INVITATION FOR PURCHASE OF PROPERTIES

BY WAY OF

PUBLIC TENDER

公開招標承投購買物業

in respect of

有關

The following properties of "**80 ROBINSON ROAD"**,
No.80 Robinson Road, Hong Kong:-

(1) FLAT A on 29TH FLOOR of BLOCK 1; and
(2) CARPARKING SPACE NO. C9 on 4TH FLOOR

以下位於香港羅便臣道 **80** 號 **"**羅便臣道 **80** 號**"**之物業**:**

(1) 1 座 **29** 樓 **A** 單位**;** 及
(2) 4 樓停車位 **C9** 號

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF

PUBLIC TENDER

公開招標承投購買物業

Tenders are invited for the purchase of the following properties at "**80 ROBINSON ROAD**", No.80 Robinson Road:-

(1) FLAT A on 29TH FLOOR of BLOCK 1; and
(2) CARPARKING SPACE NO. C9 on 4TH FLOOR

現招標承投購買以下位於香港羅便臣道**80** 號
"羅便臣道 **80** 號" 之物業，即：

(1) 1 座 **29** 樓 **A** 單位**;** 及
(2) 4 樓停車位 **C9** 號

TENDER COMMENCES AT 11:00 a.m. ON 20 OCTOBER 2026
AND CLOSES AT 12:00 noon ON 20 OCTOBER 2026
(UNLESS PREVIOUSLY WITHDRAWN OR SOLD)

招標開始日期及時間為 **2026** 年 **10** 月 **20** 日上午**11**時正
而招標截止日期及時間為 **2026** 年 **10** 月 **20** 日中午**12**時正
(但若在招標截止時限前物業已被撤回或出售則除外**)**

Tenders must be submitted on the specified **Form of Tender** from **11:00 a.m.** on **20 October 2026** and at or before **12:00 noon** on **20 October 2026** to the Vendor at **Unit 2709-2711**, **27th Floor, AIRSIDE, 2 Concorde Road, Kai Tak, Hong Kong** in a sealed plain envelope and clearly marked on the outside of the envelope with the words "**Tender for (1) Flat A on 29th Floor of Block 1; and**
(2) Carparking Space No. C9 on 4th Floor of "80 ROBINSON ROAD".

投標須採用指定的**投標表格**，放入普通信封內封密，信封面須清楚註明「**羅便臣道 80 號 1 座 29 樓 A 單位 及 4 樓停車位 C9 號投標書**」，並於 **2026** 年 **10** 月 **20** 日上午 **11** 時正起至 **2026** 年年 **10** 月 **20** 日中午 **12** 時正為止，提交至賣方位於香港九龍啟德協調道 **2** 號 **AIRSIDE 27** 樓 2709-2711 室的辦事處。

Note: Persons interested in submitting tenders of the Property are reminded to read the latest register of transactions of the Development so as to ascertain whether the Property is still available for tender on a date of sale. Although the Property may be available for tender on a date of sale, it may become unavailable during or after that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise. In such event, the Vendor will reject offer(s) for purchase of the Property. Please also note that the register of transactions of the Development may not be updated immediately after the Vendor accepts a tender.

註：有意遞交本物業的投標書的人士敬請檢視發展項目的成交紀錄冊，以知悉本物業在某一出售日期是否仍然可供出售。雖然本物業可能在某一出售日期仍然可供出售，因賣方可能會在先前的招標程序完結後的承約期間內接納本物業的投標書，本物業可能於該出售日期內的期間或之後變為不再可供出售。在此情況下，賣方將拒絕接受本物業之其他要約。另請注意，發展項目的成交紀錄冊在賣方接納本物業的投標書後未必能即時更新。

TENDER NOTICE

招標公告

1. CROWN TIME PROPERTIES LIMITED (冠達置業有限公司) (the **"Vendor"**) invites tenders for the purchase of the properties described in the **Particulars of the Properties** below (the **"Property"**) on the terms and conditions contained in this Tender Notice, the Form of Tender (the **"Form of Tender"**) and the Preliminary Agreement for Sale and Purchase (the **"Preliminary Agreement")** annexed hereto as **Appendix A** and **Appendix B** respectively.

   冠達置業有限公司 (以下簡稱「賣方」)現招標按照本招標公告、附件A的投標表格(以下簡稱「投標表格」)及附件B的臨時買賣合約(以下簡稱「臨時合約」)所訂明的條款及條件承投購買以下「物業詳情」所述的物業(以下簡稱「本物業」) 。

PARTICULARS OF THE PROPERTIES

物業詳情

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(1) FLAT A on 29TH FLOOR of BLOCK 1; and
(2) CARPARKING SPACE NO. C9 on 4TH FLOOR

of "80 ROBINSON ROAD 羅便臣道 80 號" at
80 Robinson Road, Hong Kong

香港羅便臣道 80 號"羅便臣道 80 號"
(1) 1 座 29 樓 A 單位; 及
(2) 4 樓停車位 C9 號

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2. The information provided by the Vendor pursuant to Section 68 of the Residential Properties (First-hand Sales) Ordinance (Chapter 621 of the Laws of Hong Kong) is set out in the **Vendor's Information Form** annexed hereto as Appendix H.

   賣方根據《一手住宅物業銷售條例》(香港法例第 621 章)第 68 條提供的資料列於附件 H 的賣方資料表格。

3. (a) The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.

賣方不一定接納出價最高的投標書或任何一份投標書，並保留權利酌情決定接納或拒絕任何投標書。

(b) The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property from sale or to sell or dispose of the Property or any part of it to any person.

賣方保留權利在接受任何投標書之前的任何時候，撤回本物業不予出售，或將本物業或其任何部份出售予任何人士。

(c) The Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property. The Vendor is not obliged to separately notify the tenderers of such adjustment.

賣方有全權透過修改有關該物業的銷售安排資料不時更改招標截止日期及/或時間。賣方無須就修改招標截止日期及時間另行通知投標者。

4. Tenderers should note the following:-

投標者須注意以下事項：

(a) The successful tenderer shall instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the formal Agreement for Sale and Purchase to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Property.

中標者須委託自己的獨立律師代其就以下事宜行事：(i)在賣方接納其投標書後將會簽訂的正式買賣合約，及(ii) 其後的轉讓契。

(b) The Vendor's Solicitors, Messrs. Woo Kwan Lee & Lo, do not act for any tenderers in the process of this tender.

賣方律師，即胡關李羅律師行，在本投標過程中並不代表任何投標者。

(c) Tenderer must be either individual(s) or limited company(ies) incorporated in Hong Kong or non-Hong Kong company(ies) registered under Part 16 of the Companies Ordinance (Cap.622, Laws of Hong Kong) (at least one director of such limited company or non-Hong Kong company shall be natural person).

投標者必須是個人或於香港成立之有限公司或根據《公司條例》(香港法例第 622 章) 第 16 部註冊之非香港公司 (該有限公司或非香港公司之最少一名董事必須爲自然人)。

5. A tender must be:-
投標書必須：

(a) made in the **Form of Tender** (in **DUPLICATE)** and the **Preliminary Agreement** (in **DUPLICATE)** (all without any amendment) duly completed and signed by the tenderer;

採用未經修改的**投標表格**及**臨時合約**，由投標者填妥並簽署**一式兩份**;

(b) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope with the words "**Tender for Flat A on 29th Floor of Block 1 and Carparking Space No. C9 on 4th Floor of 80 Robinson Road**"; and

放入普通信封內封密，信封面須清楚註明致予賣方及「**羅便臣道 80 號 1 座 29 樓 A 單位及 4 樓停車位 C9 號投標書**」; 以及

(c) placed in the Tender Box labelled "**Tender Box**" and placed at the office of the Vendor at Unit 2709-2711, 27th Floor, AIRSIDE, 2 Concorde Road, Kai Tak, Hong Kong at or before the closing date and time of the tender set out below:-

於下述招標開始日期及時間起至招標截止日期及時間為止，放入位於香港九龍啟德協調道**2**號**AIRSIDE** 27 樓2709-2711室賣方辦事處擺放的標示為「**投標箱**」的投標箱內：

Commencement date and time of the tender:

招標開始日期及時間：

11:00 a.m. on **20 October 2026.**

2026 年 10 月 20 日上午 11 時正

◦ Closing date and time of the

tender: 招標截止日期及時間：

12:00 noon on 20 October 2026 or any other date and/or time as changed by the Vendor from time to time by amending the Information on Sales Arrangements relating to the Property(ies) (or any of the Property(ies)) at the Vendor's absolute right and discretion; and as such, tenderers should refer to the relevant Information on Sales Arrangements as effective for the time being for confirmation of the actual closing date and time of the tender in respect of the Property(ies) (or any of the Property(ies)).

2026 年 10 月 20 日中午 12 時正或任何其他由賣方藉其絕對權利及酌情決定權透過修改有關物業(或任何其中的個別物業)的銷售安排資料所不時更改的招

標截止日期及/或時間; 按此，投標者須參閱當其時生效的有關銷售安排資料，以確定有關物業(或任何其中的個別物業)的實際招標截止日期及時間。

In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced between 8:00 a.m. and 11:00 a.m. on the tender closing date, the tender closing date and time will be extended to 12:00 noon on the next working day (as defined in the Preliminary Agreement) on which no black rainstorm warning signal or typhoon signal no.8 or above is announced between 8:00 a.m. and 11:00 a.m.

若黑色暴雨警告信號或八號或以上颱風信號在招標截止日期當天上午 8 時正至上午 11 時正期間發出，截標日期將延至下一個在當天上午 8 時正至上午 11 時正期間沒有發出黑色暴雨警告信號或八號或以上颱風信號的工作日(於臨時合約中給予該詞的涵義)，截標時間為當天的中午 12 時正。

6. A TENDERER MUST ALSO SUBMIT WITH HIS TENDER the following:-

投標者在遞交投標書時，必須同時附上以下文件：

(a) One or more cashier order(s) in a sum which constitutes 5% of the Purchase Price (as defined in the Form of Tender), such sum being the preliminary deposit for the tender, made payable to **"WOO KWAN LEE & LO"** and issued by a bank duly licensed under section 16 of the Banking Ordinance (Cap.155, Laws of Hong Kong).

由根據《銀行業條例》(香港法例第 155 章) 第 16 條獲妥為發牌的銀行所簽發，金額為售價(具有投標表格給予該詞的涵義)5%的一張或多張銀行本票， 作為臨時訂金，銀行本票抬頭為「**胡關李羅律師行**」。

(b) A Declaration of Relationship with the Vendor (in the form annexed hereto as **Appendix C**) duly signed by the tenderer.

已由投標者簽署的「與賣方關係的聲明」(按照**附件C**所列的格式)。

(c) A Declaration in relation to Intermediary (in the form annexed hereto as **Appendix D**) duly signed by the tenderer.

已由投標者簽署的「有關介紹人聲明」(按照**附件D**所列的格式)。

(d) Bilingual version of the "Warning to Purchasers" (in the form annexed hereto as **Appendix E**) duly signed by the tenderer.

已由投標者簽署的「對買方的警告」的中英文雙語文本(按照**附件E**所列的格式)。

(e) A Letter of Consent to Collection of Personal Data (in the form annexed hereto as **Appendix F**) duly signed by the tenderer.

已由投標者簽署的「個人資料收集同意書」(按照**附件 F** 所列的格式)。

(f) An Acknowledgement Letter for Properties Viewing (in the form annexed hereto as **Appendix G**) duly signed by the tenderer.

