ONE EDWARD (the "Development"), 1 Ki Lung Street
太子壹號（「發展項目」）, 基隆街 1 號

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF the following property(ies) in the Development (each a "**Property for Tender**"):
載有發展項目下述物業（每一該等物業稱為「**招標物業**」）招標條款及條件之招標公告：

The property(ies) set out in the Column of "Property(ies) for Tender" in Paragraph A of Offer Section
要約部份 A 段「招標物業」一列所列出之物業

Vendor **賣方**	One KL Development Limited One KL II Development Limited One KL III Development Limited
Sales Arrangement **銷售安排**	Information on Sales Arrangements of the following number (as amended from time to time): 以下編號之銷售安排資料（包括其不時之修定）： Sales Arrangements No. 13 銷售安排第13號
Commencement Time of Tender Sale **開始招標時間**	See Tender Particulars Table 見招標詳情附表
Closing Time of Tender Sale **截止招標時間**	See Tender Particulars Table 見招標詳情附表
Tender Period **招標期間**	From Commencement Time of Tender Sale to Closing Time of Tender Sale 由開始招標時間至截止招標時間
Acceptance Period **接受中標期間**	The period between (a) Commencement Time of Tender Sale concerned and (b) the date falling the 5th working day after the date of tender sale concerned (both days inclusive) 指由(a)開始招標時間至(b)相關招標出售日期後起計的第 5 個工作日內(包括首尾兩日)
Tender Box **投標箱**	Tender box located at 投標箱設置於 : Sales Office, Shop 2, G/F, One Edward, 1 Ki Lung Street, Kowloon 銷售辦事處，九龍基隆街1號太子壹號地下2號舖
Vendor's Solicitor **賣方律師**	Johnson Stokes & Master 孖士打律師行 16th – 18th Floor, Prince's Building, 10 Chater Road, Hong Kong 香港遮打道10號太子大廈16樓至18樓

PLEASE NOTE: the Vendor has the absolute right to change the Tender Period, Commencement Time of Tender Sale and/or Closing Time of Tender Sale from time to time by amending the Sales Arrangement. The tender sale of the Property(ies) for Tender is subject to availability. Where any Property for Tender

has been sold under a particular tender sale carried out on a date of tender sale, no tender sale of that Property for Tender will be carried out on subsequent date(s) of tender sale. The Vendor has the absolute right to accept or reject any offer for the purchase of any Property for Tender. Although a Property for Tender may be available for tender on a date of tender sale, it may become unavailable during that date of tender sale because the Vendor may accept a previous tender for that Property for Tender after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for that Property for Tender.

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

Should you have any query, please call the hotline of the Development: 9023 3371
如有任何問題，請致電發展項目的熱線查詢：9023 3371

Date of this Tender Notice: 22 November 2026
本招標公告日期： 2026 年 11 月 22 日

Tender Particulars Table 招標詳情附表:

Date of tender sale **招標出售日期**	**Commencement Time of Tender Sale** **開始招標時間**	**Closing Time of Tender Sale** **截止招標時間**
Tender on every day from 26 November 2026 to 31 October 2027 (both days inclusive, except public holidays) 招標於每日由2026年11月26日起至2027年10月31日(包括首尾兩日，但不包括公眾假期)	12 noon on the relevant date of tender sale 相關招標出售日期的中午12時	6 p.m. on the relevant date of tender sale 相關招標出售日期的下午6時

TERMS AND CONDITIONS OF THE TENDER SALE
招標條款及條件

1. To make an offer to purchase any Property for Tender, a tenderer shall submit the items referred to in paragraph B of the Offer Section of this document below (the "**Offer Section**") by delivering the same to the Tender Box during the Tender Period. A Property for Tender so offered to be purchased by the tenderer will be referred to as a "**Tendered Property**".
如欲作出要約購買任何招標物業，投標人須於招標期間把本文件下文要約部份（「**要約部份**」）B 段所述的所有項目交回投標箱。投標人如此投標要約購買的招標物業稱為「**投標物業**」。

2. A tenderer's submission of a tender as aforesaid constitutes that tenderer's agreement to these terms and conditions and a formal offer for the purchase of the Tendered Property which shall remain irrevocable and open for acceptance by the Vendor during the Acceptance Period and, on acceptance by the Vendor, a contract shall be constituted between the tenderer and the Vendor. The Tendered Property the offer of which is accepted by the Vendor will be referred to as the "**Purchased Property**".
投標人如前述作出投標即視作投標人同意本文件條款及條件及就購買投標物業作出正式要約，且該要約於接受中標期間內不可撤銷及可供賣方接受，而一經賣方接受，投標人與賣方之間即有合約存在。獲賣方接受投標人要約的投標物業稱為「**所購物業**」。

3. A tenderer may offer to purchase of more than one Property for Tender in the Offer Section at the same time.
投標人可於要約部份中同時就多於一個招標物業提出要約購買。

4. The Vendor may accept an offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will return, as soon as practicable, to the tenderer concerned one counterpart of the Agreement for Sale and Purchase of the Purchased Property executed by the Vendor and dated not later than the last date of the Acceptance Period.
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或任何其他有效方法接受要約。賣方接受後，將盡快向有關投標人交回一份經賣方簽立且日期為不後於接受中標期間最後一日之所購物業之買賣合約。

5. Before a tenderer's offer is accepted, any cashier order and/or cheque submitted by that tenderer will remain uncashed. Once an offer is accepted by the Vendor, all cashier order(s) and/or cheque(s) submitted by the tenderer concerned will be cashed for the payment of the deposit of the Purchased Property. If a tenderer's offer is not accepted, the Vendor will notify that tenderer. All cashier order(s) and/or cheque(s) submitted by that tenderer will be made available for collection by prior appointment Provided That the Vendor shall be entitled to return any cashier order and/or cheque to a tenderer (at the risk of that tenderer) by ordinary or registered post to the tenderer's address specified in the Offer Section.
投標人的要約未被接受前，投標人所提交之任何本票及/或支票將不作兌現。一旦賣方接受投標人要約，所有有關投標人遞交的本票及/或支票將作兌現並用以支付所購物業的訂金。倘投標人的要約不被賣方接受，賣方將通知該投標人。經預約該投標人可領回所有該投標人遞交的無兌現之本票及/或支票，惟賣方亦有權將任何本票及/或支票以普通或掛號郵遞至該投標人於要約部份填上之地址（遺失風險由該投標人承擔）。

6. If the successful tenderer is a company, there shall not be any change in directors /shareholders of the successful tenderer prior to the Vendor's signing of the Agreement for Sale and Purchase.
如中標人為公司，在賣方簽署正式買賣合約前，中標人之董事/股東不可有任何改動。

7. The Vendor does not undertake and is under no obligation whatsoever to, review, consider or accept the highest offer or any offer at all for the purchase of any Property for Tender. The Vendor shall have the

absolute discretion to determine whether to accept any tender of any Property for Tender, and the tender results decided by the Vendor are final and the tenderer shall not raise any claims or objections in respect thereof. The Vendor has the absolute right to withdraw from the sale of any Property for Tender at any time until the acceptance of an offer to purchase that Property for Tender.
賣方並不承諾亦無任何責任閱覽、考慮或接受認購任何招標物業最高出價之要約或任何要約。賣方有絕對酌情權決定是否接受任何招標物業的任何投標，賣方決定的投標結果為最終的，而投標人不得就此提出任何申索或反對。賣方有全權於任何時間撤回出售任何招標物業，直至接受購買該招標物業之要約。

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

(a) the Intermediary represents the tenderer in the transaction (whether or not the Intermediary also represent the Vendor);
介紹人於交易中代表投標人（不論是否亦代表賣方）；

(b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor, whether or not the tenderer's offer to purchase is accepted;
介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標人或任何其他人負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束（不論投標人的購買要約是否獲接受）；

(c) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, whether or not the tenderer's offer to purchase is accepted. If the tenderer's offer is accepted, the sale and purchase of the Purchased Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and;
投標人與介紹人或任何其他地產代理之任何轇轕（不論投標人的購買要約是否獲接受），一概與賣方無關。倘投標人的購買要約獲接受，所購物業之買賣將按照本文件條款及條件及交易文件條款及條件進行；及

(d) the Vendor has not and has not authorised any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from any tenderer, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Tendered Property(ies). If any person demands any other benefit from a tenderer for submission of the offer to purchase the Tendered Property(ies), the tenderer has been advised that the tenderer should report promptly to the Independent Commission Against Corruption (ICAC).
賣方並無直接或間接、亦無授權任何其職員、介紹人或任何其他地產代理向任何投標人、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就投標人入標認購投標物業向該投標人索取任何其他利益，該投標人已

獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of the tenderer's submission of the offer to purchase the Tendered Property(ies) is subject to the Vendor's confirmation.
介紹人是否為介紹投標人予賣方以入標認購投標物業之地產代理，須由賣方核實方作準。

9. All tenderers are advised to instruct their own solicitors to advise them on the terms and conditions of this document and of the forms of the documents enclosed herewith.
特此建議所有投標人就本文件及附夾於本文件之各文件之條款及條件向其律師尋求意見。

10. This document and the enclosed forms are all confidential Provided That they may be disclosed to professional advisor(s) upon reasonable discretion and on a need to know basis but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided in consideration of the agreement to the foregoing.
本文件及所附夾之表格均屬機密，惟可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予專業顧問，惟透露之目的僅限於就本文件條款及條件所擬定的交易之相關事宜提供專業意見。本文件及所附夾之表格之提供是以同意上文規定為代價。

11. (a) Tenderers should note that whilst the Vendor may in its discretion answer questions of a general nature concerning the Property(ies) for Tender, the Vendor will not provide legal or other advice in respect of this Tender Notice or statutory provisions affecting the Property(ies) for Tender. All enquiries should be directed to the Vendor.
投標人請注意，賣方只會酌情回答關於招標物業的一般問題，而不會就本招標公告或關於招標物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方。

(b) Any statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor in response to any enquiry made by a prospective or actual tenderer shall be for guidance and reference purposes only. No statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor in response to any enquiry made by a prospective or actual tenderer shall form or be deemed to form part of this Tender Notice or to amplify, alter, negate, waive, or otherwise vary any of the terms or conditions as are set out in this Tender Notice or give rise to any legal obligation on the part of the Vendor.
賣方任何人員或賣方對有意投標或確實投標人的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只作指引及參考之用。賣方任何人員或賣方對有意投標或確實投標人的查詢所作出的任何口頭或書面陳述及所採取的任何行動，不得作為或被視作為構成本招標公告的一部分或闡述、更改、否定、豁免或在其他方面修改本招標公告所列出的任何條款或條件或引起賣方的任何法律責任。

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

13. In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
本文件條款及條件中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

14. The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.
本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION
要約部份

To be completed and signed by the tenderer:
由投標者填妥及簽署：

Date of Tender 招標日期 : _____

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

Tendered Property(ies) (please tick) **投標物業** （請以剔號表示）	**Property(ies) for Tender 招標物業**
☐	Flat B on the 5th Floor with flat roof
☐	Flat C on the 5th Floor with flat roof
☐	Flat A on the 28th Floor with balcony
☐	Flat B on the 28th Floor with balcony
☐	Flat C on the 28th Floor with balcony
☐	Flat D on the 28th Floor with balcony
☐	Flat E on the 28th Floor with balcony
☐	Flat F on the 28th Floor with balcony

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

NOTE: Please submit a complete set of materials for each Tendered Property.
注意：請就每一投標物業遞交以下各項整套。

Part I 第 I 部分

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

Note: the forms of this Part are enclosed in this document. No amendment is allowed.

註：本部分項目的格式附夾於本文件，不得修改。

Part II 第 II 部分

	Item(s) 項目	Submitted? 是否已提交?
1	deposit : one or more Hong Kong Dollar cashier order(s) and/or cheque(s) issued by or drawn on a licensed bank in Hong Kong in the amount of 10% of the purchase price offered. 訂金：一張或多張由香港持牌銀行發出或開出的港幣銀行本票或支票金額合共等於出價 10%。 *(all cashier order(s) and cheque(s) mentioned above made payable to "Johnson Stokes & Master" 所有上述本票和支票抬頭人為「孖士打律師行」)*	☐
2	copy(ies) of identification document(s) of the tenderer (if the tenderer comprises more than one person, each such person) note: *i. If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport.* *ii. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any) and business registration certificate.* 所有投標人的身份證明文件之副本 *註：i. 若投標人為自然人，指香港身份證，如不適用，則指其他有效身份證明文件（如護照）；* *ii. 而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證*	☐
3	*(Applicable only if the tenderer concerned is a company)* a copy of the board resolutions of the tenderer authorizing the signing of the Offer Section and other documents mentioned above in the manner as they are signed *（只適用於投標人為公司）* 投標人的董事決議授權簽署要約部份及上述其他文件和其簽署方式	☐

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

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

☐ I/We/one or more of us am/is/are a related party(ies)* of the Vendor.
我／我們／我們中有一名或多於一名人士乃賣方的有關連人士。

☐ I am not/We are not/None of us is a related party* of the Vendor.
我／我們均並非賣方的有關連人士。

* A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of

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

Remarks 備註：

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

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

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

(ii) "associate corporation", in relation to a corporation or specified body, means –
"有聯繫法團" 就某法團或指明團體而言，指 -
(a) a subsidiary of the corporation or specified body; or
該法團或指明團體的附屬公司；或
(b) a subsidiary of a holding company of the corporation or specified body;
該法團或指明團體的控權公司的附屬公司；

(iii) "manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);
"經理" 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；

(iv) "private company" has the meaning given by section 11 of the Companies Ordinance (Cap 622); and
"私人公司" 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及

(v) "subsidiary" means a subsidiary within the meaning of the Companies Ordinance (Cap 622).
"附屬公司" 指《公司條例》(第 622 章)所指的附屬公司。

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

Name of tenderer(s) 投標人的姓名: _____

(applicable if the tenderer is a natural person 適用於投標人為自然人)
Identification documents no. 身份證明文件號碼: _____

Note: please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify).
註: 請填上香港身份證號碼（如不適用則填上其他有效身份證明文件號碼如護照（請列明）

(applicable if the tenderer is a company 適用於投標人為公司)
(i) the company number 公司號碼 (i)_____

(ii) place of incorporation 公司成立地點 (ii)_____

Address地址: _____

_____

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

_____

Telephone number 電話號碼: _____

Fax number 傳真號碼: _____

Email address 電郵地址: _____

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

i. Contact person in Hong Kong 在港聯絡人 : (i)_____

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

F. Particulars of Intermediary 介紹人資料

Name of Intermediary 介紹人姓名： _____

EA Licence No. 地產代理牌照號碼： _____

Estate Agency 所屬地產代理公司： _____

G. Personal Data 個人資料

☐ I/We hereby acknowledge the contents of Schedule hereto and disclosure of my/our personal data as mentioned in paragraph 1 in that Schedule.
我/我們茲確認本文件附表及該附表第 1 段所述使用及披露我/我們的個人資料。

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

_____
Tenderer's Signature 投標人簽署
Date 日期：_____

Schedule 附表

Personal Information Collection Statement 個人資料收集聲明

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

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

"applicable address" means Unit 6, 9/F., Wayson Commercial Building, No.28 Connaught Road West, Hong Kong
「適用地址」指香港干諾道西 28 號威勝商業大廈 9 樓 6 室

1. The Vendor ("we" or "us") needs the personal data of you (i.e. the tenderer) for purposes including: dealing with matters relating to the tender and the sale and purchase of the Property, providing services to you and meeting requirements imposed by law. Your provision of personal data is voluntary but we may not be able to process your request or provide the required services to you if you do not provide us with the required data. We will keep your personal data confidential at all times, but may disclose and transfer your data to the group companies, and/or any appropriate government or regulatory authorities for one or more of the purposes stated above.
賣方（「我們」）需要閣下（即投標人）個人資料作不同用途，包括處理本物業之招標及買賣相關事宜、為閣下提供服務及遵守法律的規定。 閣下的個人資料為自願提供的，但如果閣下未能提供我們所需的資料，我們可能無法處理閣下的要求或向閣下提供服務。我們在任何時候都會將 閣下的個人資料保密，惟我們可能將閣下的個人資料，就上述一項或多項用途向集團公司，及／或任何適當的政府或監管機構作出披露和移轉。

2. We intend to use your personal data in direct marketing and provide your personal data to the group companies for use by them in direct marketing.
我們擬使用閣下的個人資料作直接促銷及提供 閣下的個人資料給集團公司供他們作直接促銷之用。

3. We may not so use or provide your personal data unless we have received your written consent to the intended use and provision.
我們不得如此使用或提供閣下的個人資料，除非已獲得閣下有關此等使用及提供的書面同意。

4. Your personal data to be used and provided includes your name, contact number and address.
將會被使用及提供的閣下個人資料包括閣下的姓名、聯絡電話號碼及地址。

5. Your personal data will be used and provided for marketing property development projects including but not limited to:
閣下的個人資料會被使用及提供作促銷物業發展項目包括但不限於：

   - The leasing/sales information (including but not limited to leasing/sales information relating to car parking spaces) and promotional activities in relation to the Development on the understanding that the sale or leasing arrangements shall be determined by the Vendor at its sole discretion; and
   有關發展項目之租售資料（包括但不限於車位之租售資料）及推廣活動，而閣下

明白租售之安排將由賣方全權決定；及

- The promotional materials of the properties marketed by the Vendor and/or the group companies 賣方及／或集團公司所推廣的物業的相關宣傳資料。

6. If you do not consent to the use and provision of your personal data for direct marketing purposes as stated above, you may tick the relevant box in the Offer Section. If you consent to the use and provision of your personal data for direct marketing but wish to withdraw your consent at a later stage, please inform us in writing at the applicable address. Any such request should clearly state the details of the personal data in respect of which the request is made.
若閣下不同意個人資料被使用及提供作上述的直接促銷用途，閣下可在要約部分相關空格加上剔號。若閣下同意個人資料被使用及提供作直接促銷用途但日後希望撤回同意，請致函適用地址通知我們。任何此等要求均須清楚說明相關要求所針對的個人資料的詳情。

7. You have the right to ascertain whether we hold your personal data, to obtain a copy of the data, and to correct any data that is inaccurate. You may also request us to inform you of the type of personal data held by us. Requests for access and correction or for information regarding our privacy policies and practices should be addressed to our Marketing Officer by writing at the applicable address.
閣下有權確認我們是否持有閣下的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。閣下亦可要求我們通知 閣下我們持有之個人資料類別。閣下可透過書面方式致函適用地址聯絡我們的市場推廣主任要求查閱或改正 閣下的個人資料或了解我們的資料保護政策和實務詳情。

Dated 2026

ONE KL DEVELOPMENT LIMITED,
ONE KL II DEVELOPMENT LIMITED and
ONE KL III DEVELOPMENT LIMITED
(Vendor)

and

_____
(Purchaser)

AGREEMENT

for Sale and Purchase of

All Those _____ equal undivided 9,269th parts or shares of and in The Remaining Portion of Kowloon Inland Lot No.2308, Kowloon Inland Lot No.2689, The Remaining Portion of Kowloon Inland Lot No.3037, The Remaining Portion of Kowloon Inland Lot No.3038, The Remaining Portion of Kowloon Inland Lot No.3039, The Remaining Portion of Kowloon Inland Lot No.3040, Kowloon Inland Lot No.3041 and Kowloon Inland Lot No.3042 (Flat _____ on the _____ Floor with balcony / with flat roof / with balcony and roof of ONE EDWARD (太子壹號), No.1 Ki Lung Street, Kowloon, Hong Kong).

