Home Service Provider. If the Purchaser has any objection or requisitions whatsoever in respect of the Home Service Package Benefit, the Purchaser shall contact the Home Service Provider directly.

- (d) 買方享有此優惠的權利可能會不時發生變化，任何此類變更都不會另行通知買方。如有任何與本文所述的買方的一般權利有關的爭議，賣方應具有唯一的絕對決定權。

The Purchasers' entitlement to this benefit may change from time to time and the Purchasers may not be separately notified of any such change. In the event of any dispute concerning the Purchaser's general entitlement mentioned herein, the Vendor shall have the sole and absolute right of determination.

- (e) 買方不得向賣方就家居服務組合優惠作出任何損失、賠償或補償的申索。

The Purchaser cannot make any claim for losses, damages and compensation against the Vendor with respect to the Home Service Package Benefit.

- (f) 有關家居服務組合優惠的範圍，條款和條件，請諮詢家居服務供應商之陳先生(電郵地址：[info@butlerasia.com](mailto:info@butlerasia.com))。

For the scope, terms and conditions of the Home Service Package Benefit, please make enquiry with Mr. Chan of the Home Service Provider (email address: [info@butlerasia.com](mailto:info@butlerasia.com)).

- (g) 家居服務組合優惠受其他條款及細則約束。

The Home Service Package Benefit is subject to other terms and conditions.

## 附件 9.1 印花稅直送

### Annex 9.1 Stamp Duty Express

- 只適用於在要約表格選擇印花稅優惠的買方  
only applicable to the Purchaser who selects the Stamp Duty Offer(s) in the Offer Form

- (I) 在買方按正式合約付清樓價(包括臨時訂金、加付訂金、部分付款及樓價餘額)的情況下，買方可享有印花稅直送(『印花稅直送』)。賣方將應用印花稅直送直接代買方繳付正式合約的應繳的從價印花稅(「AVD」)(或其部份)。買方仍須負上繳付AVD的主要責任，及須負責繳付實際AVD的金額與印花稅直送的金額之間的差額(如有)、加蓋買賣合約副本及(如印花稅條例要求)臨時買賣合約的定額費用及(如適用)買家印花稅。

Subject to the settlement of the Purchase Price (including preliminary deposit, further deposit, part payment(s) and balance of Purchase Price) in accordance with the Agreement, the Purchaser shall be eligible for the Stamp Duty Express ("Stamp Duty Express"). The Stamp Duty Express will be applied by the Vendor directly for payment (or part payment) of the ad valorem stamp duty chargeable on the Agreement ("AVD") on behalf of the Purchaser. The Purchaser shall remain primarily liable for payment of the AVD, and shall be responsible for payment of the difference (if any) between the actual amount of AVD and the amount of the Stamp Duty Express, the fixed fee for stamping a counterpart of agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase and (if applicable) the amount of buyer's stamp duty.

- (II) 在賣方首次應用印花稅直送繳付AVD(或其部份)後：

After the Stamp Duty Express has been applied for payment (or part payment) of the AVD by the Vendor for the first time:

- 如印花稅直送的金額大於AVD的金額，在買方按正式合約付清樓價餘額的情況下，賣方會將印花稅直送的剩餘金額(作為現金回贈)直接用於支付住宅物業的部份樓價餘額。

If the amount of the Stamp Duty Express exceeds the amount of the AVD, subject to settlement of the balance of the Purchase Price in accordance with the agreement for sale and purchase, the Vendor will apply the remaining amount of the Stamp Duty Express (as a cash rebate) for part payment of the balance of the Purchase Price of the residential property directly.

- 賣方在繳付或應用印花稅直送後，賣方對買方關於此優惠的責任將完結。即使樓價日後有更改(不論是否因買方日後申請更改支付辦法獲得賣方同意或其他原因)，印花稅直送的金額不會因樓價更改而調整，賣方亦無須向買方代繳任何進一步的印花稅。

After the Vendor has paid or applied the Stamp Duty Express as aforesaid, the Vendor's obligation to the Purchaser under this benefit will be discharged. Even if there is a change in the Purchase Price in the future (whether due to the Purchaser's application to change the terms of payment which has been approved by the Vendor or other reason), the amount of the Stamp Duty Express will not be adjusted as a result of the change in the Purchase Price and the Vendor is no longer required to pay any additional stamp duty for the Purchaser.