已由投標者簽署的「物業參觀確認函」(按照**附件G** 所列的格式)。

(g) The Vendor's Information Form (in the form annexed hereto as **Appendix H**) duly signed by the tenderer.

已由投標者簽署的「賣方資料表格」(按照**附件 H** 所列的格式)。

(h) A copy of the estate agent's licence and name card of the estate agent (if any) appointed by the tenderer.

投標者委任之地產代理(如有)的牌照影印副本及名片 。

(i) If the tenderer is individual(s), a copy of the Hong Kong Identity Card/Passport of each individual of the tenderer and if the tenderer is a company, a copy of the Certificate of Incorporation and the Business Registration Certificate of the tenderer, a copy of the latest register of director and annual return of the tenderer and a copy of the board resolutions of the tenderer authorizing the signing of the Form of Tender, the Preliminary Agreement, and the other documents mentioned in the above.

以個人名義投標者，每一位投標人的香港身分證／護照影印副本；以公司 名義投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及上述文件上簽署 之授權之影印副本各一份。

7. All cashier orders forwarded by the tenderers will be retained and will remain uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order submitted therewith will be treated as the Preliminary Deposit referred to in the Preliminary Agreement and applied in part payment of the Purchase Price. All other cashier orders will be returned by ordinary post at the sole risk of the tenderers, within a period of fourteen (14) days from the Acceptance Date specified in paragraph 8 below, to the unsuccessful tenderers at the addresses stated in their Forms of Tender.

在賣方對收到的投標書作出任何決定前，所有投標者遞交之銀行本票均不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票將視作臨時合約中提述之臨時訂金，並用以支付售價的部份款項。所有其他銀行本票將於下文第8條訂明的承約日期起計14天內，按投標書所載之地址以平郵方式退還落選投標者，一切郵遞涉及之風險由落選投標者承擔。

8. Any amendments to and in a tender may cause the tender to be disqualified.

如投標書中的內容有任何修改，或會令投標者喪失資格。

9. In consideration of the invitation for tender by the Vendor and the Vendor's agreeing to consider the tenderers' offers and to pay to the tenderer HK$10.00 upon receipt of a written demand from such tenderer, tenderers agree that their tenders shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Notice, the Preliminary Agreement and the Form of Tender on or before **23:59** on **2026** (the "**Acceptance Date**").

鑒於賣方作出招標、同意考慮投標者的要約及於收到投標者書面要求後付予投標者港幣10元，投標者同意其投標書乃不可撤銷，並構成正式要約，可供賣方在 **2026 年 月 日晚上 23 時 59 分**或之前(以下簡稱「**承約日期**」)按照本招標公告、臨時合約和投標表格所訂明的條款及條件隨時接納。

10. If a tender is accepted, the successful tenderer shall be the purchaser of the Property (the **"Purchaser"**) and: -

投標如獲接納，中標者即成為本物業買方(以下簡稱「**買方**」)：

(a) the Vendor may accept the offer by post, telephone, fax or email to the address/ numbers/ email address specified in his Form of Tender or by any other effective means. After acceptance, the Vendor will return the successful tenderer one duplicate of the Preliminary Agreement executed by the Vendor and dated not later than the Acceptance Date;

賣方可以透過郵寄、電話、傳真或電郵至投標書填上之地址/號碼/電郵地址或其他任何有效方法接受中標者之要約。賣方接受後，將盡快向中標者交回經賣方簽立且日期為不後於承約日期之臨時合約一份；

(b) the Preliminary Agreement signed by the Vendor shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property subject to the terms and conditions contained in the Preliminary Agreement; and

賣方簽妥的臨時合約將構成賣方及買方之間具有約束力的協議，雙方同意按照臨時合約所訂明之條款及條件出售及購買本物業；及

(c) within five (5) working days after the date of the Preliminary Agreement, the Purchaser shall sign the formal Agreement for Sale and Purchase prepared by the Vendor's Solicitors and none of the terms thereof may be altered and the form of the formal Agreement for Sale and Purchase is available for inspection between **10:00 a.m.** and **7:00 p.m.** on **16 October 2026** and **19 October 2026** at Unit 2709-2711, 27th Floor, AIRSIDE, 2 Concorde Road, Kai Tak, Hong Kong.

在該接納日子後的5個工作日內，買方須簽署按照賣方律師所擬定的格式所擬定的正式買賣合約，該合約的條款不得修改。正式買賣合約的文本格式存放在香港九龍啟德協調道**2**號**AIRSIDE** 27樓2709-2711室 ，於 **2026 年 10 月 16** 日及 **2026 年 10 月 19 日上午10時正**至**下午7時正**期間以供閱覽。

11. Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Notice, the Form of Tender and the Preliminary Agreement or statutory provisions affecting the Property. All enquiries should be directed to the Vendor at Unit 2709-2711, 27th Floor, AIRSIDE, 2 Concorde Road, Kai Tak, Kowloon, Hong Kong] (Telephone No.8100 1832).

投標者須注意，賣方只會回答關於本物業的一般查詢，並不會就本招標公告、投標 表格及臨時合約或關於本物業的任何法例條文提供法律或其他意見。如有任何查詢， 請聯絡賣方，地址為香港九龍啟德協調道**2**號**AIRSIDE** 27樓2709-2711室 (電話號碼: 8100 1832)。

12. Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor in response to any enquiry made by a prospective or actual tenderer shall be for guidance and reference purposes only. No such statement or action shall form or be deemed to form part of this Tender Notice, the Form of Tender or the Preliminary 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 set out in this Tender Notice, the Form of Tender or the Preliminary Agreement.

賣方任何人員或代理對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。有關之陳述或行動不得作為或視作構成本招標公告、投標表格及臨時合約的一部份。有關之陳述或行動亦不能或視作闡述、更改、否定、豁免或以任何其他形式修改本招標公告、投標表格或臨時合約所訂明的任何條款或條件。

13. A bilingual version of the "Warning to Purchasers" referred to in Clause 22 of the Preliminary Agreement is attached hereto as **Appendix E.**

臨時合約第22條提及的「對買方的警告」的中英雙語文本已夾附於本招標公告為**附件E**。

14. Tenderers may refer to the sales brochure for details of the Property.

投標者可參閱售樓說明書以取得本物業的詳情。

15. In the event that the tenderer is more than one person, the obligations and liabilities of the tenderer are joint and several.

如投標者多於一人，所有投標者須負有共同及個別的責任。

16. Where the Tenderer submits his tender and makes an offer to purchase the Property through the introduction of an estate agent (the "**Intermediary**"), the Tenderer acknowledges and confirms that:

倘招標者經由地產代理（以下簡稱「**介紹人**」）介紹予賣方以入標認購本物業，招標者知悉和確認：

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

介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向買方或任何其他人負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束。

(b) the Vendor is not and will not be involved in any dispute between the Tenderer and the Intermediary or any other estate agent, and this tender and, if the offer of the tenderer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and

買方與介紹人或任何其他地產代理之任何轇轕，一概與賣方無關。本招標及（如投標者的要約獲接受）該物業之買賣將按照本文件條款及交易文件條款進行。

17. Whether the Intermediary is the estate agent introducing the Tenderer to the Vendor for the purpose of your submission of the offer to purchase the Property is subject to the Vendor's confirmation.

介紹人是否為介紹招標者予賣方以入標認購該物業之地產代理，須由賣方核實方作準。

18. Time shall in all respects be of the essence.

時間在各方面均為要素。

19. The Chinese translation of this Tender Notice and the Form of Tender is for reference only. In the event of any doubt or dispute in the interpretation of this Tender Notice and

the Form of Tender, the English version shall prevail.

本招標公告及投標表格之中文譯本僅供參考。倘若對本招標公告及投標表格的詮釋有任何懷疑或爭議，一概以英文文本為準。

Dated: 16 October 2026.

日期：2026 年 10 月 16 日

****

TENDER SUBMISSION CHECKLIST

須遞交之文件清單

Item 項目	**Document** 文件	**Remarks** 備註
1)	Form of Tender (**Appendix A**) duly completed and signed by the tenderer(s) and **attached** with:- 已由投標者填妥及簽署的投標表格(**附件 A**)並夾附以下文件: (a) Tender Notice duly completed and signed by the tenderer(s) 已由投標者填妥及簽署的招標公告 (b) Preliminary Agreement (**Appendix B**) duly completed and signed by the tenderer(s) 已由投標者填妥及簽署的臨時合約(**附件 B**)	Submit in **DUPLICATE** 遞交**一式兩份**
2)	Declaration of Relationship with the Vendor (**Appendix C**) duly signed by the tenderer(s) 已由投標者簽署的「與賣方關係的聲明」 (**附件 C**)	Submit one signed copy 遞交一份
3)	Declaration in relation to Intermediary (**Appendix D**) duly signed by the tenderer(s) 已由投標者簽署的「有關介紹人聲明」(**附件 D**)	Submit one signed copy 遞交一份
4)	Warning to Purchasers (**Appendix E**) duly signed by the tenderer(s) 已由投標者簽署的「對買方的警告」 (**附件 E**)	Submit one signed copy 遞交一份
5)	Letter of Consent to Collection of Personal Data (**Appendix F**) duly signed by the tenderer(s) 已由投標者簽署的「個人資料收集同意書」(**附件 F**)	Submit one signed copy 遞交一份
6)	Acknowledgement Letter for Properties Viewing (**Appendix G**) duly signed by the tenderer(s) 已由投標者簽署的「物業參觀確認函」(**附件 G**)	Submit one signed copy 遞交一份
7)	Vendor's Information Form (**Appendix H**) duly signed by the tenderer(s). 已由投標者簽署的「賣方資料表格」(**附件 H**)。	Submit one signed copy 遞交一份
8)	Cashier order(s) for 5% of the Purchaser Price payable to "Woo Kwan Lee & Lo" 金額為售價 5%的銀行本票，銀行本票抬頭為	

「胡關李羅律師行」

9) Copies of Hong Kong Identity Card(s)/Passport(s) of each individual of the tenderer and if the tenderer is a company, a copy of the Certificate of Incorporation, the Business Registration Certificate, the latest register of director and annual return of the tenderer and a copy of the board resolutions of the tenderer authorizing the signing of the Form of Tender, the Preliminary Agreement, and other related documents
以個人名義投標者，每一位投標人的香港身分證／護照影印副本；以公司名義投標者，投標公司的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及相關文件上簽署之授權之影印副本各一份。

10) A copy of the estate agent's licence and name card of the estate agent (if any) appointed by the tenderer(s)
投標者委任之地產代理(如有)的牌照影印副本及名片

Appendix A
附件 A

FORM OF TENDER

投標表格

Tender for the purchase of **Flat A on 29th Floor of Block 1 and Carparking Space No. C9 on the 4th Floor of 80 Robinson Road** (the "**Property**") as one transaction subject to the terms and conditions contained in this Form of Tender, the Tender Notice (the "**Tender Notice**") and the Preliminary Agreement (the "**Preliminary Agreement**") as respectively annexed hereto.