孖士打
JSM

THIS AGREEMENT is made the day of

Two thousand and twenty six

BETWEEN the Vendor and the Purchaser whose particulars are set out in Schedule 1.

Recitals

WHEREAS :-

(1) The construction of the Development has been completed and the Occupation Permit in respect of the Development was issued by the Building Authority on 25 June 2026.

(2) The land and the Development are notionally divided into such undivided parts or shares as hereinafter provided.

NOW IT IS HEREBY AGREED AS FOLLOWS:-

Interpretation

1. (1) In this Agreement -

(a) “business day” means a day -

(i) that is not a Saturday, Sunday or public holiday; and

(ii) on which banks are open for business in the Hong Kong Special Administrative Region;

(b) "Deed of Mutual Covenant" means the document to be registered in the Land Registry which defines the rights, interests and obligations of all or any of the co-owners of the land and the Development among themselves and incorporates a Management Agreement (if any);

(c) "Development" means the multi-storey building now being constructed or to be constructed on the land and intended to be known as **"ONE EDWARD (太子壹號)"**;

(d) "Government Grant" means the Government Grant document as set out in Schedule 2;

(e) "land" means all those pieces or parcels of land registered in the Land Registry as The Remaining Portion of Kowloon Inland Lot No.2308, Kowloon Inland Lot No.2689, The Remaining Portion of Kowloon Inland Lot No.3037, The Remaining Portion of Kowloon Inland Lot No.3038, The Remaining

Portion of Kowloon Inland Lot No.3039, The Remaining Portion of Kowloon Inland Lot No.3040, Kowloon Inland Lot No.3041 and Kowloon Inland Lot No.3042 respectively;

(f) "Occupation Permit" means the written permission issued by the Building Authority under the provisions of the Buildings Ordinance (Cap.123) for the Development to be occupied and includes a Temporary Occupation Permit;

(g) "office hours" means the period beginning at 10 a.m. of a day and ending at 4:30 p.m. of the same day;

(h) "Property" means the property described in Part A of Schedule 3;

(i) "Temporary Occupation Permit" means the temporary permit issued by the Building Authority under the provisions of the Buildings Ordinance (Cap.123) for the Development or any part thereof comprising the Property to be occupied; and

(j) "Vendor's Solicitors" means Messrs. Johnson Stokes & Master.

(2) In this Agreement –

(a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);

(b) the floor area of an item under paragraph (a) of Part B of Schedule 3 is calculated in accordance with section 8(3) of that Ordinance; and

(c) the area of an item under paragraph (b) of Part B of Schedule 3 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

(3) In this Agreement, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter.

Sale and purchase

2. The Vendor shall sell and the Purchaser shall purchase the Property TOGETHER with the right in common with the Vendor or other person or persons claiming through, under or in trust for the Vendor to use for the purpose of access to and egress from the Property the lifts, entrance hall, staircases and landings in the Development and such of the passages in the Development intended for common use and serving the Property and the appurtenances thereto and TOGETHER with all rights of way (if any) and other rights and all privileges, easements and appurtenances thereunto belonging or appertaining AND all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor in and to the Property EXCEPTING AND RESERVING unto the Vendor and its successors and assigns other than the Purchaser :

(1) the right to the exclusive use, occupation and enjoyment of the whole of the Development SAVE AND EXCEPT :-

(a) the Property; and

(b) such areas and facilities (if any) as may be designated as common areas or common parts and common facilities in the Deed of Mutual Covenant or are intended for common use.

(2) such other rights and privileges excepted and reserved unto the Vendor and/or its successors and assigns in the Deed of Mutual Covenant.

Purchase price

3. (1) The purchase price is the sum set out in Schedule 4, payable by the Purchaser to the Vendor's Solicitors as stakeholders in the manner set out in Schedule 4.

(2) The Vendor’s Solicitors are the Vendor's agents for the purposes of receiving all moneys payable to the Vendor pursuant to this Agreement including the balance of the purchase price payable upon completion.

(3) The Vendor declares that the payment to such agents of any deposit, instalments of the purchase price (if any) and the balance thereof shall be a full and sufficient discharge of the Purchaser's obligations under this Agreement.

(4) The Vendor may revoke the authority of the agents and appoint other solicitors as agents in their place. No such revocation shall be valid unless it:-

(a) is in writing addressed to the Purchaser;

(b) is delivered to the Purchaser or his solicitors, at least seven clear days prior to completion; and

(c) specifically identifies this Agreement.

(5) In respect of each payment of the purchase price or any part of the purchase price required to be made under this Agreement, the Purchaser shall deliver to the Vendor's Solicitors on the date on which such payment is required to be made a cashier order issued or a cheque certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of the Vendor's Solicitors for the relevant amount.

(6) Without prejudice to any other remedy under this Agreement, the Vendor is entitled to demand and receive payment of interest on the amount of any part of the purchase price not paid on its due date at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date on which the same ought to have been paid by the Purchaser to the date of actual payment.

Duty of Solicitors

4. The Vendor's Solicitors unless the Purchaser exercise the right under clause 12(1)(c) hereof to instruct his own solicitors, shall be the solicitors acting also for the Purchaser and, as evidenced by their preparation of this Agreement and attending the execution thereof by the Purchaser, shall owe to the Purchaser the same duty of care of solicitors as if they had been independently instructed by the Purchaser to act for him in relation to the purchase.

Completion of sale and purchase

5. The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours on or before _____ (i.e. within 90 days after the date of this Agreement).

Proper assurance

6. On completion of the sale and purchase, the Vendor and all other necessary parties (if any) will execute a proper assurance of the Property to the Purchaser or the Purchaser's nominee or sub-purchaser free from incumbrances but subject to the Government Grant.

Rents, profits, outgoings, etc.

7. The rents and profits shall be received and all outgoings shall be discharged by the Vendor up to and inclusive of the actual day of completion, and as from but exclusive of that day all

outgoings shall be discharged by the Purchaser. All such rents, profits and outgoings shall, if necessary, be apportioned between the Vendor and the Purchaser and paid on completion.

Risk

8. (a) Immediately after the signing of this Agreement, the Property shall as between the Vendor and the Purchaser be at the Purchaser's risk. The Purchaser is hereby advised to take out proper insurance coverage on the Property for his own protection and benefit.

(b) As from the date of this Agreement, the Vendor shall hold in trust for the Purchaser the benefit of any existing policy of insurance relating to the Property.

(c) The Vendor does not warrant that any or any adequate policy of insurance exists relating to the Property or, if any such policy exists, that it will be renewed on expiration.

(d) The Vendor shall, if required, and at the expense of the Purchaser obtain or consent to an endorsement of notice of the Purchaser's interest on the policy of insurance relating to the Property and in such case the Vendor (keeping such policy in force) may require the Purchaser to pay on completion a proportionate part of the premium from the date of this Agreement.

Requisition on title

9. (1) Subject to clause 13(2) and 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.

(2) If the Purchaser makes and insists on any objection or requisition in respect of the title or otherwise which the Vendor is unable or (on the ground of difficulty, delay or expense or on any other reasonable ground) unwilling to remove or comply with, the Vendor is, notwithstanding any previous negotiation or litigation, at liberty to cancel the sale on giving to the Purchaser or his Solicitors at least 14 days' notice in writing to that effect, in which case unless the objection or requisition is in the meantime withdrawn, the sale is cancelled on the expiry of such notice and the Purchaser is entitled to a return of the deposit and other sums of money already paid but without interest, costs or compensation.

Government Grant, easements mis-description

10. (1) The Property is sold subject to and with the benefit of the Government Grant, for the term of years created by or absolutely (as the case may be) and with any right of renewal granted by the Government Grant and subject to all easements (if any) subsisting in the Government Grant.

(2) No error, mis-statement or mis-description shall cancel the sale nor shall any compensation be allowed in respect of such error, mis-statement or mis-description save as otherwise provided in this Agreement and except where such error, mis-statement or mis-description relates to a matter materially and adversely affecting the value or user of the Property.

Physical condition

11. If the Property was available for viewing by the Purchaser prior to the signing of this Agreement, then subject to clause 26, 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.

Rights of Purchaser

12. (1) The Purchaser is at any time before completion of the sale and purchase at liberty to :-

(a) subject to sub-clause (2) hereof, sub-sell the Property or transfer the benefit of this Agreement without any interference or charges by the Vendor or anyone claiming under or through the Vendor;

(b) charge or mortgage the Property for the purchase price or any part of the purchase price Provided Always that notice in writing of any such charge or mortgage is given to the Vendor or the Vendor's solicitors;

(c) instruct any firm of solicitors of his choice to act for him in this Agreement and the Assignment to the Purchaser; in which event, each party shall pay its own solicitors' costs of and incidental to this Agreement and the Assignment to the Purchaser (including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment).

(2) The Purchaser hereby covenants with the Vendor that in the event that the Purchaser sub-sells the Property or transfers the benefit of this Agreement in any manner whatsoever and

whether by written or unwritten agreement before the completion hereof, the Purchaser will procure from the sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever a covenant in the sub-sale Agreement for Sale and Purchase or impose a binding obligation in such other agreement to the effect that such sub-purchaser or other transferee whomsoever shall (i) disclose, by setting out at length in the sub-sale Agreement for Sale and Purchase or other agreement whatsoever, full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agents fee or any other amount which any of the parties knows has been paid or given over to any person in addition to the consideration payable to the Vendor for the assignment and (ii) will procure from any subsequent sub-purchaser or other transferee a covenant, in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement, having similar effect as this clause 12(2).

Cancellation of Agreement

(3) In the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means which has the effect of cancelling this Agreement or the obligations of the Purchaser under this Agreement, the Vendor is entitled to retain the sum of 10% of the total purchase price of the Property as consideration for his agreeing to cancel this Agreement and not as a penalty and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges, disbursements (including any stamp duty) in connection with cancellation of this Agreement.

Good title

13. (1) The Vendor shall at his own expense show a good title to the Property and produce to the Purchaser for his perusal such certified or other copies of any deeds or documents of title, wills and matters of public record as may be necessary to complete such title. The costs of verifying the title, including search fees, shall be borne by the Purchaser who shall also, if the Purchaser requires certified copies of any documents in the Vendor's possession relating to other property retained by the Vendor as well as to the Property, pay the cost of such certified copies.

(2) The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.

Documents of title

14. (1) Such of the documents of title as relate exclusively to the Property will be delivered to the Purchaser. All other documents of title in the possession of the Vendor will be retained by the Vendor who shall, if so required on the completion of the sale and purchase, give to the Purchaser a covenant for the safe custody of the documents and for production and delivery of copies of those documents at the expense of the Purchaser, such covenant to be prepared by the Purchaser.

(2) The provision of clause 14(1) shall survive completion of the sale and purchase by the Assignment.

Costs and disbursements of Agreement

15. (1) Subject to the provisions of clause 12(1)(c), all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser, and in the event that the Purchaser instructs solicitors other than the Vendor's Solicitors to act for him:-

(a) if the Purchaser shall request the Vendor to execute more than one assignment in respect of the Property the Purchaser shall on completion pay the additional costs charged by the Vendor's Solicitors for their approval;

(b) if the Purchaser shall request the Vendor to assign the Property to his nominee or sub-purchaser, the Purchaser shall pay to the Vendor an amount equivalent to 1% of the purchase price as administrative fee, and shall on completion pay the additional costs charged by the Vendor's Solicitors for the perusal of any instrument of Nomination or Sub-Sale Agreement; and

(c) if the consideration mentioned in the subsequent Assignment is higher than the purchase price herein mentioned, the Purchaser shall on completion pay all extra costs charged by the Vendor's Solicitors for approving the subsequent Assignment.

Stamp duty, etc.

(2) All registration fees payable on the preliminary agreement or this Agreement (if any) and the Assignment shall be borne and paid by the Purchaser.

(3) The ad valorem stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(4) The special stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(5) The buyer's stamp duty, if any, payable on the preliminary agreement, this Agreement and the Assignment shall be borne and paid by the Purchaser.

(6) The levy charged by the Property Management Services Authority, if any, on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(7) The professional fees for the plan(s) to be annexed to this Agreement and the Assignment shall be borne and paid by the Purchaser.

(8) (a) All stamp duty (which includes any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (including any subsequent amendments, supplements or substitutions thereto)), and registration fees payable on the preliminary agreement, this Agreement, any subsequent nomination and other chargeable agreement for sale (if any) and the subsequent Assignment and any counterpart(s) thereof and any penalty for late stamping thereof shall be borne and paid by the Purchaser, who shall, within the period prescribed by the Stamp Duty Ordinance, cause all the said instruments to be stamped with all stamp duty payable thereon, and shall, upon request by the Vendor, also provide the Vendor with certified copies thereof so stamped or endorsed.

(b) Should the Vendor be required to pay any stamp duty or penalty with respect to any of the instruments mentioned in clause 15(8)(a), the Purchaser shall reimburse the Vendor for the full

amount of any payment made by the Vendor together with interest thereon at the rate of 4% per annum over and above the prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date of payment or advance by the Vendor to the date of payment or repayment or reimbursement by the Purchaser of such amount together with all legal costs, disbursements and fees incurred by the Vendor in securing recovery of all amounts of the stamp duty or penalty so paid by the Vendor on a full indemnity basis.

(9) If the Purchaser sub-sells the Property, transfers the benefit of this Agreement or otherwise disposes of any interest in the Property prior to the completion of the sale and purchase under this Agreement, all stamp duty including buyer's stamp duty, special stamp duty and additional stamp duty arising from such sub-sale, transfer or disposition shall be borne and paid by the Purchaser.

(10) Upon the Vendor's request, the Purchaser shall provide evidence of payment of all stamp duty payable under sub-clause (8) to the satisfaction of the Vendor before the execution of the Assignment(s) of the Property by the Vendor. If the Purchaser shall fail to do so, the Purchaser shall pay as security to the Purchaser's solicitors (as stakeholders) a sum equivalent to the amount of the stamp duty payable, such sum (i) to be repaid to the Purchaser only after the Purchaser provides evidence satisfactory to the Vendor that all such stamp duty has been fully and punctually paid, or (ii) to be applied by the Purchaser's solicitors towards the payment of the stamp duty so payable.

(11) The Purchaser agrees to indemnify the Vendor and keep the Vendor fully indemnified against all losses, damages, claims, proceedings, costs and expenses (including without limitation legal costs and expenses) and penalties which the Vendor may suffer or incur through, arising from or in connection with any breach by the Purchaser of this clause.

(12) The costs of and incidental to the preparation and delivery to the Purchaser of certified copies of documents in the Vendor's possession relating as well to the Property as to other properties retained by the Vendor shall be borne and paid by the Purchaser.

(13) The provisions of this clause shall survive completion of the sale and purchase of the Property.

Time of the Essence

16. Time is in every respect of the essence of this Agreement.

Default of Purchaser

17. (1) Should the Purchaser fail to observe or comply with any of the terms and conditions contained in this Agreement or to make the payments in accordance with Schedule 4 or any interest payable under this Agreement within 7 days after the due date, the Vendor may give to the Purchaser notice in writing calling upon the Purchaser to make good his default. If the Purchaser fails within 21 days after the date of service of such notice fully to make good his default, the Vendor may by a further notice in writing forthwith determine this Agreement and in such event:-

(a) all sums paid by the Purchaser up to 10% of the purchase price by way of deposit shall be forfeited to the Vendor; and

(b) where the Purchaser has entered into possession of the Property, the Vendor is entitled to re-enter upon the Property and repossess the same free from any right or interest of the Purchaser in the Property and to receive from the Purchaser as occupation fee a sum equal to interest at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time on the unpaid balance of the purchase price for the period during which the Purchaser was in occupation.

(2) Upon determination of this Agreement pursuant to sub-clause (1), the Vendor may resell the Property either by public auction or private contract subject to such stipulations as the Vendor may think fit and any increase in price on a resale shall belong to the Vendor. On a resale, any deficiency in price shall be made good and all expenses attending such resale shall be borne by the Purchaser and such deficiency and expenses shall be recoverable by the Vendor as and for liquidated damages Provided That the Purchaser shall not be called upon to bear such deficiency or expenses unless the Property is resold within 6 months after the determination of this Agreement.

(3) On the Vendor exercising its right of rescission to rescind and/or annul the sale and purchase of the Property, the Vendor shall have the right, if this Agreement shall have been registered

in the Land Registry, to register in the Land Registry an instrument signed by the Vendor alone to rescind and/or annul the sale and purchase of the Property (which shall be sufficient to rescind and/or annul the sale and purchase of the Property) and to vacate the registration of this Agreement and on the signing of the said instrument by the Vendor, the Purchaser shall be deemed to have been divested of any interest in the Property under this Agreement. Upon registration of such an instrument in the Land Registry, a tenant, purchaser, mortgagee or any other person dealing with the Vendor shall not be bound to see or enquire whether the Vendor was entitled to terminate and/or rescind and/or annul this Agreement and so far as regards the safety and protection of any such tenant, purchaser, mortgagee or any other person this Agreement shall be deemed to have been duly terminated and/or rescinded and/or annulled and the remedy (if any) of the Purchaser against the Vendor shall be in damages only. If the Purchaser shall have entered into possession of the Property, he shall forthwith deliver up possession of the Property to the Vendor.