- (III) 如買方沒有按正式合約完成購買住宅物業，印花稅直送的全額將須退還給賣方。

If the Purchaser does not complete the purchase of the residential property in accordance with the agreement for sale and purchase, the full amount of the Stamp Duty Express shall be refunded to the Vendor.

- (IV) 若有爭議，賣方的決定為最終決定並對買方具有約束力。

In case of dispute, the Vendor's determination shall be final and binding on the Purchaser.

- (V) 印花稅直送受其他條款及細則約束。

The Stamp Duty Express is subject to other terms and conditions.

**附件 9.2(a) 備用第一按揭貸款**  
**Annex 9.2(a) Standby First Mortgage Loan**

- 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  
only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 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一按揭貸款。指定財務機構將不會處理逾期貸款申請。  
The Purchaser makes a written application to the designated financing company for a First 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.
- (II) 第一按揭貸款以該物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the Property.
- (III) 該物業只可供買方自住。  
The Property shall only be self-occupied by the Purchaser.
- (IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。  
The maximum amount of the First Mortgage Loan shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of the Purchase Price payable.
- (V) 首36個月之按揭利率為：  
Interest rate for the first 36 months shall be:
- (如第一按揭貸款的金額超過淨樓價的70%，但不超過淨樓價的80%)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2.35% p.a.；或  
(If the amount of the First Mortgage Loan exceeds 70% of the net purchase price, but does not exceed 80% of the net purchase price) 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 2.35% p.a.; or
  - (如第一按揭貸款的金額不超過淨樓價的70%)港元最優惠利率減2.85% p.a.，  
(If the amount of the First Mortgage Loan does not exceed 70% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2.85% 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。  
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.
- (VI) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。  
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。  
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month’s prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (X) 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，



但無須壓力測試。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。

The Purchaser and his/her/its guarantor (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 (if any), but no stress test is required. The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。

The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.

- (XII) 第一按揭貸款申請須由指定財務機構獨立審批。

The First Mortgage Loan application shall be approved by the designated financing company independently.

- (XIII) 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。

**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.**

- (XIV) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、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。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First 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.

- (XV) 所有第一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一按揭貸款的律師費用及代墊付費用。

All legal documents of First 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 First Mortgage Loan.

- (XVI) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

- (XVII) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

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 First Mortgage Loan.

**附件 9.2(b) 備用第二按揭貸款**  
**Annex 9.2(b) Standby Second Mortgage Loan**

- 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  
only applicable to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)

賣方的指定財務機構(『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:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 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。  
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.
- (II) 第二按揭貸款以該物業之第二法定按揭作抵押。  
The Second Mortgage Loan shall be secured by a second legal mortgage over the Property.
- (III) 該物業只可供買方自住。  
The Property shall only be self-occupied by the Purchaser.
- (IV) 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30%，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。  
The maximum amount of the Second Mortgage Loan shall be 30% 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 the Purchase Price payable, whichever is lower.
- (V) 首36個月之利率為：  
Interest rate for the first 36 months shall be:
- (如第二按揭貸款的金額超過淨樓價的20%，但不超過淨樓價的30%)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』)率減2.35% p.a.；或  
(If the amount of the Second Mortgage Loan exceeds 20% of the net purchase price, but does not exceed 30% of the net purchase price) 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 2.5% p.a.; or
  - (如第二按揭貸款的金額不超過淨樓價的20%)港元最優惠利減2.85% p.a.，  
(If the amount of the Second Mortgage Loan does not exceed 20% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 2.85% 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。  
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.
- (VI) 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。  
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.
- (VII) 買方須以按月分期償還第二按揭貸款。  
The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。  
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month’s prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 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。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

