

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

有關

in respect of

香港九龍福澤街 8 號傲寓的以下指明住宅物業

The following specified residential property(ies) of SABLIER, No. 8 Fuk Chak Street, Kowloon, Hong Kong

樓層 Floor	單位 Flat
30	A
30	B

(招標截止時限之前已被撤回或售出則除外)

(unless previously withdrawn or sold)

招標開始日期及時間及招標截止日期及時間載列於有關的銷售安排資料

**The tender commencement date and time and the tender closing date and time
are set out in the relevant Information on Sales Arrangements**

賣方：市區重建局

Vendor: **Urban Renewal Authority**

賣方律師：孖士打律師行

香港中環遮打道 10 號太子大廈 18 樓

鍾耀明律師 (傳真：3010 5278；電郵：benjamin.chung@mayerbrown.com)

的近律師行

香港中環遮打道 18 號歷山大廈 4-7 樓、14 樓及 21 樓

郁緯東律師 (傳真：2810 0431；電郵：waitung.yu@deacons.com)

Vendor's solicitors: **Mayer Brown**

18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong

Mr. Benjamin Chung (Fax: 3010 5278; Email: benjamin.chung@mayerbrown.com)

Deacons

4/F-7/F, 14/F and 21/F, Alexandra House, 18 Chater Road, Central, Hong Kong

Mr. Wai Tung Yu (Fax: 2810 0431; Email: waitung.yu@deacons.com)

TENDER NOTICE

招標公告

1. 市區重建局(作為「擁有人」)*及其士泛亞有限公司(作為「如此聘用的人」)^ (以下統稱為「賣方」)現按照本招標公告、附錄I的投標表格(以下簡稱「投標表格」)及附錄II的臨時買賣合約(以下簡稱「臨時合約」)所訂明的條款及條件招標承投購買以下「物業詳情」所述的其中一個指明住宅物業。

Urban Renewal Authority (as “**Owner**”)* and Chevalier Pacific Limited (as “**Person so Engaged**”)^ (collectively as “**Vendor**”) invite tenders for the purchase of one of the specified residential property(ies) described in the Particulars of the specified residential property(ies) below on the terms and conditions contained in this Tender Notice, the Form of Tender (“**Form of Tender**”) and the Preliminary Agreement for Sale and Purchase (“**Preliminary Agreement**”) annexed hereto as Appendix I and Appendix II respectively.

* 「擁有人」指物業的法律上的擁有人或實益擁有人。“Owner” means the legal or beneficial owner of the Property.

^ 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。“Person so Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

指明住宅物業詳情

PARTICULARS OF THE SPECIFIED RESIDENTIAL PROPERTY(IES)

香港九龍福澤街 8 號傲寓(「發展項目」)的以下指明住宅物業

The following specified residential property(ies) of SABLIER (“**Development**”),
No. 8 Fuk Chak Street, Kowloon, Hong Kong

樓層 Floor	單位 Flat
30	A
30	B

註: 有意遞交指明住宅物業的投標書的人士敬請檢視發展項目的成交紀錄冊, 以知悉某一指明住宅物業在某一出售日期是否仍然可供出售。雖然某一指明住宅物業可能在某一出售日期仍然可供出售, 但因賣方可能會在先前的招標程序完結後的承約期間內接納該指明住宅物業的投標書, 故該指明住宅物業可能於該出售日期內的期間變為不再可供出售。

Note: Persons interested in submitting tenders of the specified residential property(ies) are reminded to read the latest register of transactions of the Development so as to ascertain whether a particular specified residential property is still available for tender on a date of sale. Although a specified residential property may be available for tender on a date of sale, it may become unavailable during that date of sale because the Vendor may accept a tender within the acceptance period after the close of that previous tender exercise.

2. 投標者須注意以下事項：

Tenderers should note the following:

- (a) 遞交其投標書前，每位投標者應就本招標公告、投標表格及臨時合約的條款及條件尋求法律意見。
Every tenderer should obtain legal advice on the terms and conditions of this Tender Notice, the Form of Tender and the Preliminary Agreement before he submits his tender.
- (b) 發展項目不得有多於 14 個指明住宅物業之買方為或包括公司、法團或非自然人之實體。
No more than 14 specified residential properties of the Development can be purchased by a purchaser which is or includes a company, corporation or entity which is not a natural person.
- (c) 任何人士只可作為發展項目內最多兩(2)個指明住宅物業（不論是否列於本招標公告內之指明住宅物業）之買方。如任何人士並非一個指明住宅物業之唯一買方而僅為組成該指明住宅物業買方之其中一人，該名人士亦會就本第 2(c)段目的而言被視作該指明住宅物業之買方。
A person may only be the purchaser of at most two (2) specified residential properties in the Development (whether or not specified residential properties included in this Tender Notice). If a person is not the sole purchaser of but is one of the persons comprising the purchaser of a specified residential property, that person will also be deemed to be the purchaser of that specified residential property for the purpose of this paragraph 2(c).

3. 投標書必須：

A tender must be:

- (a) 採用投標表格(附錄I)及臨時合約(附錄II)，須按照載於本招標公告的條款及條件由投標者填妥並簽署各一式三份(請勿為臨時合約(附錄II)填上日期。)，同時須隨附本招標公告。
made in the Form of Tender (**Appendix I**) and the Preliminary Agreement (**Appendix II**) duly completed in accordance with the terms and conditions set out in this Tender Notice and signed by the tenderer **each in TRIPLICATE (Please do not date the Preliminary Agreement (Appendix II))** and with this Tender Notice attached.
- (b) 放入普通信封內封密，信封面須清楚註明「傲寓投標書」。
enclosed in a sealed plain envelope clearly marked on the cover of the envelope with the words "TENDER FOR SABLIER".
- (c) 根據有關銷售安排資料內載列之招標開始日期及時間起至招標截止日期及時間為止，放入位於有關銷售安排資料載列的售樓處(「售樓處」)中擺放的標示為「投標箱」的投標箱內。
placed in the Tender Box labelled "Tender Box" which is placed at the sales office set out in the relevant Information on Sales Arrangements ("**Sales Office**") from the tender commencement date and time to the tender closing date and time as respectively set out in the relevant Information on Sales Arrangements.
- (d) 投標書在遞交時必須同時附上以下文件：
A tender must be submitted simultaneously with the documents as follows:-
- (i) 一張或多張銀行本票，(總)金額相等於投標者於投標表格及臨時合約中提出要約購買的指明住宅物業(「該投標物業」)的售價(「售價」)5%的臨時訂金。每張抬頭為「孖士打律師行」的銀行本票必須由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發；
One or more cashier order(s) in a (total) sum which constitutes 5% of the purchase price ("**Purchase Price**") of the specified residential property offered to be purchased by the tenderer ("**Tendered Property**") as specified in the Form of Tender and the Preliminary Agreement being the preliminary deposit. Each cashier order shall be made payable to "**MAYER BROWN**" and must be issued by a bank duly licensed under section 16 of the Banking Ordinance;
- (ii) 如投標者是個人，組成投標者的每名個人的身份證明文件或護照(視屬何情況而定)的副本；
if the tenderer is individual(s), a copy of the identification document or Passport (as the case may be) of each individual of the tenderer;

- (iii) 如投標者是在香港註冊成立的公司，商業登記證書、公司註冊證書、最新的周年申報表及更改公司秘書及董事通知書（委任／停任）（表格ND2A）（如適用）副本及投標者的每位董事的身份證明文件或護照副本（如適用）；
if the tenderer is a company incorporated in Hong Kong, copy(ies) of Business Registration Certificate, Certificate of Incorporation, latest Annual Return and Notice of Change of Company Secretary and Director (Appointment/Cessation) (Form ND2A) (if applicable) and the copy of identification document(s) or Passport(s) of each Director of the tenderer (if applicable);

請勿為下述的任何文件填上日期。

Please do not date any of the documents mentioned below.

- (iv) 對買方的警告(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件A) ;
Warning to Purchasers (in the form annexed hereto) duly completed and signed by the tenderer (Annex A);
- (v) 與賣方關係的聲明(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件B) ;
Declaration of Relationship with the Vendor (in the form annexed hereto) duly completed and signed by the tenderer (Annex B);
- (vi) 保證修繕缺漏函 (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件C) ;
Defects Warranty Letter (in the form annexed hereto) duly completed and signed by the tenderer (Annex C);
- (vii) 個人資料收集聲明（市區重建局及其士泛亞有限公司）(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件D) ;
Personal Information Collection Statement (Urban Renewal Authority and Chevalier Pacific Limited) (in the form annexed hereto) duly completed and signed by the tenderer (Annex D);
- (viii) 個人資料收集聲明（其土地產代理有限公司）(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件E) ;
Personal Information Collection Statement (Chevalier Real Estate Agency Limited) (in the form annexed hereto) duly completed and signed by the tenderer (Annex E);
- (ix) (I) 若有中介人，有關中介人的聲明(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件F(I)) ; 或
if there is an intermediary, Declaration in relation to Intermediary (in the form annexed hereto) duly completed and signed by the tenderer (Annex F(I)); or
(II) 若無中介人，有關並無中介人的聲明(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件F(II)) ;
if there is no intermediary, Declaration in relation to No Intermediary (in the form annexed hereto) duly completed and signed by the tenderer (Annex F(II));

註：招標文件不含附件 G。

Note: No Annex G is attached to the Tender Document.

- (x) 關於吊船之確認書(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件H) ;
Acknowledgement Letter relating to Gondola (in the form annexed hereto) duly completed and signed by the tenderer (Annex H);
- (xi) 有關天台 / 平台之確認函 (附圖) (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件I) ;
Acknowledgement Letter relating to Roof/Flat Roof (with annexed plan) (in the form annexed hereto) duly completed and signed by the tenderer (Annex I);
- (xii) 有關室外空調機之確認函 (附圖) (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件J) ;
Acknowledgement Letter relating to Outdoor Air-Conditioner Units (with annexed plan) (in the form annexed hereto) duly completed and signed by the tenderer (Annex J);
- (xiii) 橫截面圖 (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件K) ;
Cross-Section Plan (in the form annexed hereto) duly completed and signed by the tenderer (Annex K);
- (xiv) 布局圖(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件L) ;
Layout Plan (in the form annexed hereto) duly completed and signed by the tenderer (Annex L);
- (xv) 樓面平面圖(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件M) ;
Floor Plan (in the form annexed hereto) duly completed and signed by the tenderer (Annex M);

- (xvi) 買方的重要通知 (附件N) ;
Important Notice To Purchasers (Annex N) ;
- (xvii) 物業參觀確認函 (附件O) ;
Acknowledgement Letter for Properties Viewing (Annex O) ;
- (xviii) 賣方資料表格 (附件P) ;
Vendor's Information Form (Annex P) ;
- (xix) 投標者委任之地產代理(如有)的牌照影印副本及名片。
A copy of the estate agent's licence and name card of the estate agent (if any) appointed by the tenderer.
4. 每位投標者須於其簽署及遞交的臨時合約(一式三份)上填寫下列資料：
Each tenderer shall complete the Preliminary Agreement (in triplicate) duly signed and submitted with the information as follows :
- (a) 買方(須與投標者相同)的姓名、身份證號碼/護照號碼/商業登記證號碼、於香港的通訊地址/註冊辦事處地址及電話號碼，另外，若投標者為公司，投標者董事的姓名及其身份證號碼/護照號碼；
The name(s), Identity Card No(s)/Passport No(s)/Business Registration No(s), correspondence address(es) in Hong Kong/registered address and telephone no. of the Purchaser, who will be the same as the tenderer, and, if the tenderer is a company, also the name(s) and Identity Card No(s)/Passport No(s) of the tenderer's director(s);
- (b) 該投標物業之樓層及單位；
The floor and flat of the Tendered Property;
- (c) 投標者提出要約的該投標物業之售價；
The Purchase Price of the Tendered Property offered by the tenderer;
- (d) 售價之付款方式(須與投標表格第3節相符)。
The payment terms of the Purchase Price, which shall be in conformity with Section 3 of the Form of Tender.
5. 賣方保留權利按其全權酌情權將任何遞交不符合規定的投標書的投標者，或沒有按本招標公告的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書對根據本招標公告所須遞交的文件作出任何類型的改動及 / 或增加，該投標書將被視為不符合規定的投標書。
The Vendor reserves the right, in its sole discretion, to disqualify any tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Notice. Tenders submitted which contain alterations and/or additions of any kind to the documents required to be submitted under this Tender Notice shall be treated as non-conforming tenders.
6. 在賣方對收到的投標書作出任何決定前，所有隨投標書遞交的銀行本票均不會予以兌現。如投標書獲接納，隨該投標書遞交的銀行本票將視作臨時訂金，以支付中標者按照臨時合約應繳付的臨時訂金。
All cashier orders forwarded by the tenderers will be retained and will remain uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order submitted therewith will be treated as the Preliminary Deposit which shall be payable by the successful tenderer in accordance with the Preliminary Agreement.
7. 賣方不一定接納出價最高或最佳的投標書或任何一(1)份投標書。賣方有絕對酌情權決定是否接納任何一份投標書，其決定為最終且對所有投標者具約束力。賣方保留根據賣方在其絕對酌情權下認為合適之條款及條件接受任何投標書的權利。如投標者(以公司或其個人名義而非與他人聯名)就非同一指明住宅物業遞交多於一份投標書，賣方保留只接受該投標者所遞交的多份投標書中當中不多於兩(2)份投標書的權利。如投標者就同一指明住宅物業遞交多於一份標書，賣方只會考慮投標者最後遞交的標書。
The Vendor does not bind itself to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance of a tender and its decision shall be final and binding on all tenderers. The Vendor reserves the right to accept any tender on such terms and conditions as the Vendor shall in its absolute discretion think fit. If a tenderer (in corporate or its own name but not in joint names with others) submits more than one (1) tender in respect of different specified residential properties, the Vendor reserves the right to accept not more than two (2) tenders among the tenders submitted by such tenderer. If a tenderer submits more than one tender in respect of the same specified residential property, only the latest tender submitted will be considered by the Vendor.