(4) Nothing in this Agreement shall be construed as to prevent the Vendor from bringing an action and obtaining a decree for specific performance of this Agreement either in lieu of the aforesaid damages or in addition to such damages as the Vendor may have sustained by reason of the breach of this Agreement by the Purchaser.

Default of Vendor

18. In the event of the Vendor failing to complete the sale in accordance with the terms and conditions of this Agreement, it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution before taking proceedings to enforce specific performance of this Agreement.

Deed of Mutual Covenant

19. On completion of the sale and purchase, the Purchaser shall EITHER enter into a Deed of Mutual Covenant and if required by the Vendor a Management Agreement with the Vendor OR at the Vendor's option accept an Assignment of the Property from the Vendor subject to and with the benefit of a Deed of Mutual Covenant and a Management Agreement (if any) entered into by the Vendor with another purchaser or purchasers in respect of the land and the Development. The provisions of the Deed of Mutual Covenant shall not conflict with the Guidelines set out in Law Society Circular 12-886 as amended from time to time unless otherwise permitted by the Law Society of Hong Kong or have been approved by the Director of Lands.

Cost of Deed of Mutual Covenant

20. The Purchaser shall pay to the Vendor's Solicitors a due proportion of the costs of and incidental to the preparation stamping registration and completion of the above mentioned Deed of Mutual Covenant and Management Agreement (if any) or the entire costs of a certified copy thereof in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules.

Possession, utility deposits, etc.

21. (1) Subject as mentioned in this Agreement, the Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property, all outgoings including Government rent, rates and management fees up to and inclusive of the completion date being paid by the Vendor.

(2) Before the Purchaser is entitled to possession of the Property the Purchaser shall:-

(a) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas or common parts of the Development; and

(b) pay to the Vendor or the manager of the Development all the deposits, special fund and advance payments payable under the Deed of Mutual Covenant and the fee for the removal of debris left by the Purchaser, his agents or contractors.

Provided That if any of the deposits, special fund and advance payments and fees mentioned in this sub-clause (2) and the other relevant fees has already been paid by the Vendor to the manager of the Development, the payment concerned shall be reimbursed by the Purchaser to the Vendor (instead of being paid to the manager of the Development) upon completion of the sale and purchase of the Property, whether or not such deposits, advance payments, special fund or fees are transferable or refundable under the Deed of Mutual Covenant.

Registration

22. This Agreement shall be registered in the Land Registry within 1 month after the date of this Agreement.

No further mortgage by Vendor

23. The Vendor shall not after the execution of this Agreement enter into any further mortgage or charge of the Property.

Release of purchase price

24. If and so long as there is a mortgage of or charge on the Property, any part of the purchase price shall be paid to the Vendor's Solicitors as stakeholders and shall be applied by them only for the purpose of obtaining reassignment/release of the Property unless a sufficient sum is held to obtain such reassignment/release in which case the Vendor's Solicitors may release to the Vendor the amount of excess over and above the sum sufficient to discharge the mortgage or charge.

Notices

25. Any notice required to be given under this Agreement -

(1) is deemed to have been validly given to a party if –

(a) the notice is addressed to the party; and

(b) the notice is sent by ordinary prepaid post to –

(i) the party's address stated in this Agreement; or

(ii) the party's last known address (where a notification of change of address has previously been given to the other party or the other party's solicitors); and

(2) is deemed to have been served on the second business day after the date of posting.

Warranties

26. (1) The Vendor shall incorporate into the Property the fittings, finishes and appliances as follows –

the fittings, finishes and appliances as set out in Schedule 6.

(2) The communal and recreational facilities are as follows –

the communal and recreational facilities as set out in Schedule 7.

(3) The Vendor warrants –

(a) that the fittings, finishes and appliances as set out in clause 26(1) will be incorporated into the Property;

(b) that the Property will be as shown on the plan attached to this Agreement and the measurements of the Property will be those set out in Part B of Schedule 3; and

(c) that the Vendor shall provide the communal and recreational facilities as set out in clause 26(2).

(4) In addition to clauses 26(3)(a), (b) and (c) mentioned in clause 30 hereof, all other provisions of this clause 26 will survive completion of the sale and purchase by the Assignment.

Remedy of Defects

27. The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under clause 5, remedy any defects to the Property, or the fittings, finishes or appliances as set out in Schedule 6, caused otherwise than by the act or neglect of the Purchaser. The provisions of this clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.

Maintenance Obligations

28. The Vendor undertakes with the Purchaser to use its best endeavours to enforce all defects and maintenance obligations under all contracts relating to the construction of the Development in so far as such defects relate to or affect the Property or the common areas or common parts and common facilities of the Development.

Winding up of vendor

29. In the event of the winding-up (whether voluntary or otherwise) or dissolution of the Vendor, the benefit and rights of and in all warranties and guarantees under all contracts relating to the construction of the Development shall be assigned by the Vendor to the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) or if no such corporation exists to the manager of the Development for the time being to be held in trust for the Purchaser and all other purchasers of units in the Development.

30. Clauses 26(3)(a), (b) and (c), 27, 28 and 29 will survive completion of the sale and purchase by the Assignment.

Non-business day etc.

31. If any date stipulated for payment in this Agreement or the day on which completion of the sale and purchase is to take place as provided in this Agreement falls on a day that is not a business day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such date for payment or completion of the sale and purchase is automatically postponed to the immediately following day that is a business day and on which no Typhoon Signal No. 8 or above is hoisted

or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

Covenants in Assignment

32. There shall be incorporated in the subsequent Assignment (inter alia) the covenants in substantially the following terms :-

"(a) The Purchaser hereby expressly covenants with the Vendor to the intent that the burden of these covenants shall run with and be annexed to the Property and be binding on the Purchaser his executors, administrators, successors in title and assigns that the Purchaser and all persons deriving title from the Purchaser shall :-

(i) pay all stamp duty or additional stamp duty or further stamp duty due and payable on or relating to this sale and purchase, or special stamp duty chargeable under the Stamp Duty Ordinance, as may be now or hereafter assessed by the Government of the Hong Kong Special Administrative Region (collectively, the "Stamp Duty");

(ii) indemnify and keep the Vendor indemnified against any loss and damage suffered by the Vendor resulting from any delay or default in payment of the Stamp Duty;

(iii) pay or repay to the Vendor or reimburse the Vendor with the amount of the Stamp Duty paid or advanced by the Vendor on behalf of the Purchaser in the event of default in payment by the Purchaser of the Stamp Duty together with interest thereon at the rate of 4% per annum over and above the prime or best lending rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date of payment by the Vendor to the date of payment or repayment or reimbursement by the Purchaser of such amount together with all legal costs, disbursements and fees incurred by the Vendor in securing recovery of all amounts of the Stamp Duty so paid by the Vendor on behalf of the Purchaser on a full indemnity basis."

"(b) The Purchaser hereby covenants with the Vendor to the intent that this covenant shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under and from the Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression the

"Covenanting Purchaser") and be enforceable by the Vendor and its successors and assigns that :-

(i) the Covenanting Purchaser will on ceasing to be the owner of the Property notify the Manager (as defined in the Deed of Mutual Covenant and Management Agreement) in writing of any change of ownership of the Property;

(ii) the Covenanting Purchaser shall abide by the provisions in the Deed of Mutual Covenant and Management Agreement as if the same terms and covenants on the part of the First Assignee set out therein are made directly by the Covenanting Purchaser;

(iii) that the Covenanting Purchaser will at all times hereafter perform observe and comply with all the covenants by or on the part of the Purchaser contained in this Assignment; and

(iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser(s) or assignee(s) thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained

PROVIDED that upon the Covenanting Purchaser complying with and performing the covenant (iv) hereinbefore contained the Covenanting Purchaser shall not be liable for any breach of the aforesaid covenants (i), (ii) and (iii) which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser(s) or assignee(s) shall have entered into such covenants similar in scope and extent as the covenants (i), (ii) and (iii) as aforesaid."

"(c) The Purchaser covenants with the Vendor for themself and as agent for ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and ONE KL III DEVELOPMENT LIMITED (collectively, the "Company" which expression shall include their successors assigns (other than the Purchaser) and attorneys) to the intent that such covenants shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under the Purchaser (each and all of whom including the Purchaser is

and are hereinafter included in the expression the "Covenanting Purchaser") and shall enure for the benefit of the Building and be enforceable by the Company and their successors and assigns that:-

(i) the Covenanting Purchaser confirms and acknowledges that the covenants, rights, entitlements, exceptions and reservations granted and conferred on the Company under Clause 3.1 of a Deed of Mutual Covenant and Management Agreement dated the [●] day of [●] and the Covenanting Purchaser shall not do or permit anything to be done which will in any way affect or hinder the exercise of the said rights by the Company;

(ii) the Covenanting Purchaser shall, if required by the Company, do everything necessary, including giving express consents in writing to the exercise of the said rights by the Company, to facilitate the exercise of the said rights by the Company;

(iii) the Covenanting Purchaser hereby expressly and irrevocably appoints the Company to be its attorney and grants unto the Company the full right power and authority to give all consents and to do all acts deeds matters and things and to execute and sign seal and as the acts and deeds of the Covenanting Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on the Company as aforesaid with the full power of delegation and the Covenanting Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant; and

(iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser or assignee thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained

PROVIDED THAT upon the Covenanting Purchaser complying with and performing the covenant (iv)

hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (i), (ii) and (iii) hereinbefore contained which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained."

Marginal Notes

33. The marginal notes to this Agreement shall not be deemed to be part of this Agreement and do not affect the interpretation or construction of this Agreement.

Certificate of value

34. It is hereby certified that the transaction effected by this Agreement 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 exceeds HK$_____ .

Stamp Duty Ordinance

35. For the purpose of section 29B(1) and 29B(5) of the Stamp Duty Ordinance (Cap.117), the matters to be specified are as set out in Schedule 5 hereto.

Contracts (Rights of Third Parties) Ordinance

36. (1) Save for the manager of the Development, and the Owners' Corporation (if applicable) as mentioned in clause 29 in respect of the benefit and rights under that clause, no person who is not a party to this Agreement shall have any right to enforce any provisions of this Agreement under the Contracts (Rights of Third Parties) Ordinance (Cap.623) ("the said Ordinance").

(2) Section 6(1) of the said Ordinance shall not apply to this Agreement and this Agreement may be rescinded or varied by agreement of the parties hereto from time to time without the consent of any person who is not a party to this Agreement provided that in the case of variation by agreement, the benefit conferred on the manager of the Development and the Owners' Corporation under Clause 29 shall not be varied.

(3) For the purpose of sub-clause (2) and for the purpose of section 6(4) of the said Ordinance, the Vendor agrees to take reasonable steps to make the manager of the Development and the Owners' Corporation (if applicable) aware of sub-clause (2) before the circumstances set out in section 6(2)(a) or (b) of the said Ordinance occur. For

the avoidance of doubt, this sub-clause (3) will not survive completion of the sale and purchase by the Assignment.

37. Notwithstanding any provision herein contained, no provisions in this Agreement shall adversely affect clause 29 of this Agreement.

38. On completion of the sale and purchase, the Purchaser shall pay his contribution towards the Government rates, Government rent and management fees from but exclusive of the due date of completion of this sale and purchase as prescribed under clause 5 hereof and shall indemnify the Vendor relating thereto. This obligation to pay the Government rates, Government rent and management fees shall survive completion of this sale and purchase and notwithstanding any sub-sale of the Property by the Purchaser.

SCHEDULE 1

PARTIES

(a) Vendor: (1) **ONE KL DEVELOPMENT LIMITED** whose registered office is situate at Suite A, 20th Floor, Wah Hen Commercial Centre, No.383 Hennessy Road, Hong Kong.
(Business Registration Number: 72268618)

(2) **ONE KL II DEVELOPMENT LIMITED** whose registered office is situate at Suite A, 20th Floor, Wah Hen Commercial Centre, No.383 Hennessy Road, Hong Kong.
(Business Registration Number: 72440202)

(3) **ONE KL III DEVELOPMENT LIMITED** whose registered office is situate at Suite A, 20th Floor, Wah Hen Commercial Centre, No.383 Hennessy Road, Hong Kong.
(Business Registration Number: 72488309)

(b) Purchaser: _____ of

_____

_____ (address)

Hong Kong Identity Card(s) No(s). _____

/ Business Registration No. : _____

(as sole owner / joint tenants / tenants in common in the following shares)

_____

and which for the purposes of this Agreement shall include his/her/their executors and administrators/its successors.

SCHEDULE 2

Government Grant

Eight Government Leases, particulars of which are as follows :-

(1) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 3 March 2005 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a)	Parties	:	King George the Fifth of the one part and Li Yee of the other part
(b)	Date	:	27 January 1932
(c)	Term	:	75 years commencing from 3 March 1930 with a right of renewal for one further of 75 years
(d)	Lot Number	:	Kowloon Inland Lot No.2308

(2) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 3 March 2005 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a)	Parties	:	King George the Fifth of the one part and Tsang Jim Cheung of the other part
(b)	Date	:	12 April 1932
(c)	Term	:	75 years commencing from 3 March 1930 with a right of renewal for one further of 75 years
(d)	Lot Number	:	Kowloon Inland Lot No.2689

(3) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Yuen Lai of the other part

(b) Date : 29 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3037

(4) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Yuen Lai of the other part

(b) Date : 22 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3038

(5) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Hi Ngan of the other part

(b) Date : 19 April 1933

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3039

(6) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years

commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Shau Kwai of the other part

(b) Date : 14 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3040

(7) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Wa Hoo of the other part

(b) Date : 28 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3041

(8) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Wa Fai of the other part

(b) Date : 20 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3042

SCHEDULE 3

Part A
Property

ALL THOSE _____ equal undivided 9,269th parts or shares of and in the land which for the purposes of identification is shown on the Site Plan attached hereto and thereon coloured Pink and of and in the Development erected thereon and intended to be known as **"ONE EDWARD (太子壹號)**", No.1 Ki Lung Street, Kowloon, Hong Kong TOGETHER with the exclusive right and privilege to hold use occupy and enjoy ALL THOSE premises known as **Flat** _____ on the _____ **Floor** with balcony / with flat roof / with balcony and roof of the Development (as shown coloured Pink on the Floor Plan(s) attached hereto).

Part B
Measurements

The measurements of the Property are as follows –

(a) the saleable area of the Property is _____ square metres/ _____ square feet of which-

_____ square metres/ _____ square feet is the floor area of the balcony; and

(b) other measurements are –

the area of the flat roof is _____ square metres/ _____ square feet;

the area of the roof is _____ square metres/ _____ square feet.

SCHEDULE 4

Purchase Price

The purchase price is HK$_____ payable by the Purchaser to the Vendor's Solicitors as follows -

(i) the amount of HK$_____ (i.e. 10% of the purchase price) has been paid as deposit on the signing of this Agreement; and

(ii) the amount of HK$_____ (i.e. 90% of the purchase price) being balance of the purchase price shall be paid on completion.

All payments shall be made before 4:30 p.m. on the date of payment.

SCHEDULE 5

Matters required to be specified under Section 29B(5) of the Stamp Duty Ordinance:

(a) (1) Name of the Vendor – See Schedule 1.

Address/Registered Office of the Vendor – See Schedule 1.

(2) Name of the Purchaser – See Schedule 1.

Address/Registered Office of the Purchaser – See Schedule 1.

(b) (1) Identification Numberof the Vendor – N/A.

(2) Identification Number of the Purchaser - See Schedule 1.

(c) (1) Business Registration Number of the Vendor – See Schedule 1.

(2) Business Registration Number of the Purchaser – See Schedule 1.

(d) Description and location of the Property - See Schedule 3.

(e) The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).

(f) Date of this Agreement - See page 1.

(g) This Agreement was preceded by a Preliminary Agreement for Sale and Purchase on the same terms made between the Vendor and the Purchaser: N/A.

(h) The agreed date for the Conveyance on Sale or Assignment of the Property is set out in Clause 5.

(i) There is an agreed consideration for the conveyancing on sale or assignment that is to, or may, take place pursuant to this Agreement and the amount of the consideration is as stated in Schedule 4.

(j) There is no other consideration which the parties signing this Agreement know has been paid or given, or has been agreed to be paid or given, to any person for or in connection with this Agreement or any Conveyance on Sale or Assignment of the Property pursuant to this Agreement (excluding legal expenses and estate agents' commission).

SCHEDULE 6
FITTINGS, FINISHES AND APPLIANCES

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

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

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

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

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

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

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

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

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

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

Appliance Schedule 設備說明表

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

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

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

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

Appliance Schedule 設備說明表

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

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

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

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

Appliance Schedule 設備說明表

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

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

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

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

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

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位						
				5/F 5樓						
				A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EHI30350HK	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S216VTHHK	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

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

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

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3. 不設4樓、13樓、14樓及24樓。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位						
				6/F-11/F 6樓-11樓						
				A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EHI30350HK	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S216VTHHK	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

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

Note:
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3. 4/F, 13/F, 14/F and 24/F are omitted.

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3. 不設4樓、13樓、14樓及24樓。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位					
				12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
				A	B	C	D	E	F
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EHI30350HK	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S216VTHHK	✓	✓	✓	-	-	✓
	Refrigerator 雪櫃	SMEG	CI726VTHHK	-	-	-	✓	✓	-
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	-	-	-	✓	-	-
Bathroom / Master Bathroom 浴室 / 主人房浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Note:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "not provided".
3. The symbol " / " as shown in the above table denotes "not applicable".
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. Figures in brackets only applicable for 16/F-23/F & 25/F-29/F.

備注：
1. 上表之數字代表 "提供的數量" 。
2. 上表 " - " 代表 "不提供" 。
3. 上表 " / " 代表 "不適用" 。
4. 不設4樓、13樓、14樓及24樓。
5. 括號內數字只適用於16樓-23樓及25樓-29樓。

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

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

Note:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "not provided".
3. The symbol " / " as shown in the above table denotes "not applicable".
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. Figures in brackets only applicable for 16/F-23/F & 25/F-29/F.