茲投標按照本投標表格、招標公告(以下簡稱「**招標公告**」)及臨時買賣合約(以下簡稱「**臨時合約**」) 所訂明的條款及條件承購羅便臣道 80 號 1 座 29 樓 A 單位 及 4 樓停車位 C9 號 (以下簡稱「**本物業**」)。

To: Crown Time Properties Limited (the "**Vendor**")
17th Floor, AIRSIDE,
2 Concorde Road,
Kai Tak, Hong Kong

致： 冠達置業有限公司 (以下簡稱「**賣方**」)
香港九龍啟德協調道**2**號**AIRSIDE** 17樓

1. I/We,_____
(HKID Card No(s). _____ / Passport No(s). _____ / Business Registration No. _____)
of_____
_____
_____
(registered office for a company(ies)(*) / correspondence address in Hong Kong for individual(s)(*)), having read the Tender Notice and the Preliminary Agreement hereby irrevocably offer to purchase the Property at a price of Hong Kong Dollars _____ (HK$_____)
(the "**Purchase Price**") subject to the terms and conditions set forth in the Preliminary Agreement.

本人/我們 _____ (香港身分證號碼 _____ / 護照號碼 _____ / 商業登記號碼 _____)，住址為 _____ (公司註冊地址/ 個人通訊地址)已閱讀招標公告和臨時合約，特此提出不可撤銷的要約 :

按照臨時合約所訂明的條款及條件，以港幣_____元(HK$_____)(以下簡稱「**售價**」)購買**本物業**。

2. If this Tender is accepted by the Vendor, the Purchase Price of the Property shall be paid by me/us, the Purchaser, to the Vendor in the manner as follows:

如賣方接納本投標書，本物業的售價須由本人/我們，即買方，按以下方式付予賣方：

(a) Preliminary deposit in the sum of HK$_____, which is equal to 5% of the Purchase Price shall be paid upon signing of the Preliminary Agreement by the Vendor;

為數港幣_____元(相等於售價的 5%)的臨時訂金，於買方簽署本臨時合約繳付；

(b) Further deposit in the sum of HK$_____, which is equal to 5% of the Purchase Price shall be paid within days after signing of the Preliminary Agreement.

為數港幣_____元(相等於售價的5%)的加付訂金，於買方簽署本臨時合約 天內繳付；

(c) Part payment in the sum of HK$_____, which is equal to % of the Purchase Price shall be paid days after signing of the Preliminary Agreement.

為數港幣_____元(相等於售價的 %)的售價部份款項，於買方簽署本臨時合約 天內繳付；

(d) Balance payment of Purchase Price, which is equal to % of the Purchase Price, shall be paid days after signing of the Preliminary Agreement, i.e. _____

售價餘款(相等於售價的 %)，於買方簽署本臨時合約 天內(即2026年 月 日) 繳付。

3. The following are enclosed with this Tender:-

下列文件連同本投標書一併附上：

(a) A Cashier Order (No._____) (Bank:_____) in the sum of Hong Kong Dollars:_____
_____
(HK$_____), made payable to "Woo Kwan Lee & Lo" as preliminary deposit.

一張金額為港幣_____元(HK$_____)，抬頭為「胡關李羅律師行」 的銀行本票(本票號碼：　　)(銀 行：　　)，作為臨時訂金。

(b) A Declaration of Relationship with the Vendor (in the form annexed to the Tender Notice as **Appendix C**) duly signed by me/us.

已由本人/我們簽署的「與賣方關係的聲明」(按照招標公告**附件C**所列的格式)。

(c) A Declaration in relation to Intermediary (in the form annexed to the Tender Notice as **Appendix D**) duly signed by me/us.

已由本人/我們簽署的「有關介紹人聲明」(按照招標公告**附件D**所列的格式)。

(d) The "Warning to Purchasers" (in the form annexed to the Tender Notice as **Appendix E**) duly signed by me/us.

已由本人/我們簽署的「對買方的警告」(按照招標公告**附件E**所列的格式)。

(a) A Letter of Consent to Collection of Personal Data (in the form annexed hereto as **Appendix F**) duly signed by me/us.

已由本人/我們簽署的「個人資料收集同意書」(按照招標公告**附件 F** 所列的格式)

(g) An Acknowledgement Letter for Properties Viewing (in the form annexed hereto as **Appendix G**) duly signed by me/us.

已由本人/我們簽署的「物業參觀確認函」(按照招標公告**附件 G** 所列的格式)

(h) The Vendor's Information Form (in the form annexed hereto as **Appendix H**) duly signed by the tenderer.

已由投標者簽署的「賣方資料表格」(按照**附件 H** 所列的格式)。

*(i) A copy of the estate agent's licence and name card of the estate agent (if any) appointed by me/us.

已由本人/我們委任之地產代理的牌照影印副本及名片 。

*(j) A copy/Copies of my/our Hong Kong Identity Card(s)/Passport(s).

本人/我們的香港身份證影印副本。

*(k) A copy of our Certificate of Incorporation, our Business Registration Certificate, our latest register of director and annual return and a copy of the board resolutions authorizing the signing of the Form of Tender, the Preliminary Agreement, and other related documents

我們的公司註冊證明書、商業登記證、最近之董事名冊、最近之周年申報表及會議記錄證明投標表格、臨時合約及相關文件上簽署之授權之影印副本。

**** Delete where inapplicable and initial against deletion***

**** 如不適用，請刪除及在旁加簽***

4. I/We agree that in the event that this Tender is accepted by the Vendor, this Tender together with the Preliminary Agreement signed by the Vendor and me/us shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property.

本人/我們同意如賣方接納本投標書，本投標書連同賣方和本人/我們簽署之臨時合約將構成賣方與本人/我們之間具有約束力的協議，雙方同意按照招標公告、本投標表格及出售條款所訂明之條款及條件出售及購買本物業。

Dated the day of 2026.

日期為 2026 年 月 日。

Name(s) of the Tenderer(s) 投標者姓名	:	_____
Signature(s) of the Tenderer(s) 投標者簽名	:	_____
Hong Kong Identity Card(s) No(s)/ Passport(s) No(s) / Business Registration No. (with copy(ies) attached hereto) 香港身份證號碼/ 護照號碼/ 商業登記證號碼 (連同其影印副本)	:	_____
Correspondence Address in Hong Kong/ Registered Office 個人通訊地址/ 公司登記地址	:	_____
Telephone No(s). 電話號碼	:	_____
Facsimile No(s). 傳真號碼	:	_____
Name of Contact Person of the Tenderer(s) 投標者聯絡人姓名	:	_____
Type of Ownership 擁有權種類	:	*as Sole Owner / Joint Tenants / Tenants in Common (in equal shares) *作為唯一擁有人/聯權共有人/ 分權共有人(相同份數) **** Delete where inapplicable and initial against deletion*** ** 如不適用，請刪除及在旁加簽*
Estate Agent appointed by the Tenderer(s) (if any) 投標者委任的地產代理(如有)	:	_____
Estate Agent's licence No. (with copy of the Estate Agent's licence and name card attached hereto) 地產代理的牌照號碼 (連同牌照影印副本及名片)	:	_____

Contact Details of the Estate Agent appointed by the Tenderer(s) 投標者委任的地產代理之聯絡詳情	:	_____
Signature of Witness 見證人簽名	:	_____
Name of Witness 見證人姓名	:	_____
Occupation of Witness 見證人職業	:	_____
Address of Witness 見證人地址	:	_____

****

Appendix B
附 件 B

賣　方　：　冠達置業有限公司（ 下稱"賣方" ）
Vendor　：　Crown Time Properties Limited　("the Vendor")
(商業登記證號碼B.R. No.: 17145601)

地址　：　香港九龍啟德協調道 **2** 號 **AIRSIDE 17** 樓
Address　：　17th Floor, AIRSIDE, 2 Concorde Road, Kai Tak, Hong Kong
電 話 / Tel　：　8100 1832

Vendor's Solicitors 賣方律師
WOO KWAN LEE & LO
Room 2801, 28th Floor, Sun Hung Kai Centre, 30 Harbour Road, Wanchai, Hong Kong
Tel: 2586 9898
胡關李羅律師行
香港灣仔港灣道三十號新鴻基中心 28 樓 2801 室
電話: 2586 9898

PRELIMINARY AGREEMENT FOR SALE & PURCHASE
("Preliminary Agreement")
臨時買賣合約
("臨時合約")

No. 編號：

Date 日期：

Purchaser(s)： 買方	HK I.D./ Passport No./ Business Registration No. 身份證號碼/ 護照號碼/ 商業登記証號碼 :
Address： 地址	Tel： 電話 :

BASIC TERMS AND CONDITIONS
基本條款

Name and location of the Development: 發展項目名稱及位置：	**80 Robinson Road ("the Development")** erected on the Remaining Portion of Section G of Inland Lot No. 590 and the Remaining Portion of Inland Lot No. 590. **羅便臣道 80 號 ("該發展項目")** 於內地段第 590 號 G 段餘段及內地段第 590 號餘段		
The Property: 本物業：	Block 座 數	Floor(s) 樓 層	Unit(s) 單 位
	Carparking Space No. 停車位號數	Floor(s) of Residential Parking Space 停車位樓層	

1) The purchase price of the Property is HK$_____,which shall be paid by the Purchaser to the Vendor in the manner as follows –
本物業的售價為港幣_____元，並須由買方按以下方式付予賣方－
Preliminary deposit in the sum of HK$_____, which is equal to 5% of the purchase price shall be paid upon signing of this Preliminary Agreement.
為數港幣_____元（即售價的 5%）的臨時訂金，須於簽署本臨時合約時支付。

* Further Deposit
再付訂金　:　HK$ 港幣_____on/before 於_____此日或之前付清

* Part Payment
部份樓價　:　HK$ 港幣_____on/before 於_____此日或之前付清

:　HK$ 港幣_____on/before 於_____此日或之前付清

:　HK$ 港幣_____on/before 於_____此日或之前付清

:　HK$ 港幣_____on/before 於_____此日或之前付清

Balance
樓價餘額　:　HK$ 港幣_____on/before 於_____此日或之前付清

* Delete as appropriate.
* 請將不適用者刪去。

Completion of Sale and Purchase shall take place at the office of the Vendor's Solicitors during office hours on or before_____.
成交日期為_____此日或之前，在辦公時間內於賣方律師行進行。

2) It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed –
按訂約雙方的意向，本臨時合約將會由一份買賣合約（"正式合約"） 取代，正式合約須－

(a) by the Purchaser on or before_____(i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
由買方於_____（即本臨時合約的簽署日期之後的第五個工作日）或之前簽立；及

(b) by the Vendor on or before_____(i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
由賣方於_____（即本臨時合約的簽署日期之後的第八個工作日）或之前簽立。

3) The Purchaser shall sign the Agreement prepared by the Vendor's Solicitors the terms of which shall not be altered by the Purchaser.
買方需簽署由賣方律師所擬訂有關本物業的正式合約。正式合約條款買方不得更改。

4) This Preliminary Agreement is subject to the Other Terms and Conditions hereto attached.
本臨時買賣合約受附夾之其它條款及條件所約束。

地產代理(公司名稱)(如有)Estate Agent(Company name)(if any) :
地產代理(公司)牌照號碼 Estate Agent's (Company) Licence No. :

Purchaser(s) 買方簽署

Vendor 賣方簽署
Crown Time Properties Limited
冠達置業有限公司

_____ _____

Received the Preliminary Deposit in the sum of_____(Cashier Order, subject to bank clearance)
上述所列臨時訂金_____，經已收妥此據（ 本票以銀行過數作實 ）