8. 賣方保留在接受任何投標書前的任何時間撤回任何或全部招標的指明住宅物業(包括該投標物業)不予出售的權利, 或在行使其絕對酌情權下認為合適的情況下將任何或全部招標的指明住宅物業(包括該投標物業)售予或轉讓給任何人。賣方不承諾亦無責任去檢閱、考慮或接納出價最高的要約或任何購買該投標物業的要約。**就任何或全部招標的指明住宅物業, 賣方有絕對權利以修改銷售安排資料及/或發布與任何或全部招標的指明住宅物業有關的新銷售安排資料的方式不時更改招標截止日期及/或時間及/或投標箱設置的地點。**

The Vendor reserves the right to withdraw any or all of the specified residential property(ies) for tender including the Tendered Property from sale or to sell or dispose of any or all of the specified residential property(ies) for tender including the Tendered Property to any person at any time before acceptance of any tender as the Vendor shall in its absolute discretion think fit. The Vendor does not undertake, and is under no obligation, to review, consider or accept the highest offer or any offer at all for the purchase of the Tendered Property. **The Vendor has the absolute right to change the tender closing date and/or time and/or the place where the tender box is located in respect of any or all of the specified residential property(ies) for tender from time to time by revising the relevant Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the specified residential property(ies) for tender.**

9. 鑒於賣方作出招標、同意考慮投標者的要約及於收到投標者書面要求後付予投標者港幣1元。投標者會被視作已接納本招標公告內的條款及條件, 並同意其投標書乃不可撤銷, 構成正式要約, 可供賣方在招標截止日期後的第十個工作天(「承約日期」)下午6時正或之前按照本招標公告、投標表格和臨時合約所訂明的條款及條件隨時接納。

In consideration of the invitation for tender by the Vendor and the Vendor's agreeing to consider the tenderer's offers and to pay to the tenderer HK\$1 upon receipt of a written demand from such tenderer. Tenderer shall be deemed to have accepted the terms and conditions of this Tender Notice and agree that their tenders shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Notice, the Form of Tender and the Preliminary Agreement at or before 6:00 p.m. on the 10th working day after the closing date of the tender ("Acceptance Date").

(註:「工作天」一詞具有香港法例第621章《一手住宅物業銷售條例》第2(1)條所賦予的涵義。)

(Note: The expression "working day" has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621 of the Laws of Hong Kong).)

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

The Vendor may accept the offer of the successful tenderer by post, telephone, fax or email to the address/ numbers/ email address specified in his Form of Tender or by any other effective means. After acceptance, the Vendor will return the successful tenderer one (1) duplicate of the Preliminary Agreement executed by the Vendor and dated not later than the Acceptance Date;

- (b) 賣方簽妥的臨時合約將構成賣方及買方之間具有約束力的協議, 雙方同意按照臨時合約所訂明之條款及條件出售及購買其內載列的指明住宅物業; 及

The Preliminary Agreement signed by the Vendor shall constitute a binding agreement between the Vendor and the Purchaser. Both parties agree to sell and purchase the specified residential property set out in the Preliminary Agreement subject to the terms and conditions contained therein; and

- (c) 在臨時合約日期後的五(5)個工作日內, 買方須簽署賣方律師訂定的正式買賣合約(「正式合約」), 該正式合約的條款及條件不得修改。正式合約的文本格式存放在售樓處, 於星期一至星期日上午10時至下午7時期間以供閱覽。

Within five (5) working days after the date of the Preliminary Agreement, the Purchaser shall sign the Formal Agreement for Sale and Purchase ("Agreement") in the form prepared by the Vendor's Solicitors and none of the terms and conditions thereof may be altered and the form of the Agreement is available for inspection between 10:00 a.m. and 7:00 p.m. from Monday to Sunday at the Sales Office.

11. 不獲接納的投標書, 賣方將盡快連同隨投標書遞交的銀行本票(不連同利息、費用或賠償)退回予其投標者, 風險由投標者獨自承擔。為免生疑問, 賣方在任何情況下無須為退還的銀行本票時遺失而負責。

The Vendor will return the unsuccessful tenders to the tenderers together with cashier's order(s) submitted therewith, without interest, cost or compensation, at the sole risk of the tenderers. For the avoidance of doubt, the Vendor shall in no event be responsible for the loss of such returned cashier order(s).

12. 即使本招標文件另有規定，如在招標截止時間當日或招標期間任何一天上午 10 時至下午 7 時內的任何時間，8 號或以上颱風信號或黑色暴雨警告在香港生效或賣方認為出現任何影響或可能影響售樓處及/或其附近之安全、秩序或公共衛生之事件或情況或香港政府就有關2019冠狀病毒病(「COVID-19」)及/或實施全民強制檢測(「全民強檢」)計劃而執行所施加或發出任何限制或命令要求在香港的人士(獲豁免人士除外)留在室內(例如居家、活動管制或禁足令)，招標截止時間將自動順延至隨後的下一天的下午 7 時，而當天沒有 8 號或以上颱風信號或黑色暴雨警告在香港生效或沒有發生任何上述影響安全、秩序或公共衛生之事件或情況或沒有執行有關COVID-19及/或實施全民強檢計劃的限制或命令(視乎情況而定)。賣方保留權利拒絕任何人士進入售樓處。賣方此方面所作的決定為最終決定，對所有人士具有約束力。
- Notwithstanding anything herein provided, if Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong or where the Vendor considers that there being any event or circumstance affecting or which may affect the safety, order or public health in the Sales Office and/or its vicinity or where any restriction imposed or any order issued by the Hong Kong Government relating to Coronavirus Disease 2019 ("COVID-19") and/or for implementing the Compulsory Universal Testing (CUT) Scheme which requires people in Hong Kong (except for exempted persons) to stay indoor (such as stay-at-home, movement control or lockdown order) is enforced at any time from 10 a.m. to 7 p.m. on the day on which the closing time of the tender falls or any day during the tender period, the closing time of the tender will automatically be postponed to 7 p.m. on the next day on which no Typhoon Signal No.8 or above is hoisted or Black Rainstorm Warning is in effect in Hong Kong or any event or circumstance affecting the safety, order or public health aforesaid is not occurred or no such restriction or order relating to COVID-19 and/or for implementing the CUT Scheme is enforced (as the case may be). The Vendor reserves the right to reject the entry of any person into the Sales Office. The Vendor's decision in this regard shall be final and binding on all persons.
13. 一切有關時限的規定必須嚴格遵守。
Time shall in all respects be of the essence.
14. 如有任何查詢，請致電熱線電話2331 5028。投標者須注意，賣方只會(但沒有責任)回答關於招標的指明住宅物業的一般問題，而不會就招標公告、投標表格及臨時合約或影響招標的指明住宅物業之法定條文提供法律或其他意見。
Please call the hotline at 2331 5028 for any enquiries. Tenderers are advised to note that the Vendor will only (but is not obliged to) answer questions of a general nature concerning the specified residential property(ies) for tender and will not provide legal or other advice in respect of this Tender Notice, the Form of Tender and the Preliminary Agreement or statutory provisions affecting the Tendered Property.
15. 賣方任何人員或代理對有意投標者或投標者的任何查詢所作出的任何口頭或書面協議、聲明、承諾或陳述及所採取的任何行動，均只供指引及參考之用。任何協議、聲明、承諾或陳述不得視作構成招標公告、投標表格及臨時合約的一部份，而該等協議、聲明、承諾或陳述或行動並不會亦不被視作闡述、更改、否定、豁免或在其他方面修改招標公告招標公告、投標表格及臨時合約所列出的任何條款或條件。
Any agreement, representation, undertaking or statement, whether oral or written, made and any action taken by any officer or agent of the Vendor in response to any enquiry made by a prospective tenderer or tenderer shall be for guidance and reference purposes only. Any agreement, representation, undertaking or statement shall not be deemed to form part of this Tender Notice, the Form of Tender and the Preliminary Agreement and any such agreement, representation, undertaking or statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice, the Form of Tender and the Preliminary Agreement.
16. 如本招標公告、投標表格、臨時合約、及附件的文件的中英文版本內容有歧異，則一概以英文版本為準(除非其內文另有明確說明)。
In case of inconsistency between Chinese and English versions of this Tender Notice, the Form of Tender, the Preliminary Agreement, and the documents of the Annex, the English version shall prevail (unless otherwise expressly stated therein).

日期：2022 年 4 月 15 日

Date: 15 April 2022

投標表格

FORM OF TENDER

茲投標按照本投標表格、招標公告及臨時買賣合約(「臨時合約」) 所訂明的條款及條件承購位於香港九龍福澤街8號傲寓的以下指明住宅物業。

Tender for the purchase of the following specified residential property of SABLIER, No. 8 Fuk Chak Street, Kowloon, Hong Kong subject to the terms and conditions contained in this Form of Tender, the Tender Notice and the Preliminary Agreement for Sale and Purchase ("Preliminary Agreement").

第 1 節 Section 1

投標物業 (「本物業」)	樓層	單位
Tendered Property ("Property")	Floor	Flat
投標價 (「售價」)	港幣	
Tendered Price ("Purchase Price")	HK\$	元

夾附以下抬頭為「孖士打律師行」的銀行本票作為臨時訂金

Enclosed the following cashier order(s) made payable to "MAYER BROWN" as preliminary deposit

金額 Amount	銀行名稱 Name of Bank	本票號碼 Cashier Order No.
港幣 HK\$ 元		
港幣 HK\$ 元		
港幣 HK\$ 元		

第 2 節 Section 2

投標者資料 Information of the Tenderer

投標者姓名	身份證號碼 / 護照號碼 / 商業登記證號碼
Name of Tenderer(s)	Identity Card No. / Passport No. / Business Registration No.
(1)	(1)
(2)	(2)
(3)	(3)
(4)	(4)
董事姓名(只適用於買方為有限公司)	董事身份證號碼/護照號碼
Director's Name(s) (for corporate purchaser only)	Director's Identity Card No./ Passport No.

通訊 / 註冊地址	
Correspondence / Registered Address:	
聯絡人 Contact Person	電話號碼
	Telephone No.:
電郵 Email:	

第 3 節 Section 3

付款方式 Payment Terms

(請於下列適當方格內填上"✓"號。 Please put a "✓" in the appropriate box below.)

☐ **180天現金付款優惠計劃 180-day Cash Payment Plan**

- (i) 臨時訂金(即售價5%)於投標書獲賣方接納當日(即賣方簽訂臨時合約的日期)繳付。

A preliminary deposit (equivalent to 5% of the Purchase Price) shall be paid upon the tender being accepted by the Vendor (i.e. the date on which the Vendor enters into the Preliminary Agreement).

- (ii) 售價95%(即售價餘款)須於買方簽署臨時合約後180天內繳付。

95% of the Purchase Price (being balance of Purchase Price) shall be paid within 180 days after signing of the Preliminary Agreement.

☐ **360靈活付款計劃 360 Flexible Payment Plan**

- (i) 臨時訂金(即售價5%)於投標書獲賣方接納當日(即賣方簽訂臨時合約的日期)繳付。

A preliminary deposit (equivalent to 5% of the Purchase Price) shall be paid upon the tender being accepted by the Vendor (i.e. the date on which the Vendor enters into the Preliminary Agreement).

- (iii) 售價1%(即加付訂金)須於買方簽署臨時合約後90天內繳付。

1% of the Purchase Price (being further deposit) shall be paid within 90 days after signing of the Preliminary Agreement.

- (iv) 售價1%(即加付訂金)須於買方簽署臨時合約後180天內繳付。

1% of the Purchase Price (being further deposit) shall be paid within 180 days after signing of the Preliminary Agreement.

- (v) 售價1%(即加付訂金)須於買方簽署臨時合約後270天內繳付。

1% of the Purchase Price (being further deposit) shall be paid within 270 days after signing of the Preliminary Agreement.

- (vi) 售價92%(即售價餘款)須於買方簽署臨時合約後360天內繳付。

92% of the Purchase Price (being balance of Purchase Price) shall be paid within 360 days after signing of the Preliminary Agreement.