備註：
1. 上表之數字代表 "提供的數量" 。
2. 上表 " - " 代表 "不提供" 。
3. 上表 " / " 代表 "不適用" 。
4. 不設4樓、13樓、14樓及24樓。
5. 括號內數字只適用於16樓-23樓及25樓-29樓。

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

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

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

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

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關製		/	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	1	1	1	1	1
		Sprinkler Head 消防花灑頭	/	2	2	2	2	2
	Sprinkler Head 消防花灑頭		/	1	1	2	2	2
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		/	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	/	1	1	1	1	1
		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	/	1	1	1	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	/	1	1	1	1	1
		Power connection point for Oven 焗爐電接駁點	/	-	-	1	1	-
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	1	1	-	-	1
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	/	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	/	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	/	-	-	1	-	-

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

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2. 上表 " - " 代表 "不提供"。
3. 上表 " / " 代表 "不適用"。
4. 不設4樓、13樓、14樓及24樓。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Bathroom 浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1
	Lighting Point 燈位		6	6	6	6	6	6
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	1	1	1	1	1	1
		Power connection point for Thermo ventilator 浴室寶電接駁點	1	1	1	1	1	1
Master Bathroom 主人房浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	/	/	1	/	/
	Lighting Point 燈位		/	/	/	6	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	/	1	/	/
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	/	/	/	1	/	/
		Power connection point for Thermo ventilator 浴室寶電接駁點	/	/	/	1	/	/
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1
		Power isolator for Air Conditioner Outdoor Unit 電源刀掣供冷氣室外機組	1	1	1	2	1	1
Roof 天台 (for 29/F only) (只限29樓)	Lighting Point 燈位		4	3	3	4	4	2
	Weatherproof Lighting Switch 防水燈掣		1	1	1	1	1	1
	13A Weatherproof Single Socket Outlet 13A防水有掣單位插座		1	1	1	1	1	1
		Power isolator for Barbecue Grill 電源刀掣供燒烤爐	1	1	1	1	1	1

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

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

SCHEDULE 7
COMMUNAL AND RECREATIONAL FACILITIES

Development Common Areas and Facilities and Residential Common Areas and Facilities as defined in the Deed of Mutual Covenant.

AS WITNESS the hands of the said parties hereto the day and year first above written.

The Vendor

SIGNED by)
)
)
)
for and on behalf of ONE KL)
DEVELOPMENT LIMITED)
whose signature(s) is/are verified by :-)

SIGNED by)
)
)
)
for and on behalf of ONE KL II)
DEVELOPMENT LIMITED)
whose signature(s) is/are verified by :-)

SIGNED by)
)
)
)
for and on behalf of ONE KL III)
DEVELOPMENT LIMITED)
whose signature(s) is/are verified by :-)

SIGNED by the **Purchaser**)
(Holder(s) of Hong Kong Identity Card(s))
No(s).)
))
in the presence of:)

INTERPRETED to the Purchaser in the Cantonese dialect of the Chinese language by :-

OR

SIGNED by)
)
)
for and on behalf of the **Purchaser**)
in the presence of:-)

RECEIVED on or before the day and year first above written of and from the Purchaser the sum of HONG KONG DOLLARS _____) HK$_____

_____

_____

The Vendor's Solicitors as stakeholders

Dated 2026

ONE KL DEVELOPMENT LIMITED,
ONE KL II DEVELOPMENT LIMITED and
ONE KL III DEVELOPMENT LIMITED
(Vendor)

and

_____
(Purchaser)

AGREEMENT

for Sale and Purchase of

All Those _____ equal undivided 9,269th parts or shares of and in The Remaining Portion of Kowloon Inland Lot No.2308, Kowloon Inland Lot No.2689, The Remaining Portion of Kowloon Inland Lot No.3037, The Remaining Portion of Kowloon Inland Lot No.3038, The Remaining Portion of Kowloon Inland Lot No.3039, The Remaining Portion of Kowloon Inland Lot No.3040, Kowloon Inland Lot No.3041 and Kowloon Inland Lot No.3042 (Flat _____ on the _____ Floor with balcony / with flat roof / with balcony and roof of ONE EDWARD (太子壹號), No.1 Ki Lung Street, Kowloon, Hong Kong).

孖士打
JSM

THIS AGREEMENT is made the day of

Two thousand and twenty six

BETWEEN the Vendor and the Purchaser whose particulars are set out in Schedule 1.

Recitals

WHEREAS :-

(1) The construction of the Development has been completed and the Occupation Permit in respect of the Development was issued by the Building Authority on 25 June 2026.

(2) The land and the Development are notionally divided into such undivided parts or shares as hereinafter provided.

NOW IT IS HEREBY AGREED AS FOLLOWS:-

Interpretation

1. (1) In this Agreement -

(a) “business day” means a day -

(i) that is not a Saturday, Sunday or public holiday; and

(ii) on which banks are open for business in the Hong Kong Special Administrative Region;

(b) "Deed of Mutual Covenant" means the document to be registered in the Land Registry which defines the rights, interests and obligations of all or any of the co-owners of the land and the Development among themselves and incorporates a Management Agreement (if any);

(c) "Development" means the multi-storey building now being constructed or to be constructed on the land and intended to be known as **"ONE EDWARD (太子壹號)"**;

(d) "Government Grant" means the Government Grant document as set out in Schedule 2;

(e) "land" means all those pieces or parcels of land registered in the Land Registry as The Remaining Portion of Kowloon Inland Lot No.2308, Kowloon Inland Lot No.2689, The Remaining Portion of Kowloon Inland Lot No.3037, The Remaining Portion of Kowloon Inland Lot No.3038, The Remaining

Portion of Kowloon Inland Lot No.3039, The Remaining Portion of Kowloon Inland Lot No.3040, Kowloon Inland Lot No.3041 and Kowloon Inland Lot No.3042 respectively;

(f) "Occupation Permit" means the written permission issued by the Building Authority under the provisions of the Buildings Ordinance (Cap.123) for the Development to be occupied and includes a Temporary Occupation Permit;

(g) "office hours" means the period beginning at 10 a.m. of a day and ending at 4:30 p.m. of the same day;

(h) "Property" means the property described in Part A of Schedule 3;

(i) "Temporary Occupation Permit" means the temporary permit issued by the Building Authority under the provisions of the Buildings Ordinance (Cap.123) for the Development or any part thereof comprising the Property to be occupied; and

(j) "Vendor's Solicitors" means Messrs. Johnson Stokes & Master.

(2) In this Agreement –

(a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);

(b) the floor area of an item under paragraph (a) of Part B of Schedule 3 is calculated in accordance with section 8(3) of that Ordinance; and

(c) the area of an item under paragraph (b) of Part B of Schedule 3 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

(3) In this Agreement, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter.

Sale and purchase

2. The Vendor shall sell and the Purchaser shall purchase the Property TOGETHER with the right in common with the Vendor or other person or persons claiming through, under or in trust for the Vendor to use for the purpose of access to and egress from the Property the lifts, entrance hall, staircases and landings in the Development and such of the passages in the Development intended for common use and serving the Property and the appurtenances thereto and TOGETHER with all rights of way (if any) and other rights and all privileges, easements and appurtenances thereunto belonging or appertaining AND all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor in and to the Property EXCEPTING AND RESERVING unto the Vendor and its successors and assigns other than the Purchaser :

(1) the right to the exclusive use, occupation and enjoyment of the whole of the Development SAVE AND EXCEPT :-

(a) the Property; and

(b) such areas and facilities (if any) as may be designated as common areas or common parts and common facilities in the Deed of Mutual Covenant or are intended for common use.

(2) such other rights and privileges excepted and reserved unto the Vendor and/or its successors and assigns in the Deed of Mutual Covenant.

Purchase price

3. (1) The purchase price is the sum set out in Schedule 4, payable by the Purchaser to the Vendor's Solicitors as stakeholders in the manner set out in Schedule 4.

(2) The Vendor’s Solicitors are the Vendor's agents for the purposes of receiving all moneys payable to the Vendor pursuant to this Agreement including the balance of the purchase price payable upon completion.

(3) The Vendor declares that the payment to such agents of any deposit, instalments of the purchase price (if any) and the balance thereof shall be a full and sufficient discharge of the Purchaser's obligations under this Agreement.

(4) The Vendor may revoke the authority of the agents and appoint other solicitors as agents in their place. No such revocation shall be valid unless it:-

(a) is in writing addressed to the Purchaser;

(b) is delivered to the Purchaser or his solicitors, at least seven clear days prior to completion; and

(c) specifically identifies this Agreement.

(5) In respect of each payment of the purchase price or any part of the purchase price required to be made under this Agreement, the Purchaser shall deliver to the Vendor's Solicitors on the date on which such payment is required to be made a cashier order issued or a cheque certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of the Vendor's Solicitors for the relevant amount.

(6) Without prejudice to any other remedy under this Agreement, the Vendor is entitled to demand and receive payment of interest on the amount of any part of the purchase price not paid on its due date at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date on which the same ought to have been paid by the Purchaser to the date of actual payment.

Duty of Solicitors

4. The Vendor's Solicitors unless the Purchaser exercise the right under clause 12(1)(c) hereof to instruct his own solicitors, shall be the solicitors acting also for the Purchaser and, as evidenced by their preparation of this Agreement and attending the execution thereof by the Purchaser, shall owe to the Purchaser the same duty of care of solicitors as if they had been independently instructed by the Purchaser to act for him in relation to the purchase.

Completion of sale and purchase

5. The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours on or before _____ (i.e. within 90 days after the date of this Agreement).

Proper assurance

6. On completion of the sale and purchase, the Vendor and all other necessary parties (if any) will execute a proper assurance of the Property to the Purchaser or the Purchaser's nominee or sub-purchaser free from incumbrances but subject to the Government Grant.

Rents, profits, outgoings, etc.

7. The rents and profits shall be received and all outgoings shall be discharged by the Vendor up to and inclusive of the actual day of completion, and as from but exclusive of that day all

outgoings shall be discharged by the Purchaser. All such rents, profits and outgoings shall, if necessary, be apportioned between the Vendor and the Purchaser and paid on completion.

Risk

8. (a) Immediately after the signing of this Agreement, the Property shall as between the Vendor and the Purchaser be at the Purchaser's risk. The Purchaser is hereby advised to take out proper insurance coverage on the Property for his own protection and benefit.

(b) As from the date of this Agreement, the Vendor shall hold in trust for the Purchaser the benefit of any existing policy of insurance relating to the Property.

(c) The Vendor does not warrant that any or any adequate policy of insurance exists relating to the Property or, if any such policy exists, that it will be renewed on expiration.

(d) The Vendor shall, if required, and at the expense of the Purchaser obtain or consent to an endorsement of notice of the Purchaser's interest on the policy of insurance relating to the Property and in such case the Vendor (keeping such policy in force) may require the Purchaser to pay on completion a proportionate part of the premium from the date of this Agreement.

Requisition on title

9. (1) Subject to clause 13(2) and 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.

(2) If the Purchaser makes and insists on any objection or requisition in respect of the title or otherwise which the Vendor is unable or (on the ground of difficulty, delay or expense or on any other reasonable ground) unwilling to remove or comply with, the Vendor is, notwithstanding any previous negotiation or litigation, at liberty to cancel the sale on giving to the Purchaser or his Solicitors at least 14 days' notice in writing to that effect, in which case unless the objection or requisition is in the meantime withdrawn, the sale is cancelled on the expiry of such notice and the Purchaser is entitled to a return of the deposit and other sums of money already paid but without interest, costs or compensation.

Government Grant, easements mis-description

10. (1) The Property is sold subject to and with the benefit of the Government Grant, for the term of years created by or absolutely (as the case may be) and with any right of renewal granted by the Government Grant and subject to all easements (if any) subsisting in the Government Grant.

(2) No error, mis-statement or mis-description shall cancel the sale nor shall any compensation be allowed in respect of such error, mis-statement or mis-description save as otherwise provided in this Agreement and except where such error, mis-statement or mis-description relates to a matter materially and adversely affecting the value or user of the Property.

Physical condition

11. If the Property was available for viewing by the Purchaser prior to the signing of this Agreement, then subject to clause 26, 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.

Rights of Purchaser

12. (1) The Purchaser is at any time before completion of the sale and purchase at liberty to :-

(a) subject to sub-clause (2) hereof, sub-sell the Property or transfer the benefit of this Agreement without any interference or charges by the Vendor or anyone claiming under or through the Vendor;

(b) charge or mortgage the Property for the purchase price or any part of the purchase price Provided Always that notice in writing of any such charge or mortgage is given to the Vendor or the Vendor's solicitors;

(c) instruct any firm of solicitors of his choice to act for him in this Agreement and the Assignment to the Purchaser; in which event, each party shall pay its own solicitors' costs of and incidental to this Agreement and the Assignment to the Purchaser (including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment).

(2) The Purchaser hereby covenants with the Vendor that in the event that the Purchaser sub-sells the Property or transfers the benefit of this Agreement in any manner whatsoever and

whether by written or unwritten agreement before the completion hereof, the Purchaser will procure from the sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever a covenant in the sub-sale Agreement for Sale and Purchase or impose a binding obligation in such other agreement to the effect that such sub-purchaser or other transferee whomsoever shall (i) disclose, by setting out at length in the sub-sale Agreement for Sale and Purchase or other agreement whatsoever, full details (including identity card numbers and full addresses) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration including any commission, reservation or agents fee or any other amount which any of the parties knows has been paid or given over to any person in addition to the consideration payable to the Vendor for the assignment and (ii) will procure from any subsequent sub-purchaser or other transferee a covenant, in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement, having similar effect as this clause 12(2).

Cancellation of Agreement

(3) In the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means which has the effect of cancelling this Agreement or the obligations of the Purchaser under this Agreement, the Vendor is entitled to retain the sum of 10% of the total purchase price of the Property as consideration for his agreeing to cancel this Agreement and not as a penalty and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges, disbursements (including any stamp duty) in connection with cancellation of this Agreement.

Good title

13. (1) The Vendor shall at his own expense show a good title to the Property and produce to the Purchaser for his perusal such certified or other copies of any deeds or documents of title, wills and matters of public record as may be necessary to complete such title. The costs of verifying the title, including search fees, shall be borne by the Purchaser who shall also, if the Purchaser requires certified copies of any documents in the Vendor's possession relating to other property retained by the Vendor as well as to the Property, pay the cost of such certified copies.

(2) The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.

Documents of title

14. (1) Such of the documents of title as relate exclusively to the Property will be delivered to the Purchaser. All other documents of title in the possession of the Vendor will be retained by the Vendor who shall, if so required on the completion of the sale and purchase, give to the Purchaser a covenant for the safe custody of the documents and for production and delivery of copies of those documents at the expense of the Purchaser, such covenant to be prepared by the Purchaser.

(2) The provision of clause 14(1) shall survive completion of the sale and purchase by the Assignment.

Costs and disbursements of Agreement

15. (1) Subject to the provisions of clause 12(1)(c), all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser, and in the event that the Purchaser instructs solicitors other than the Vendor's Solicitors to act for him:-

(a) if the Purchaser shall request the Vendor to execute more than one assignment in respect of the Property the Purchaser shall on completion pay the additional costs charged by the Vendor's Solicitors for their approval;

(b) if the Purchaser shall request the Vendor to assign the Property to his nominee or sub-purchaser, the Purchaser shall pay to the Vendor an amount equivalent to 1% of the purchase price as administrative fee, and shall on completion pay the additional costs charged by the Vendor's Solicitors for the perusal of any instrument of Nomination or Sub-Sale Agreement; and

(c) if the consideration mentioned in the subsequent Assignment is higher than the purchase price herein mentioned, the Purchaser shall on completion pay all extra costs charged by the Vendor's Solicitors for approving the subsequent Assignment.

Stamp duty, etc.

(2) All registration fees payable on the preliminary agreement or this Agreement (if any) and the Assignment shall be borne and paid by the Purchaser.

(3) The ad valorem stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(4) The special stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(5) The buyer's stamp duty, if any, payable on the preliminary agreement, this Agreement and the Assignment shall be borne and paid by the Purchaser.

(6) The levy charged by the Property Management Services Authority, if any, on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(7) The professional fees for the plan(s) to be annexed to this Agreement and the Assignment shall be borne and paid by the Purchaser.

(8) (a) All stamp duty (which includes any ad valorem stamp duty, special stamp duty, buyer's stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (including any subsequent amendments, supplements or substitutions thereto)), and registration fees payable on the preliminary agreement, this Agreement, any subsequent nomination and other chargeable agreement for sale (if any) and the subsequent Assignment and any counterpart(s) thereof and any penalty for late stamping thereof shall be borne and paid by the Purchaser, who shall, within the period prescribed by the Stamp Duty Ordinance, cause all the said instruments to be stamped with all stamp duty payable thereon, and shall, upon request by the Vendor, also provide the Vendor with certified copies thereof so stamped or endorsed.

(b) Should the Vendor be required to pay any stamp duty or penalty with respect to any of the instruments mentioned in clause 15(8)(a), the Purchaser shall reimburse the Vendor for the full

amount of any payment made by the Vendor together with interest thereon at the rate of 4% per annum over and above the prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date of payment or advance by the Vendor to the date of payment or repayment or reimbursement by the Purchaser of such amount together with all legal costs, disbursements and fees incurred by the Vendor in securing recovery of all amounts of the stamp duty or penalty so paid by the Vendor on a full indemnity basis.

(9) If the Purchaser sub-sells the Property, transfers the benefit of this Agreement or otherwise disposes of any interest in the Property prior to the completion of the sale and purchase under this Agreement, all stamp duty including buyer's stamp duty, special stamp duty and additional stamp duty arising from such sub-sale, transfer or disposition shall be borne and paid by the Purchaser.

(10) Upon the Vendor's request, the Purchaser shall provide evidence of payment of all stamp duty payable under sub-clause (8) to the satisfaction of the Vendor before the execution of the Assignment(s) of the Property by the Vendor. If the Purchaser shall fail to do so, the Purchaser shall pay as security to the Purchaser's solicitors (as stakeholders) a sum equivalent to the amount of the stamp duty payable, such sum (i) to be repaid to the Purchaser only after the Purchaser provides evidence satisfactory to the Vendor that all such stamp duty has been fully and punctually paid, or (ii) to be applied by the Purchaser's solicitors towards the payment of the stamp duty so payable.

(11) The Purchaser agrees to indemnify the Vendor and keep the Vendor fully indemnified against all losses, damages, claims, proceedings, costs and expenses (including without limitation legal costs and expenses) and penalties which the Vendor may suffer or incur through, arising from or in connection with any breach by the Purchaser of this clause.

(12) The costs of and incidental to the preparation and delivery to the Purchaser of certified copies of documents in the Vendor's possession relating as well to the Property as to other properties retained by the Vendor shall be borne and paid by the Purchaser.

(13) The provisions of this clause shall survive completion of the sale and purchase of the Property.