- (X) 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，但無須壓力測試。為免疑問，第一按揭銀行須按照香港金融管理局指引(如適用)進行壓力測試。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。  
The Purchaser and his/her/its guarantor (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 (if any), but no stress test is required. For the avoidance of doubt, the first mortgagee bank shall conduct a stress test in accordance with the guidance of the Hong Kong Monetary Authority (if applicable). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。  
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。  
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.
- (XIII) 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。  
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.
- (XIV) 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。  
**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.**
- (XV) 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。  
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.
- (XVI) 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。  
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.
- (XVII) 第二按揭貸款受其他條款及細則約束。  
The Second Mortgage Loan is subject to other terms and conditions.
- (XVIII) 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。  
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.

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。  
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.

**附件 9.2(c) King's Key 120**  
**Annex 9.2(c) King's Key 120**

- **只適用於個人名義買方**  
**only applicable to the Purchaser who is an individual**

買方可向賣方的指定財務機構(『指定財務機構』)申請King's Key 120(『樓價貸款』), 主要條款如下:

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the King's Key 120 ("Payment Financing"). Key terms are as follows:

- (I) 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樓價貸款。指定財務機構將不會處理逾期貸款申請。

The Purchaser makes a written application to the designated financing company for a Payment Financing 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.

- (II) 樓價貸款必須以該物業之第一法定按揭及一個(或以上)香港住宅物業(『現有物業』)之第一法定按揭作為抵押。以下為現有物業的基本要求:

The Payment Financing shall be secured by a first legal mortgage over the Property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的近親(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親; 及  
The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a close relative of any one of the Purchasers; and
- 現有物業的業權良好; 及  
The title to the Existing Property is good; and
- 現有物業沒有出租; 及  
The Existing Property is not leased out; and
- 現有物業沒有銀行按揭以外的其他按揭或產權負擔; 及  
The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and
- 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等; 及  
The Existing Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and
- 現有物業的價值必須符合以下要求:  
The value of the Existing Property must satisfy the following requirement:

## Annex 9 附 9

於申請樓價貸款時： At the time of application for the Payment Financing:	指定財務機構估算現有物業的(總)價值(『估算價值』) The designated financing company's (total) valuation of the Existing Property(ies) ("Valuation")
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	現有物業的(總)估算價值為樓價60%或以上 The (total) Valuation of the Existing Property is 60% of the Purchase Price or above
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	現有物業的(總)估算價值為樓價80%或以上 The (total) Valuation of the Existing Property is 80% of the Purchase Price or above

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding that the above requirements might have been met, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 該物業只可供買方自住。

The Property shall only be self-occupied by the Purchaser.

(IV) 樓價貸款必須一次過全部提取，並只可用於繳付樓價餘額(『A部份』)及(如適用)償還現有物業的按揭貸款(『B部份』)。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的註冊業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for payment of the balance of the Purchase Price ("Tranche A") and (if applicable) repayment of the mortgage loan of the Existing Property ("Tranche B"). If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(V) 樓價貸款的最高金額如下：

The maximum amounts of the Payment Financing are as follows:

**A 部份：用於繳付樓價餘額**

**Tranche A: for payment of the balance of the Purchase Price**

現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	用於繳付樓價餘額的樓價貸款的最高金額 The maximum amounts of the Payment Financing for payment of the balance of the Purchase Price	
	如最少一個現有物業為新鴻基地產發展有限公司於1990年或以後落成之發展項目 If at least one of the Existing Property is a development of Sun Hung Kai Properties Limited, which was built in or after 1990	其他情況 Otherwise
樓價60%或以上，但少於樓價70% 60% of the Purchase Price or above, but less than 70% of the Purchase Price	樓價的85%，惟貸款金額不可超過應繳付之樓價餘額。 85% of the Purchase Price, provided that the loan amount shall not exceed the balance of the Purchase Price payable.	樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。 80% of the Purchase Price, provided that the loan amount shall not exceed the balance of the Purchase Price payable.
樓價70%或以上 70% of the Purchase Price or above	樓價的95%，惟貸款金額不可超過應繳付之樓價餘額。	樓價的90%，惟貸款金額不可超過應繳付之樓價餘額。