第 4 節 Section 4

投標書連同以下文件本附上：The following documents are enclosed with the Tender:

- ☐ 1. 已由本人/我們填妥及簽署的「投標表格」一式三份 (附錄I);
"Form of Tender" in **TRIPLICATE** (Appendix I) duly completed and signed by me/us;
 - ☐ 2. 抬頭為「孖士打律師行」的銀行本票作為臨時訂金;
Cashier order(s) made payable to "**MAYER BROWN**" as preliminary deposit;
 - ☐ 3. 本人/我們的身份證/護照影印副本(如適用);
A copy/Copies of my/our Identity Card(s)/Passport(s) (if applicable);
 - ☐ 4. 我們在香港註冊成立的公司的商業登記證書、公司註冊證書、最新的周年申報表及更改公司秘書及董事通知書 (委任/停任) (表格ND2A) (如適用) 副本及每位董事的身份證或護照副本 (如適用);
A copy(ies) of our Business Registration Certificate, Certificate of Incorporation, latest Annual Return and Notice of Change of Company Secretary and Director (Appointment/Cessation) (Form ND2A) (if applicable) and the copy of Identity Card or Passport(s) of each Director of the the tenderer (if applicable);
 - ☐ 5. 已由本人/我們填妥及簽署的「臨時買賣合約」一式三份(附錄II);
"Preliminary Agreement for Sale and Purchase" in **TRIPLICATE** (Appendix II) duly completed and signed by me/us;
(註：下列附件的文件不構成招標文件的一部份。然而，投標者須將以下文件(如適用於該投標物業)並連同招標公告、投標表格及臨時合約一併遞交。)
- (Note: The documents of the following Annex does not form part of the Tender Document. However, the tenderer should submit the documents (if applicable to the Tendered Property) together with the Tender Notice, the Form of Tender and the Preliminary Agreement.)
- ☐ 6. 已由本人/我們填妥及簽署的對買方的警告(按照夾附於本招標公告的格式) (附件A);
Warning to Purchasers (in the form annexed hereto) duly completed and signed by me/us (Annex A);
 - ☐ 7. 已由本人/我們填妥及簽署的與賣方關係的聲明(按照夾附於本招標公告的格式) (附件B);
Declaration of Relationship with the Vendor (in the form annexed hereto) duly completed and signed by me/us (Annex B);
 - ☐ 8. 已由本人/我們填妥及簽署的保證修繕缺漏函 (按照夾附於本招標公告的格式) (附件C);
Defects Warranty Letter (in the form annexed hereto) duly completed and signed by me/us (Annex C);
 - ☐ 9. 已由本人/我們填妥及簽署的個人資料收集聲明 (市區重建局及其士泛亞有限公司) (按照夾附於本招標公告的格式) (附件D);
Personal Information Collection Statement (Urban Renewal Authority and Chevalier Pacific Limited) (in the form annexed hereto) duly completed and signed by me/us (Annex D);
 - ☐ 10. 已由本人/我們填妥及簽署的個人資料收集聲明 (其土地產代理有限公司) (按照夾附於本招標公告的格式) (附件E);
Personal Information Collection Statement (Chevalier Real Estate Agency Limited) (in the form annexed hereto) duly completed and signed by me/us (Annex E);
 - ☐ 11. (I) 若有中介人，已由本人/我們填妥及簽署的有關中介人的聲明(按照夾附於本招標公告的格式) (如適用) (附件F(I)); 或
if there is an intermediary, Declaration in relation to Intermediary (in the form annexed hereto) duly completed and signed by me/us (if applicable) (Annex F(I)); or
 - ☐ 12. (II) 若無中介人，已由本人/我們填妥及簽署的有關並無中介人的聲明(按照夾附於本招標公告的格式) (如適用) (附件F(II));
if there is no intermediary, Declaration in relation to No Intermediary (in the form annexed hereto) duly completed and signed by me/us (if applicable) (Annex F(II));
- 註：招標文件不含附件G。
Note: No Annex G is attached to the Tender Document.
- ☐ 13. 已由本人/我們填妥及簽署的關於吊船之確認書(按照夾附於本招標公告的格式) (附件H);
Acknowledgement Letter relating to Gondola (in the form annexed hereto) duly completed and signed by me/us (Annex H);
 - ☐ 14. 已由本人/我們填妥及簽署的有關天台 / 平台之確認函 (附圖) (按照夾附於本招標公告的格式) (附件I);
Acknowledgement Letter relating to Roof/Flat Roof (with annexed plan) (in the form annexed hereto) duly completed and signed by me/us (Annex I);
 - ☐ 15. 已由本人/我們填妥及簽署的有關室外空調機之確認函 (附圖) (按照夾附於本招標公告的格式) (附件J);
Acknowledgement Letter relating to Outdoor Air-Conditioner Units (with annexed plan) (in the form annexed hereto) duly completed and signed by me/us (Annex J);
 - ☐ 16. 已由本人/我們填妥及簽署的橫截面圖 (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件K);
Cross-Section Plan (in the form annexed hereto) duly completed and signed by me/us (Annex K);

- ☐ 17. 已由本人/我們填妥及簽署的布局圖(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件L) ;
Layout Plan (in the form annexed hereto) duly completed and signed by me/us (Annex L);
- ☐ 18. 已由本人/我們填妥及簽署的樓面平面圖(按照夾附於本招標公告的格式由投標者填妥並簽署) (附件M) ;
Floor Plan (in the form annexed hereto) duly completed and signed by me/us (Annex M);
- ☐ 19. 買方的重要通知 (附件N) ;
Important Notice To Purchasers (Annex N) ;
- ☐ 20. 已由本人/我們填妥及簽署的物業參觀確認函 (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件O) ;
Acknowledgement Letter for Properties Viewing (in the form annexed hereto) duly completed and signed by me/us (Annex O) ;
- ☐ 21. 已由本人/我們填妥及簽署的賣方資料表格 (按照夾附於本招標公告的格式由投標者填妥並簽署) (附件P) ;
Vendor' s Information Form (in the form annexed hereto) duly completed and signed by me/us(Annex P) ;
- ☐ 22. 本人/我們委任之地產代理的牌照影印副本及名片 (如適用)
A copy of the estate agent's licence and name card of the estate agent appointed by me/us (if applicable)

第 5 節 Section 5

本人/我們同意如果賣方接納本投標書，將構成賣方與本人/我們之間有關物業買賣的有約束力的協議，且本人/我們將受招標公告、投標表格及臨時合約所約束且應：

- (a) 於本投標表格第 3 節規定的時間支付加付訂金、部份樓價(如適用)、加付部份樓價(如適用)和樓價餘款；
- (b) 按照招標公告第 10(c) 段簽署買賣合約；及
- (c) 按照招標公告、投標表格和已簽署的買賣合約完成購買物業。

I/We agree that in the event that this Tender is accepted by the Vendor, shall constitute a binding agreement between the Vendor and me/us for the sale and purchase of the Property and I/we will be bound by the Tender Notice, the Form of Tender and the Preliminary Agreement to:

- (a) pay the further deposit, part payment of the Purchase Price (if applicable), further part payment of the Purchase Price (if applicable) and balance of the Purchase Price at the times stipulated in Section 3 of this Form of Tender;
- (b) sign the Agreement for Sale and Purchase in accordance with Paragraph 10(c) of the Tender Notice; and
- (c) complete the purchase of the Property in accordance with the Tender Notice, Form of Tender and the Agreement for Sale and Purchase as signed.

日期 Date

投標者姓名 Name of Tenderer(s)

投標者簽名 Signature(s) of the Tenderer(s)

投標者委任的地產代理(如有)

Estate Agent appointed by the Tenderer(s) (if any)

地產代理姓名

Name of Estate Agent

地產代理所屬公司

Name of Estate Agency

地產代理的牌照號碼

Estate Agent's Licence No.

編號 Serial No.:
 日期 Date:

賣方 Vendor:	市區重建局 Urban Renewal Authority (作為「擁有人」* as “Owner”*)	
如此聘用的人^ Person so Engaged^:	其士泛亞有限公司 Chevalier Pacific Limited	
如此聘用的人銷售代理人 Sales Agent for Person so Engaged:	其士地產代理有限公司 Chevalier Real Estate Agency Limited	
賣方律師 Vendors Solicitors:	孖士打律師行 MAYER BROWN / 的近律師行 DEACONS	電話號碼 Telephone No.: 2843 2211 / 2825 9597 / 2825 9438

買方 Purchaser:	買方姓名 Purchaser's Name(s)	身份證號碼 / 護照號碼 / 商業登記證號碼 Identity Card No. / Passport No. / Business Registration No.
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	董事姓名(只適用於買方為有限公司) Director's Name(s) (for corporate purchaser only)	身份證號碼/護照號碼 Identity Card No./ Passport No.
	_____	_____
買方通訊 / 註冊地址 Purchaser's Correspondence / Registered Address:	_____	電話號碼 Telephone No. _____
	_____	_____
	_____	_____

賣方及買方同意根據以下條款及條件，以及載列於此的“附帶條款及條件”出售及購買下述之物業。

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the “Other Terms and Conditions” set out hereto.

發展項目名稱及地址 Name and address of the Development	
<p align="center">SABLIER 傲寓</p> <p align="center">香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong</p>	
本物業 The Property	

本物業的售價為 港幣 元，並須由買方按以下方式付予賣方（「付款方式」）:-
 The Purchase Price of the Property is HK\$, which shall be paid by the Purchaser to the Vendor in the manner as follows (“Payment Terms”)

付款方式 Payment Terms	180天現金付款優惠計劃 180-day Cash Payment Plan	
臨時訂金為數 Preliminary Deposit in the sum of	港幣 HK\$	元 (即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付 which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
售價餘款 Balance of Purchase Price	港幣 HK\$	元 即售價 95%的售價餘款，須於買方簽署本臨時買賣合約後 180 天內繳付。 which is equal to 95% of the Purchase Price, being the balance of the Purchase Price shall be paid within 180 days after signing of this Preliminary Agreement.

或 or

付款方式 Payment Terms	360 靈活付款計劃 360 Flexible Payment Plan	
臨時訂金為數 Preliminary Deposit in the sum of	港幣 HK\$	元 (即售價的 5%)的臨時訂金，須於簽署本臨時合約時支付 which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement
*加付訂金 見[備註] Further Deposit See [Note]	港幣 HK\$	元 即售價 1%的加付訂金，須於買方簽署本臨時買賣合約後 90 天內繳付; which is equal to 1% of the Purchase Price, being further deposit shall be paid within 90 days after signing of this Preliminary Agreement.
	港幣 HK\$	元 即售價 1%的加付訂金，須於買方簽署本臨時買賣合約後 180 天內繳付; which is equal to 1% of the Purchase Price, being further deposit shall be paid within 180 days after signing of this Preliminary Agreement.
	港幣 HK\$	元 即售價 1%的加付訂金，須於買方簽署本臨時買賣合約後 270 天內繳付; which is equal to 1% of the Purchase Price, being further deposit shall be paid within 270 days after signing of this Preliminary Agreement.
售價餘款 Balance of Purchase Price	港幣 HK\$	元 即售價 92%的售價餘款，須於買方簽署本臨時買賣合約後 360 天內繳付。 which is equal to 92% of the Purchase Price, being the balance of the Purchase Price shall be paid within 360 days after signing of this Preliminary Agreement.

[備註] 不能早於正式買賣合約日期

[Note] Must not be paid before the date of Agreement for Sale and Purchase

* 將不適用者刪去 Delete as appropriate

茲收到買方港幣 Received from the Purchaser the sum of HK\$	元	經手收款人 Received by
銀行名稱及本票 / 支票號碼 Name of Bank and Cashier Order / Cheque No.		簽署 Signature
買方同意及明白以上條款及條件，以及“附帶條款及條件”與附表均構成本臨時合約的部份，並納入本臨時合約。 It is hereby agreed and acknowledged by the Purchaser that the foregoing terms and conditions and the “Other Terms and Conditions” as well as the Schedules shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement.		

買方簽署
Purchaser's Signature _____

附帶條款及條件
OTHER TERMS AND CONDITIONS

1. 在本臨時合約中—
In this Preliminary Agreement—
 - (a) “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義;
“saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
 - (b) “工作日”具有該條例第 2(1)條給予該詞的涵義;
“working day” has the meaning given by section 2(1) of that Ordinance;
 - (c) 附表 1(a)段所指的項目的樓面面積, 按照該條例第 8(3)條計算; 及
the floor area of an item under paragraph (a) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
 - (d) 附表 1(b)段所指的項目的面積, 按照該條例附表 2 第 2 部計算。
the area of an item under paragraph (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
2. 買方須支付的臨時訂金, 須由賣方律師作為保證金保存人而持有。
The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's Solicitors as stakeholder.
3. 買方必須以香港銀行本票或由香港銀行書面保付的支票支付所有的價款(包括臨時訂金、加付訂金、部份售價價款及加付部份售價價款), 惟對於臨時訂金, 賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付。上述本票或支票抬頭人必須為賣方律師。
All payments (including Preliminary Deposit, Further Deposit, Part Payment and Further Part Payment) of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser by way of a cashier order issued or a cheque certified good for payment by a licensed bank in Hong Kong for the relevant amount Provided That the Preliminary Deposit paid by way of an estate agent's cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion. Such cashier order or cheque shall be drawn in favour of the Vendor's Solicitors.
4. 按訂約雙方的意向, 本臨時合約將會由一份買賣合約(“正式合約”)取代, 正式合約須—
It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed—
 - (a) 由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
 - (b) 由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
5. 買方須於本臨時合約的簽署日期之後的五個工作日內攜帶本臨時合約到賣方律師的辦事處辦理下列手續(買方必須嚴守所訂日期):(i) 簽署賣方律師所訂定之標準正式合約, (ii) 在簽署正式合約之同時交付本臨時合約上列明應付之款項(如有的話)及(iii) 交付第 16 條所載正式合約應付之所有印花稅。
The Purchaser shall bring this Preliminary Agreement to and attend the office of the Vendor's Solicitors within 5 working days after the date of this Preliminary Agreement (in this respect time shall be of essence) to (i) sign the Agreement in the standard form prepared by the Vendor's Solicitors, (ii) pay the sum above-mentioned, if any, as being due on signing of the Agreement; and (iii) pay all stamp duties payable on the Agreement as set out in clause 16.
6. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed—
 - (a) 本臨時合約即告終止;
this Preliminary Agreement is terminated;
 - (b) 買方支付的臨時訂金, 即被沒收歸於賣方; 及
the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
 - (c) 賣方不得就買方沒有簽立正式合約, 而對買方提出進一步申索。
the Vendor does not have any further claim against the Purchaser for the failure to sign the Agreement.
7. 在正式合約當中, 買方須與賣方協議如下—
The Purchaser will have to agree with the Vendor in the Agreement to the effect that—
 - (a) 如正式合約於日後以任何形式被取消, 賣方有權保留臨時訂金; 及
The Vendor is entitled to keep the Preliminary Deposit paid by the Purchaser if the Agreement is later cancelled in any way whatever; and
 - (b) 買方必須獨自承擔因為(i)買方進行關於本物業的任何轉售或提名或(ii)買方要求賣方簽署一份以上關於本物業的轉讓契, 而產生或引致的所有賣方律師收取額外的費用及雜費。
The Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor's solicitors arising from or as a result of (i) any sub-sale or nomination by the Purchaser in respect of the Property or (ii) the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.
8. 本物業的量度尺寸如下— 載列於附表 1。
The measurements of the Property are as follows— set out in Schedule 1.
9. 本物業買賣所包括的裝置、裝修物料及設備如下— 載列於附表 2。
The sale and purchase of the Property includes the fittings, finishes and appliances as follows— set out in Schedule 2.
10. 在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下, 賣方不得限制買方根據法律就業權提出要求或反對的權利。
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.
11. 買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本, 並完全明白其內容。
The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 12 and fully understands its contents.
12. 就第 11 條而言, “對買方的警告”內容如下—
For the purposes of clause 11, the following is the “Warning to Purchasers”—
 - (a) 如你繼續進行購買本物業, 你便須簽署正式買賣合約, 在你簽立正式買賣合約之前, 你應聘用律師, 以保障你的權益, 和確保妥善完成購買本物業。
Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
 - (b) 你可聘用你自己的獨立律師, 以代表你進行購買本物業, 你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's Solicitor to act for you as well as for the Vendor.
 - (c) 現建議你聘用你自己的律師, 你自己聘用的律師能在你購買本物業的每個階段, 向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
 - (d) 倘若你聘用賣方的代表律師同時代表你行事, 如你與賣方之間出現衝突, 該律師未必能保障你的權益, 屆時你始終需要聘用你自己的律師, 在此情況下, 你須支付的律師費總額, 可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
 - (e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前, 詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's Solicitor, to protect your interests.