Time of the Essence

16. Time is in every respect of the essence of this Agreement.

Default of Purchaser

17. (1) Should the Purchaser fail to observe or comply with any of the terms and conditions contained in this Agreement or to make the payments in accordance with Schedule 4 or any interest payable under this Agreement within 7 days after the due date, the Vendor may give to the Purchaser notice in writing calling upon the Purchaser to make good his default. If the Purchaser fails within 21 days after the date of service of such notice fully to make good his default, the Vendor may by a further notice in writing forthwith determine this Agreement and in such event:-

(a) all sums paid by the Purchaser up to 10% of the purchase price by way of deposit shall be forfeited to the Vendor; and

(b) where the Purchaser has entered into possession of the Property, the Vendor is entitled to re-enter upon the Property and repossess the same free from any right or interest of the Purchaser in the Property and to receive from the Purchaser as occupation fee a sum equal to interest at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time on the unpaid balance of the purchase price for the period during which the Purchaser was in occupation.

(2) Upon determination of this Agreement pursuant to sub-clause (1), the Vendor may resell the Property either by public auction or private contract subject to such stipulations as the Vendor may think fit and any increase in price on a resale shall belong to the Vendor. On a resale, any deficiency in price shall be made good and all expenses attending such resale shall be borne by the Purchaser and such deficiency and expenses shall be recoverable by the Vendor as and for liquidated damages Provided That the Purchaser shall not be called upon to bear such deficiency or expenses unless the Property is resold within 6 months after the determination of this Agreement.

(3) On the Vendor exercising its right of rescission to rescind and/or annul the sale and purchase of the Property, the Vendor shall have the right, if this Agreement shall have been registered

in the Land Registry, to register in the Land Registry an instrument signed by the Vendor alone to rescind and/or annul the sale and purchase of the Property (which shall be sufficient to rescind and/or annul the sale and purchase of the Property) and to vacate the registration of this Agreement and on the signing of the said instrument by the Vendor, the Purchaser shall be deemed to have been divested of any interest in the Property under this Agreement. Upon registration of such an instrument in the Land Registry, a tenant, purchaser, mortgagee or any other person dealing with the Vendor shall not be bound to see or enquire whether the Vendor was entitled to terminate and/or rescind and/or annul this Agreement and so far as regards the safety and protection of any such tenant, purchaser, mortgagee or any other person this Agreement shall be deemed to have been duly terminated and/or rescinded and/or annulled and the remedy (if any) of the Purchaser against the Vendor shall be in damages only. If the Purchaser shall have entered into possession of the Property, he shall forthwith deliver up possession of the Property to the Vendor.

(4) Nothing in this Agreement shall be construed as to prevent the Vendor from bringing an action and obtaining a decree for specific performance of this Agreement either in lieu of the aforesaid damages or in addition to such damages as the Vendor may have sustained by reason of the breach of this Agreement by the Purchaser.

Default of Vendor

18. In the event of the Vendor failing to complete the sale in accordance with the terms and conditions of this Agreement, it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution before taking proceedings to enforce specific performance of this Agreement.

Deed of Mutual Covenant

19. On completion of the sale and purchase, the Purchaser shall EITHER enter into a Deed of Mutual Covenant and if required by the Vendor a Management Agreement with the Vendor OR at the Vendor's option accept an Assignment of the Property from the Vendor subject to and with the benefit of a Deed of Mutual Covenant and a Management Agreement (if any) entered into by the Vendor with another purchaser or purchasers in respect of the land and the Development. The provisions of the Deed of Mutual Covenant shall not conflict with the Guidelines set out in Law Society Circular 12-886 as amended from time to time unless otherwise permitted by the Law Society of Hong Kong or have been approved by the Director of Lands.

Cost of Deed of Mutual Covenant

20. The Purchaser shall pay to the Vendor's Solicitors a due proportion of the costs of and incidental to the preparation stamping registration and completion of the above mentioned Deed of Mutual Covenant and Management Agreement (if any) or the entire costs of a certified copy thereof in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules.

Possession, utility deposits, etc.

21. (1) Subject as mentioned in this Agreement, the Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property, all outgoings including Government rent, rates and management fees up to and inclusive of the completion date being paid by the Vendor.

(2) Before the Purchaser is entitled to possession of the Property the Purchaser shall:-

(a) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas or common parts of the Development; and

(b) pay to the Vendor or the manager of the Development all the deposits, special fund and advance payments payable under the Deed of Mutual Covenant and the fee for the removal of debris left by the Purchaser, his agents or contractors.

Provided That if any of the deposits, special fund and advance payments and fees mentioned in this sub-clause (2) and the other relevant fees has already been paid by the Vendor to the manager of the Development, the payment concerned shall be reimbursed by the Purchaser to the Vendor (instead of being paid to the manager of the Development) upon completion of the sale and purchase of the Property, whether or not such deposits, advance payments, special fund or fees are transferable or refundable under the Deed of Mutual Covenant.

Registration

22. This Agreement shall be registered in the Land Registry within 1 month after the date of this Agreement.

No further mortgage by Vendor

23. The Vendor shall not after the execution of this Agreement enter into any further mortgage or charge of the Property.

Release of purchase price

24. If and so long as there is a mortgage of or charge on the Property, any part of the purchase price shall be paid to the Vendor's Solicitors as stakeholders and shall be applied by them only for the purpose of obtaining reassignment/release of the Property unless a sufficient sum is held to obtain such reassignment/release in which case the Vendor's Solicitors may release to the Vendor the amount of excess over and above the sum sufficient to discharge the mortgage or charge.

Notices

25. Any notice required to be given under this Agreement -

(1) is deemed to have been validly given to a party if –

(a) the notice is addressed to the party; and

(b) the notice is sent by ordinary prepaid post to –

(i) the party's address stated in this Agreement; or

(ii) the party's last known address (where a notification of change of address has previously been given to the other party or the other party's solicitors); and

(2) is deemed to have been served on the second business day after the date of posting.

Warranties

26. (1) The Vendor shall incorporate into the Property the fittings, finishes and appliances as follows –

the fittings, finishes and appliances as set out in Schedule 6.

(2) The communal and recreational facilities are as follows –

the communal and recreational facilities as set out in Schedule 7.

(3) The Vendor warrants –

(a) that the fittings, finishes and appliances as set out in clause 26(1) will be incorporated into the Property;

(b) that the Property will be as shown on the plan attached to this Agreement and the measurements of the Property will be those set out in Part B of Schedule 3; and

(c) that the Vendor shall provide the communal and recreational facilities as set out in clause 26(2).

(4) In addition to clauses 26(3)(a), (b) and (c) mentioned in clause 30 hereof, all other provisions of this clause 26 will survive completion of the sale and purchase by the Assignment.

Remedy of Defects

27. The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under clause 5, remedy any defects to the Property, or the fittings, finishes or appliances as set out in Schedule 6, caused otherwise than by the act or neglect of the Purchaser. The provisions of this clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.

Maintenance Obligations

28. The Vendor undertakes with the Purchaser to use its best endeavours to enforce all defects and maintenance obligations under all contracts relating to the construction of the Development in so far as such defects relate to or affect the Property or the common areas or common parts and common facilities of the Development.

Winding up of vendor

29. In the event of the winding-up (whether voluntary or otherwise) or dissolution of the Vendor, the benefit and rights of and in all warranties and guarantees under all contracts relating to the construction of the Development shall be assigned by the Vendor to the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) or if no such corporation exists to the manager of the Development for the time being to be held in trust for the Purchaser and all other purchasers of units in the Development.

30. Clauses 26(3)(a), (b) and (c), 27, 28 and 29 will survive completion of the sale and purchase by the Assignment.

Non-business day etc.

31. If any date stipulated for payment in this Agreement or the day on which completion of the sale and purchase is to take place as provided in this Agreement falls on a day that is not a business day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such date for payment or completion of the sale and purchase is automatically postponed to the immediately following day that is a business day and on which no Typhoon Signal No. 8 or above is hoisted

or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

Covenants in Assignment

32. There shall be incorporated in the subsequent Assignment (inter alia) the covenants in substantially the following terms :-

"(a) The Purchaser hereby expressly covenants with the Vendor to the intent that the burden of these covenants shall run with and be annexed to the Property and be binding on the Purchaser his executors, administrators, successors in title and assigns that the Purchaser and all persons deriving title from the Purchaser shall :-

(i) pay all stamp duty or additional stamp duty or further stamp duty due and payable on or relating to this sale and purchase, or special stamp duty chargeable under the Stamp Duty Ordinance, as may be now or hereafter assessed by the Government of the Hong Kong Special Administrative Region (collectively, the "Stamp Duty");

(ii) indemnify and keep the Vendor indemnified against any loss and damage suffered by the Vendor resulting from any delay or default in payment of the Stamp Duty;

(iii) pay or repay to the Vendor or reimburse the Vendor with the amount of the Stamp Duty paid or advanced by the Vendor on behalf of the Purchaser in the event of default in payment by the Purchaser of the Stamp Duty together with interest thereon at the rate of 4% per annum over and above the prime or best lending rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date of payment by the Vendor to the date of payment or repayment or reimbursement by the Purchaser of such amount together with all legal costs, disbursements and fees incurred by the Vendor in securing recovery of all amounts of the Stamp Duty so paid by the Vendor on behalf of the Purchaser on a full indemnity basis."

"(b) The Purchaser hereby covenants with the Vendor to the intent that this covenant shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under and from the Purchaser (each and all of whom including the Purchaser is and are hereinafter included in the expression the

"Covenanting Purchaser") and be enforceable by the Vendor and its successors and assigns that :-

(i) the Covenanting Purchaser will on ceasing to be the owner of the Property notify the Manager (as defined in the Deed of Mutual Covenant and Management Agreement) in writing of any change of ownership of the Property;

(ii) the Covenanting Purchaser shall abide by the provisions in the Deed of Mutual Covenant and Management Agreement as if the same terms and covenants on the part of the First Assignee set out therein are made directly by the Covenanting Purchaser;

(iii) that the Covenanting Purchaser will at all times hereafter perform observe and comply with all the covenants by or on the part of the Purchaser contained in this Assignment; and

(iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser(s) or assignee(s) thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained

PROVIDED that upon the Covenanting Purchaser complying with and performing the covenant (iv) hereinbefore contained the Covenanting Purchaser shall not be liable for any breach of the aforesaid covenants (i), (ii) and (iii) which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser(s) or assignee(s) shall have entered into such covenants similar in scope and extent as the covenants (i), (ii) and (iii) as aforesaid."

"(c) The Purchaser covenants with the Vendor for themself and as agent for ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and ONE KL III DEVELOPMENT LIMITED (collectively, the "Company" which expression shall include their successors assigns (other than the Purchaser) and attorneys) to the intent that such covenants shall bind the Property and the owner or owners thereof for the time being and other person or persons deriving title under the Purchaser (each and all of whom including the Purchaser is

and are hereinafter included in the expression the "Covenanting Purchaser") and shall enure for the benefit of the Building and be enforceable by the Company and their successors and assigns that:-

(i) the Covenanting Purchaser confirms and acknowledges that the covenants, rights, entitlements, exceptions and reservations granted and conferred on the Company under Clause 3.1 of a Deed of Mutual Covenant and Management Agreement dated the [●] day of [●] and the Covenanting Purchaser shall not do or permit anything to be done which will in any way affect or hinder the exercise of the said rights by the Company;

(ii) the Covenanting Purchaser shall, if required by the Company, do everything necessary, including giving express consents in writing to the exercise of the said rights by the Company, to facilitate the exercise of the said rights by the Company;

(iii) the Covenanting Purchaser hereby expressly and irrevocably appoints the Company to be its attorney and grants unto the Company the full right power and authority to give all consents and to do all acts deeds matters and things and to execute and sign seal and as the acts and deeds of the Covenanting Purchaser deliver such deeds and to sign such documents or instruments as may be necessary for the exercise of or incidental to the exercise of the rights conferred on the Company as aforesaid with the full power of delegation and the Covenanting Purchaser hereby further covenants to do all acts deeds matters and things and to execute sign seal and deliver such deed or deeds and to sign such documents or instruments as may be necessary to give effect to such appointment and grant; and

(iv) in the event of the Covenanting Purchaser selling or otherwise disposing of the Property, the Covenanting Purchaser shall sell or otherwise dispose of the Property upon the condition that the purchaser or assignee thereof shall enter into the same binding covenants on terms similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained

PROVIDED THAT upon the Covenanting Purchaser complying with and performing the covenant (iv)

hereinbefore contained, the Covenanting Purchaser shall not be liable for any breach of the covenants (i), (ii) and (iii) hereinbefore contained which may happen after the Covenanting Purchaser shall have sold or otherwise disposed of the Property in respect whereof such purchaser or assignee shall have entered into such covenants similar in scope and extent as the covenants (i), (ii) and (iii) hereinbefore contained."

Marginal Notes

33. The marginal notes to this Agreement shall not be deemed to be part of this Agreement and do not affect the interpretation or construction of this Agreement.

Certificate of value

34. It is hereby certified that the transaction effected by this Agreement 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 exceeds HK$_____ .

Stamp Duty Ordinance

35. For the purpose of section 29B(1) and 29B(5) of the Stamp Duty Ordinance (Cap.117), the matters to be specified are as set out in Schedule 5 hereto.

Contracts (Rights of Third Parties) Ordinance

36. (1) Save for the manager of the Development, and the Owners' Corporation (if applicable) as mentioned in clause 29 in respect of the benefit and rights under that clause, no person who is not a party to this Agreement shall have any right to enforce any provisions of this Agreement under the Contracts (Rights of Third Parties) Ordinance (Cap.623) ("the said Ordinance").

(2) Section 6(1) of the said Ordinance shall not apply to this Agreement and this Agreement may be rescinded or varied by agreement of the parties hereto from time to time without the consent of any person who is not a party to this Agreement provided that in the case of variation by agreement, the benefit conferred on the manager of the Development and the Owners' Corporation under Clause 29 shall not be varied.

(3) For the purpose of sub-clause (2) and for the purpose of section 6(4) of the said Ordinance, the Vendor agrees to take reasonable steps to make the manager of the Development and the Owners' Corporation (if applicable) aware of sub-clause (2) before the circumstances set out in section 6(2)(a) or (b) of the said Ordinance occur. For

the avoidance of doubt, this sub-clause (3) will not survive completion of the sale and purchase by the Assignment.

37. Notwithstanding any provision herein contained, no provisions in this Agreement shall adversely affect clause 29 of this Agreement.

38. On completion of the sale and purchase, the Purchaser shall pay his contribution towards the Government rates, Government rent and management fees from but exclusive of the due date of completion of this sale and purchase as prescribed under clause 5 hereof and shall indemnify the Vendor relating thereto. This obligation to pay the Government rates, Government rent and management fees shall survive completion of this sale and purchase and notwithstanding any sub-sale of the Property by the Purchaser.

SCHEDULE 1

PARTIES

(a) Vendor: (1) **ONE KL DEVELOPMENT LIMITED** whose registered office is situate at Suite A, 20th Floor, Wah Hen Commercial Centre, No.383 Hennessy Road, Hong Kong.
(Business Registration Number: 72268618)

(2) **ONE KL II DEVELOPMENT LIMITED** whose registered office is situate at Suite A, 20th Floor, Wah Hen Commercial Centre, No.383 Hennessy Road, Hong Kong.
(Business Registration Number: 72440202)

(3) **ONE KL III DEVELOPMENT LIMITED** whose registered office is situate at Suite A, 20th Floor, Wah Hen Commercial Centre, No.383 Hennessy Road, Hong Kong.
(Business Registration Number: 72488309)

(b) Purchaser: _____ of

_____

_____ (address)

Hong Kong Identity Card(s) No(s). _____

/ Business Registration No. : _____

(as sole owner / joint tenants / tenants in common in the following shares)

_____

and which for the purposes of this Agreement shall include his/her/their executors and administrators/its successors.

SCHEDULE 2

Government Grant

Eight Government Leases, particulars of which are as follows :-

(1) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 3 March 2005 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a)	Parties	:	King George the Fifth of the one part and Li Yee of the other part
(b)	Date	:	27 January 1932
(c)	Term	:	75 years commencing from 3 March 1930 with a right of renewal for one further of 75 years
(d)	Lot Number	:	Kowloon Inland Lot No.2308

(2) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 3 March 2005 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a)	Parties	:	King George the Fifth of the one part and Tsang Jim Cheung of the other part
(b)	Date	:	12 April 1932
(c)	Term	:	75 years commencing from 3 March 1930 with a right of renewal for one further of 75 years
(d)	Lot Number	:	Kowloon Inland Lot No.2689

(3) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Yuen Lai of the other part

(b) Date : 29 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3037

(4) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Yuen Lai of the other part

(b) Date : 22 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3038

(5) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Hi Ngan of the other part

(b) Date : 19 April 1933

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3039

(6) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years

commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Shau Kwai of the other part

(b) Date : 14 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3040

(7) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Wa Hoo of the other part

(b) Date : 28 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3041

(8) A new Government Lease is deemed to have been granted under and by virtue of the Government Leases Ordinance (Cap.40) for the further term of 75 years commencing from 20 July 2006 immediately after the expiration of the original term of 75 years created by the old Government Lease, particulars of which are as follows :-

(a) Parties : King George the Fifth of the one part and Wong Wa Fai of the other part

(b) Date : 20 December 1932

(c) Term : 75 years commencing from 20 July 1931 with a right of renewal for one further of 75 years

(d) Lot Number : Kowloon Inland Lot No.3042

SCHEDULE 3

Part A
Property

ALL THOSE _____ equal undivided 9,269th parts or shares of and in the land which for the purposes of identification is shown on the Site Plan attached hereto and thereon coloured Pink and of and in the Development erected thereon and intended to be known as **"ONE EDWARD (太子壹號)**", No.1 Ki Lung Street, Kowloon, Hong Kong TOGETHER with the exclusive right and privilege to hold use occupy and enjoy ALL THOSE premises known as **Flat** _____ on the _____ **Floor** with balcony / with flat roof / with balcony and roof of the Development (as shown coloured Pink on the Floor Plan(s) attached hereto).

Part B
Measurements

The measurements of the Property are as follows –

(a) the saleable area of the Property is _____ square metres/ _____ square feet of which-

_____ square metres/ _____ square feet is the floor area of the balcony; and

(b) other measurements are –

the area of the flat roof is _____ square metres/ _____ square feet;

the area of the roof is _____ square metres/ _____ square feet.