銀行名稱 Bank Name	港幣(元) HK$	本票號碼 Cashier Order No

Received by：
經手收款人 _____

OTHER TERMS AND CONDITIONS
其它條款及條件

1) Copy of the executed Deed of Mutual Covenant Incorporating Management Agreement have been made available for inspection before signing of this Preliminary Agreement. On completion of the sale and purchase, the Purchaser shall accept an assignment of the Property subject to and with the benefit of the Deed of Mutual Covenant Incorporating Management Agreement.
已簽署之大廈公契及管理協議之副本已在簽署本臨時買賣合約前提供給買方查閱。買方同意於成交時簽署一份受本物業大廈公契及管理協議規限之轉讓契。

2) In this Preliminary Agreement –
在本臨時合約中－
   (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
   "實用面積" 具有《一手住宅物業銷售條例》（第 621 章） 第 8 條給予該詞的涵義；
   (b) "working day" has the meaning given by section 2(1) of that Ordinance;
   "工作日" 具有該條例第 2(1)條給予該詞的涵義；
   (c) the floor area of an item under clause (1)(a) of Schedule A hereto is calculated in accordance with section 8(3) of that Ordinance; and
   附表 A 第(1)(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
   (d) the area of an item under clause (1)(b) of Schedule A hereto is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
   附表 A 第(1)(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。

3) This Preliminary Agreement is a binding agreement. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms set out in this Preliminary Agreement.
此臨時合約是有約束力的合約，賣方必須按此臨時合約列出之條款出售本物業，買方亦必須按該等條款購買本物業。

4) The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

5) The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅（如有的話），由買方承擔。

6) The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅（如有的話），由買方承擔。

7) The Vendor reserves the right to rectify any errors or omissions in calculating the purchase price above referred to and the amount of the purchase price shall be as stated in the Agreement to be prepared by the Vendor's solicitors.
樓價計算如有錯漏，賣方保留權利更正，樓價以賣方律師行所訂正式買賣合約所列為準。

8) The Purchaser shall attend the Vendor's solicitors' office together with this Preliminary Agreement within 5 working days after the date hereof to (i) sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment; (ii) pay the sum abovementioned as being due on signing of the Agreement; and (iii) pay all stamp duty payable under this Preliminary Agreement and the Agreement.
買方須於本臨時買賣合約之日期之後的五個工作天內攜帶本臨時合約到賣方律師行辦理下列手續: (i) 簽署賣方代表律師所訂定的正式合約而買方不得修改該正式合約，(ii)交付本臨時合約上列明的須於簽立正式合約時繳付之款項，並 (iii) 交付全部有關本臨時合約及正式合約應付的印花稅。

9) If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed –

如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約－

(a) this Preliminary Agreement is terminated;
本臨時合約即告終止；

(b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金，即被沒收歸於賣方；及

(c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

10) Upon termination of this Preliminary Agreement in accordance with Clause 9, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
在本臨時合約按第 9 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷。

11) Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.
在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

12) All deposits, part payments of the purchase price and the balance of the purchase price shall be paid by the Purchaser by way of cashier order(s) issued by a licensed bank in Hong Kong in favour of the Vendor's solicitors. The Purchaser shall pay the purchase price pursuant to the terms and conditions herein. All payments shall be made at or before 5 p.m. Mondays to Fridays.
所有訂金，部份樓價及樓價餘額必須以香港持牌銀行所發出並以賣方律師行作抬頭人的本票支付。買方必須根據本臨時合約之規定繳付樓價。所有樓價付款均須在星期一至五下午五點前繳付。

13) (a) The Purchaser shall instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
買方須另聘律師代表其買入本物業，買賣雙方必須各自承擔其於正式合約及其後之轉讓契約的法律費用。

(b) All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage of the Property and all legal costs and disbursements of and incidental to all necessary statutory declaration(s) to be made by the Purchaser or any third party (if applicable) if the Purchaser shall claim exemption from new ad valorem stamp duty rates, as the case may be.
所有圖則費、有關業權契據之認證副本之費用包括圖則認證副本、查冊費、登記費及其他支出，均由買方承擔。買方並須承擔所有有關本物業按揭的法律費用及開銷。若買家申請豁免以新稅率計算從價印花稅(視情況而定), 買家須支付所有就該申請而必需由買家或第三方(如適用)作出的法定聲明的所有法律費用、支出及附帶費用。

(c) The Purchaser shall pay (i) respective due proportions of the costs of and incidental to the preparation, stamping, registration and completion of the Deed of Mutual Covenant Incorporating Management Agreement in relation to the Development of which the Property forms part; and (ii) all additional legal costs and stamp duty payable due to the Purchaser entering into sub-sale of the Property or nominate another person to take up the Property after signing of the Agreement for Sale and Purchase.
買方須負責繳付(i) 有關擬定及簽署本物業所屬發展項目之大廈公契及管理協議的費用及其印花稅及登記費之適當攤分部份；及(ii) 所有因買方於簽妥該正式買賣合約後轉讓或提名另一人接管本物業所致之額外律師費及印花稅。

(d) The Purchaser shall fully 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 the Purchaser. This sub-clause (d) shall survive completion of the sale and purchase of the Property.
若買方不能全數或準時繳付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用及支出，買方須就此對賣方作出十足的彌償。本條款(d)於本物業買賣成交後仍然有效。

(e) The Purchaser shall pay to the manager of the Development or the Vendor all management fee deposit, special funds, debris remove fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the Deed of Mutual Covenant Incorporating Management Agreement and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits for water, electricity and gas already paid by the Vendor in respect of the Property Provided That if any of the said management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the Deed of Mutual Covenant Incorporating Management Agreement has already been paid by the Vendor to the said manager, the payments concerned shall be reimbursed by the Purchaser to the Vendor (instead of being paid to the said manager) upon completion of sale and purchase of the Property, whether or not such payments concerned are transferable or refundable under the Deed of Mutual Covenant Incorporating Management Agreement.
買方須繳付發展項目之管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契及管理協議所須繳付之其他按金及費用，買方並須償還賣方已就本物業代為支付的上述費用，包括但不限於水電煤按金。但倘若賣方已向該管理人支付上述之任何管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契及管理協議規定可就本物業收取之其他按金及費用，則買方須於本物業成交日就相關款項向賣方彌補 (而非付予該管理人)， 不論相關款項是否可根據大廈公契及管理協議轉讓或退還。

14) The measurements of the Property – see Schedule A.
本物業的量度尺寸-參閱附表 A。

15) The sale and purchase of the Property includes the fittings, finishes and appliances as follows – see Schedule B.
本物業買賣所包括的裝置、裝修物料及設備如下－參閱附表 B。

16) It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer any benefit of this Preliminary Agreement to any third party.
買賣雙方同意及聲明本臨時合約只適用於買方個人，買方無權要求賣方與其他人士簽訂正式合約及無權將本臨時合約項下的任何權益轉讓給任何第三者。

17) The Purchaser shall promptly inform the Vendor in writing of any change in his correspondence address and telephone number.
買方通訊地址或電話如有更改，買方須即以書面通知賣方。

18) (a) The Vendor shall sell and the Purchaser shall purchase Carparking Space No. C9 on 4th Floor of the Property ("**the Carparking Space**") with vacant possession.
本物業的 4 樓 C9 號停車位是以交吉形式出售。

(b) The Purchaser acknowledges and agrees that FLAT A on the 29th Floor of Block 1 of the Property ("**the Unit**") is sold subject to and with the benefit of the existing tenancy agreement ("**the Tenancy Agreement**") made between the Vendor and the tenant in respect of the Unit ("**the Tenant**") dated 3rd August 2026 with a term commencing on the 30th day of September 2026 and expiring on the 29th day of September 2027. The Purchaser is deemed to purchase the Unit with full knowledge of the Tenancy Agreement and shall take the Unit subject to the rights of the tenant thereunder or by reason thereof and the Purchaser hereby undertakes and agrees to

honour and give effect to the terms of the Tenancy Agreement as if he was the landlord named therein and shall indemnify the Vendor for all expenses losses and damages the Vendor may suffer as a result of a breach of this clause which shall survive completion.
買方確認並同意本物業的 1 座 29 樓 A 單位（「**該單位**」)受賣方與該單位租客（「**租客**」）於 2026年 8 月 3 日簽訂的租期為 2026 年 9 月 30 日至 2027 年 9 月 29 日的現有租約（「該**租約**」）所規限。買方被視為在充分瞭解該租約的情況下購買該單位，並在受限於租客根據該租約享有的權利的基礎上接受該單位。買方在此承諾並同意遵守並執行該租約的條款，如同他是該租約中所列的業主，並將賠償賣方因違反本條款而可能產生的所有費用、損失和損害；本條款在交易完成後仍然有效。

(c) The Purchaser acknowledges that he purchases the Unit with full knowledge of the terms and conditions of the Tenancy Agreement. No requisition or objection shall be made by the Purchaser in relation to the Tenancy Agreement.
買方確認在完全得悉該租約的條款及條件下購買該單位。買方不得就該租約提出任何提問或反對。

(d) The Vendor shall on completion account to the Purchaser for all the deposits paid by the Tenant to the Vendor in respect of the Unit (less any deduction which may be made by the Vendor pursuant to the terms of the Tenancy Agreement) on condition that the Purchaser shall indemnify the Vendor against any claim which may be made by the Tenant against the Vendor for the refund of the said deposit (less any such deduction as aforesaid), such indemnity (in the form prescribed by the Vendor or the Vendor's Solicitors) shall be delivered to the Vendor on or before completion. This clause shall survive completion.
賣方須在成交時向買方支付就租客就該單位已付予賣方的所有按金（扣除賣方根據租約條款可作出的任何扣減），惟買方須就租客可能向賣方追討退還上述按金（扣除前述的任何扣減）而向賣方作出彌償保證，該彌償保證(格式由賣方或賣方律師指定)須於成交時或之前交付予賣方。本條款在交易完成後仍然有效。

(e) The Vendor does not warrant whether there is any existing breach or non-performance or there will be any breach or non-performance of any of the terms and conditions of the Tenancy Agreement by the tenant. The Vendor does not warrant whether either party to the Tenancy Agreement will exercise its right to early terminate the Tenancy Agreement on or before the completion date and whether the tenancy granted under the Tenancy Agreement will be subsisting on the completion date.
賣方並不保證租客現在或將來是否有違反或不履行該租約內任何條款及條件。賣方不保證在成交日或之前該租約任何一方會否行使提早終止租約的權利及於該租約下的租賃在成交時是否仍然生效。

(f) If the tenancy shall expire or shall terminate for whatever reason before completion, the Purchaser shall not raise any objection thereto and the Purchaser shall accept the Unit with vacant possession on "as is" basis on completion notwithstanding anything contained herein. The Vendor also does not warrant whether vacant possession of the Unit will be delivered to the Purchaser on completion. Without prejudice to the foregoing, the Vendor shall not be required to remove from the Unit, any furniture, chattels, goods, rubbish, refuse or things whatsoever (the "Abandoned Items") that may be found or left at the Unit or any part thereof. The Purchaser agrees to take the Unit subject to all the Abandoned Items and shall be responsible for removal or disposal of the same at his own costs and expenses. If the tenant fails to deliver vacant possession of the Unit to the Vendor upon expiration or earlier termination of the Tenancy Agreement for whatever reason, the Purchaser shall not be entitled to raise any objection thereto nor to refuse completion and the Purchaser shall at its own costs take steps to recover possession of the Unit after completion and it is expressly agreed that in such circumstances delivery of vacant possession of the Unit to the Purchaser on completion is not required.
若該租約屆滿或因任何原因於成交前終止，買方不能因此提出任何反對，而買方須在成交時接受該單位按 「現狀」交吉出售，即使本臨時合約已有任何規定。賣方亦不保證是否以交吉形式完成該單位交易。在不損害前述條文的原則下，賣方無須在成交日或之前，從該單位移走可能發現或留在該單位或其任何部分的任何