附帶條款及條件
OTHER TERMS AND CONDITIONS

13. 買賣雙方同意並聲明本臨時合約只適用於買方本人。買方無權將本臨時合約的任何權益轉讓給任何第三者。賣方不接受買方之授權人或信託人或以任何方式委託之人士代為簽署正式合約，除非該具名授權人(沒有任何提出更替之權力)只有權以買方名義代買方簽署正式合約。買方須於簽訂本臨時合約後的 5 個工作日內，於辦公時間到賣方律師行(若買方自行聘請律師，則到有關律師行)簽署一份正式合約，該正式合約是由賣方律師所訂有關本物業的正式合約。該正式合約內容買方一概不得更改。只有簽署本臨時合約之買方才能夠簽署正式合約。
- It is hereby agreed and declared that this Preliminary Agreement is personal to the Purchaser. The Purchaser shall have no right to transfer any benefit of this Preliminary Agreement to any third party. No attorney, trustee or nominee of any kind of the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except a named attorney (without any power or right of substitution) with power only to sign the Agreement in the name of and on behalf of the Purchaser. The Purchaser shall attend the office of the Vendor's Solicitors (or the office of his own solicitors if he shall have instructed his own solicitors) within 5 working days after the date hereof during office hours to sign the Agreement of the Property prepared by the Vendor's Solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way. Only the Purchaser who has signed this Preliminary Agreement will be permitted to sign the Agreement.
14. 本物業的買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。
The sale and purchase of the Property shall be completed at the office of the Vendor's Solicitors during office hours on or before the Completion Date.
15. 買賣雙方各自負責其代表律師擬備，完成及登記正式合約及轉讓契的律師費和支出。
Each party shall bear and pay his own legal costs and disbursements for preparation, completion and registration of the Agreement and the Assignment.
16. (a) 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
(b) 須就本臨時合約、正式合約及轉讓契支付的額外印花稅 (如有的話)，由買方承擔。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
(c) 須就本臨時合約、正式合約及轉讓契支付的買家印花稅(如有的話)，由買方承擔。
The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
17. 買方必須承擔及支付以下費用：—
The Purchaser shall bear and pay: —
(a) 所有有關本物業買賣的雜費，包括 (但不限於) 查冊費，登記費及所有附於正式合約及轉讓契的圖則之圖則費；
all disbursements incurred in connection with the sale and purchase of the Property including (without limitation) search fees, registration fees and fees for the preparation of plans of the Property to be annexed to the Agreement and Assignment;
(b) 本物業之樓契及業權文件的認證副本費用及擬定大廈公契 (賣方可決定將管理合約包括在大廈公契內) 的律師費用的適當分攤；
the costs of preparing certified true copies of title deeds and documents relating to the Property and a due proportion of the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement)
(c) (i) 所有賣方就本物業所支付的公用事業按金；及 (ii) 按比例分攤發展項目公用部分的水、電按金；及
(i) all public utility deposits paid by the Vendor in respect of the Property; and (ii) a proportionate part of the water and electricity deposits in respect of the common parts of the Development; and
(d) 所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。
all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.
18. 在不損害上述第 6 條的原則下，如本臨時合約根據第 6 條終止而買方或其代表人將本臨時合約在土地註冊處註冊，買方特此授權賣方單方面簽署及註冊一份備忘錄以撤銷或取消本臨時合約在土地註冊處之登記冊或紀錄的註冊。
Without prejudice to clause 6 above, should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf and this Preliminary Agreement is terminated in accordance with clause 6 hereof, the Purchaser hereby authorizes the Vendor to unilaterally sign and register a memorandum to vacate or cancel the registration of this Preliminary Agreement from the register or record in the Land Registry.
19. 賣方保留權利修改付款方法及本物業的售價在計算方面之錯誤或遺漏。
The Vendor reserves the right to rectify any errors or omissions in the payment terms and the calculation of the Purchase Price of the Property.
20. 買方購買本物業時是完全知悉本物業及其內之裝置、裝修物料及設備的實質狀況，並接受本物業及其內之裝置、裝修物料及設備的現有狀況而購買的。本物業成交時，賣方需將本物業交吉予買方。
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. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion of the Property.
21. 賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
22. 買方如有更改地址或電話，須以書面通知賣方。
The Purchaser shall inform the Vendor in writing of any change in address or telephone number.
23. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所注釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).
24. 就每一方面而言，時間為本臨時合約的關鍵元素。
Time shall in every respect be of the essence of this Preliminary Agreement.
25. 在本臨時合約簽訂前，買賣雙方並無以相同條款及條件訂立任何非書面買賣協議或買賣協議。
This Preliminary Agreement is not preceded by any unwritten sale agreement or agreement for sale, made between the same parties hereto on the same terms and conditions hereof.
26. 本臨時合約 (付款方式、附帶條款及條件第 1, 2, 4, 6 至 12 及 16(a), (b)及(c)條及附表 1 除外) 的中文版和英本版內容如有抵觸或不相符之處，應以英文版為準。
If there is any inconsistency or ambiguity between the Chinese version and the English version of this Preliminary Agreement (other than the Payment Terms, clauses 1, 2, 4, 6 to 12 and 16(a), (b) and (c) of the Other Terms and Conditions and Schedule 1), the English version shall prevail.
27. 儘管本臨時合約的某條款看來是賦予任何非本臨時合約一方的人士一項利益，非本臨時合約一方的人士無權根據《合約(第三者權利)條例》(第 623 章)強制執行本臨時合約的任何條文或享有本臨時合約的任何條文的利益。
Notwithstanding that a term of this Preliminary Agreement purports to confer a benefit on any person who is not a party to this Preliminary Agreement, a person who is not a party to this Preliminary Agreement shall have no rights under the Contracts (Rights of Third Parties) Ordinance (Cap.623) to enforce or enjoy the benefit of any provision of this Preliminary Agreement.

附帶條款及條件
OTHER TERMS AND CONDITIONS

28. 買方已細閱本臨時合約，並完全明白其內容。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.

買方簽署

Purchaser's Signature

經授權其土地產代理有限公司簽署

Authorized Signature(s) for and on behalf of Chevalier
Real Estate Agency Limited

經授權市區重建局簽署

Authorized Signature(s) for and on behalf of Urban
Renewal Authority

簽署人姓名 Name:

簽署人姓名 Name:

簽署人姓名 Name:

* 「擁有人」指該物業的法律上的擁有人或實益擁有人。“Owner” means the legal or beneficial owner of the Property.

^ “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

臨時買賣合約 附表 1
SCHEDULE 1 TO
PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

在本附表 1, 只有買方根據本臨時合約購買的物業的量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the Property purchased by the Purchaser in this Preliminary Agreement shall be applicable to this Preliminary Agreement.

發展項目名稱及地址 Name and address of the Development			
SABLIER 傲寓			
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong			
本物業 The Property	樓 Floor	30	單位 Flat A

本物業的量度尺寸如下 —

The measurements of the Property are as follows:

- (a) 本物業的實用面積為 _____ 平方米 / _____ 平方呎*[, 其中 —]
the saleable area of the Property is 64.019 square metres/ 689 square feet *[of which —]
- [_____ 平方米 / _____ 平方呎為露台的樓面面積] ;
[2.000 square metres/ 22 square feet is the floor area of the balcony];
[_____ 平方米 / _____ 平方呎為工作平台的樓面面積] ;
[1.500 square metres/ 16 square feet is the floor area of the utility platform];
[_____ 平方米 / _____ 平方呎為陽台的樓面面積] ; 及
[_____ square metres/ _____ square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為—
other measurements are—
- *[空調機房的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the air-conditioning plant room is _____ square metres / _____ square feet];
- *[窗台的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the bay window is _____ square metres / _____ square feet];
- *[閣樓的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the cockloft is _____ square metres / _____ square feet];
- *[平台的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the flat roof is 3.802 square metres / 41 square feet];
- *[花園的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the garden is _____ square metres / _____ square feet];
- *[停車位的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the parking space is _____ square metres / _____ square feet];
- *[天台的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the roof is 56.135 square metres / 604 square feet];
- *[梯屋的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the stairhood is _____ square metres / _____ square feet];
- *[前庭的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the terrace is _____ square metres / _____ square feet];
- *[庭院的面積為 _____ 平方米 / _____ 平方呎]。
*[the area of the yard is _____ square metres / _____ square feet].

買方簽署
Purchaser's Signature

* 將不適用者刪去
Delete as appropriate

臨時買賣合約 附表 1
SCHEDULE 1 TO
PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

在本附表 1, 只有買方根據本臨時合約購買的物業的量度尺寸才適用於本臨時合約。
In this Schedule 1, only the measurements of the Property purchased by the Purchaser in this Preliminary Agreement shall be applicable to this Preliminary Agreement.

發展項目名稱及地址 Name and address of the Development			
SABLIER 傲寓			
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong			
本物業 The Property	樓 Floor	30	單位 Flat B

本物業的量度尺寸如下 —

The measurements of the Property are as follows:

- (a) 本物業的實用面積為 _____ 平方米 / _____ 平方呎*[, 其中 —]
the saleable area of the Property is 65.590 square metres/ 706 square feet *[of which —]
- [_____ 平方米 / _____ 平方呎為露台的樓面面積] ;
[2.000 square metres/ 22 square feet is the floor area of the balcony];
[_____ 平方米 / _____ 平方呎為工作平台的樓面面積] ;
[1.500 square metres/ 16 square feet is the floor area of the utility platform];
[_____ 平方米 / _____ 平方呎為陽台的樓面面積] ; 及
[_____ square metres/ _____ square feet is the floor area of the verandah]; and
- (b) 其他量度尺寸為—
other measurements are—
- *[空調機房的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the air-conditioning plant room is _____ square metres / _____ square feet];
- *[窗台的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the bay window is _____ square metres / _____ square feet];
- *[閣樓的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the cockloft is _____ square metres / _____ square feet];
- *[平台的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the flat roof is 3.884 square metres / 42 square feet];
- *[花園的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the garden is _____ square metres / _____ square feet];
- *[停車位的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the parking space is _____ square metres / _____ square feet];
- *[天台的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the roof is 55.045 square metres / 593 square feet];
- *[梯屋的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the stairhood is _____ square metres / _____ square feet];
- *[前庭的面積為 _____ 平方米 / _____ 平方呎] ;
*[the area of the terrace is _____ square metres / _____ square feet];
- *[庭院的面積為 _____ 平方米 / _____ 平方呎]。
*[the area of the yard is _____ square metres / _____ square feet].