	95% of the Purchase Price, provided that the loan amount shall not exceed the balance of the Purchase Price payable.	90% of the Purchase Price, provided that the loan amount shall not exceed the balance of the Purchase Price payable.
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**B 部份(如適用)：用於償還現有物業的按揭貸款**

**Tranche B (if applicable): for repayment of the mortgage loan of the Existing Property**

現有物業的(總)估算價值 The (total) valuation of the Existing Property(ies)	用於償還現有物業的按揭貸款的樓價貸款的最高金額 The maximum amounts of the Payment Financing for repayment of the mortgage loan of the Existing Property
樓價80%或以上，但少於樓價90% 80% of the Purchase Price or above, but less than 90% of the Purchase Price	樓價的10%，惟貸款金額不可超過現有物業的按揭貸款餘額。 10% of the Purchase Price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.
樓價90%或以上，但少於樓價100% 90% of the Purchase Price or above, but less than 100% of the Purchase Price	樓價的20%，惟貸款金額不可超過現有物業的按揭貸款餘額。 20% of the Purchase Price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.
樓價100%或以上 100% of the Purchase Price or above	樓價的25%，惟貸款金額不可超過現有物業的按揭貸款餘額。 25% of the Purchase Price, provided that the loan amount shall not exceed the balance of the mortgage loan of the Existing Property.

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。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，對貸款金額作出調整。

Depending on the different terms of payment under the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of the Purchase Price. The designated financing company will adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any).

- (VI) 利率為1.68% p.a.。最終利率以指定財務機構認可而定。

Interest rate shall be 1.68% p.a.. The final interest rate will be subject to approval by the designated financing company.

- (VII) 樓價貸款的期限最長為36個月。

The maximum tenor of the Payment Financing shall be 36 months.

- (VIII) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

- (a) 每月供款相當於(視情況而定)：  
monthly instalment amount equivalent to (as the case may be):
- 樓價0.38% (如樓價貸款的金額為樓價90%或以下)；或  
0.38% of the Purchase Price (if the amount of the Payment Financing is 90% of the Purchase Price or below);  
or
  - 樓價0.5% (如樓價貸款的金額為樓價90%以上)  
0.5% of the Purchase Price (if the amount of the Payment Financing is over 90% of the Purchase Price)

先用於支付利息，餘款用於償還樓價貸款；及

shall be paid to settle interest first, and the balance shall be applied for repayment of the Payment Financing; and

- (b) 於到期日，全數償還樓價貸款餘款及利息。

fully repay the balance of the Payment Financing and interest on the maturity date.

- (IX) 全數或部分償還不徵收提前償還罰款，但須於一個月前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

- (X) 買方可向指定財務機構申請附件9.2(d)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的貸款A部份。延續貸款的最高金額為：

The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 9.2(d) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時： At the time of application for the Payment Financing:	延續貸款的最高金額 The maximum amount of the Extended Loan
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties does (do) not have any mortgage	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the Purchase Price.
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is (are) mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的貸款A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附件 9.2(d)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor (if any). Please see Annex 9.2(d) for details.

- (XI) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/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，但無須壓力測試。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XI) 買方須提供足夠文件證明其還款能力(包括每月供款及到期還款)。

The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly instalments and the repayment on maturity).

- (XII) 樓價貸款申請須由指定財務機構獨立審批。

The Payment Financing application shall be approved by the designated financing company independently.

- (XIII) 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。

**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and the other conditions) as set out in the relevant payment plan.**

- (XIV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。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。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount of the 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.

- (XV) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有))。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。

All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her for the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.

(XVI) 樓價貸款受其他條款及細則約束。

The Payment Financing is subject to other terms and conditions.