家具、物件、物品、垃圾、廢棄物或任何其他東西(「棄置物品」)。 買方同意在接收該單位時受所有棄置物品的限制，並應自費負責移走或處置棄置物品。若租客因任何原因未能於租約屆滿或提前終止時將該單位交吉予賣方，買方不得因此提出任何反對，亦不得拒絕成交，及買方須於成交後自費採取行動收回該單位的管有權，並明確同意在此情況下，毋須於成交時向買方交付該單位的空置管有權。

(g) It is reserved unto the Vendor the right to claim from the tenant all arrears (if any) of rents and other moneys due and owing under the Tenancy Agreement up to and inclusive of the completion date and all damages in respect of any breach of the Tenancy Agreement before completion date. The Purchaser shall if so required by the Vendor execute and deliver to the Vendor all such documents as may be reasonably requested by the Vendor assigning to the Vendor the right to sue for the said arrears of rent and other moneys and breach.
賣方保留權利向租客追討根據該租約到期應付及拖欠的所有租金及其他款項（如有）直至及包括成交日期止，以及就成交日期前任何違反該租約的所有損害賠償。如賣方提出要求，買方須向賣方簽立及交付賣方合理要求的所有文件，將就上述租金及其他款項的欠款及違約提出起訴的權利轉讓予賣方。

19) This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，買賣雙方並沒有以相同條款訂立任何非書面買賣合約或買賣合約。

20) In case of any doubt or conflict, the English version of this Preliminary Agreement shall prevail. Words importing the singular shall include the plural and vice versa and words importing one gender shall include other genders, and words importing persons shall include corporations and vice versa.
如有疑問或爭議，應以本臨時合約的英文版本為準。但凡指單數之詞語，其釋義將包括眾數，反之亦然。但凡指男性、女性或中性之詞語，其釋義包括所有其他兩種性別。但凡指人之詞語，其釋義包括公司，反之亦然。

21) Time shall in every respect be of the essence of this Preliminary Agreement.
本臨時合約所規定之期限均須嚴格遵守。

22) The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause (23) and fully understands it contents.
買方已確認收到以下第(23)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。

23) For the purposes of clause (22), the following is the "Warning to Purchasers" :
就第(22)條而言，"對買方的警告" 內容如下:

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR,** who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支

付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

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

24) The Property is to be sold on "as is" basis. 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.
本物業是以現狀售予買方。買方在購買本物業時完全知悉本物業的實質狀況與本物業內的裝置、裝修物料及設備，並接受本物業及該等裝置、裝修物料及設備的現狀。

25) It is hereby certified that the Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).
茲証明本物業乃屬印花稅條例 (第 117 章)第 29A(1)條含義中之住宅物業。

26) It is hereby certified that the transaction hereby affected does not form part of a larger transaction or a series of transactions in respect of which the amount or value, or the aggregate amount or value, of the consideration exceed HK$_____.
茲証明此宗買賣非另一或一系列買賣之一部份，而款額或價值或總價款額或總價值不超過港幣$_____。

27) (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
賣方和買方無意賦予任何第三者權利依據《合約（第三者權利）條例》（第 623 章）（"該條例"）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合約的適用，惟受以下第(b)款及第(c)款的規定限制。

(b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand) Sales Ordinance (Cap. 621).
本條第(a)款只在並無違反《一手住宅物業銷售條例》(第 621 章)的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。

(c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
若本臨時合約的任何條款因上述第(b)款的規定沒有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) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷（倘若撤銷權存在），而該條例第 6(1)條將不適用於本臨時合約；及

(ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.

賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。

Schedule A
附表 A

(1) The measurements of the Property are as follows :
本物業的量度尺寸如下:

(a) the saleable area of the Property is 96.540 square metres/ 1039 square feet *[of which –]
本物業的實用面積為 96.540 平方米／ 1039 平方呎 *[其中－]

*[/ square metres/ / square feet is the floor area of the balcony];
*[/ 平方米／ / 平方呎為露台的樓面面積]；

*[/ square metres/ / square feet is the floor area of the utility platform];
*[/ 平方米／ / 平方呎為工作平台的樓面面積]；

*[/ square metres/ / square feet is the floor area of the verandah]; and
*[/ 平方米／ / 平方呎為陽台的樓面面積]；

(b) other measurements are –
其他量度尺寸為－

*[the area of the air-conditioning plant room is / square metres/ / square feet];
*[空調機房的面積為 / 平方米／ / 平方呎] ;

*[the area of the bay window is 4.565 square metres/ 49 square feet];
*[窗台的面積為 4.565 平方米／ 49 平方呎] ;

*[the area of the cockloft is / square metres/ / square feet];
*[閣樓的面積為 / 平方米／ / 平方呎] ;

*[the area of the flat roof is / square metres/ / square feet];
*[平台的面積為 / 平方米／ / 平方呎] ;

*[the area of the garden is / square metres/ / square feet];
*[花園的面積為 / 平方米／ / 平方呎] ;

*[the area of the parking space is / square metres/ / square feet];
*[停車位的面積為 / 平方米／ / 平方呎] ;

*[the area of the roof is / square metres/ / square feet];
*[天台的面積為 / 平方米／ / 平方呎] ;

*[the area of the stairhood is / square metres/ / square feet];
*[梯屋的面積為 / 平方米／ / 平方呎] ;

*[the area of the terrace is / square metres/ / square feet];
*[前庭的面積為 / 平方米／ / 平方呎] ;

*[the area of the yard is / square metres/ / square feet];
*[庭院的面積為 / 平方米／ / 平方呎] ;

* Delete as appropriate.
* 請將不適用者刪去。

Schedule B
附表B

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

1. Exterior Finishes

Window
Aluminium window frame finished with green fluorocarbon and green tinted glass.

Bay window
Reinforced concrete with ceramic tiles facing. Interior bay window sills are finished with natural stone except the following units which bay window sills are finished with reconstituted stones:
- Unit A, 38/F and Unit C, 12/F, 13/F, 15/F, 38/F & 43/F and Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A & D, 43/F of Block 2
- Unit A, B, C & D, 48/F-49/F of Block 1 (Triplex) and Unit A & D, 48/F-49/F of Block 2 (Duplex)

2. Interior Finishes

Internal wall and ceiling
Living Room, Dining Room, Master Bedroom and Bedroom
Plastered wall and ceiling are finished with emulsion paint where exposed.

Internal floor
Living Room, Dining Room, Master Bedroom and Bedroom
Timber flooring and timber skirting. Some areas connecting to Flat Roof from Master Bedroom and Bedroom in triplex and duplex units of Block 1 and 2 are finished with natural stone.

Bathroom
For all Bathroom except those specified below:
Floor: Exposed floor is finished with natural stone.
Wall: Exposed wall is finished with natural stone, mirror panel and tiles up to false ceiling level.
Ceiling: Aluminium stripe false ceiling.

Unit A, 38/F and Unit C, 12/F, 13/F, 15/F, 38/F & 43/F and Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A & D, 43/F of Block 2
Floor: Exposed floor is finished with reconstituted stone.
Wall: Exposed wall is finished with reconstituted stone and mirror panel and tiles up to false ceiling level.
Ceiling: Aluminium stripe and gypsum board false ceiling with emulsion paint, except the aluminium stripe and matrix engineered mineral board false ceiling with emulsion paint for Unit A & D, 43/F of Block 2.

Triplex and duplex units of Block 1 and 2
Floor: Exposed floor is finished with natural stone.
Wall: Exposed wall is finished with natural stone and mirror panel up to false ceiling level, except the exposed wall is finished with natural stone up to false ceiling level for bathroom 1 of Unit A & B.
Ceiling: Gypsum board false ceiling with emulsion paint, except the matrix engineered mineral board false ceiling with emulsion paint for Unit C, 48/F-49/F of Block 1 (Triplex).

Kitchen
For all Kitchen except those specified below:

Floor: Exposed floor is finished with tiles.
Wall: Exposed wall is finished with tiles and stainless steel panel up to false ceiling level, except the exposed wall is finished with tiles and glass panel up to false ceiling level for Unit C, 15/F, Unit A, 38/F and Unit D, 38/F of Block 1.
Ceiling: Aluminium stripe false ceiling, except the matrix engineered mineral board false ceiling with emulsion paint for Unit A & D, 43/F of Block 2.
Cooking bench: Finished with solid surfacing material.

Triplex and duplex units of Block 1 and 2
Floor: Exposed floor is finished with natural stone.
Wall: Exposed wall is finished with tiles and stainless steel panel up to false ceiling level, except the exposed wall is finished with tiles and glass panel up to false ceiling level for Unit B, 48/F of Block 1.
Ceiling: Gypsum board false ceiling with emulsion paint, except the matrix engineered mineral board false ceiling with emulsion paint for Unit C, 48/F-49/F of Block 1 (Triplex).
Cooking bench: Finished with natural stone.

3. Interior Fittings

Doors

i) Entrance

Solid core veneered timber door fitted with lockset, door closer, magic eye and door stopper.

ii) Master Bedroom and Bedroom

Hollow core veneered timber door fitted with lockset and door stopper.

iii) Kitchen

Solid core veneered timber door fitted with lockset, door closer and door stopper except solid core veneered timber door fitted with lockset, door closer, vision panel and door stopper in Kitchens of Unit A, 38/F and Unit C, 12/F, 13/F, 15/F, 38/F & 43/F, Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A & D, 43/F of Block 2 and Unit A, B & D, 48/F- 49/F of Block 1(Triplex) and Unit A & D, 48/F- 49/F of Block 2 (Duplex) and solid core veneered timber door fitted with door closer, vision panel and door stopper in kitchen of Unit C, 48/F-49/F of Block 1 (Triplex).

iv) Servant Room and Store Room

Solid core veneered timber door fitted with lockset, door closer, vision panel and door stopper except hollow core veneered timber door fitted with lockset and door stopper in Store Room of Unit A, 38/F and Unit C, 12/F, 13/F, 15/F, 38/F & 43/F and Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A & D, 43/F of Block 2, Servant Room and Store Room of Unit A, B, C & D, 48/F-49/F of Block 1(Triplex) and Unit A & D, 48/F- 49/F of Block 2 (Duplex).

v) Bathroom, Lavatory, Study Room, Family Room and Walk-in Closet

Hollow core veneered timber door fitted with lockset and door stopper except Bathroom and Lavatory without window and those specified below:

- Aluminium sliding folding doors with glass in Lavatory of Unit A, 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A, 43/F of Block 2 and Lavatory (connecting to Servant Room of triplex and duplex units) of Unit A, B & D, 48/F- 49/F of Block 1 (Triplex) and Unit A & D, 48/F- 49/F of Block 2 (Duplex).
- Glass sliding door with veneered timber frame in Study Room of Unit A & B, 48/F-49/F of Block 1(Triplex) and Unit A, 48/F-49/F of Block 2 (Duplex);
- Hollow core veneered timber door fitted with lockset and door closer in Bath 1 of Unit D, 48/F-49/F of Block 1(Triplex);

- Hollow core veneered timber door fitted with lockset and door stopper in Bath 1, 2 & 3 of Unit A & B, 48/F-49/F of Block 1 (Triplex) and Unit A, 48/F-49/F of Block 2 (Duplex); and Bath 1 & 2 of Unit C, 48/F-49/F of Block 1 (Triplex) and Bath 2 of Unit D, 48/F-49/F of Block 1 and Bath 2 & 3 of Unit D, 48/F-49/F of Block 2 (Duplex); and
- Hollow core timber sliding door with timber veneered wood frame fitted with lockset in Bath 2 of Unit D, 48/F-49/F of Block 1(Triplex) and Bath 1 of Unit D, 48/F-49/F of Block 2 (Duplex).

vi) Bathroom and Lavatory without window

Hollow core veneered timber doors with louvers and fitted with lockset are provided in the following units:

- Lavatory of Unit A & B, 48/F- 49/F of Block 1 (Triplex) and Unit A, 48/F-49/F of Block 2 (Duplex)
- Bath 2 of Unit C, 48/F-49/F of Block 1 (Triplex) and Bath 2 of Unit D, 48/F-49/F of Block 1(Triplex) and Bath 1 and 2 of Unit D, 48/F-49/F of Block 2 (Duplex)

vii) Flat Roof (Triplex and duplex units)

Aluminium framed glass sliding doors fitted with lockset are provided in the following units:

- Unit A & B, 48/F-49/F of Block 1 (Triplex) and Unit A & B, 51/F of Block 2 (Duplex)

Aluminium framed glass swing doors fitted with lockset are provided in following units:

- Unit C & D, 48/F-49/F of Block 1(Triplex), Unit D, 48/F- 49/F and Unit C & D, 51/F of Block 2 (Duplex)

viii) Roof

Aluminium framed glass sliding door fitted with lockset.