買方簽署
Purchaser's Signature

* 將不適用者刪去
Delete as appropriate

SCHEDULE 2 TO PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

The sale and purchase of the Property includes the fittings, finishes and appliances as follows:

1. Exterior Finishes			
Item	Description		
Window	Material of frame	Fluorocarbon coated aluminium frame	
	Material of glass	Living Room/Dining Room, Master Bedroom and Bedroom	Insulated Glazing Unit (IGU) with low-e coating glass, tinted tempered glass
		Bathroom (If window provided)	Acid-etched tempered glass
		Kitchen	Tinted tempered glass
Bay Window	Material of bay window	Not applicable	
	Material of window sill finishes	Not applicable	
Planter	Type of finishes	Not applicable	
Verandah or Balcony	Type of finishes	Balcony	
		Balustrade	Laminated tempered glass balustrade with aluminium capping
		Wall	Ceramic tiles, aluminium cladding and curtain wall
		Floor	Homogeneous tiles
		Ceiling	Ceramic tiles and emulsion paint
		Verandah	Not applicable
	Whether it is covered	Balcony	Balconies are covered
		Verandah	Not applicable
Drying Facilities for Clothing	Type and material	Aluminium motorized drying rack	

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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。

2. Interior finishes					
Item	Description				
Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom				
		Wall		Ceiling	
	Living Room/ Dining Room	Emulsion paint on exposed surfaces		Emulsion paint and gypsum board bulkhead with emulsion paint on exposed surfaces	
	Bedroom	Emulsion paint on exposed surfaces		Emulsion paint and gypsum board bulkhead with emulsion paint on exposed surfaces	
Internal floor	Material of floor and skirting for living room, dining room and bedroom				
		Floor		Skirting	
	Living Room/ Dining Room	Engineered timber flooring; natural stone border provided between Living Room / Dining Room and door of Balcony, Utility Platform and Flat Roof		Timber skirting	
	Bedroom	Engineered timber flooring; natural stone border provided between Bedroom and door of Balcony, Utility Platform and Flat Roof		Timber skirting	
Bathroom	Type of wall, floor and ceiling finishes				
		Wall	Floor	Ceiling	
	Type of finishes	Porcelain tiles on exposed surfaces up to false ceiling level	Natural stone and porcelain tiles on exposed surfaces	Aluminium false ceiling for all flats except Flat B & E on 28/F and Flat A & D on 29/F. Aluminium false ceiling and gypsum board bulkhead with emulsion paint for Flat B & E on 28/F and Flat A & D on 29/F.	
	Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			
Kitchen	Type of wall, floor, ceiling and cooking bench finishes				
		Wall	Floor	Ceiling	Cooking Bench
	Kitchen	Porcelain tiles and stainless steel on exposed surfaces	Porcelain tiles on exposed surfaces	Aluminium false ceiling and emulsion paint on exposed beam	Solid surface
	Open Kitchen	Ceramic tiles and stainless steel on exposed surfaces	Engineered timber flooring and ceramic tiles on exposed surfaces	Emulsion paint and gypsum board with emulsion paint on exposed surfaces	Solid surface
	Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			

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3. Interior fittings				
Item	Description			
Doors		Material	Finishes	Accessories
	Main entrance door of the flat	Fire rated solid core timber door	Plastic laminate	Lockset, door closer, door stopper, door hinges, door guard, smoke seal, eye viewer and handle
	Kitchen door	Fire rated solid core timber door with fire rated glass vision panel	Plastic laminate	Lockset, door closer, door stopper, door hinges, smoke seal and handle
	Master Bedroom door and Bedroom door for all flats except Flat B & E on 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F	Hollow core timber door	Plastic laminate	Lockset, door stopper, door hinges and handle
	Bedroom sliding door for Flat B & E on 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F	Hollow core timber sliding door	Plastic laminate	Lockset
	Bathroom door for Flat A & F on 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F, Flat A & D on 29/F and Flat A & B on 30/F	Hollow core timber door with timber louvre	Plastic laminate	Lockset, door stopper, door hinges and handle
	Bathroom door for Flat C & D on 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F, 25/F-28/F and Flat B & C on 29/F	Hollow core timber door	Plastic laminate	Lockset, door stopper, door hinges and handle
	Bathroom sliding door for Flat B & E on 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F	Hollow core timber sliding door	Plastic laminate	Lockset
	Balcony door and Utility Platform door	Tinted tempered glass door with aluminium frame	Aluminium frame with fluorocarbon coating	Lockset, hinge with limiter and handle
	Flat Roof door for all flats on 2/F, all flats on 30/F and Flat A & D on 29/F	Tinted tempered glass door with aluminium frame	Aluminium frame with fluorocarbon coating	Lockset, hinge with limiter and handle

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3. Interior fittings				
Item	Description			
Bathroom	Fittings and equipment		Type	Material
	(i) Type and material of fittings and equipment	Cabinet	Countertop	Natural stone
			Basin cabinet	Timber basin cabinet finished with plastic laminate
			Mirror cabinet	Timber mirror cabinet finished with mirror, stainless steel and plastic laminate and glass shelves
		Bathroom fittings	Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Tower ring	Chrome plated
			Toilet paper holder	Chrome plated
			Robe hook	Chrome plated
		Bathroom appliances	For the appliances brand name and model number, please refer to the “Appliances Schedule”	
	(ii) Type and material of water supply system		Cold Water Supply	Copper pipes with thermal insulation
			Hot Water Supply	Copper pipes with thermal insulation
			Flush water supply	uPVC pipe
		Bathing facilities	Type	Material
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment with shower set	Shower set	Chrome plated
Shower compartment			Tempered glass with stainless steel frame	
(iv) Size of bath tub (if applicable)		Not applicable		

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3. Interior fittings			
Item	Description		
Kitchen		Material	
	(i) Material of sink unit	Stainless steel	
	(ii) Material of water supply system	Copper pipes with thermal insulation for both hot and cold water	
		Material	Finishes
	(iii) Material and finishes of kitchen cabinet	Timber cabinet	Plastic laminate for all flats except all flats on 30/F Plastic laminate, glass, wooden veneer and lacquer paint for all flats on 30/F
	(iv) Type of all other fittings and equipment	Fire service installations and equipment	Sprinkler head and smoke detector (installed in Living Room/Dining Room) are provided for the Open Kitchen of the following flats: All flats on 2/F - 3/F, 5/F - 13/F, 15/F - 21/F, 23/F, 25/F - 28/F and 29/F
		Other fittings	Chrome plated sink mixer
		Other equipment	For the appliances brand name and model number, please refer to the “Appliances Schedule”
Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable	
Telephone	Telephone outlets are provided		
Aerials	TV/FM connection points are provided		
Electrical installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power sockets are provided. Three phases electricity supply with miniature circuit breaker distribution board is provided.	
	(ii) Whether conduits are concealed or expose	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
Gas supply	No gas supply for flats		
Washing machine connection point	Design	Drain point and water point are provided	
Water supply	(i) Material of water pipes	Copper pipes with thermal insulation for both hot and cold water, uPVC pipe for flush water	
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
	(iii) Whether hot water is available	Hot water supply is available	

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臨時買賣合約 附表 2

本物業買賣所包括的裝置、裝修物料及設備如下—

1. 外部裝修物料			
細項	描述		
窗	框的用料	氟化碳塗層鋁質窗框	
	玻璃的用料	客廳/飯廳、主人睡房及睡房	採用雙層中空低輻射鍍膜玻璃，有色鋼化玻璃
		浴室 (如有窗)	酸蝕鋼化玻璃
		廚房	有色鋼化玻璃
窗台	窗台用料	不適用	
	窗台板的裝修物料	不適用	
花槽	裝修物料的類型	不適用	
陽台或露台	裝修物料的類型	露台	
		欄杆	隔層鋼化玻璃欄杆連鋁質頂口
		牆壁	瓷磚、鋁質飾板及幕牆
		地板	均質磚
		天花	瓷磚及髹上乳膠漆
		陽台	不適用
	是否有蓋	露台	露台均有蓋
		陽台	不適用
乾衣設施	類型及用料	鋁質電動晾衣架	
內牆及天花板	客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型		
		牆壁	天花板
	客廳/飯廳	乳膠漆髹於外露位置	於外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆
	睡房	乳膠漆髹於外露位置	於外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆

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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。

2. 內部裝修物料					
細項	描述				
內部地板	客廳、飯廳及睡房的地板及牆腳線的用料				
		地板	牆腳線		
	客廳/飯廳	複合木地板；另客廳/飯廳通往露台、工作平台及平台門之間鋪砌天然石圍邊	木牆腳綫		
	睡房	複合木地板；另睡房通往露台、工作平台及平台門之間鋪砌天然石圍邊	木牆腳綫		
浴室	牆壁、地板及天花板的裝修物料的類型				
		牆壁	地板	天花板	
	裝修物料的類型	高溫瓷質磚鋪砌於外露位置至假天花高度	天然石材及高溫瓷質磚鋪砌於外露位置	鋁質假天花於所有單位除28樓B及E單位及29樓A及D單位外鋁質假天花及石膏板假陣髹上乳膠漆於28樓B及E單位及29樓A及D單位	
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花			
廚房	牆壁、地板、天花板及灶台的裝修物料的類型				
		牆壁	地板	天花板	灶台
	廚房	高溫瓷質磚及不銹鋼鋪砌於外露位置	高溫瓷質磚鋪砌於外露位置	鋁質假天花及於外露樑位置上髹上乳膠漆	實體面材
	開放式廚房	瓷磚及不銹鋼鋪砌於外露位置	複合木地板及瓷磚鋪砌於外露位置	於外露位置髹上乳膠漆及石膏板面髹上乳膠漆	實體面材
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花			

3. 室內裝置				
細項	描述			
門		用料	裝修物料	配件
	單位入口大門	防火實心木門	膠板	門鎖、氣鼓、門擋、門鉸、門門、防煙條、防盜眼及把手
	廚房門	防火實心木門配防火玻璃視窗	膠板	門鎖、氣鼓、門擋、門鉸、防煙條及把手
	主人睡房門及睡房門於所有單位除2樓至3樓、5樓至13樓、15樓至21樓、23樓及25樓至28樓B及E單位外	空心木門	膠板	門鎖、門擋、門鉸及把手
	睡房趟門於2樓至3樓、5樓至13樓、15樓至21樓、23樓及25樓至28樓B及E單位	空心木趟門	膠板	門鎖
	浴室門於2樓至3樓、5樓至13樓、15樓至21樓、23樓及25樓至28樓A及F單位、29樓A及D單位及30樓A及B單位	空心木門連木百葉	膠板	門鎖、門擋、門鉸及把手
	浴室門於2樓至3樓、5樓至13樓、15樓至21樓、23樓及25樓至28樓C及D單位及29樓B及C單位	空心木門	膠板	門鎖、門擋、門鉸及把手
	浴室趟門於2樓至3樓、5樓至13樓、15樓至21樓、23樓及25樓至28樓B及E單位	空心木趟門	膠板	門鎖
	露台門及工作平台門	鋁質框配有色鋼化玻璃門	氟化碳塗層鋁質框	門鎖、門鉸限制器及把手
	平台門於2樓所有單位、30樓所有單位及29樓A及D單位	鋁質框配有色鋼化玻璃門	氟化碳塗層鋁質框	門鎖、門鉸限制器及把手

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3. 室內裝置				
細項	描述			
浴室	裝置及設備		類型	用料
	(i) 裝置及設備的類型及用料	櫃	櫃枱面	天然石材
			洗手盆櫃	膠板飾面木製洗手盆櫃
			鏡櫃	鏡、不銹鋼、膠板及玻璃層板木製鏡櫃
		潔具	洗手盆水龍頭	鍍鉻
			洗手盆	搪瓷
			坐廁	搪瓷
			毛巾圈	鍍鉻
			廁紙架	鍍鉻
			衣鉤	鍍鉻
		浴室設備		有關設備之品牌名稱及型號，請參閱「設備說明表」。
	(ii) 供水系統的類型及用料		冷水喉供水系統	隔熱外層之銅喉
			熱水喉供水系統	隔熱外層之銅喉
			沖廁水供水系統	膠喉管
		沐浴設施	類型	用料
	(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))	淋浴間配花灑套裝	花灑套裝	鍍鉻
			淋浴間	不銹鋼框配鋼化玻璃
	(iv) 浴缸大小 (如適用的話)		不適用	

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3. 室內裝置			
細項	描述		
廚房		用料	
	(i) 洗滌盆的用料	不銹鋼	
	(ii) 供水系統的用料	冷熱水喉採用配有隔熱外層之銅喉	
		用料	裝修物料
	(iii) 廚櫃的用料及裝修物料	木製廚櫃	膠板適用於所有單位除所有30樓單位外膠板、玻璃、木皮飾面及油漆於所有30樓單位
	(iv) 所有其他裝置及設備的類型	消防裝置及設備	以下單位的開放式廚房均裝設有消防花灑頭及煙霧探測器(安裝於客廳/飯廳)： 2樓至3樓、5樓至13樓、15樓至21樓、23樓、25樓至28樓及29樓所有單位
		其他裝置	鍍鉻水龍頭
		其他設備	有關設備之品牌名稱及產品型號，請參閱「設備說明表」。
睡房	裝置 (包括嵌入式衣櫃)的類型及用料	不適用	
電話	設有電話插座		
天線	設有電視/電台天線接線座		
電力裝置	(i) 供電附件(包括安全裝置)	提供所有電掣及插座之面板。提供三相電力並裝妥微型斷路器配電箱。	
	(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。	
氣體供應	住宅單位無氣體供稱		
洗衣機接駁點	設計	設有來、去水接駁喉位	
供水	(i) 水管的用料	冷熱水喉採用配有隔熱外層之銅喉，沖廁水採用膠喉管	
	(ii)水管是隱藏或外露	水管是部份隱藏及部份外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。	
	(iii) 有否熱水供應	有熱水供應	

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Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F 2樓至3樓、5樓至13樓、15樓至21樓、 23樓及25樓至28樓						29/F 29樓				30/F 30樓	
				A	B	C	D	E	F	A	B	C	D	A	B
Kitchen / Open Kitchen 廚房/開放式廚房	Refrigerator 雪櫃	Siemens 西門子	KI86NAF31K	1	1	-	-	1	1	1	-	-	1	1	1
	Refrigerator 雪櫃	Siemens 西門子	KU15LA65HK	-	-	1	1	-	-	-	1	1	-	-	-
	Microwave Oven 微波爐	Siemens 西門子	BE634LGS1B	1	1	1	1	1	1	1	1	1	1	1	1
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	1	1	1	1	1	1	1	1	1	1	1	1
	Induction Hob 電磁爐	Siemens 西門子	EX375FXB1E	1	1	1	1	1	1	1	1	1	1	-	-
	Induction Hob 電磁爐	Siemens 西門子	EX875LEC1E	-	-	-	-	-	-	-	-	-	-	1	1
	Telescopic Hood 抽油煙機	Siemens 西門子	LI67SA530B	1	1	1	1	1	1	1	1	1	1	-	-
	Telescopic Hood 抽油煙機	Siemens 西門子	LI97SA530B	-	-	-	-	-	-	-	-	-	-	1	1
	LED lighting wall mounted rail 智能牆身掛架	Litra	Not applicable 不適用	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Panasonic	FV-27CMH1	-	-	-	-	-	-	-	-	-	-	1	1
	Wine Conditioning Unit 酒櫃	Gorenje	WCIU2090A1	-	-	-	-	-	-	-	-	-	-	1	1
Bathroom 浴室	Thermal Ventilator 換氣暖風機	Panasonic	FV-40BE2H	-	-	-	-	-	-	-	-	-	-	1	1
	Thermal Ventilator 換氣暖風機	Panasonic	FV-23BW1H	1	1	1	1	1	1	1	1	1	1	-	-