SCHEDULE 4

Purchase Price

The purchase price is HK$_____ payable by the Purchaser to the Vendor's Solicitors as follows -

(i) the amount of HK$_____ (i.e. 10% of the purchase price) has been paid as deposit on the signing of this Agreement; and

(ii) the amount of HK$_____ (i.e. 90% of the purchase price) being balance of the purchase price shall be paid on completion.

All payments shall be made before 4:30 p.m. on the date of payment.

SCHEDULE 5

Matters required to be specified under Section 29B(5) of the Stamp Duty Ordinance:

(a) (1) Name of the Vendor – See Schedule 1.

Address/Registered Office of the Vendor – See Schedule 1.

(2) Name of the Purchaser – See Schedule 1.

Address/Registered Office of the Purchaser – See Schedule 1.

(b) (1) Identification Numberof the Vendor – N/A.

(2) Identification Number of the Purchaser - See Schedule 1.

(c) (1) Business Registration Number of the Vendor – See Schedule 1.

(2) Business Registration Number of the Purchaser – See Schedule 1.

(d) Description and location of the Property - See Schedule 3.

(e) The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).

(f) Date of this Agreement - See page 1.

(g) This Agreement was preceded by a Preliminary Agreement for Sale and Purchase on the same terms made between the Vendor and the Purchaser: N/A.

(h) The agreed date for the Conveyance on Sale or Assignment of the Property is set out in Clause 5.

(i) There is an agreed consideration for the conveyancing on sale or assignment that is to, or may, take place pursuant to this Agreement and the amount of the consideration is as stated in Schedule 4.

(j) There is no other consideration which the parties signing this Agreement know has been paid or given, or has been agreed to be paid or given, to any person for or in connection with this Agreement or any Conveyance on Sale or Assignment of the Property pursuant to this Agreement (excluding legal expenses and estate agents' commission).

SCHEDULE 6
FITTINGS, FINISHES AND APPLIANCES

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

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

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

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

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

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

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

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

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

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

Appliance Schedule 設備說明表

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

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

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

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

Appliance Schedule 設備說明表

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

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Note:
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3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The same symbol "#", "##", "*", "**", "@", "@@" denotes "Connected to Same Outdoor Unit".

備註：
1. 上表"✓"代表"提供"。
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3. 不設4樓、13樓、14樓及24樓。
4. 上表"#"、"##"、"*"、"**"、"@"、"@@"代表"連接到同一室外機"。

Appliance Schedule 設備說明表

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

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

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

Note:
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3. 不設4樓、13樓、14樓及24樓。
4. 上表 "#"、"##"、"*"、"**"、"@"、"@@" 代表 "連接到同一室外機"。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位						
				5/F 5樓						
				A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EHI30350HK	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S216VTHHK	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

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3. 不設4樓、13樓、14樓及24樓。

Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位						
				6/F-11/F 6樓-11樓						
				A	B	C	D	E	F	G
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EHI30350HK	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S216VTHHK	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓	✓

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Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Flat 單位					
				12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
				A	B	C	D	E	F
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Yoswit	YO191-VDP-007/R2	✓	✓	✓	✓	✓	✓
Open Kitchen / Kitchen 開放式廚房 / 廚房	Steam Oven 蒸焗爐	ELECTROLUX 伊萊克斯	KVBAS21WX	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	ELECTROLUX 伊萊克斯	EHI30350HK	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	ELECTROLUX 伊萊克斯	ECP6641X	✓	✓	✓	✓	✓	✓
	Washer / Dryer 洗衣 / 乾衣機	ELECTROLUX 伊萊克斯	EW7W3866OF	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SMEG	S216VTHHK	✓	✓	✓	-	-	✓
	Refrigerator 雪櫃	SMEG	CI726VTHHK	-	-	-	✓	✓	-
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	-	-	-	✓	-	-
Bathroom / Master Bathroom 浴室 / 主人房浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓
	Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BEN4H	✓	✓	✓	✓	✓	✓

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

Note:
1. The numbers as shown in the above table denotes "the numbers provided".
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3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
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2. 上表 " - " 代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Note:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "not provided".
3. The symbol " / " as shown in the above table denotes "not applicable".
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. Figures in brackets only applicable for 16/F-23/F & 25/F-29/F.

備注：
1. 上表之數字代表 "提供的數量" 。
2. 上表 " - " 代表 "不提供" 。
3. 上表 " / " 代表 "不適用" 。
4. 不設4樓、13樓、14樓及24樓。
5. 括號內數字只適用於16樓-23樓及25樓-29樓。

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

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

Note:
1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "not provided".
3. The symbol " / " as shown in the above table denotes "not applicable".
4. 4/F, 13/F, 14/F and 24/F are omitted.
5. Figures in brackets only applicable for 16/F-23/F & 25/F-29/F.

備註：
1. 上表之數字代表 "提供的數量" 。
2. 上表 " - " 代表 "不提供" 。
3. 上表 " / " 代表 "不適用" 。
4. 不設4樓、13樓、14樓及24樓。
5. 括號內數字只適用於16樓-23樓及25樓-29樓。

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

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

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

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

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Open Kitchen 開放式廚房	13A Switched Twin Socket Outlet 13A 雙位插座連開關製		/	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	1	1	1	1	1
		Sprinkler Head 消防花灑頭	/	2	2	2	2	2
	Sprinkler Head 消防花灑頭		/	1	1	2	2	2
	Miniature Circuit Breaker Distribution Board 微型斷路器配電箱		/	1	1	1	1	1
		Single socket outlet for Refrigerator 單位電插座供雪櫃	/	1	1	1	1	1
		Single socket outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	/	1	1	1	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	/	1	1	1	1	1
		Power connection point for Oven 焗爐電接駁點	/	-	-	1	1	-
		Power connection point for Steam Oven 蒸焗爐電接駁點	/	1	1	-	-	1
		Single socket outlet for Cooker Hood 單位電插座供抽油煙機	/	1	1	1	1	1
		Power connection point for Induction Hob 電磁爐電接駁點	/	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	/	-	-	1	-	-

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

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

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	12/F, 15/F-23/F & 25/F-29/F 12樓、15樓-23樓及25樓-29樓					
			A	B	C	D	E	F
Bathroom 浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		1	1	1	1	1	1
	Lighting Point 燈位		6	6	6	6	6	6
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	1	1	1	1	1	1
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	1	1	1	1	1	1
		Power connection point for Thermo ventilator 浴室寶電接駁點	1	1	1	1	1	1
Master Bathroom 主人房浴室	13A Switched Single Socket Outlet 13A 單位插座連開關掣		/	/	/	1	/	/
	Lighting Point 燈位		/	/	/	6	/	/
		Fuse Spur Unit for Cabinet Lighting 櫃燈接線座	/	/	/	1	/	/
		Power isolator for Electric Water Heater 電源刀掣供電熱水爐	/	/	/	1	/	/
		Power connection point for Thermo ventilator 浴室寶電接駁點	/	/	/	1	/	/
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1
		Power isolator for Air Conditioner Outdoor Unit 電源刀掣供冷氣室外機組	1	1	1	2	1	1
Roof 天台 (for 29/F only) (只限29樓)	Lighting Point 燈位		4	3	3	4	4	2
	Weatherproof Lighting Switch 防水燈掣		1	1	1	1	1	1
	13A Weatherproof Single Socket Outlet 13A防水有掣單位插座		1	1	1	1	1	1
		Power isolator for Barbecue Grill 電源刀掣供燒烤爐	1	1	1	1	1	1

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

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

SCHEDULE 7
COMMUNAL AND RECREATIONAL FACILITIES

Development Common Areas and Facilities and Residential Common Areas and Facilities as defined in the Deed of Mutual Covenant.

AS WITNESS the hands of the said parties hereto the day and year first above written.

The Vendor

SIGNED by)
)
)
)
for and on behalf of ONE KL)
DEVELOPMENT LIMITED)
whose signature(s) is/are verified by :-)

SIGNED by)
)
)
)
for and on behalf of ONE KL II)
DEVELOPMENT LIMITED)
whose signature(s) is/are verified by :-)

SIGNED by)
)
)
)
for and on behalf of ONE KL III)
DEVELOPMENT LIMITED)
whose signature(s) is/are verified by :-)

SIGNED by the **Purchaser**)
(Holder(s) of Hong Kong Identity Card(s))
No(s).)
))
in the presence of:)

INTERPRETED to the Purchaser in the Cantonese dialect of the Chinese language by :-

OR

SIGNED by)
)
)
for and on behalf of the **Purchaser**)
in the presence of:-)

RECEIVED on or before the day and year first above written of and from the Purchaser the sum of HONG KONG DOLLARS _____) HK$_____

_____

_____

The Vendor's Solicitors as stakeholders

Warning to Purchasers
對買方的警告

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

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

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

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

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師所須支付的費用。

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

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

Dated this day of
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

Warning to Purchasers
對買方的警告

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

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

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

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

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師所須支付的費用。

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

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

Dated this day of
公曆 年 月 日

Signed by the Purchaser(s) 買方簽署

Declaration Regarding Intermediary
關於中介人的聲明

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Intermediary 中介人	(Company Name 公司名稱) (Estate Agent's Name 地產代理姓名)			
Estate Agent I.D. No. 地產代理身份證號碼		Estate Agent Licence No. 地產代理牌照號碼		
Date 日期				

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

1. The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
   買方是經由中介人介紹到賣方的售樓處簽署購買上述物業的臨時買賣合約。

2. The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of units in the Development. Notwithstanding the Vendor (or the Vendor's other associated companies) may pay remuneration or introduction fee to the Intermediary, the Intermediary is not the agent of the Vendor.
   賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目單位一事中介紹買家給賣方。儘管賣方(或賣方之其他聯繫公司)可能付予中介人報酬或介紹費，中介人並非賣方的代理人。

3. The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.
   中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人負責。

4. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
   除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

5. The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
   買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。

6. The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.

賣方並無授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會)向中介人繳付有關出售上述物業的任何費用或佣金。

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

Signed by the Purchaser(s) 買方簽署	Signed by the Intermediary 中介人簽署

Declaration Regarding Intermediary
關於中介人的聲明

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Intermediary 中介人	(Company Name 公司名稱) (Estate Agent's Name 地產代理姓名)			
Estate Agent I.D. No. 地產代理身份證號碼		Estate Agent Licence No. 地產代理牌照號碼		
Date 日期				

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

1. The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
   買方是經由中介人介紹到賣方的售樓處簽署購買上述物業的臨時買賣合約。

2. The Vendor only requests the Intermediary and the Intermediary acknowledges that its role is simply to introduce purchaser(s) to the Vendor in the sale of units in the Development. Notwithstanding the Vendor (or the Vendor's other associated companies) may pay remuneration or introduction fee to the Intermediary, the Intermediary is not the agent of the Vendor.
   賣方只要求中介人，而中介人在此亦確認其身份只是於出售發展項目單位一事中介紹買家給賣方。儘管賣方(或賣方之其他聯繫公司)可能付予中介人報酬或介紹費，中介人並非賣方的代理人。

3. The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.
   中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人負責。

4. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
   除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

5. The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
   買方與中介人之任何糾紛一概與賣方無關。上述物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。

6. The Vendor did not and will not authorize the Intermediary to collect any fees or commissions from the Purchaser(s). If the Intermediary does so collect any fees or commissions from the Purchaser(s), the Vendor will not (and the Intermediary hereby expressly agrees that the Vendor will not) pay any fees or commissions to the Intermediary in relation to the sale of the Property.

賣方並無授權中介人向買方收取任何費用或佣金。如中介人擅自向買方收取任何費用或佣金，賣方將不會(而中介人在此亦同意賣方將不會)向中介人繳付有關出售上述物業的任何費用或佣金。

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

Signed by the Purchaser(s) 買方簽署	Signed by the Intermediary 中介人簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

1. The Purchaser attended the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly from the Vendor, and no intermediary was involved in the purchase of the Property by the Purchaser.
   買方到賣方的售樓處直接購買並簽署購買上述物業的臨時買賣合約，並無中介人參與買方購買上述物業一事。

2. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
   除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

The Purchaser hereby confirms and declares as follows:-
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   買方到賣方的售樓處直接購買並簽署購買上述物業的臨時買賣合約，並無中介人參與買方購買上述物業一事。

2. The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there is any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
   除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買上述物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，即下述簽署人，僅此確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. I/We shall be responsible for maintenance and annual inspection of the fire safety provisions within the Property.
本人／吾等將會負責保養及每年檢查物業內的消防裝置。

2. I/We shall not (a) alter, remove or obstruct any smoke detectors provided inside the Property and at the common lobby outside the Property; (b) alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of the Property; (c) alter or remove the fire resistance rated wall of the Property.
本人／吾等不得 (a) 改動、拆除或干擾物業內及物業外的公用大堂提供的任何煙霧探測器；(b) 改動、拆除或干擾物業內開放式廚房之上的天花提供的消防花灑頭；(c) 改動或拆除物業的耐火牆。

3. I/We shall allow the manager of the Development and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at my/our cost and expense) regular and annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within the Property.
本人／吾等會容許發展項目的管理人及註冊消防裝置承辦商在事先給予合理通知(緊急情況除外)後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入物業，藉以為物業內的消防裝置(包括但不限於煙霧探測器及消防花灑頭)進行定期和年度檢查及維護(費用及開支由本人／吾等承擔)。

4. I/We shall observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the manager of the Development from time to time relating to the implementation of the Fire Safety Management Plan.
本人／吾等會遵守並依從消防安全管理計劃，以及發展項目的管理人不時發出的或給予的有關實施消防安全管理計劃的任何指引或指示。

5. In the event that I/we part with possession of the Property, I/we shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the provisions set out under the Fifth Schedule to the Deed of Mutual Covenant and Management Agreement of the Development, and make it a condition in the relevant agreement (if any).
若本人／吾等放棄管有物業，本人／吾等會促使租客、被許可人或佔用人(視情況而定)遵守消防安全管理計劃，尤其是發展項目的公契及管理協議第五附表所列的條款，並將此規定列為相關租約（如有）的一項條件。

6. The costs and expenses incurred by the manager of the Development and/or the registered fire service installation contractor(s) for the maintenance, annual inspection and certification of the fire safety provisions for open kitchen shall be borne by me/us on demand.
本人／吾等會應要求承擔發展項目的管理人及／或註冊消防裝置承辦商對開放式廚房的消防裝置進行保養、年度檢查及領取證明書所產生的費用及開支。

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，即下述簽署人，僅此確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. I/We shall be responsible for maintenance and annual inspection of the fire safety provisions within the Property.
本人／吾等將會負責保養及每年檢查物業內的消防裝置。

2. I/We shall not (a) alter, remove or obstruct any smoke detectors provided inside the Property and at the common lobby outside the Property; (b) alter, remove or obstruct the sprinkler head provided at the ceiling immediately above the open kitchen of the Property; (c) alter or remove the fire resistance rated wall of the Property.
本人／吾等不得 (a) 改動、拆除或干擾物業內及物業外的公用大堂提供的任何煙霧探測器；(b) 改動、拆除或干擾物業內開放式廚房之上的天花提供的消防花灑頭；(c) 改動或拆除物業的耐火牆。

3. I/We shall allow the manager of the Development and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at my/our cost and expense) regular and annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within the Property.
本人／吾等會容許發展項目的管理人及註冊消防裝置承辦商在事先給予合理通知(緊急情況除外)後，聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入物業，藉以為物業內的消防裝置(包括但不限於煙霧探測器及消防花灑頭)進行定期和年度檢查及維護(費用及開支由本人／吾等承擔)。

4. I/We shall observe and comply with the Fire Safety Management Plan and any guideline or direction to be issued or given by the manager of the Development from time to time relating to the implementation of the Fire Safety Management Plan.
本人／吾等會遵守並依從消防安全管理計劃，以及發展項目的管理人不時發出的或給予的有關實施消防安全管理計劃的任何指引或指示。

5. In the event that I/we part with possession of the Property, I/we shall procure the tenant, licensee or occupier (as the case may be) to comply with the Fire Safety Management Plan, in particular the provisions set out under the Fifth Schedule to the Deed of Mutual Covenant and Management Agreement of the Development, and make it a condition in the relevant agreement (if any).
若本人／吾等放棄管有物業，本人／吾等會促使租客、被許可人或佔用人(視情況而定)遵守消防安全管理計劃，尤其是發展項目的公契及管理協議第五附表所列的條款，並將此規定列為相關租約（如有）的一項條件。

6. The costs and expenses incurred by the manager of the Development and/or the registered fire service installation contractor(s) for the maintenance, annual inspection and certification of the fire safety provisions for open kitchen shall be borne by me/us on demand.
本人／吾等會應要求承擔發展項目的管理人及／或註冊消防裝置承辦商對開放式廚房的消防裝置進行保養、年度檢查及領取證明書所產生的費用及開支。

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 本物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

   (a) Under the draft form of Deed of Mutual Covenant and Management Agreement (the "**DMC**") in respect of the Development:-
   按照發展項目的公契及管理合約草稿 (「**公契**」)規定：

      (i) In respect of any flat roof, main roof, balcony and areas for air-conditioning forming part of a Residential Unit (as defined under the DMC), the Manager (as defined under the DMC) shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the flat roof, main roof, balcony and areas for air-conditioning or the parapet walls of the roof or flat roof as may be determined by the Manager, one or more building maintenance unit(s), other equipment or device of management, vertical passenger hoist(s) and building maintenance equipment (collectively the "**building maintenance unit(s)**") to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Building (as defined under the DMC), and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities (as defined under the DMC) Provided that the use and enjoyment by the Owner (as defined under the DMC) of his Residential Unit shall not be materially adversely affected or prejudiced thereby.
      就構成住宅單位（如公契中所定義）部分之任何平台、主天台、露台及冷氣機區域，管理人（如公契中所定義）有權在任何時候延伸、維持、運作、移動一個或多個大廈管理裝置，其他裝備或管理之設備，垂直載人吊重機及大廈管理裝備 (在公契中統稱「**大廈管理裝置**」)及有權進入平台、主天台、露台及冷氣機區域/或天台或平台的矮牆的上空或部份上空，以進行檢修、清潔、加強、保養、維修、翻新、裝飾、改善及/或替換發展項目（如公契中所定義）的任何部分外牆，及暫時性地停留在該上空一段必要時間作檢查、重建、維修、翻新、保養、清潔、塗漆或裝飾所有或任何公用地方及設施（如公契中所定義），惟行使該權利時業主（如公契中所定義）享用其住宅單位應不受嚴重影響或受損或受其侵損。