Bathroom

(i) Type of fittings and equipment		**Material**
(a)	Wash Basin	Ceramic (except Lavatory of Unit B & C, 48/F of Block 1 in solid surfacing material)
(b)	Water Closet	Ceramic
(c)	Basin Mixer	Metal (except Unit A, 38/F and Unit C, 12/F, 13/F, 15/F, 38/F & 43/F and Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A & D, 43/F of Block 2, triplex and duplex units of Block 1 & 2 in Chrome-plated)
(d)	Mirror Cabinet	Laminated mirror with glass shelves

	(e)	Basin Cabinet	Wood-Veneered plywood
	(f)	Towel Bar	Chrome-plated
	(g)	Paper Holder	Chrome-plated
	(h)	Robe Hook	Chrome-plated
	(i)	Cabinet	Wood-Veneered plywood (applicable to Bath 2 of Unit B, 49/F of Block 1)
	(j)	Shower Seat	Marble (applicable to Bath 1 of Unit B, 49/F of Block 1)
(ii)	**Type of water supply system**		
	(a)	Indirect Water Supply System	Copper
(iii)	**Type of bathing facilities**		
	(a)	Bathtub 1600(L)x750(W)x500(D)(mm) (except Unit A 12-18/F of Block 1 and Unit B, 12-18/F of Block 2 and those specified below)	Cast Iron
		-Bathtub 1600(L)x750(W)x420(D)(mm) (applicable to Unit A, 38/F and Unit C, 12/F, 13/F, 15/F, 38/F & 43/F and Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F, Unit A & D, 43/F of Block 2)	Cast Iron
		-Bathtub 1600(L)x800(W)x420(D)(mm) (applicable to Bath 3 of Unit A & B, 49/F of Block 1 and Unit A & D, 49/F of Block 2 and Bath 1 of Unit D, 49/F of Block 2)	Cast Iron
		-Bathtub 1700(L)x800(W)x420(D)(mm) (applicable to Bath 1 of Unit A, B & D, 49/F of Block 1 and Unit A, 49/F of Block 2)	Cast Iron
	(b)	Shower Cubicle	Glass Partition
	(c)	Shower Mixer	Chrome-plated

Kitchen

	Type	**Material**
(i)	Sink Unit	Stainless steel
(ii)	Water Supply System	Copper
(iii)	Kitchen Cabinet	MDF and high gloss lacquer panel / Lacquered MDF and aluminum-framed gray mirror door panel
(iv)	Other fittings and equipment: Desk-mounted Mixer	

Bedroom
No fittings. (For all units except those specified below)
Unit A, 48/F-49/F of Block 1 (Triplex)

Bedroom 1 installed with floor mounted wood veneered timber closet.
Master Bedroom installed with floor mounted wood veneered timber wardrobe.

Telephone
Telephone outlets are installed at living room, all bedrooms and some bathrooms of triplex and duplex units.

Aerials
TV/FM aerial outlets for the reception of local TV/FM programmes are provided at living room and all bedrooms.

Electrical installations
Concealed conduit wiring for lighting and power points (except conduits inside false ceiling). Three-phase electricity supply with miniature circuit breakers and distribution boards are provided.

Gas supply
Type: Town gas supply
Gas pipes are provided and connected to gas cooker hob in the kitchen and instantaneous type gas water heaters in bathrooms.

Water supply
Copper pipes are adopted for cold and hot water supply system. Water pipes are concealed in non-structural wall or enclosed in false ceilings, bulkheads, claddings or cabinets. Hot water is available through water heater.

4. Appliances Schedule for Typical Units (For Block 1: Unit A on 38/F & 43/F, Unit B on 11/F, Unit C on 11/F, 12/F, 13/F, 15/F, 17/F, 28/F, 38/F & 43/F, Unit D on 28/F, 38/F &43/F and Block 2: Unit A on 36/F, 43/F, Unit B on 38/F & 47/F, Unit C on 38/F, 39/F, 41/F & 47/F, Unit D on 28/F, 31/F, 39/F, 41/F & 43/F)

Location	Appliance	Units Apply
Living/Dining/Bedroom	Air Conditioner	For all units
Kitchen	Domino Gas Single Hob	For all units
	Domino Gas Double Hob	For all units
	Induction Cooking Hob	For all units
	Cookerhood	For all units
	Refrigerator	For all units
	Microwave	For all units (except Unit A, 38/F, Unit C, 15/F, Unit D, 38/F of Block 1 and Unit A & D, 43/F of Block 2)
	Oven	For all units
	Steam Oven	For Unit A, 38/F, Unit C, 15/F, Unit D, 38/F of Block 1 and Unit A & D, 43/F of Block 2
	2 in 1 Washer and Dryer	For all units
	Window Type Exhaust Fan	For all units
	Electric Water Heater	For all units

Bathroom	Window Type Exhaust Fan	For all units (except Unit A, 38/F, Unit C, 15/F, Unit D, 38/F of Block 1 and Unit A & D, 43/F of Block 2)
	Gas Water Heater	For all units
	Thermo Ventilator	For Unit A, 38/F, Unit C, 12/F, 13/F, 15/F, 38/F & 43/F and Unit D, 28/F & 38/F of Block 1, Unit A, 36/F, Unit B, 38/F and Unit A & D, 43/F of Block 2

5. Appliances Schedule for Triplex and Duplex Units (For Unit A, B, C & D on 48/F & 49/F, Block 1 and Unit A & D on 48/F & 49/F, Block 2)

Location	Appliance	Units Apply
Living/Dining/Bedroom	Air Conditioner	For all units
Kitchen		
	Domino Gas Single Hob	For all units
	Domino Gas Double Hob	For all units
	Induction Cooking Hob	For all units
	Cookerhood	For all units
	Refrigerator	For all units
	Microwave	For all units (except Unit B & C, 48/F of Block 1)
	Steamer	Unit B & C, 48/F of Block 1
	Oven	For all units
	Dish Washer	For all units
	Washer	For Unit A & B, Block 1; and Unit A, Block 2
	Dryer	For Unit A & B, Block 1; and Unit A, Block 2
	Window Type Exhaust Fan	For all units
	Electric Water Heater	For all units
	2 in 1 Washer and Dryer	For Unit C & D, Block 1; and Unit D, Block 2
Bathroom	Window Type Exhaust Fan	For all units (except Unit B & C, 48/F of Block 1)
	Gas Water Heater	For all units

Electric Water Heater	For all units
Thermo Ventilator	For Unit A, B, C & D, Block 1; and Unit A & D, Block 2

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

1. 外部裝修物料

窗
綠色氟碳噴漆鋁窗窗框連綠色玻璃。

窗台
用料為鋼筋混凝土及外牆瓦。
除以下單位之窗台板鋪砌人造合成石材，其他窗台板鋪砌天然石材。
- 1座38樓A單位及12樓、13樓、15樓、38樓及43樓C單位及28樓、38樓D單位、2座36樓A單位、38樓B單位及43樓A及D單位
- 1座48樓至49樓A、B、C及D單位(三層複式單位)及2座48樓至49樓A及D單位(複式單位)

2. 室內裝修物料

內牆及天花板
客廳、飯廳、主人房及睡房
內牆及天花外露部份批盪後並髹上乳膠漆。

內部地板
客廳、飯廳、主人房及睡房
木地板及木腳線。1座及2座的三層複式及複式單位內由主人房及睡房通往平台的部分位置天然石材。

浴室
適用於所有浴室，以下另作指明者除外：
地台：外露位置鋪砌天然石材。
牆身：外露位置鋪砌天然石材、鏡飾面及牆瓦至假天花。
天花：鋪砌鋁片假天花。

1座38樓A單位、12樓、13樓、15樓、38樓及43樓C單位及28樓及38樓D單位、2座36樓A單位、38樓B單位及43樓A及D單位
地台：外露位置鋪砌人造合成石材。
牆身：外露位置鋪砌人造合成石材、鏡飾面及牆瓦至假天花。
天花：鋪砌鋁片及石膏板假天花並髹上乳膠漆，除2座43樓A及D單位為鋪砌鋁片及纖維增強矽酸鈣板假天花並髹上乳膠漆。

1座及2座的三層複式及複式單位
地台：外露位置鋪砌天然石材。
牆身：外露位置鋪砌天然石材及鏡飾面至假天花，除A單位及B單位之浴室1為鋪砌天然石材至假天花。
天花：鋪砌石膏板假天花並髹上乳膠漆，除1座48樓至49樓C單位(三層複式單位)為鋪砌纖維增強矽酸鈣板假天花並髹上乳膠漆。

廚房
適用於所有廚房，以下另作指明者除外：
地台：外露位置鋪砌磚。
牆身：外露位置鋪砌牆瓦及不銹鋼飾面板至假天花，除1座15樓C單位、38樓A單位及D單位之外露位置鋪砌牆瓦及玻璃飾面板至假天花。
天花：鋪砌鋁片假天花，除2座43樓A及D單位為鋪砌纖維增強矽酸鈣板假天花並髹上乳膠漆。
灶台：實體面料。

1座及2座的三層複式及複式單位
地台：外露位置鋪砌天然石材。
牆身：外露位置鋪砌牆瓦及不銹鋼飾面板至假天花，除1座48樓B單位之外露位置鋪砌牆瓦及玻璃飾面板至假天花。
天花：鋪砌石膏板假天花並髹上乳膠漆，除1座48樓至49樓C單位(三層複式單位)