Notes 附註:

- The number as shown in the above table denotes "The quantity provided"
上表之數字代表「提供的數量」。
- The symbol "-" as shown in the above table denotes "Not provided"
上表 "-" 代表「不提供」。
- The symbol "/" as shown in the above table denotes "Not applicable"
上表 "/" 代表「不適用」。
- The symbol "*" as shown in the above table denotes that the Living Room/Dining Room and the Bedroom in Flat A, B, E & F of 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F, and Bedroom 1 and Bedroom 2 in Flat A & D of 29/F shall share the same outdoor unit of multi split-type air-conditioner.
上表 "*" 代表 2 樓至 3 樓、5 樓至 13 樓、15 樓至 21 樓、23 樓及 25 樓至 28 樓 A、B、E 及 F 單位的客廳/飯廳和睡房及 29 樓 A 及 D 單位的睡房 1 和睡房 2 共用同一室外機屬多聯式分體空調機。
- The symbol "+" as shown in the above table denotes that the Bedroom 1 and Bedroom 2 in Flat A & B of 30/F shall share the same outdoor unit of multi split-type air-conditioner.
上表 "+" 代表 30 樓 A 及 B 單位的睡房 1 和睡房 2 共用同一室外機屬多聯式分體空調機。
- The symbol "#" as shown in the above table denotes that the Living Room/Dining Room and Master Bedroom in Flat A & B of 30/F shall share the same outdoor unit of multi split-type air-conditioner.
上表 "#" 代表 30 樓 A 及 B 單位的客廳/飯廳和主人睡房共用同一室外機屬多聯式分體空調機。
- The Vendor undertakes that if lifts or 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。

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F 2樓至3樓、5樓至13樓、15樓至21樓、 23樓及25樓至28樓						29/F 29樓				30/F 30樓	
				A	B	C	D	E	F	A	B	C	D	A	B
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	1	1	1	1	1	1	1	1	1	1	-	-
	Thermal Ventilator 換氣暖風機	Panasonic	FV-40BE2H	/	/	/	/	/	/	/	/	/	/	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	/	/	/	/	/	/	/	/	/	/	1	1
Living Room / Dining Room 客廳/飯廳	LCD Display Monitor 液晶體顯示屏	Avias	AK-1081T	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Motorized Drying Rack 電動晾衣架	Magic Living	M03-08	1	1	1	1	1	1	1	1	1	1	1	1

Notes 附註:

1. The number as shown in the above table denotes "The quantity provided"

上表之數字代表「提供的數量」。

2. The symbol "-" as shown in the above table denotes "Not provided"

上表“-”代表「不提供」。

3. The symbol "/" as shown in the above table denotes "Not applicable"

上表“/”代表「不適用」。

4. The symbol "*" as shown in the above table denotes that the Living Room/Dining Room and the Bedroom in Flat A, B, E & F of 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F, and Bedroom 1 and Bedroom 2 in Flat A & D of 29/F shall share the same outdoor unit of multi split-type air-conditioner.

上表“*”代表2樓至3樓、5樓至13樓、15樓至21樓、23樓及25樓至28樓A、B、E及F單位的客廳/飯廳和睡房及29樓A及D單位的睡房1和睡房2共用同一室外機屬多聯式分體空調機。

5. The symbol "+" as shown in the above table denotes that the Bedroom 1 and Bedroom 2 in Flat A & B of 30/F shall share the same outdoor unit of multi split-type air-conditioner.

上表“+”代表30樓A及B單位的睡房1和睡房2共用同一室外機屬多聯式分體空調機。

6. The symbol "#" as shown in the above table denotes that the Living Room/Dining Room and Master Bedroom in Flat A & B of 30/F shall share the same outdoor unit of multi split-type air-conditioner.

上表“#”代表30樓A及B單位的客廳/飯廳和主人睡房共用同一室外機屬多聯式分體空調機。

7. The Vendor undertakes that if lifts or 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。

Appliances Schedule – Air-Conditioner 設備說明表 – 空調機

Location 位置	Brand Name 品牌	Model Number 型號		2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F 2樓至3樓、5樓至13樓、15樓至21 樓、 23樓及25樓至28樓						29/F 29樓				30/F 30樓		
		Indoor Unit Model Number 室內機型號	Outdoor Unit Model Number 室外機型號	A	B	C	D	E	F	A	B	C	D	A	B	
Living Room/Dining Room 客廳/飯廳	Toshiba 東芝	RAS-18N3KCV(HK)	RAS-18N3ACV	-	-	1	1	-	-	1	1	1	1	-	-	
		RAS-M16N3KCV(HK)	RAS-3M20S3ACV*	1	1	-	-	1	1	-	-	-	-	-	-	
		RAS-M24N3KV2-E	RAS-5M34S3AV-E#	-	-	-	-	-	-	-	-	-	-	1	1	
Bedroom 睡房		RAS-M10N3KCV(HK)	RAS-3M20S3ACV*	1	1	-	-	1	1	/	/	/	/	/	/	
Master Bedroom 主人睡房		RAS-B22N3KV2-E	RAS-5M34S3AV-E#	/	/	/	/	/	/	/	/	/	/	1	1	
Bedroom 1 睡房1		RAS-M10N3KCV(HK)	RAS-3M20S3ACV*	/	/	/	/	/	/	/	1	/	/	1	-	-
		RAS-B10N3KV2-E	RAS-3M26S3AV-E+	/	/	/	/	/	/	/	-	/	/	-	1	1
Bedroom 2 睡房2		RAS-M16N3KCV(HK)	RAS-3M20S3ACV*	/	/	/	/	/	/	/	1	/	/	1	-	-
		RAS-B16N3KV2-E	RAS-3M26S3AV-E+	/	/	/	/	/	/	/	-	/	/	-	1	1

Notes 附註:

1. The number as shown in the above table denotes "The quantity provided"

上表之數字代表「提供的數量」。

2. The symbol "-" as shown in the above table denotes "Not provided"

上表 "-" 代表「不提供」。

3. The symbol "/" as shown in the above table denotes "Not applicable"

上表 "/" 代表「不適用」。

4. The symbol "*" as shown in the above table denotes that the Living Room/Dining Room and the Bedroom in Flat A, B, E & F of 2/F-3/F, 5/F-13/F, 15/F-21/F, 23/F & 25/F-28/F, and Bedroom 1 and Bedroom 2 in Flat A & D of 29/F shall share the same outdoor unit of multi split-type air-conditioner.

上表 "*"代表 2 樓至 3 樓、5 樓至 13 樓、15 樓至 21 樓、23 樓及 25 樓至 28 樓 A、B、E 及 F 單位的客廳/飯廳和睡房及 29 樓 A 及 D 單位的睡房 1 和睡房 2 共用同一室外機屬多聯式分體空調機。

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上表 "#"代表 30 樓 A 及 B 單位的客廳/飯廳和及主人睡房共用同一室外機屬多聯式分體空調機。

7. The Vendor undertakes that if lifts or 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。

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

附件 A
Annex A

發展項目名稱及地址 Name and address of the Development SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

買方 Purchaser : _____

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

我/我們已收到此警告之副本及完全明白此警告之內容。

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

買方簽署 Purchaser's Signature

日期 Date :

與賣方關係的聲明

Declaration of Relationship with the Vendor

發展項目名稱及地址 Name and address of the Development	
<p>SABLIER 傲寓</p> <p>香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong</p>	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」 as “Owner”)*

 其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」 as “Person so Engaged”)^

買方 Purchaser : _____

A. 「有關連人士」購入單位申報（見備註） Declaration of Related Party (See notes)

- 請在適當方格填上「✓」號。
Please tick as appropriate.

就《一手住宅物業銷售條例》而言，買方謹此確認及聲明買方是賣方的「有關連人士」。

☐ The Purchaser hereby confirms and declares that the Purchaser is a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.

就《一手住宅物業銷售條例》而言，買方謹此確認及聲明買方並不是賣方的「有關連人士」。

☐ The Purchaser hereby confirms and declares that the Purchaser is not a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.
- 就本聲明而言，如有以下情況，某人即屬賣方的「有關連人士」：
For the purposes of this Declaration, a person is a related party to the Vendor if that person is:
 - 該人是賣方的董事，或該董事的父母、配偶或子女；
a director of the Vendor, or a parent, spouse or child of such a director;
 - 該人是賣方的經理；
a manager of the Vendor;
 - 該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
 - 該人是賣方的有聯繫法團或控股公司；
an associate corporation or holding company of the Vendor;
 - 該人是上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或
a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
 - 該人是上述有聯繫法團或控股公司的經理。
a manager of such an associate corporation or holding company.
- 買方謹此聲明及確認上述提供之資料為真實及準確。如任何買方提供之資料須要修正或已更改，買方同意及承諾盡快通知賣方。
The Purchaser hereby declares and confirms that the above information provided is true and accurate. If any information as provided by the Purchaser needs to be revised or has been changed, the Purchaser agrees and undertakes to notify the Vendor as soon as possible.
- 請在適當方格填上「✓」號。
Please tick as appropriate.

閣下是否協助銷售上述發展項目及持有由地產代理監管局所發出之有效地產代理牌照之任何地產代理 / 中介人？
Are you a staff member of any agency / sub-agency with valid EAA licence issued by Estate Agents Authority and participate in the sales of the captioned Development?

☐ Yes / ☐ No
- 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this declaration is for reference purposes only. In case of any discrepancy, the English version shall prevail.

買方簽署 Purchaser's Signature

日期 Date :

B. [由地產代理 / 中介人所屬公司之董事填寫及簽署]

[To be completed and signed by the Director of the Agency / Sub-Agency]

上述買家並非本公司員工亦沒有協助銷售上述發展項目及持有由地產代理監管局所發出之有效地產代理牌照之任何地產代理 / 中介人。

The purchaser is not a staff member of our company and did not participate in the sales of the captioned Development and is not an agency / sub-agency who holds a valid EAA licence issued by Estate Agents Authority.

地產代理 / 中介人 Agency / Sub-Agency	公司名稱 Company Name	
	姓名 Name	
	牌照號碼 Licence No.	
確認人 Verified by (須為下列地產代理 / 中介人所屬公司之董事 Director of the Agency / Sub-Agency)	姓名 Name	
	簽署 Signature	

Note 備註:

1. "**Vendor**" in respect of the Development means each of (i) Urban Renewal Authority (as the legal and beneficial owner of the unit purchased by the Purchaser(s)) and (ii) Chevalier Pacific Limited (as a person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development).
就發展項目而言,「賣方」指以下每一人:(i) 市區重建局(即買方所購單位的法律上的擁有人及實益擁有人);及(ii) 其士泛亞有限公司(即市區重建局所聘用以統籌和監管有關發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士)。
 2. Urban Renewal Authority does not have any holding company. The holding companies of Chevalier Pacific Limited are Rosy Goal Limited, CIH (BVI) Limited, Chevalier International Holdings Limited.
市區重建局並無任何控股公司。其士泛亞有限公司的控股公司為 Rosy Goal Limited、CIH (BVI) Limited、Chevalier International Holdings Limited。
 3. The above terms "associate corporation", "holding company", "manager" and "private company" have the respective meanings given by the Residential Properties (First-hand Sales) Ordinance.
上文「有聯繫法團」、「控股公司」、「經理」及「私人公司」各詞具有《一手住宅物業銷售條例》給予的涵意。
 4. The personal data collected is for the purpose of the making of a declaration by Chevalier Pacific Limited and/or Urban Renewal Authority in respect of purchase by the related party(ies).
所收集的個人資料會供其士泛亞有限公司及/或市區重建局申報關連人士購買單位之用。
- * "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
- ^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Defects Warranty Letter

發展項目名稱及地址 Name and address of the Development SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as “Owner”)*

 其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as “Person so Engaged”)^

買方 Purchaser : _____

本函是有關閣下購買該物業之事宜。在閣下按照閣下與市區重建局(「擁有人」)簽訂之正式買賣合約(「正式合約」)完成買賣並完全遵守其條款直接從擁有人買入該物業及成為該物業之註冊業主為前提下，其士泛亞有限公司(「如此聘用的人」)，即獲擁有人聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士，在不影響閣下於正式合約下之權利的前提下，將於收到閣下於住宅物業買方可於發展項目的成交日的滿意紙或轉讓同意書發出日(以較早者計)起計 24 個月內(「時限」)向如此聘用的人發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業(但不包括園景(如有)及盆栽(如有)) (正常損耗除外) 欠妥之處(而該欠妥之處並非由任何人之行為或疏忽造成)作出補救，惟前提是：

We refer to your purchase of the Property. Subject to and conditional upon your completion of the purchase of the Property directly from Urban Renewal Authority (the “Owner”), in all aspects in accordance and in compliance with the formal Agreement for Sale and Purchase made between you and the Owner (“ASP”) and becoming the registered owner of the Property, Chevalier Pacific Limited (“the Person so Engaged”), the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development, is prepared to, without affecting your rights under the ASP, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by you within 24 months from the date of issuance of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) (the “Time Limit”), remedy any defects (fair wear and tear excepted) to the Property (excluding the landscape area (if any) and potted plants (if any)) caused otherwise than by the act or neglect of any person, provided that:

- 閣下須盡快在時限內書面通知如此聘用的人有關該物業的欠妥之處，該欠妥之處應為在合理檢查下可以被確定。
You shall give prompt written notice to the Person so Engaged within the Time Limit specifying the defects to the Property that should be ascertainable upon reasonable inspection.
- 如此聘用的人當收到於時限內發出的書面通知後，須要在合理地切實可行的範圍內，盡快自費(由其承包商或促使其他相關負責人士)就閣下於書面通知內列出的欠妥之處作出補救。如此聘用的人不須因此責任而向任何人士承擔任何因未能使用該物業或其在售樓說明書中列出之裝置、裝修物料及設備的損失或其相應而生的損失。
The Person so Engaged shall, at its own cost (by its contractor or by procuring other responsible parties) and as soon as reasonably practicable after receipt of your written notice served within the Time Limit, remedy the defects stated therein. The Person so Engaged shall not by reason of this obligation be liable to any person(s) for any consequential loss or any loss of use of the Property or any fittings, finishes or appliances therein specified in the Sales Brochure.
- 此項責任不包括任何正常損耗、園景(如有)、盆栽(如有)。
This obligation does not cover any fair wear and tear, landscape area (if any), potted plants (if any).
- 按照本函的條款和條件賦予閣下之權利或利益只屬閣下個人的，不得轉讓及不得轉移。當閣下出售/轉讓該物業或簽訂有關協議，該等權利及利益將會自動終止。如此聘用的人在任何情況下均不須向閣下之轉購人、被提名人或承讓人負責。
The rights or benefits conferred on you upon the terms and conditions of this letter shall be personal to you solely and are non-assignable and non-transferable and will terminate automatically when you sell/transfer or contract to sell/transfer the Property. In any event the Person so Engaged shall not be liable to your sub-purchaser(s), nominee(s) or assignee(s).
- 此項責任是在完全無損如此聘用的人及買賣雙方基礎及純為如此聘用的人之良好商譽而提供。為免生疑問，如此聘用的人無須為未能履行此項責任向買方負上任何責任或賠償任何損失。如對如此聘用的人於此項責任有任何爭議，如此聘用的人享有最終及具約束力的決定權。
This obligation is given on an entirely without prejudice basis and as a gesture of goodwill of the Person so Engaged. For the avoidance of doubt, the Person so Engaged bears no liability to the Purchaser for any failure to perform this obligation. In case of any dispute in relation to this obligation of the Person so Engaged herein mentioned, the decision of the Person so Engaged shall be final and binding on you.
- 在無損上述條款的通用性為前提下，此項責任是不包括任何蓄意、錯誤或疏忽或正常損耗造成的損壞，且如此聘用的人不會對因不恰當使用或管理造成、和因閣下未能及時通知如此聘用的人而加深的損壞作出執修。若閣下把該等有欠妥之處的標的物改動、重新安置或變更或更改、出售或丟棄，此項責任將會終止。
Without prejudice to the generality of the foregoing, this obligation is not applicable to any defects caused by vandalism, wrongful act or negligence or normal fair wear and tear and the Person so Engaged is not responsible for the remedy of any defects arising out of or resulting from improper operation or maintenance, or for defect or damage aggravated through failure or delay in giving notice to the Person so Engaged. This obligation shall no longer be applicable if and when the subject matter of the defects has been altered, relocated or otherwise modified or varied, sold or disposed of.
- 如此聘用的人的責任須符合一項先決條件，即買方須讓如此聘用的人及/或其授權代表合理地進入該物業。
This obligation of the Person so Engaged is conditional on the Purchaser giving to the Person so Engaged and/or its authorized representative reasonable access to the Property.

8. 本函獨立於有關該物業之臨時買賣合約（「臨時合約」）及正式合約，其任何內容均不取代、更改或變更臨時合約或正式合約中任何條款或條件。本函不應被解釋為影響或損害臨時合約或正式合約下賣方或閣下之責任、權利或補償。倘如此聘用的人未能遵守或履行其在本函下之任何責任，臨時合約或正式合約中任何條款將不受影響、並維持不變、依舊有效及可予執行，而閣下仍有責任遵守及履行臨時合約及正式合約所有條款及條件並受其約束。

This letter is independent of the Preliminary Agreement for Sale and Purchase of the Property ("PASP") and ASP. Nothing herein shall supersede, vary or modify any terms or conditions of the PASP or the ASP. This letter shall not be construed to affect or prejudice the obligations, rights and remedies of the Vendor or you under the PASP or the ASP. In case the Person so Engaged fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the PASP or the ASP will not in any way be prejudiced, varied or affected, and you shall remain liable to and be bound to observe and perform all the terms and conditions in the PASP and the ASP.

9. 凡與本函任何條款及條件有關的任何爭議，概由如此聘用的人享有最終決定權。

In case of any dispute in relation to any terms and conditions of this letter, the Person so Engaged shall have the right of final decision.

10. 各方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)強制執行本函下任何條款，並且同意排除該條例對本函的適用。

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

11. 本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

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

經適當及仔細考慮本函內容後，我/我們同意接受本函所有條款及條件並受其約束。

After due and careful consideration of the contents of this letter, I / we agree to accept the same and be bound by all the terms and conditions herein set out.

買方簽署
Purchaser's Signature

經授權其土地代理有限公司簽署
(其為如此聘用的人之銷售代理人)
Authorized Signature(s) for and on behalf of Chevalier Real Estate Agency Limited
(as sales agent of Person so Engaged)

日期 Date:

日期 Date:

Note 備註:

- * "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
- ^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

個人資料收集聲明 (市區重建局及其士泛亞有限公司)
Personal Information Collection Statement (Urban Renewal Authority and Chevalier Pacific Limited)

附件 D
Annex D

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓	
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^
買方 Purchaser : _____

收集閣下的個人資料

Collection of your personal information

市區重建局 及 其士泛亞有限公司 (統稱「我們」)為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向我們或我們的代理人提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

From time to time, it is necessary for you to supply Urban Renewal Authority and Chevalier Pacific Limited (collectively, "we", "us" or "our") or our agent(s) with your personal information and particulars in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without the necessary information and particulars.

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

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

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

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

閣下資料可能被市區重建局及其士泛亞有限公司用作的用途

Purposes for which Your Information may be used by Urban Renewal Authority and Chevalier Pacific Limited

我們可能不時使用閣下資料作下列一個或多個用途：

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

- (i) 處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
Handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
- (ii) 如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
Where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
- (iii) 處理閣下就服務、產品、會籍或利益的申請或要求；
Handling your applications or requests for services, products, memberships or benefits;
- (iv) 促進物業管理及保安；
Facilitating property management and security;
- (v) 進行統計研究和分析（統計研究及分析結果將不會揭露閣下的身分）；
Conducting statistical research and analysis (the outcome of which will not reveal your identity);
- (vi) 與閣下溝通；
Communicating with you;
- (vii) 調查及處理投訴；
Investigating and handling complaints;
- (viii) 預防或偵測非法或可疑活動；及
Preventing or detecting illegal or suspicious activities; and
- (ix) 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。
Making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.

閣下資料可能被其士泛亞有限公司用作的用途

Purposes for which Your Information may be used by Chevalier Pacific Limited

其士泛亞有限公司可能不時使用閣下資料作下列一個或多個用途：

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

- (i) 向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；及
Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise; and
- (ii) 促銷服務、物業、物業發展項目、產品及其他標的（詳情請參閱以下「在直接促銷中使用閣下資料」部份）。
Marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below).

轉移閣下資料

Transfer of Your Information

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

To facilitate the above-mentioned purposes, we may transfer or disclose Your Information to the following parties within or outside Hong Kong, but any transfer or disclosure of Your Information to others for their use in direct marketing will be subject to the following "Use of Your Information in direct marketing" section. Your Information may be transferred within or outside Hong Kong to:

- (i) 其士泛亞有限公司 的任何有聯繫法團；
Any associate corporation(s) of Chevalier Pacific Limited;
- (ii) 閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；
Any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
- (iii) 任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商；
Any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of our business;
- (iv) 對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；
Any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;
- (v) 閣下物業交易涉及的任何人士；及
Any person involved in your property transaction; and
- (vi) 我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。
Any person to whom we are required to make disclosure under law, court order, direction, code or guideline applicable in or outside Hong Kong.

在直接促銷中使用閣下資料

Use of Your Information in direct marketing

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

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

就直接促銷，我們有意：

In connection with direct marketing, we intend：

- (a) 使用我們不時收集、產生、編製或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
To use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
- (b) 向閣下促銷以下類別的服務及產品：
To market the following classes of services and products to you：
 - (1) 市區重建局 或 其士泛亞有限公司 或其任何有聯繫法團提供的物業或物業發展項目；
Properties or property developments offered by Urban Renewal Authority or Chevalier Pacific Limited or any of its associated corporation(s);
 - (2) 市區重建局 或 其士泛亞有限公司 或其任何有聯繫法團提供的服務及產品（包括地產代理服務、信貸融資及財務服務）；
Services and products offered by Urban Renewal Authority or Chevalier Pacific Limited or any of its associated corporation(s) (including real estate agency services, credit facilities and financial services);
 - (3) 市區重建局 或 其士泛亞有限公司 或其任何有聯繫法團提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
Offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by Urban Renewal Authority or Chevalier Pacific Limited or any of its associated corporation(s); and
 - (4) 為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；
Donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;

(c) 為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予 其士泛亞有限公司的任何有聯繫法團以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

In return for money or other property, to provide Your Information described in (a) above to other associated corporation(s) of Chevalier Pacific Limited for their use in direct marketing the classes or services and products described in (b) above.

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

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

查閱及改正閣下資料

Access to and correction of Your Information

閣下有權根據私隱條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以以書面形式向我們提出，市區重建局 的地址為香港皇后大道中 183 號中遠大廈 26 樓及 其士泛亞有限公司 的地址為香港九龍灣宏開道 8 號其士商業中心 22 樓。

You have the right to request access to and correction of Your Information in accordance with the provisions of the Privacy Ordinance. Any data access request or data correction request may be made in writing to Urban Renewal Authority at 26th Floor, COSCO Tower, 183 Queen's Road, Central, Hong Kong and Chevalier Pacific Limited at 22nd Floor, Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay, Hong Kong.

根據私隱條例中的條文，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

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

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

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

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

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

- * "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
- ^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

個人資料收集聲明 (其土地產代理有限公司)
Personal Information Collection Statement (Chevalier Real Estate Agency Limited)

附件 E
Annex E

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓	
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^
買方 Purchaser : _____

收集閣下的個人資料

Collection of your personal information

其土地產代理有限公司(「我們」)為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向我們提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

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

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

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

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

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

閣下資料可能被其土地產代理有限公司用作的用途

Purposes for which Your Information may be used by Chevalier Real Estate Agency Limited

我們可能不時使用閣下資料作下列一個或多個用途：

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

- (i) 處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
Handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
- (ii) 如閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
Where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
- (iii) 處理閣下就服務、產品、會籍或利益的申請或要求；
Handling your applications or requests for services, products, memberships or benefits;
- (iv) 促進物業管理及保安；
Facilitating property management and security;
- (v) 進行統計研究和分析（統計研究及分析結果將不會揭露閣下的身分）；
Conducting statistical research and analysis (the outcome of which will not reveal your identity);
- (vi) 與閣下溝通；
Communicating with you;
- (vii) 調查及處理投訴；
Investigating and handling complaints;
- (viii) 預防或偵測非法或可疑活動；及
Preventing or detecting illegal or suspicious activities; and
- (ix) 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。
Making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.

閣下資料可能被其土地產代理有限公司用作的用途

Purposes for which Your Information may be used by Chevalier Real Estate Agency Limited

其土地產代理有限公司可能不時使用閣下資料作下列一個或多個用途：

Chevalier Real Estate Agency Limited may use Your Information for one or more of the following purposes from time to time：

- (i) 向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益（不論屬財務性質或以贈品或其他形式提供）；及
Providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise; and
- (ii) 促銷服務、物業、物業發展項目、產品及其他標的（詳情請參閱以下「在直接促銷中使用閣下資料」部份）。
Marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below).

轉移閣下資料

Transfer of Your Information

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

To facilitate the above-mentioned purposes, we may transfer or disclose Your Information to the following parties within or outside Hong Kong, but any transfer or disclosure of Your Information to others for their use in direct marketing will be subject to the following "Use of Your Information in direct marketing" section. Your Information may be transferred within or outside Hong Kong to:

- (i) 其土地產代理有限公司 的任何有聯繫法團；
Any associate corporation(s) of Chevalier Real Estate Agency Limited;
- (ii) 閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；
Any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
- (iii) 任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、電腦或其他服務的第三方服務供應商；
Any agent, contractor or third party service provider who provides administrative, telecommunications, computer or other services to or support the operation of our business;
- (iv) 對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；
Any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;
- (v) 閣下物業交易涉及的任何人士；及
Any person involved in your property transaction; and
- (vi) 我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。
Any person to whom we are required to make disclosure under law, court order, direction, code or guideline applicable in or outside Hong Kong.

在直接促銷中使用閣下資料

Use of Your Information in direct marketing

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

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

就直接促銷，我們有意：

In connection with direct marketing, we intend：

- (a) 使用我們不時收集、產生、編製或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
To use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
- (b) 向閣下促銷以下類別的服務及產品：
To market the following classes of services and products to you：
 - (1) 其土地產代理有限公司 或其任何有聯繫法團提供的物業或物業發展項目；
Properties or property developments offered by Chevalier Real Estate Agency Limited or any of its associated corporation(s);
 - (2) 其土地產代理有限公司 或其任何有聯繫法團提供的服務及產品（包括地產代理服務、信貸融資及財務服務）；
Services and products offered by Chevalier Real Estate Agency Limited or any of its associated corporation(s) (including real estate agency services, credit facilities and financial services);
 - (3) 其土地產代理有限公司 或其任何有聯繫法團提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
Offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by Chevalier Real Estate Agency Limited or any of its associated corporation(s); and
 - (4) 為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；
Donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;

(c) 為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予 其土地產代理有限公司的任何有聯繫法團以供其在直接促銷以上(b)段所述的服務及產品類別中使用。
In return for money or other property, to provide Your Information described in (a) above to other associated corporation(s) of Chevalier Real Estate Agency Limited for their use in direct marketing the classes or services and products described in (b) above.