      (ii) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the balcony, areas for air-conditioning, roof, flat roof or the parapet walls of the roof or flat roof pertaining to his Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the building maintenance unit(s) at any time in the course of the management and/or the maintenance of the Building.
      業主不得作出或容許其租戶、佔用人、被許可人在屬於其住宅單位的露台、冷氣機區域、天台、平台或屬於其住宅單位的天台或平台之矮牆作出任何行為、行動、事情、事項、或放置任何物品以任何形式干擾、影響或可能干擾或影響於管理及/或維修發展項目期間任何時候操作大廈管理裝置。

   (b) My/our enjoyment of the flat roof(s), main roof(s), balcony(ies) and areas for air-conditioning (if any) pertaining to the Property may be adversely affected during the operation of the building maintenance unit(s) in the course of the management and/or the maintenance of the Development by the Manager.
   管理人在管理及/或維修發展項目期間操作大廈管理裝置時，可能對本人/吾等享用屬於本物業的平台，主天台，露台及冷氣機區域(如有者)造成不利影響。

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

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街 1 號)			
Property 本物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

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

   (a) Under the draft form of Deed of Mutual Covenant and Management Agreement (the "**DMC**") in respect of the Development:-
   按照發展項目的公契及管理合約草稿 (「**公契**」)規定：

      (i) In respect of any flat roof, main roof, balcony and areas for air-conditioning forming part of a Residential Unit (as defined under the DMC), the Manager (as defined under the DMC) shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the flat roof, main roof, balcony and areas for air-conditioning or the parapet walls of the roof or flat roof as may be determined by the Manager, one or more building maintenance unit(s), other equipment or device of management, vertical passenger hoist(s) and building maintenance equipment (collectively the "**building maintenance unit(s)**") to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Building (as defined under the DMC), and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities (as defined under the DMC) Provided that the use and enjoyment by the Owner (as defined under the DMC) of his Residential Unit shall not be materially adversely affected or prejudiced thereby.
      就構成住宅單位（如公契中所定義）部分之任何平台、主天台、露台及冷氣機區域，管理人（如公契中所定義）有權在任何時候延伸、維持、運作、移動一個或多個大廈管理裝置，其他裝備或管理之設備，垂直載人吊重機及大廈管理裝備 (在公契中統稱「**大廈管理裝置**」)及有權進入平台、主天台、露台及冷氣機區域/或天台或平台的矮牆的上空或部份上空，以進行檢修、清潔、加強、保養、維修、翻新、裝飾、改善及/或替換發展項目（如公契中所定義）的任何部分外牆，及暫時性地停留在該上空一段必要時間作檢查、重建、維修、翻新、保養、清潔、塗漆或裝飾所有或任何公用地方及設施（如公契中所定義），惟行使該權利時業主（如公契中所定義）享用其住宅單位應不受嚴重影響或受損或受其侵損。

      (ii) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the balcony, areas for air-conditioning, roof, flat roof or the parapet walls of the roof or flat roof pertaining to his Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the building maintenance unit(s) at any time in the course of the management and/or the maintenance of the Building.
      業主不得作出或容許其租戶、佔用人、被許可人在屬於其住宅單位的露台、冷氣機區域、天台、平台或屬於其住宅單位的天台或平台之矮牆作出任何行為、行動、事情、事項、或放置任何物品以任何形式干擾、影響或可能干擾或影響於管理及/或維修發展項目期間任何時候操作大廈管理裝置。

   (b) My/our enjoyment of the flat roof(s), main roof(s), balcony(ies) and areas for air-conditioning (if any) pertaining to the Property may be adversely affected during the operation of the building maintenance unit(s) in the course of the management and/or the maintenance of the Development by the Manager.
   管理人在管理及/或維修發展項目期間操作大廈管理裝置時，可能對本人/吾等享用屬於本物業的平台，主天台，露台及冷氣機區域(如有者)造成不利影響。

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

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 本物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，下方簽署人，特此確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. Certain area(s) located within the flat roof or roof of the Property (the "**Area**") forms part of the common areas and facilities of the Development. The Area does not form part of the Property and the Purchaser will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area. Please refer to the Sales Brochure for details of the Area.
某些位於本物業的平台或天台內的範圍(「**該範圍**」)屬發展項目公用地方及設施的一部分。該範圍並不屬於本物業一部份，而買方將無任何獨有權利持有、使用、佔用或享用該範圍。請參閱售樓說明書，以了解該範圍的詳情。

2. The use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement in respect of the Development (the "**DMC**"). Without limitation to the generality of the foregoing, the manager of the Development (the "**Manager**") shall have the full right and authority to manage the Area, and shall have power with or without workmen at all reasonable times on writing notice (except in case of emergency) to enter into all parts of the Development including all parts of any Property for the purposes of carrying out necessary repairs or for the exercise and carrying out of any of its powers and duties under the provisions of the DMC.
該範圍之使用及運作將受發展項目之公共契約及管理協議(「**公契**」)規管。無損前文的概括性，發展項目之管理人(「**管理人**」)將有全權及授權管理該範圍，及有權在發出書面通知後於所有合理時間(如遇緊急情況則無須通知)攜同或不攜同工作人員進入發展項目的所有部分包括任何本物業的所有部分以進行必要維修或為行使及執行其在公契條文下的權力及責任。

3. The DMC expressly provides that no owner of the Development shall do or permit or suffer to be done any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the construction of any part of the Land and the Development at any time in the course of construction and/or the management and the maintenance of the Land and the Development.
公契明文規定，發展項目的業主不得作出或允許或容受作出任何干擾或影響或可能干擾或影響 (在建造期間的任何時間)土地或發展項目任何部份的建造及/或土地及發展項目的管理及維修的行為或事宜。

4. I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection
本人／我等購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

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

Signed by the Purchaser(s) 買方簽署

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

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 本物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，下方簽署人，特此確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. Certain area(s) located within the flat roof or roof of the Property (the "**Area**") forms part of the common areas and facilities of the Development. The Area does not form part of the Property and the Purchaser will not have any exclusive right or privilege to hold, use, occupy or enjoy the Area. Please refer to the Sales Brochure for details of the Area.
某些位於本物業的平台或天台內的範圍(「**該範圍**」)屬發展項目公用地方及設施的一部分。該範圍並不屬於本物業一部份，而買方將無任何獨有權利持有、使用、佔用或享用該範圍。請參閱售樓說明書，以了解該範圍的詳情。

2. The use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement in respect of the Development (the "**DMC**"). Without limitation to the generality of the foregoing, the manager of the Development (the "**Manager**") shall have the full right and authority to manage the Area, and shall have power with or without workmen at all reasonable times on writing notice (except in case of emergency) to enter into all parts of the Development including all parts of any Property for the purposes of carrying out necessary repairs or for the exercise and carrying out of any of its powers and duties under the provisions of the DMC.
該範圍之使用及運作將受發展項目之公共契約及管理協議(「**公契**」)規管。無損前文的概括性，發展項目之管理人(「**管理人**」)將有全權及授權管理該範圍，及有權在發出書面通知後於所有合理時間(如遇緊急情況則無須通知)攜同或不攜同工作人員進入發展項目的所有部分包括任何本物業的所有部分以進行必要維修或為行使及執行其在公契條文下的權力及責任。

3. The DMC expressly provides that no owner of the Development shall do or permit or suffer to be done any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the construction of any part of the Land and the Development at any time in the course of construction and/or the management and the maintenance of the Land and the Development.
公契明文規定，發展項目的業主不得作出或允許或容受作出任何干擾或影響或可能干擾或影響 (在建造期間的任何時間)土地或發展項目任何部份的建造及/或土地及發展項目的管理及維修的行為或事宜。

4. I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection
本人／我等購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

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

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Viewing of Property
關於參觀物業的確認信

Vendor 賣方	ONE KL DEVELOPMENT LIMITED ONE KL II DEVELOPMENT LIMITED ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，下方簽署人，特此知悉及確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. I/We has been advised by the Vendor to make arrangements to view the Property (in case the Property is a unit available for viewing) or the comparable residential property(ies) of the Property on or before the date of this acknowledgement letter.
本人／吾等已獲賣方建議於此確認信的日期當日或之前安排參觀本物業(如本物業為可供參觀之單位)或與本物業相若的住宅物業。

2. Please tick one of the following :
請剔以下其中一項：

☐ The Vendor has made the Property available for viewing by me/us:
賣方已開放本物業供本人／吾等參觀 :

☐ and I/we have viewed the Property on or before the date of this acknowledgement letter.
且本人／吾等已於此確認信的日期當日或之前參觀過本物業。

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.
但經充份考慮後本人／吾等自主選擇決定於簽署臨時合約之前不參觀本物業。

☐ It is not reasonably practicable for the Vendor to make the Property available for viewing by me/us. The Vendor has made a comparable residential property of the Property available for viewing by me/us:
賣方開放本物業予本人／吾等參觀並非合理地切實可行。賣方已開放與本物業相若的住宅物業供本人／吾等參觀 :

☐ I/We have viewed the comparable residential property(ies) on or before the date of this acknowledgement letter.
本人／吾等已於此確認信的日期當日或之前參觀過相若住宅物業。

OR 或

☐ I/We understand that I/we have the right to view the comparable residential property before the signing of the Preliminary Agreement, and the Vendor has invited us to view the comparable residential property, but after due consideration and out of my / our own free will and choice, I/we decided not to do so.
本人／吾等明白本人／吾等有權在簽署臨時合約之前參觀相若住宅物業，而賣方已邀請本人／吾等參觀相若住宅物業，但經充份考慮後本人／吾等自主選擇決定於簽署臨時合約之前不參觀相若住宅物業。

☐ It is not reasonably practicable for the Vendor to make the Property or any comparable residential property available for viewing by me/us. I/We agree that the Vendor is not required to make the Property or any comparable residential property available for viewing by me/us.

賣方開放本物業或任何與之相若的住宅物業供本人／吾等參觀並非合理地切實可行。本人／吾等同意賣方無須開放本物業或任何與之相若的住宅物業供本人／吾等參觀。

3. 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.
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中的物業之要求。

4. I/We 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 the Development until my/our completion of the sale and purchase of the Property. I/We agree and undertake that I/we shall have no objection thereto.
本人／吾等謹此確認及知悉，本人／吾等充分意識到在本人／吾等簽署臨時合約之後，本物業將會繼續開放供發展項目之有興趣買家參觀直至本人／吾等完成本物業的買賣。本人／吾等同意及承諾本人／吾等不得對此提出異議。

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

Signed by the Purchaser(s)買方簽署

Acknowledgement Letter Regarding Viewing of Property
關於參觀物業的確認信

Vendor 賣方	ONE KL DEVELOPMENT LIMITED ONE KL II DEVELOPMENT LIMITED ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，下方簽署人，特此知悉及確認，本人／吾等在簽署臨時買賣合約前明白和接納：

1. I/We has been advised by the Vendor to make arrangements to view the Property (in case the Property is a unit available for viewing) or the comparable residential property(ies) of the Property on or before the date of this acknowledgement letter.
本人／吾等已獲賣方建議於此確認信的日期當日或之前安排參觀本物業(如本物業為可供參觀之單位)或與本物業相若的住宅物業。

2. Please tick one of the following :
請剔以下其中一項：

☐ The Vendor has made the Property available for viewing by me/us:
賣方已開放本物業供本人／吾等參觀 :

☐ and I/we have viewed the Property on or before the date of this acknowledgement letter.
且本人／吾等已於此確認信的日期當日或之前參觀過本物業。

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.
但經充份考慮後本人／吾等自主選擇決定於簽署臨時合約之前不參觀本物業。

☐ It is not reasonably practicable for the Vendor to make the Property available for viewing by me/us. The Vendor has made a comparable residential property of the Property available for viewing by me/us:
賣方開放本物業予本人／吾等參觀並非合理地切實可行。賣方已開放與本物業相若的住宅物業供本人／吾等參觀 :

☐ I/We have viewed the comparable residential property(ies) on or before the date of this acknowledgement letter.
本人／吾等已於此確認信的日期當日或之前參觀過相若住宅物業。

OR 或

☐ I/We understand that I/we have the right to view the comparable residential property before the signing of the Preliminary Agreement, and the Vendor has invited us to view the comparable residential property, but after due consideration and out of my / our own free will and choice, I/we decided not to do so.
本人／吾等明白本人／吾等有權在簽署臨時合約之前參觀相若住宅物業，而賣方已邀請本人／吾等參觀相若住宅物業，但經充份考慮後本人／吾等自主選擇決定於簽署臨時合約之前不參觀相若住宅物業。

☐ It is not reasonably practicable for the Vendor to make the Property or any comparable residential property available for viewing by me/us. I/We agree that the Vendor is not required to make the Property or any comparable residential property available for viewing by me/us.

賣方開放本物業或任何與之相若的住宅物業供本人／吾等參觀並非合理地切實可行。本人／吾等同意賣方無須開放本物業或任何與之相若的住宅物業供本人／吾等參觀。

3. 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.
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中的物業之要求。

4. I/We 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 the Development until my/our completion of the sale and purchase of the Property. I/We agree and undertake that I/we shall have no objection thereto.
本人／吾等謹此確認及知悉，本人／吾等充分意識到在本人／吾等簽署臨時合約之後，本物業將會繼續開放供發展項目之有興趣買家參觀直至本人／吾等完成本物業的買賣。本人／吾等同意及承諾本人／吾等不得對此提出異議。

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

Signed by the Purchaser(s)買方簽署

Vendor's Information Form
賣方資料表格

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

The amount of the management fee that is payable for the specified residential property 須就指明住宅物業支付的管理費用的款額	The amount of the management fee that is payable for the Property cannot be provided as the deed of mutual covenant in respect of the Development has not yet been executed for the time being. (See Note 1) 因發展項目之公契現時尚未簽立，所以未能提供須就該物業支付的管理費用的款額 (見註 1)
The amount of the Government rent (if any) that is payable for the specified residential property 須就指明住宅物業繳付的地稅(如有的話)的款額	As at the date of printing of this form, there has been no apportionment of Government rent for the specified residential property and the figures of the annual Government rent for each of the specified residential properties are not yet available. 直至本表格的印刷日期，政府尚未作分攤地稅安排，個別指明住宅物業之年地稅尚未釐定。
The name of the owners' incorporation (if any) 業主立案法團（如有的話）的名稱	Nil 無
The name of the manager of the Development 發展項目的管理人的姓名或名稱	POWER MAIN LIMITED (See Note 2) 勁銘有限公司 (見註 2)
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	Nil 無
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	Nil 無
Any pending claim affecting the specified residential property that is known to the Vendor 賣方所知的影響指明住宅物業的任何待決的申索	Nil 無

Note 1: The deed of mutual covenant of the Development has not been entered into. For the time being, there is not yet any estimated amount of management fee that is payable for the Property.
註 1： 發展項目之公契尚未簽立。現時尚未有須就物業支付的管理費用的預算款額。
Note 2: The deed of mutual covenant of the Development has not been entered into. This manager has not been appointed yet.
註 2： 發展項目之公契尚未簽立。此管理人尚未獲委任。

Date of Printing (Day/Month/Year): 28 October 2026
印製日期（日／月／年）：2026 年 10 月 28 日

Signed by the Purchaser(s) 買方簽署

Vendor's Information Form
賣方資料表格

Vendor 賣方	ONE KL DEVELOPMENT LIMITED, ONE KL II DEVELOPMENT LIMITED and 及 ONE KL III DEVELOPMENT LIMITED			
Development 發展項目	**ONE EDWARD (太子壹號)** (1 Ki Lung Street, Kowloon 九龍基隆街1號)			
Property 物業	Floor 樓層		Flat 單位	
Purchaser 買方				
I.D./ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼				
Date 日期				

The amount of the management fee that is payable for the specified residential property 須就指明住宅物業支付的管理費用的款額	The amount of the management fee that is payable for the Property cannot be provided as the deed of mutual covenant in respect of the Development has not yet been executed for the time being. (See Note 1) 因發展項目之公契現時尚未簽立，所以未能提供須就該物業支付的管理費用的款額 (見註 1)
The amount of the Government rent (if any) that is payable for the specified residential property 須就指明住宅物業繳付的地稅(如有的話)的款額	As at the date of printing of this form, there has been no apportionment of Government rent for the specified residential property and the figures of the annual Government rent for each of the specified residential properties are not yet available. 直至本表格的印刷日期，政府尚未作分攤地稅安排，個別指明住宅物業之年地稅尚未釐定。
The name of the owners' incorporation (if any) 業主立案法團（如有的話）的名稱	Nil 無
The name of the manager of the Development 發展項目的管理人的姓名或名稱	POWER MAIN LIMITED (See Note 2) 勁銘有限公司 (見註 2)
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	Nil 無
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	Nil 無
Any pending claim affecting the specified residential property that is known to the Vendor 賣方所知的影響指明住宅物業的任何待決的申索	Nil 無

Note 1: The deed of mutual covenant of the Development has not been entered into. For the time being, there is not yet any estimated amount of management fee that is payable for the Property.
註 1： 發展項目之公契尚未簽立。現時尚未有須就物業支付的管理費用的預算款額。
Note 2: The deed of mutual covenant of the Development has not been entered into. This manager has not been appointed yet.
註 2： 發展項目之公契尚未簽立。此管理人尚未獲委任。

Date of Printing (Day/Month/Year): 28 October 2026
印製日期（日／月／年）：2026 年 10 月 28 日

Signed by the Purchaser(s) 買方簽署

ONE EDWARD 太子壹號

孖士打律師行
香港中環遮打道十號
太子大廈十八字樓
(港鐵中環站 K 出口)
電話: 28432211　傳真:28459121

JOHNSON STOKES & MASTER
18th Floor, Prince's Building,
10 Chater Road, Central, Hong Kong.
(MTR Central Station Exit K)
Tel: 28432211　Fax: 28459121

Please make the necessary appointment and call at **JOHNSON STOKES & MASTER** of **18th Floor, Prince's Building, No. 10 Chater Road, Central, Hong Kong** to sign the formal Agreement for Sale and Purchase during office hours **as soon as possible after the signing** of the Preliminary Agreement for Sale and Purchase.
請於簽署臨時買賣合約後盡早(敬請預約)駕臨 **香港中環遮打道 10 號太子大廈 18 樓「孖士打律師行」**簽署正式買賣合約。

Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office or can be downloaded from the website : http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Eng.jpg and bring the following to the office of JOHNSON STOKES & MASTER when signing the formal Agreement for Sale and Purchase:-
務請首先詳閱香港律師公會所發出有關「嚴禁清洗黑錢」之單張，該單張由售樓處派發或可在互聯網下載：http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg，並於預約時間內攜帶以下文件駕臨孖士打律師行及親自簽署正式買賣合約:-

1. The original Preliminary Agreement for Sale and Purchase
正本臨時買賣合約

2. Hong Kong Identity Card(s) OR other identification document (if applicable) and **Original Address Proof** (e.g. utility bill or bank statement within the last 3 months) of the Purchaser(s)
買家香港身份證或其他身份証明文件(如適用)及**住址證明正本**(例如最近三個月之水電費單或銀行月結單)

3. **CASHIER'S ORDER(S)** in favour of "**JOHNSON STOKES & MASTER**" for part payment of purchase price (if applicable).
銀行本票抬頭請寫**「孖士打律師行」**，以支付部份樓價(如適用)

4. Cheque in favour of **"JOHNSON STOKES & MASTER"** for payment of Agreement plan fee, miscellaneous charges (details see table below) and advance payment (see "Note/Remark" below)
支票抬頭請寫**「孖士打律師行」**，以支付有關正式買賣合約圖則費、雜項支出(詳情請參閱收費表)及預繳之費用(請參閱備忘錄)

5. **CASHIER'S ORDER** in favour of **"JOHNSON STOKES & MASTER"** for payment of stamp duty payable under the formal Agreement for Sale and Purchase
銀行本票 抬頭請寫 **「孖士打律師行」，**以支付有關正式買賣合約的印花稅

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

a. Memorandum and Articles of Association
公司組織及章程

b. Certificate of Incorporation (certified copy)
公司註冊證書 (驗證本)

c. Latest register of directors and annual return (certified copy)
(Form X/D2/AR1/NNC1/NAR1/ND2A/ND2B)
最近期之董事名冊驗證副本及公司周年申報表 (驗證本)
(表格 X/D2/AR1/NNC1/NAR1/ND2A/ND2B)

d. Latest Business Registration Certificate (certified copy)
最近期之商業登記證 (驗證本)

e. Board Minutes for the purchase of the premises
購買有關單位之公司董事會議記錄

f. Company Chop
公司簽署印章 (膠印)

Important Notice 重要的提醒

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

加付訂金或繳付部份樓價及樓價餘款須以銀行本票支付，抬頭請寫「孖士打律師行」

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

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

TABLE OF CHARGES (for reference only) - subject to final confirmation and adjustment
收 費 表 (祇 供 參 考 之 用 須 作 最 後 確 認 及 調 整)

Type of Documents 文件種類		(A) Legal Costs 律師費	(B) Miscellaneous charges payable by Purchaser 買方須付雜項費用
I.	**Formal Agreement for Sale and Purchase 正式買賣合約** **Note 1** Upon signing of the formal Agreement for Sale and Purchase, the Purchaser shall pay the ad valorem stamp duty by way of cashier's order made payable to **"Johnson Stokes & Master"** **備註 1** 買方必須在簽署正式買賣合約時用銀行本票支付從價印花稅，本票抬頭請寫**「孖士打律師行」**	**[see Note (a)]** **[見備忘錄(a)]**	1. Land search fees and miscellaneous charges: $400.00 田土廳查冊費及其他雜費: $400.00 2. Cost on account: $3,000.00 預付律師費: $3,000.00 **[See Note (a)(ii) 見備忘錄(a)(ii)]** 3. #Registration fee : $375.00 #登記費: $375.00 4. Charges for part of certified copy title deeds: $47,442.00 部份業權契據認證副本費用: $47,442.00 5. Company search fees (applicable to Corporate Purchaser only): $200.00 公司查冊費(只適用於公司買家): $200.00 6. Plan fee for Agreement (subject to the final confirmation by the architect) 買賣合約圖則費 (以則師最後收費為準) • Residential unit : $1,350.00 (each unit) 住宅單位 : $1,350.00 (每單位) • Shop : $1,350.00 (each shop) 商鋪 : $1,350.00 (每商鋪) 7. Stamp Duty (please see Note on Stamp Duty) 印花稅 (請參閱印花稅須知)
II.	**Assignment 樓契**	**[see Note (a)]** **[見備忘錄(a)]**	1. Land search fees and miscellaneous charges: $400.00 田土廳查冊費及其他雜費: $400.00 2. #Registration fee: $605.00 #登記費: $605.00 3. Plan fee for Assignment (subject to the final confirmation by the architect) 樓契圖則費 (以則師最後收費為準) • Residential unit : $1,350.00 (each unit) 住宅單位 : $1,350.00 (每單位) • Shop : $1,350.00 (each shop) 商鋪 : $1,350.00 (每商鋪) 4. Charges for certified copy of remaining title deeds: To be informed

Type of Documents 文件種類		(A) Legal Costs 律師費	(B) Miscellaneous charges payable by Purchaser 買方須付雜項費用
			剩餘業權契據認證副本費用: To be informed 5. Costs for preparing Deed of Mutual Covenant and Management Agreement: $757.00 公共契據認證副本費: $757.00 6. Stamp Duty : $100.00 印花稅: $100.00 7. Levy payable to Property Management Services Authority: $350.00 向物業管理業監管局繳付的徵款: $350.00 8. Company search fees (applicable to Corporate Purchaser only): $200.00 公司查冊費(只適用於公司買家): $200.00 9. Board Resolution (applicable to Corporate Purchaser only): $500.00 公司會議記錄 (只適用於有限公司買家): $500.00
III.	**Equitable Mortgage (including Legal Charge/Mortgage to be signed on completion) and/or Legal Charge/Mortgage** **樓花按揭契(包括入伙時所簽的正式按揭契)及/或正式按揭契** Loan Amount: 貸款額: (i) not exceeding $ 5,000,000.00 不超過$5,000,000.00 (ii) between $ 5,000,001.00 and $7,500,000.00 $5,000,001.00 至$7,500,000.00 之間 (iii) between $7,500,001.00 and $10,000,000.00 $7,500,001.00 至$10,000,000.00 之間 (iv) over $10,000,000.00 超過$10,000,000.00	**[see Note (b) & (c)]** **[見備忘録 (b)及(c)]** $7,500.00 $8,500.00 $9,000.00 0.1% of Loan Amount	1. Land search fees and miscellaneous charges: $400.00 田土廳查冊費及其他雜費: $400.00 2. #Registration fee: $605.00 #登記費: $605.00 3. #Filing fee at Companies Registry (applicable to Corporate Purchaser only): $340.00 #公司註冊處按揭登記費(只適用於公司買家): $340.00 4. #Bankruptcy/winding up search fees: $80.00 (each) #個人破產/公司清盤查冊費: $80.00 (每人/每間公司) 5. #Company search fees (applicable to Corporate Purchaser only): $200.00 #公司查冊費(只適用於公司買家): $200.00 6. #Adjudication fee (if applicable): $50.00 #裁定費(如適用) : $50.00 Note :- The above fees, disbursements and other charges will be paid upon execution of the Equitable Mortgage / Legal Charge / Mortgage (if applicable) respectively. 以上所有費用及雜費於簽署樓花按揭契/正式按揭契(如適用)時各要支付一次。

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

Note 備忘録:

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

If the Purchaser is the 1st purchaser of his unit from the Developer and the Purchaser also instructs the Developer's solicitors to act for him in the purchase, all legal costs (but exclusive of miscellaneous charges specified in column (B) of the Table of Charges) of and incidental to the preparation and completion of the formal Agreement for Sale and Purchase and the Assignment to be borne by the Purchaser will be waived.
如買方為直接由發展商購買有關單位之首名買家及買方同時委托發展商律師作為其購買該單位的代表律師，則買方原先須支付有關準備及完成正式買賣合約及樓契之所有律師費用 (但不包括收費表 B 項所列之雜項費用)將獲豁免。

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

If the Purchaser shall instruct his own Solicitors in completing the Assignment and/or Equitable Mortgage / Legal Charge / Mortgage after signing of the formal Agreement for Sale and Purchase, the Purchaser shall forthwith pay the Developer's Solicitors the sum of HK$3,000.00 being the costs of preparing the formal Agreement for Sale and Purchase (the cost on account of HK$3,000.00 paid by the Purchaser on signing of the formal Agreement for Sale and Purchase will be applied towards this payment).
若買方在簽署正式買賣合約後，另行聘請自己的代表律師處理樓契及/或樓花按揭契/按揭契，則買方須立即向發展商代表律師支付港幣$3,000，作為發展商律師處理正式買賣合約的律師費(買方在簽署正式買賣合約時所預付的律師費將可用於抵扣此款項)。

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

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

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

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

Other Charges (If applicable)
其他費用(若適用)

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

(Remarks: Legal fees, charges and out-of-pocket expenses payable to foreign lawyers are **NOT** included)
(適用於海外公司買家)另加安排海外律師法律意見之費用
(註：海外律師費及須支付海外律師之支出費用等並不包括在內)

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

Note on Stamp Duty (印花稅須知)

Increasing AVD rate for instruments of residential property with value above HK$100 Million
調高價值港幣 1 億元以上的住宅物業的從價印花稅的稅率

1. The Stamp Duty (Amendment) Ordinance 2026 ("**2026 Amendment Ordinance**") was published in the Gazette on 29 May 2026 to increase the Ad Valorem Stamp Duty (**"AVD"**) rate in Part 1 of Scale 1 and Scale 2 for residential property instruments with a consideration or value exceeding $100 million from 4.25% to 6.5% with effect from 26 February 2026. The new rates in Part 1 of Scale 1 and Scale 2 apply to any residential property instruments executed on or after 26 February 2026. The rates under the new Scale 3, applicable to non-residential property instruments, are the same as those under the prevailing Scale 2 before the enactment of the 2026 Amendment) Ordinance.
《2026 年印花稅（修訂）條例》(《2026 年修訂條例》) 已於 2026 年 5 月 29 日刊憲，該條例將第 1 標準第 1 部及第 2 標準中物業售價或價值超過 1 億元的住宅物業文書的從價印花稅稅率，由 4.25%上調至 6.5%，自 2026 年 2 月 26 日起生效。第 1 標準第 1 部及第 2 標準的新稅率適用於 2026 年 2 月 26 日或之後簽立的任何住宅物業文書。適用於非住宅物業文書的新第 3 標準稅率與《2026 年（修訂）條例》生效前的當前第 2 標準稅率相同。

Raising the maximum value of properties chargeable to a stamp duty of $100
調高 100 元印花稅適用的物業價值上限

2. The Government announced that the Stamp Duty Ordinance would be amended to adjust the maximum property value to which the fixed stamp duty of $100 applies to $4 million. The Government will introduce the Stamp Duty (Amendment) Bill 2025 (the "Bill") into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2025 under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Subject to the eventual enactment of the Bill, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.
政府宣布將修訂《印花稅條例》，調整適用於定額印花稅 100 元的物業價值上限至 4 百萬元。政府將向立法會提交《2025 年印花稅（修訂）條例草案》（《條例草案》）以落實該建議。行政長官亦已根據《公共收入保障條例》（第 120 章）作出《2025 年公共收入保障（印花稅）令》，使《條例草案》在制定成法律前具有十足法律效力。在《條例草案》最終獲立法會通過的前提下，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。

Demand-side Management Measures for Residential Properties
住宅物業的需求管理措施

3. The Stamp Duty (Amendment) Ordinance 2024 ("**2024 Amendment Ordinance**") was published in the Gazette on 19 April 2024 to give effect to the proposals in the 2024-25 Budget to cancel all demand-side management measures for residential properties. Under the 2024 Amendment Ordinance, (a) the ad valorem stamp duty ("**AVD**") rate of 7.5% under Part 1 of Scale 1 is amended to the same rate as those of AVD at Scale 2 with effect from 28 February 2024; and (b) any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property is no longer subject to special stamp duty and buyer's stamp duty.
《2024 年印花稅（修訂）條例》（《2024 年修訂條例》）已於 2024 年 4 月 19 日刊憲，以實施 2024-25 年度財政預算案中的建議，即撤銷所有住宅物業需求管理措施。根據《2024 年修訂條例》，(a) 由 2024 年 2 月 28 日起，第 1 標準第 1 部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第 2 標準的稅率相同；及 (b) 在 2024 年 2 月 28 日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。

Please consult your solicitors regarding details of the payment of AVD.

有關支付「從價印花稅」之詳情，請向　閣下律師查詢。

Calculation of Ad Valorem Stamp Duty
從 價 印 花 稅 計 算 方 法 如 下

Part 1 of Scale 1 and Scale 2 rates (applicable to instrument of residential property)
第 1 標準第 1 部及第 2 標準稅率 (適用於住宅物業文書)

Consideration 樓價	Ad Valorem Stamp Duty Payable 從價印花稅
Up to $4,000,000	$100
$4,000,001 to $4,323,780	$100+20% of the excess over $4,000,000
$4,323,781 to $4,500,000	1.50%
$4,500,001 to $4,935,480	$67,500+10% of the excess over $4,500,000
$4,935,481 to $6,000,000	2.25%
$6,000,001 to $6,642,860	$135,000+10% of the excess over $6,000,000
$6,642,861 to $9,000,000	3.00%
$9,000,001 to $10,080,000	$270,000+10% of the excess over $9,000,000
$10,080,001 to $20,000,000	3.75%
$20,000,001 to $21,739,120	$750,000+10% of the excess over $20,000,000
$21,739,121 to $100,000,000	4.25%
$100,000,001 to $109,574,470	$4,250,000+30% of the excess over $100,000,000
$109,574,471 and above	6.5%

Scale 3 rates (applicable to non-residential property)
第 3 標準稅率 (適用於非住宅物業文書)

Consideration 樓價	Ad Valorem Stamp Duty Payable 從價印花稅
Up to $4,000,000	$100
$4,000,001 to $4,323,780	$100+20% of the excess over $4,000,000
$4,323,781 to $4,500,000	1.50%
$4,500,001 to $4,935,480	$67,500+10% of the excess over $4,500,000
$4,935,481 to $6,000,000	2.25%
$6,000,001 to $6,642,860	$135,000+10% of the excess over $6,000,000
$6,642,861 to $9,000,000	3.00%
$9,000,001 to $10,080,000	$270,000+10% of the excess over $9,000,000
$10,080,001 to $20,000,000	3.75%
$20,000,001 to $21,739,120	$750,000+10% of the excess over $20,000,000
$21,739,121 and above	4.25%

THE LAW SOCIETY OF HONG KONG 香港律師會

Anti-Money Laundering

What you need to know as a Client?

1. Why is my Solicitor asking for identification documentation and documents supporting the particulars of my transaction?

- Solicitors in Hong Kong must comply with the Anti-Money Laundering and Counter-Terrorist Financing (AML / CTF) regulations which means you will be asked to prove who you are if you are a new client or if your Solicitor has not taken instructions from you for some time.
- In addition, your Solicitor is required by law to establish where the money that will be used in a transaction came from and how it was acquired or generated.
- Please do not assume that your Solicitor is not required to comply with these strict identification procedures if you know the Solicitor as a friend or otherwise maintain a long-term business relationship.
- If you don't have or are unwilling to share your identification document(s), or information that your Solicitor may require from you to comply with the AML / CTF legal requirements, then he / she will not be able to assist you with the legal advice or service required.



2. What information do I need to provide?

Before accepting you as a client or taking instructions, your Solicitor must obtain information confirming your identify, and supporting documents regarding the particulars of your transaction. Please provide your Solicitor with the following information and any further documents that he / she may need:

Individual Clients

- Full name – Hong Kong ID or passport
- Proof of address - recent utility bill, bank statement or other official document confirming your address
- Particulars of occupation or business
- Details of the source of funds for a transaction or requested service to be undertaken

Corporations

- Full legal name
- Proof of business address
- Incorporation documents
- Ownership structure showing ultimate beneficial owner, including Share Register or equivalent document to identify the shareholders and percenatge of ownership
- Identification document of directors, beneficial owner(s) and persons giving instructions
- Details of the source of funds for a transaction or requested service to be undertaken

Further Information

To find out more about the Money Laundering and Terrorist Financing regulations applicable in Hong Kong, please visit https://www.jfiu.gov.hk/en/legislation.html

Disclaimer

This leaflet is for general information only. It does not contain, and should not be regarded as, legal advice from the Law Society. If you have any queries, please consult your Solicitor.

THE LAW SOCIETY OF HONG KONG 香港律師會

打擊洗錢

客戶須知

1. 為何我的律師要求我提供識別身分的文件及證明交易詳情的文件?

- 香港的律師必須遵守打擊洗錢／恐怖分子資金籌集的規例，意思是，若然閣下是新客戶或閣下的律師已有一段時間沒有收到閣下的指示，閣下便會被要求證明閣下的身分。
- 此外，閣下的律師須按照法律規定，確定用於交易之中的資金從何而來以及如何獲取或產生。
- 即使閣下與閣下的律師份屬朋友或已維持長久商業關係，閣下亦不應假設閣下的律師毋須遵從這些嚴謹的識別和核實身分程序。
- 假如閣下欠缺或並不願意分享識別身分的文件或閣下的律師為遵守打擊洗錢／恐怖分子資金籌集的法律規定而要求閣下提供的文件，則閣下的律師將無法為閣下提供所需的法律意見或服務。

2. 我需要提供哪些資料?

律師在接納閣下為客戶或接受閣下的指示前，必須取得足以確認閣下身分的資料及證明有關交易詳情的文件。敬請閣下向律師提供下列資料及該律師可能需要的更多文件:

個人客戶

- 全名 – 香港身分證或護照
- 地址證明 – 近期的水電煤帳單、銀行月結單或其他能夠確認閣下的地址的官方文件
- 職業或業務詳情
- 交易或所要求提供的服務的資金來源詳情

公司客戶

- 依法註冊的全名
- 營業地址證明
- 成立文件
- 顯示公司最終實益擁有人的公司擁有權結構，包括識別股東和擁有權百分比的股份登記冊或同等文件
- 董事、實益擁有人及發出指示者的識別身分的文件
- 交易或所要求提供的服務的資金來源詳情



更多資訊

如欲更深入了解在香港適用的打擊洗錢及恐怖分子資金籌集規例，請瀏覽 https://www.jfiu.gov.hk/tc/legislation.html。

免責聲明

本單張僅作一般參考之用，既不包括也不應被視為律師會的法律意見。如有任何疑問，請徵詢律師意見。