為鋪砌纖維增強矽酸鈣板假天花並髹上乳膠漆。
灶台：天然石材。

3. <u>室內裝置</u>

門

i) **單位大門**

木皮飾面實心木門配門鎖，氣鼓、防盜眼及門擋。

ii) **主人房及睡房**

木皮飾面空心木門配門鎖及門擋。

iii) **廚房**

除1座38樓A單位及12樓、13樓、15樓、38樓及43樓C單位及28樓、38樓D單位、2座36樓A單位、38樓B單位及43樓A及D單位、1座48樓至49樓A、B及D單位(三層複式單位)及2座48樓至49樓A及D單位(複式單位)之廚房為木皮飾面實心木門配門鎖、氣鼓、玻璃及門擋及1座48樓至49樓C單位(三層複式單位)之廚房為木皮飾面實心木門配氣鼓、玻璃及門擋，其他為木皮飾面實心木門配門鎖、氣鼓及門擋。

iv) **僱傭房及儲物室**

除1座38樓A單位及12樓、13樓、15樓、38樓及43樓C單位及28樓、38樓D單位、2座36樓A單位、38樓B單位及43樓A及D單位之儲物室、1座48樓至49樓A、B、C及D單位(三層複式單位)及2座48樓至49樓A及D單位(複式單位)之僱傭房及儲物室為木皮飾面空心木門配門鎖及門擋，其他為木皮飾面實心木門配門鎖、氣鼓、玻璃及門擋。

v) **浴室、洗手間、閱讀室、家庭活動室及衣帽間**

木皮飾面空心木門配門鎖及門擋，除不設窗戶之浴室及洗手間及另作指明者除外:

- 1座38樓A單位、2座36樓A單位、38樓B單位及43樓A單位之洗手間及1座48樓至49樓A、B及D單位(三層複式單位)、2座48樓至49樓A及D單位(複式單位)之洗手間(連接三層複式及複式單位之僱傭房)為鋁質玻璃趟摺門。
- 1座48樓至49樓A及B單位(三層複式單位)及2座48樓至49樓A單位(複式單位)的閱讀室為玻璃趟門連木皮飾面木門框；
- 1座48樓至49樓D單位(三層複式單位)之浴室1為木皮飾面空心木門配門鎖及氣鼓；
- 1座48樓至49樓A及B單位(三層複式單位)及2座48樓至49樓A單位(複式單位) 之浴室1、2及3及1座48樓至49樓C單位(三層複式單位)之浴室1及2及D單位(三層複式單位)之浴室2及2座48樓至49樓D單位(複式單位)之浴室2及3為木皮飾面空心木門配門鎖及門擋；及
- 1座48樓至49樓D單位(三層複式單位)之浴室2及2座48樓至49樓D單位(複式單位)之浴室1為空心木趟門連木皮飾面木門框配門鎖。

vi) **不設窗戶之浴室及洗手間**

以下單位設有木皮飾面空心木門配門鎖連百葉。

- 1座48樓至49樓A及B單位(三層複式單位) 及2座48樓至49樓A單位(複式單位)之洗手間
- 1座48樓C單位(三層複式單位)之浴室2及1座48樓至49樓D單位(三層複式單位)之浴室2及2座48樓至49樓D單位(複式單位)之浴室1及2

vii) **平台 (三層複式及複式單位)**

以下單位設有鋁框玻璃趟門配門鎖。

- 1座48樓至49樓A及B單位(三層複式單位)及2座51樓A及B單位(複式單位)

以下單位設有鋁框玻璃掩門配門鎖。

- 1座48樓至49樓C及D單位(三層複式單位)、2座48樓至49樓D單位及51樓C及D單位(複式單位)

viii) 天台

鋁框玻璃趟門配門鎖。

浴室

(i) 裝置及設備的類型	用料
(a) 洗手盆	陶瓷(除1座48樓B及C單位之洗手間為實體面料)
(b) 坐廁	陶瓷
(c) 洗手盆水龍頭	金屬 (除1座38樓A單位及12樓、13樓、15樓、38樓及43樓C單位及28樓、38樓D單位、2座36樓A單位、38樓B單位及43樓A及D單位；1及2座之三層複式及複式單位為鍍鉻)
(d) 鏡櫃	夾膠鏡配以玻璃層板
(e) 洗手盆櫃	木飾面夾板
(f) 毛巾架	鍍鉻
(g) 廁紙架	鍍鉻
(h) 掛衣鈎	鍍鉻
(i) 儲物櫃	木飾面夾板(適用於1座49樓B單位之浴室2)
(j) 沐浴座板	雲石(適用於1座49樓B單位之浴室1)
(ii) 供水系統的類型	
(a) 間接供水系統	銅
(iii) 沐浴設施的類型	
(a) 浴缸1600(長)x750(寬)x500(深) (毫米) (除1座12樓至18樓A單位及2座12樓至18樓B單位及以下列明者外)	壓鐵
- 浴缸 1600(長)x750(寬)x420(深) (毫米) (適用於 1 座 38 樓 A 單位及 12 樓、13 樓、15 樓、38 樓、43 樓 C 單位及 28 樓、38 樓 D 單位、2 座 36 樓 A 單位、38 樓 B 單位及 43 樓 A 及 D 單位)	壓鐵
- 浴缸 1600(長)x800(寬)x420(深) (毫米) (適用於1座49樓A、B單位及2座49樓A及D單位之浴室3、2座49樓D單位之浴室1)	壓鐵
- 浴缸 1700(長)x800(寬)x420(深) (毫米)	壓鐵

(適用於1座49樓A、B及D單位及2座49樓A單位之浴室1)

(b)	淋浴間	玻璃浴屏
(c)	淋浴花灑	鍍鉻

廚房

	類型	**用料**
(i)	洗滌盆	不銹鋼
(ii)	供水系統	銅
(iii)	廚櫃	焗漆面中密度纖維板及光亮焗漆面板 / 中密度纖維板及鋁框灰鏡面門板)

(iv) 其他裝置及設備: 座枱式水龍頭

睡房
沒有裝置。(適用於所有單位，另作指明者除外)
1座48樓至49樓A單位 (三層複式單位)
睡房1安裝座地式木皮飾面木櫃。
主人房安裝座地式木皮飾面木衣櫃。

電話
客廳、所有睡房及部分於三層複式及複式單位之浴室均裝有電話插座。

天線
客廳及所有睡房均設有可接收本地電視/電台節目的電視/電台天線插座。

電力裝置
除假天花內之導管外，燈位及電插座之導管均採用暗線。提供三相電力並裝妥微型斷路器及配電箱。

氣體供應
類型：煤氣供應。
每戶裝妥煤氣喉接駁至廚房的煤氣煮食爐及浴室的即熱式煤氣熱水爐。

供水
冷熱供水喉系統全部採用銅管。
供水喉採用暗喉藏於非主力牆牆身或置於假天花、假陣、裝飾板或櫃內。熱水供應由熱水爐提供。

4. 分層住宅大廈設備說明表 (適用於 1 座： 38 樓及 43 樓 A 單位， 11 樓 B 單位， 11 樓、12 樓、13 樓、15 樓、17 樓、28 樓、38 樓及 43 樓 C 單位， 28 樓、38 樓及 43 樓 D 單位 及 2 座： 36 樓及 43 樓 A 單位， 38 樓及47 樓 B 單位， 38 樓、 39 樓、 41 樓及 47 樓 C 單位， 28 樓、 31 樓、 39 樓、41 樓及 43 樓 D 單位)

位置	設備	單位
客廳/飯廳/睡房	冷氣機	所有單位
廚房	煤氣單頭煮食爐	所有單位
	煤氣雙頭煮食爐	所有單位
	電煮食爐	所有單位
	抽油煙機	所有單位
	雪櫃	所有單位
	微波爐	所有單位 (除 1 座 38 樓 A 單位、15 樓 C 單位、38 樓 D 單位及 2 座 43 樓 A 及 D 單位外)
	焗爐	所有單位
	蒸爐	1 座 38 樓 A 單位、15 樓 C 單位、38 樓 D 單位及 2 座 43 樓 A 及 D 單位
	二合一洗衣乾衣機	所有單位
	窗口式抽氣扇	所有單位
	電熱水爐	所有單位
浴室	窗口式抽氣扇	所有單位(除 1 座 38 樓 A 單位、15 樓 C 單位、38 樓 D 單位及 2 座 43 樓 A 及 D 單位外)
	煤氣熱水爐	所有單位
	浴室寶	1 座 38 樓 A 單位及 12 樓、13 樓、15 樓、38 樓及 43 樓C 單位及 28 樓、38 樓 D 單位、2 座 36 樓 A 單位、38 樓 B 單位及 43 樓 A 及 D 單位

5. 三層複式及複式單位設備說明表(適用於 1 座 48 及 49 樓 A、B、C 及 D 單位及 2 座 48 樓及 49 樓 A 及 D 單位)

位置	設備	單位
客廳/飯廳/睡房	冷氣機	所有單位
廚房	煤氣單頭煮食爐	所有單位
	煤氣雙頭煮食爐	所有單位
	電煮食爐	所有單位
	抽油煙機	所有單位
	雪櫃	所有單位
	微波爐	所有單位(除 1 座 48 樓 B 及C 單位外)
	焗爐	所有單位
	蒸爐	1 座 48 樓 B 單位
	洗碗碟機	所有單位
	洗衣機	1 座 A 及 B 單 位 ; 及 2 座 A 單位
	乾衣機	1 座 A 及 B 單 位 ; 及 2 座 A 單位
	窗口式抽氣扇	所有單位
	電熱水爐	所有單位

	二合一洗衣乾衣機	1 座 C 及 D 單 位 ; 及 2 座 D 單位
浴室	窗口式抽氣扇	所有單位(除 1 座 48 樓 B 及C 單位外)
	煤氣熱水爐	所有單位
	電熱水爐	所有單位
	浴室寶	1 座 A、B、C 及 D 單位; 及 2 座 A 及 D 單位

Appendix C
附件 C

羅便臣道 80 號
80 Robinson Road

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

買方 The Purchaser	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____
	_____	身份證/商業登記號碼 I.D./B.R. No.	_____

有關 ： 香港羅便臣道 80 號第_____座_____樓_____單位及/或_____樓停車位_____號(“該物業”)
Re : Flat_____on_____Floor of Block_____and/or Carparking Space No._____on_____Floor of 80 Robinson Road, Hong Kong (“the Property”)

買方確認作出以下關於有關連人士*的聲明：
The purchaser(s) hereby make the following declaration on related party*：

買方是否冠達置業有限公司（“賣方”）的有關連人士? **是 / 否**
Are you a related party of Crown Time Properties Limited (“Vendor”)? **Yes / No**

*有關連人士 Related Party：-
如有以下情況，某人即屬賣方的有關連人士 A person is a related party to a vendor if –
該賣方屬法團，而該人是 where that vendor is a corporation, the person is –

(i) 該賣方的董事，或該董事的父母、配偶或子女；
a director of that vendor, or a parent, spouse or child of such a director;
(ii) 該賣方的經理；
a manager of that vendor;
(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
(iv) 該賣方的有聯繫法團或控權公司；
an associate corporation or holding company of that vendor;
(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
(vi) 上述有聯繫法團或控權公司的經理。
a manager of such an associate corporation or holding company.

備註 Remarks：

1) “賣方的控權公司”指陳氏集團國際有限公司、陳氏集團控股有限公司、南豐國際控股有限公司、南豐集團控股有限公司、南豐發展有限公司、NF Property (Hong Kong) Holdings Limited及Prescott Profits Limited;
“holding company of that vendor” means Chen’s Group International Limited, Chen’s Group Holdings Limited, Nan Fung International Holdings Limited, Nan Fung Group Holdings Limited, Nan Fung Development Limited, NF Property (Hong Kong) Holdings Limited and Prescott Profits Limited;
2) “有聯繫法團” 就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；
“associate corporation”, in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
3) “附屬公司” 指《公司條例》(第622章) 所指的附屬公司；
“subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622) ;
4) “經理”具有《公司條例》(第622章)第2(1)條給予該詞的涵義；及
“manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622) ;and
5) “私人公司” 具有《公司條例》(第622章)第11條給予該詞的涵義。
“private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622).