(XVII) 賣方均無給予或視之為已給予任何就樓價貸款之安排或批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement or the approval of the Payment Financing.



**附件 9.2(d) 延續貸款**  
**Annex 9.2(d) Extended Loan**

- **只適用於個人名義買方**  
**only applicable to the Purchaser who is an individual**
- (I) 買方於有關貸款(指附件 9.2(c)所述之 King's Key 120)的到期日前最少 60 日以書面方式向指定財務機構申請延續貸款(『延續貸款』)。指定財務機構將不會處理逾期貸款申請。  
The Purchaser makes a written application to the designated financing company for the Extended Loan ("Extended Loan") not less than 60 days before the maturity date of the relevant loan (refer to King's Key 120 as set out in Annex 9.2(c)). Late loan applications will not be processed by the designated financing company.
- (II) 延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。  
The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.
- (III) 該物業只可供買方自住。  
The Property shall only be self-occupied by the Purchaser.
- (IV) 延續貸款的最高金額請參閱附件 9.2(c)。  
The maximum amount of the Extended Loan shall be as mentioned in Annex 9.2(c).
- (V) 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加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (VI) 延續貸款年期最長為 20 年。  
The maximum tenor of the Extended Loan shall be 20 years.
- (VII) 買方須以按月分期償還延續貸款。  
The Purchaser shall repay the Extended Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。  
No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.
- (IX) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。  
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (X) 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，但無須壓力測試。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。  
The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her 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 assessment on the Purchaser and his/her guarantor (if any), but no stress test is required. The Purchaser and his/her guarantor shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。  
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 延續貸款申請須由指定財務機構獨立審批。  
The Extended Loan application shall be approved by the designated financing company independently.
- (XIII) 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。

**In accordance with the result of credit check and assessment of the Purchaser and his/her 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.**

- (XIV) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the loan, the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.

- (XV) 所有延續貸款的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延續貸款的律師費用及代墊付費用。

All legal documents of the Extended 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 own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.

- (XVI) 延續貸款受其他條款及細則約束。

The Extended Loan is subject to other terms and conditions.

- (XVII) 賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。

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 Extended Loan.

附件 9.2(e) 3+2 年貸款計劃  
Annex 9.2(e) 3+2 Years Loan Plan

- 只適用於個人名義買方  
only applicable to the Purchaser who is an individual

買方可向賣方的指定財務機構(『指定財務機構』)申請3+2年貸款計劃(『特別貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the 3+2 Years Loan Plan ("Special Loan"). Key terms are as follows:

- (I) 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特別貸款。指定財務機構將不會處理逾期貸款申請。  
The Purchaser makes a written application to the designated financing company for the Special 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.
- (II) 特別貸款必須以該物業之第一法定按揭作為抵押。  
The Special Loan shall be secured by a first legal mortgage over the Property.
- (III) 該物業只可供買方自住。  
The Property shall only be self-occupied by the Purchaser.
- (IV) 擔保人(如有)必須為買方的指定親屬(即配偶、父母(或配偶的父母)、子女、兄弟或姊妹)或買方其中一位的指定親屬或指定財務機構所接受的其他人士。  
The guarantor (if any) must be a designated relative (i.e. spouse, parents (or spouse's parents), children, brothers or sisters) of the Purchaser or a designated relative of any one of the Purchasers, or other person acceptable to the designated financing company.
- (V) 買方及擔保人(如有)的(a) 平均金融資產價值及(b)平均每年入息的總值(『總值』)必須不少於樓價的30%，其中(b)平均每年入息的總值最高可計算入樓價的15%。  
The total value ("total value") of (a) the average financial assets value and (b) the average annual income of the Purchaser and the guarantor (if any) shall be at least 30% of the Purchase Price, where the value of (b) the average annual income can be taken into account up to 15% of the Purchase Price.