本人/吾等謹此聲明上述提供資料正確及完整。I/We declare that the above information is accurate and complete.

買方簽署Signature of the Purchaser(s)

_____

日期Date：_____

Appendix D
附 件 D

Declaration in Relation to Intermediary 有關介紹人聲明

Property : Flat_____on_____Floor of Block_____and/or Carparking Space No._____on_____Floor of 80 Robinson Road, Hong Kong ("the Property")

物業名稱 : 香港羅便臣道 80 號第_____座_____樓_____單位及/或_____樓停車位_____號 (簡稱"該物業")

The Purchaser(s) 買方 _____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

_____ of I.D. / B.R. No. _____

The Intermediary 介紹人 _____ of I.D. / B.R. No. _____

of _____

The Purchaser(s) hereby declare that the Intermediary has introduced the Purchaser(s) to Crown Time Properties Limited ("the Vendor") for the purchase of the Property.
買方謹此聲明經介紹人介紹到冠達置業有限公司(簡稱「賣方」)購買該物業。

The Purchaser(s) and the Intermediary hereby declare the following:
買方及介紹人確認下列聲明：

1. The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of the Property. The Intermediary is not the agent of the Vendor.
   賣方只要求介紹人，而介紹人在此亦確認其身份只是於出售該物業一事中介紹買家給賣方，介紹人並非賣方的代理人。
2. The Intermediary did not make any oral or written agreements or representation on behalf of the Vendor and the Vendor shall not be liable in any way whatsoever to the Purchaser(s) or anyone for any such agreements or representations made by the Intermediary.
   介紹人並無代賣方許下任何口頭或書面的協議或陳述，而賣方亦無需就介紹人向買方或其他人士作出的任何協議或陳述負責。
3. The Vendor and its staff did not and will not collect directly or indirectly any fees or commission in addition to the purchase price of the Property from the Purchaser(s) or the Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser(s) in connection with the sale and purchase of the Property, the Purchaser(s) should report the case to the Independent Commission Against Corruption (I.C.A.C.)
   賣方及其職員並無直接或間接向買方或介紹人收取樓價以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義在購買該物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署(I.C.A.C.)舉報。
4. The Vendor is not and will not be involved in any disputes between the Purchaser(s) and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and Formal Agreement for Sale and Purchase.
   買方與介紹人之任何轇轕，一概與賣方無關。該物業之買賣交易一切依據臨時買賣合約及正式買賣合約進行。
5. In the event of any conflict or discrepancy between the Chinese and English version of this document, the English version shall prevail.
   如上述之英文及中文版本有任何出入，一切以英文版本為準。

Signature of the Purchaser(s)
買方簽署

_____

Date 日期 :_____

Signature of the Intermediary
介紹人簽署

_____

(Estate Agent's Licence No./
地產代理牌照號碼_____)

Date 日 期 : _____

Appendix E
附件 E

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

Re : Flat_____on_____Floor of Block_____and/or Carparking Space No._____on_____Floor of 80 Robinson Road, Hong Kong.

有關 : 香港羅便臣道 80 號第_____座_____樓_____單位及／或_____樓停車位_____號

(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。

Dated this day of
公曆 年 月 日

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

_____
Name(s) of Purchaser(s) 買方姓名

_____
HKID No(s)/ Passport No(s)/ Business Registration No(s)
香港身份證號碼／護照號碼／商業登記證號碼

Appendix F
附件 F

羅便臣道 80 號
80 Robinson Road

Letter of Consent to Collection of Personal Data
個人資料收集同意書

由 From ： 冠達置業有限公司(“賣方”)
Crown Time Properties Limited (“the Vendor”)

日 期 Date ： _____

致
To : _____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
_____ 身份證/商業登記號碼 I.D./B.R. No. _____
(“the Purchaser”)(“買方”)

有關 ： 香港羅便臣道 80 號第_____座_____樓_____單位及/或_____樓停車位_____號(“該物業”)
Re ： Flat_____on_____Floor of Block_____and /or Carparking Space No._____on_____Floor of 80 Robinson Road, Hong Kong.(“the Property”)

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1. 賣方擬使用 閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」) 作直接促銷及作下述第 3 項的用途。
   The Vendor wishes to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “personal data”) in direct marketing and for purposes as set out in item 3 below.
2. 賣方不得使用或提供 閣下的個人資料，除非已獲得 閣下有關此等使用或提供的書面同意。
   The Vendor may not use or provide your personal data unless it has received your written consent to the intended use and provision.
3. 閣下的個人資料會被用作以下用途(請於適用處加✓號)：
   ☐ 賣方處理與 閣下購買羅便臣道 80 號的指明住宅物業有關的所有法律及其他必需的行政事宜並保障賣方在羅便臣道 80 號發展項目中的權益；及
   ☐ 賣方的物業之宣傳資料及促銷及羅便臣道 80 號之推廣及促銷活動。
   Your personal data will be used for the following purposes (Please select the appropriate):
   ☐ All legal and other necessary administrative matters relating to your purchase of specified residential property(ies) in 80 Robinson Road handled by the Vendor and protecting its interests in the development of 80 Robinson Road;
   ☐ All promotional materials/information and marketing of the properties under the Vendor and promotional and marketing activities for 80 Robinson Road.
4. 沒有閣下同意賣方不會把 閣下的個人資料轉移予任何其他人士。
   The Vendor will not transfer your personal data to any other person without your consent.
5. 若 閣下同意個人資料被使用及提供作直接促銷及上述第 3 項的用途，閣下日後可撤回同意。若 閣下希望撤回同意，請致信賣方（地址：香港九龍啟德協調道 2 號 AIRSIDE 17 樓（註明「保密」字樣）通知我們。任何此等要求均須清楚說明相關要求針對的個人資料。
   If you consent to the use and provision of your personal data for direct marketing and the purposes under item 3 above, you may subsequently withdraw you consent. If you wish to withdraw your consent, please inform the Vendor by writing to 17th Floor, AIRSIDE, 2 Concorde Road, Kai Tak, Hong Kong (Marked “Confidential”). Any such request should clearly state details of the personal data in respect of which the request is being made.

   我/我們，簽署人，茲確認上文內容及同意本人的個人資料如上述般被使用及提供。
   I/We, the undersigned, hereby acknowledge the above and consent to the use and provision of my personal data as mentioned above.

   買方簽署 Signature of the Purchaser(s)

   _____
   Name of Purchaser 買方姓名:
   Date 日期:

Appendix G
附 件 G

Acknowledgement Letter for Properties Viewing 物業參觀確認函

To the Vendor 致 賣 方 : Crown Time Properties Limited ("the Vendor")
冠達置業有限公司("賣方")

The Property 該物業 : Flat_____on_____Floor of Block_____and/or Carparking Space No._____on_____Floor of 80 Robinson Road, Hong Kong ("the Development").
香港羅便臣道 80 號（「該發展項目」）第_____座_____樓_____單位及／或_____樓停車位_____號

Name of Purchaser(s)
買方名稱 : _____

HKID / Passport No./ BR No.
香港身份證號碼／護照號碼
／商業登記證號碼 : _____

I / We, the undersigned, hereby confirm the following matters prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property：
本人／我們即下述簽署人，在簽署該物業之臨時買賣合約之前謹此確認以下事項：

Please specify 請選擇:

A. ☐ I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property：
本人／我們確認於簽署該物業之臨時買賣合約之前，賣方已開放該物業供本人／我們參觀：

☐ and I / we have viewed the Property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
且本人／我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過該物業。
Date of viewing of the Property：
參觀該物業日期：_____

OR 或

☐ but after due consideration and out of my / our own free will and choice I / we decided not to view the Property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後本人／我們自主選擇決定於簽署該物業之臨時買賣合約之前不參觀該物業。

B. ☐ I / We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me / us the Vendor has made the comparable residential property stated below available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property：
本人／我們確認由於開放該物業予本人／我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業供本人／我們參觀：

☐ and I / we have viewed the comparable residential property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
且本人／我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。
Date of viewing of the comparable residential property：
參觀與該物業相若的住宅物業日期：_____

OR 或

☐ but after due consideration and out of my / our own free will and choice I / we decided not to view the comparable residential property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.
但經充份考慮後本人／我們自主選擇決定於簽署該物業之臨時買賣合約之前不參觀與該物業相若的住宅物業。

The comparable residential property：Flat_____on_____Floor of Block_____of the Development
與該物業相若的住宅物業：該發展項目第_____座_____樓_____單位

C. ☐ 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 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／我們確認開放該物業予本人／我們參觀並非合理地切實可行，而開放與該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。

本人 / 吾等確認及聲明本人/ 吾等同意購入該物業時已完全知悉並接受和同意上述事項。
I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge, acceptance and agreement of the above.

_____ _____
Signature of Purchaser(s) / 買方簽署 Date / 日 期

羅便臣道 80 號
80 Robinson Road

Vendor's Information Form
賣方資料表格

Vendor 賣方	:	Crown Time Properties Limited ("the Vendor") 冠達置業有限公司 ("賣方")
The Property 該物業	:	Flat_____on_____Floor of Block_____and/or Carparking Space No._____on_____Floor of 80 Robinson Road, Hong Kong ("the Development"). 香港羅便臣道 80 號（「該發展項目」）第_____座_____樓_____單位及／或_____樓停車位_____號

(a)	The amount of the management fee that is payable for the Property: $5,827 per month (residential unit); $790 per month (carparking space). 須就該物業支付的管理費用的款額：(單位) 每月$5,827; (停車位) 每月$790.
(b)	The amount of the Government Rent (if any) that is payable for the Property: 須就該物業繳付的地稅(如有的話)的款額: The Government Rent for the whole development which consists of HK$26 per annum for the Remaining Portion of Section G of Inland Lot No.590 and HK$8 per annum for the Remaining Portion of Inland Lot No.590. 就整個發展項目而言，地稅包括內地段第590號G分段餘段地稅每年港幣26元，以及內地段第590號餘段地稅每年港幣8元。
(c)	The name of the owners' incorporation (if any): Nil 業主立案法團(如有的話)的名稱: 沒有
(d)	The name of the manager of the Development: New Charm Management Limited 發展項目的管理人的姓名或名稱: 新卓管理有限公司
(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: Nil 賣方自政府或管理處接獲的關乎發展項目的住宅物業的擁有人須分擔的款項的任何通知: 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: Nil 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: 沒有
(g)	Any pending claim affecting the Property that is known to the Vendor: Nil 賣方所知的影響該物業的任何待決的申索: 沒有

Date of printing 印製日期：3-9-2026

I/We, the undersigned, hereby acknowledge receipt of a copy of this Vendor's Information Form and fully understand the contents thereof prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Specified Residential Property.
本人/我們，即下述簽署人，謹此確認在簽署指明住宅物業之臨時買賣合約之前，本人/我們已收到此份賣方資料表格及完全明白其內容。

買方簽署Signature of the Purchaser(s)

_____
Name of Purchaser 買方姓名

日期Date：_____