上述『平均金融資產價值』指買方及其擔保人(如有)的金融資產(見以下備註)於以下時期的平均價值：

The above "average financial assets value" refers to the average value of the financial assets (see note below) of the Purchaser and his/her guarantor (if any) in the following periods:

- 於接納書的日期簽署臨時買賣合約日前的2個月；及  
the 2 months before the date of the Letter of Acceptance; and
- 申請特別貸款前的2個月。  
the 2 months before the application of the Special Loan.

備註：『金融資產』只計算以買方及其擔保人(如有)的個人名義持有的以下類別金融資產，並不包括以公司名義持有的金融資產：

Note: "The financial assets" only counts in the following types of financial assets held in the personal name of the Purchaser and his/her guarantor (if any), but excluding the financial assets held in the name of a company:

- 存放於香港持牌銀行的金融資產(只包括港幣及外幣存款、證券、債券及單位信託基金)扣除相關授信額度；及  
the financial assets (including Hong Kong dollar and foreign currency deposit, securities, bond and unit trust only) placed in Hong Kong licensed banks after deducting related credit facilities; and
- 存放於香港證券及期貨事務監察委員會(證監會)的註冊機構的現金戶口內的金融資產。為免疑問，不包括孖展戶口內的金融資產。  
the financial assets placed in a cash account in a registered institution under the Securities and Futures Commission (SFC) in Hong Kong. For the avoidance of doubt, the financial assets placed in a margin account are excluded.

按個別金融資產情況，指定財務機構可能會調整其計算價值。

Subject to the status of each financial asset, the designated financing company may adjust the calculated value.

儘管符合上述要求，指定財務機構保留權利(a)不接受全部或部份有關金融資產；及(b)要求買方及其擔保人(如有)提供更多的金融資產證明。

Notwithstanding satisfaction of the above requirements, the designated financing company reserves the right (a) not to accept all or a part of the relevant financial assets; and (b) request the Purchaser and his/her guarantor(s) (if any) to provide more proof of financial assets.

上述『平均每年入息』只計算買方及其擔保人(如有)的最近2年的香港稅單的入息(即扣減免稅額前的入息)。

The above “average annual income” only calculates the income (i.e. income before deduction of allowances) of the Purchaser and his/her guarantor (if any) according to Hong Kong Tax Demand Notes for the last 2 years.

- (VI) 特別貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of Special Loan shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of the Purchase Price payable.

- (VII) 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加1% p.a.，利率浮動，最終利率以指定財務機構認可而定。在買方遵守第(III)段所述的要求的前提下，如買方按第(IX)段所述的方式準時償還特別貸款或提前全數償還特別貸款餘款而且已準時償還之前的每期供款及(如適用)第(XIII)段所述的尾2年貸款手續費，將獲豁免貸款利息。

Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company. **Subject to the Purchaser complying with the requirement as mentioned in paragraph (III), if the Purchaser duly repays the Special Loan according to the manner as mentioned in paragraph (IX) or early fully repays the balance of the Special Loan and having paid each prior instalment and (if applicable) the Last 2 Years Loan Handling Fee as mentioned in paragraph (XIII) on time, then interest on the Special Loan will be waived.**

- (VIII) 特別貸款的期限為5年。

The maximum tenor of the Special Loan shall be 5 years.

- (IX) 買方須以以下方式償還特別貸款：

The Purchaser shall repay the Special Loan in the following manner:-

- (A) 每月償還相當於樓價0.38%的本金金額；及  
repay the principal by monthly instalments of an amount equivalent to 0.38% of the Purchase Price; and

- (B) 於到期日，全數償還特別貸款餘款及(如有)利息。  
fully repay the balance of the Special Loan and (if any) interest on the maturity date.

- (X) 全數或部分償還不徵收提前償還罰款，但須於一個月以前以書面提前通知指定財務機構。每次部分償還必須不少於港幣\$100,000。

No prepayment penalty for full repayment or partial prepayment is levied, but 1 month's prior written notice to the designated financing company is required. Each partial prepayment shall be at least HK\$100,000.

- (XI) 如買方提前全數償還特別貸款餘款，而且準時償還每期供款，買方可獲賣方送出以下列表指明的**3+2年貸款計劃・提前償還現金回贈**(『提前償還現金回贈』)。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

If the Purchaser early and fully repays the balance of the Special Loan and repays each instalment on time, the Purchaser shall be entitled to the **3+2 Years Loan Plan • Early Repayment Cash Rebate** (“Early Repayment Cash Rebate”) offered by the Vendor according to the table below. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

全數償還樓價貸款日期

Date of Full Repayment of the Payment Financing

提前償還現金回贈金額

Early Repayment Cash Rebate amount

首 12 個月內 Within the first 12 months	沒有 Nil
第 13 至 33 個月內 Within the 13th to 33th month	樓價 2% 2% of the Purchase Price

賣方會將提前償還現金回贈直接用於償還特別貸款餘款。

The Early Repayment Cash Rebate will be applied by the Vendor for settlement of the balance of the Special Loan directly.

- (XII) 買方須就申請特別貸款支付港幣\$10,000不可退還的申請手續費。

The Purchaser shall pay HK\$10,000 being the non-refundable application fee for the Special Loan.

- (XIII) 買方須於提取特別貸款後第4年的首90日內支付不可退還的**尾2年貸款手續費**(『尾2年貸款手續費』)

。如買方於提取特別貸款後3年內全數償還特別貸款餘款及(如有)利息，則買方不須支付尾2年貸款手續費。尾2年貸款手續費的金額如下：

The Purchaser shall pay the non-refundable **Last 2 Years Loan Handling Fee** (“Last 2 Years Loan Handling Fee”) within the first 90 days of the fourth year after drawdown of the Special Loan. If the Purchaser fully repays the balance of the Special Loan and (if any) interest within 3 years after drawdown of the Special Loan, the Purchaser are not required to pay the Last 2 Years Loan Handling Fee. The amount of the Last 2 Years Loan Handling Fee is as follows:

特別貸款於第3年的最後一日的餘款 The balance of the Special Loan as at the last day of the 3rd year	尾2年貸款手續費的金額 The amount of the Last 2 Years Loan Handling Fee
不高於樓價60% Not higher than 60% of the Purchase Price	特別貸款餘款的0.5% 0.5% of the balance of the Special Loan
高於樓價60%，但不高於樓價65% Higher than 60% of the Purchase Price but not higher than 65% of the Purchase Price	特別貸款餘款的0.75% 0.75% of the balance of the Special Loan
高於樓價65% Higher than 65% of the Purchase Price	特別貸款餘款的1% 1% of the balance of the Special Loan

- (XIV) 買方及其擔保人(如有)須提供足夠證明文件(包括但不限於工作證明、最近2年的香港稅單、金融資產證明及資金來源證明)及指定財務機構所需的其他文件，包括但不限於在指定財務機構要求下提供信貸報告及/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，但無須壓力測試，及會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額作出調整。

The Purchaser and his/her guarantor (if any) shall provide sufficient document proofs (including without limitation, proof of employment, Hong Kong Tax Demand Notes for the last 2 years, proof of financial assets and proof of source of funds) and other necessary documents upon request from the designated financing company, including without limitation, credit report and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor (if any), but no stress test is required, and adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (if any).

- (XV) 買方須提供還款資金安排，並提供相關文件證明。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。

The Purchaser is required to provide the funding arrangement for repayment and provide the relevant documents. The Purchaser and his/her guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XVI) 特別貸款申請須由指定財務機構獨立審批。

The Special Loan shall be approved by the designated financing company independently.

- (XVII) 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。

**In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor (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.**

- (XVIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。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。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount of the 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.

- (XIX) 所有特別貸款的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特別貸款的律師費用及代墊付費用。

All legal documents of the Special 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 own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Special Loan.

- (XX) 特別貸款受其他條款及細則約束。

The Special loan is subject to other terms and conditions.

- (XXI) 賣方無給予或視之為已給予任何就特別貸款之安排及批核的陳述或保證。

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 Special Loan.