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

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

查閱及改正閣下資料

Access to and correction of Your Information

閣下有權根據私隱條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以以書面形式向我們提出，其土地產代理有限公司 的地址為香港九龍灣宏開道 8 號其士商業中心 22 樓。

You have the right to request access to and correction of Your Information in accordance with the provisions of the Privacy Ordinance. Any data access request or data correction request may be made in writing to Chevalier Real Estate Agency Limited at 22nd Floor, Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay, Hong Kong.

根據私隱條例中的條文，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

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

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

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

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

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

- * "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
- ^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

有關中介人的聲明
Declaration in relation to Intermediary

附件 F(I)
Annex F(I)

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓	
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*

其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^

買方 Purchaser : _____

1. 買方確認經由下述人士介紹到賣方簽署臨時買賣合約購買本物業：

The Purchaser hereby declare(s) that the following person has introduced the Purchaser to the Vendor for the purchase of the Property under a Preliminary Agreement for Sale and Purchase:

姓名 Name : _____

地產代理牌照號碼 EAA Licence No. : _____

所屬地產代理公司 Estate Agency : _____

上述介紹人及其所屬地產代理公司後各稱「中介人」。

The aforesaid person, the estate agency to which he/she belongs will each be referred to as an "Intermediary".

2. 買方確認知悉及確認以下各項：

The Purchaser acknowledge(s) and confirm(s) the followings:

- (a) 任何中介人均沒有代賣方作出、亦沒有被賣方授權或批准代賣方作出任何口頭或書面的協議、承諾、保證或陳述。賣方不須就任何中介人所作出的任何協議、承諾、保證或陳述（如有）向買方或其他人以任何形式負責，在任何情況下亦不須代任何中介人履行該等協議、承諾、保證或陳述。
- Each Intermediary did not make and is not authorized or permitted by the Vendor to make any oral or written agreement, representation, warranty or undertaking on behalf of the Vendor. The Vendor is not and will not be liable in any way whatsoever to the Purchaser or anyone for any such agreement, representation, warranty or undertaking made by any Intermediary and is not and will not in any circumstances be liable to perform the same for any Intermediary.
- (b) 賣方及其職員並無亦不會直接或間接向買方或任何中介人收取樓價、更改買賣合約及提供資料、副本手續費等以外之任何費用或佣金。買方如遇任何人士以賣方僱員或代理之名義，在購買上述本物業時向其索取任何金錢或其他利益時，買方應向廉政專員公署 (I.C.A.C.) 舉報。
- The Vendor and its staff did not and will not collect directly or indirectly any fees or commissions in addition to the purchase price of the Property and administrative fees for amending the agreement for sale and purchase or provision of information or copies of documents, etc. from the Purchaser or any Intermediary. If there are any person(s) alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption (I.C.A.C.).
- (c) 賣方並無授權任何中介人向買方收取任何費用或佣金。
- The Vendor did not and will not authorize any Intermediary to collect any fees or commissions from the Purchaser.
- (d) 買方與任何中介人之任何糾紛，一概與賣方無關。本物業之買賣交易一切依據本物業之臨時買賣合約及正式買賣合約載列的條款及條件進行。
- The Vendor is not and will not be involved in any dispute between the Purchaser and any 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 of the Property.

3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

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

買方簽署 Purchaser's Signature

日期 Date :

中介人簽署 Intermediary's Signature

日期 Date :

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

有關並無中介人的聲明
Declaration in relation to No Intermediary

附件 F(II)
Annex F(II)

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓	
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as “Owner”)*

其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as “Person so Engaged”)^

買方 Purchaser : _____

1. 買方已到售樓處直接從賣方購買並簽署購買上述物業的臨時買賣合約。
- The Purchaser has attended the sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property directly from the Vendor.
2. 除樓價及修訂買賣合約、提供資料或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(I.C.A.C)舉報。
- The Vendor and their staff has not collected 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 (I.C.A.C).
3. 本聲明中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
- The Chinese translation of this declaration is for reference purposes only. In case of any discrepancy, the English version shall prevail.

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

關於吊船之確認書
Acknowledgement Letter relating to Gondola

附件 H
Annex H

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
 其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^

買方 Purchaser : _____

我 / 我們，即下方簽署人，現知悉及確認我 / 我們明白及接受：

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance that:

1. 發展項目內的住宅樓宇的吊船系統可能會在屬於本物業的窗戶及/或外牆外，及直接在構成本物業部分的平台及/或天台（如有）之上或以內，又或平台及/或天台（如有）的護牆或欄杆外等的空間操作，亦可能會暫時停留於該等空間或其上空，以檢查、清潔、保養、維修和更換發展項目內的住宅樓宇的任何外面部分。

根據公契及管理協議（「公契」），管理人有權給予合理通知（緊急情況除外）進入發展項目內該等包含平台及/或天台的住宅單位（不論有否聯同其傭僕、代理人、承辦人及獲授權人士及不論有否攜帶其他設備、裝備和材料）以操作吊船系統進行清潔、保養和/或維修發展項目的公用地方及設施。

Gondola system of the Residential Accommodation in the Development may operate in the airspace outside windows and/or external walls and directly above or within the flat roof(s) and/or roof(s) (if any) forming part of the Property or parapet wall(s) or balustrade(s) of the flat roof and/or roof (if any) and remain temporarily over or on the said airspaces(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Residential Accommodation in the Development.

Under the Deed of Mutual Covenant and Management Agreement ("DMC"), the Manager shall have the right, upon reasonable notice (except in case of emergency), to access into those Residential Flats consisting flat roof(s) and/or roof(s) in the Development (with or without the Manager's servants, agents, contractors and persons duly authorized by the Manager and with or without other appliances, equipment and materials) for operating the gondola system for cleaning, maintaining and/or repairing the Common Areas and Facilities of the Development.

2. 我 / 我們對上述事項無任何反對，並不得因此或就此在買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。
I/We do not have any objection in relation to the above and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase.

3. 本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

有關天台 / 平台之確認函
Acknowledgement Letter relating to Roof/Flat Roof

附件 I
Annex I

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as “Owner”)*

其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as “Person so Engaged”)^

買方 Purchaser : _____

買方向擁有人及如此聘用的人確認，在買方簽署本物業之臨時買賣合約前，買方完全明白及接受以下事項：

The Purchaser acknowledges to the Owner and the Person so Engaged that the Purchaser is fully aware of and accept the following matters prior to the Purchaser's signing of the Preliminary Agreement for Sale and Purchase of the Property:

1. 所附圖則中本物業的平台及/或天台內沒有填上顏色的範圍（“該範圍”）屬發展項目之公用部份。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。
The uncoloured area within flat roof and/or roof of the Property shown on the plan annexed hereto (the “Area”) forms part of the common areas 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.

2. 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，特別是（無損前文概括性）發展項目之管理人（“管理人”）（除其他權力外）有權在事先發出合理通知後（緊急情況除外），聯同或不聯同工人、承辦商、公職人員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本物業的平台或天台（如有的話），就發展項目任何部分或公用部份及設施（如公契所定義）（包括但不限於該範圍），進行必要之維修、更換、保養及清潔，或行使及執行其在公契下的任何權力。
The use and operation of the Area shall be subject to the Deed of Mutual Covenant and Management Agreement of the Development (the “DMC”). Without limitation to the generality of the foregoing, the manager of the Development (the “Manager”) shall have, among other powers, power to enter with or without workmen, contractors, public officers and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the flat roof or roof (if any) forming part of the Property for the purposes of effecting necessary repair, replacement, maintenance and cleaning to any part or parts of the Development or the Common Areas and Facilities (as defined in the DMC) (including but not limited to the Area) or for the exercise and carrying out of any of its powers under the provisions of the DMC.

3. 公契明文規定，發展項目業主不得作出或允許或容忍其租戶、佔用人或獲許可使用人作出任何干擾或影響或可能干擾或影響發展項目的管理及維修的行為或事宜。
The DMC expressly provides that no owner of the Development shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing which in any way interferes with or affects or which is likely to interfere with or affect the management and maintenance of the Development.

4. 買方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。
The Purchaser has 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.

5. 本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

* “Owner” means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ “Person so Engaged” means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

有關天台 / 平台之確認函

Acknowledgement Letter relating to Roof/Flat Roof

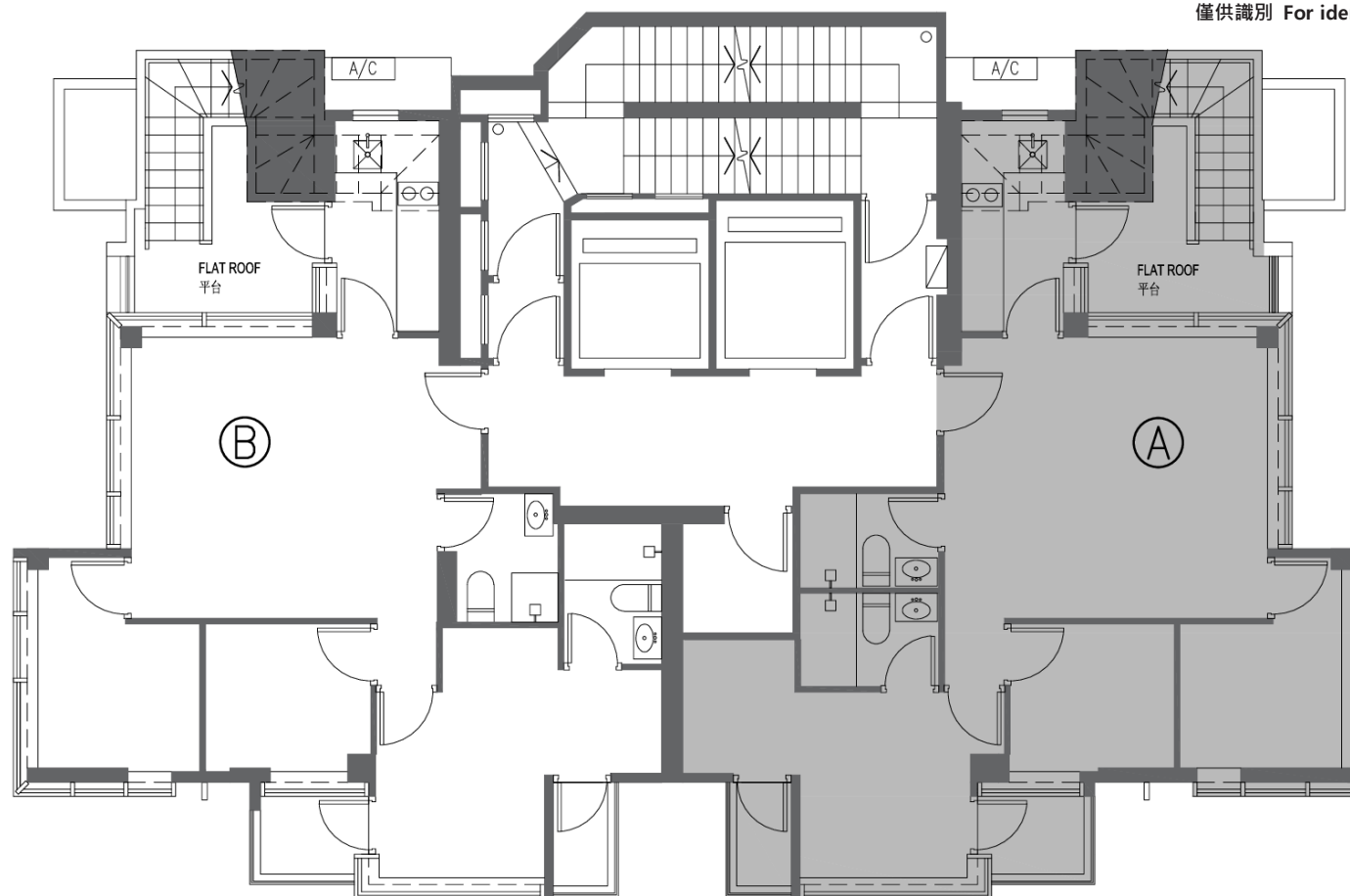
30 樓 A 單位 Flat A on 30/F

在本確認函, 只有買方根據臨時合約購買的物業有關的附圖才適用於本確認函。

In this Acknowledgment Letter, only the annexed plan relating to the Property purchased by the Purchaser in the Preliminary Agreement shall be applicable to this Acknowledgment Letter.



附圖 annexed plan
僅供識別 For identification purpose only
不按比例 Not to scale



Note 備註:

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- 本文件及其內容僅供參考。賣方保留權利按買賣合約條款改動建築圖則。
This document and the information contained herein are for reference only. The Vendor reserves the right to alter the building plans in accordance with the terms of the agreement for sale and purchase.
- 建築事務監督根據《建築物條例》批准之全套最新建築圖則可於售樓處供準買家免費參閱。
A complete set of latest building plans approved by the Building Authority under the Buildings Ordinance is available in the sales office for inspection by prospective purchasers free of charge.
- 所附圖則並非用作顯示上述住宅物業的設計、佈局、方向、位置、大小和高度等。
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買方簽署 Purchaser's Signature

日期 Date

有關天台 / 平台之確認函

Acknowledgement Letter relating to Roof/Flat Roof

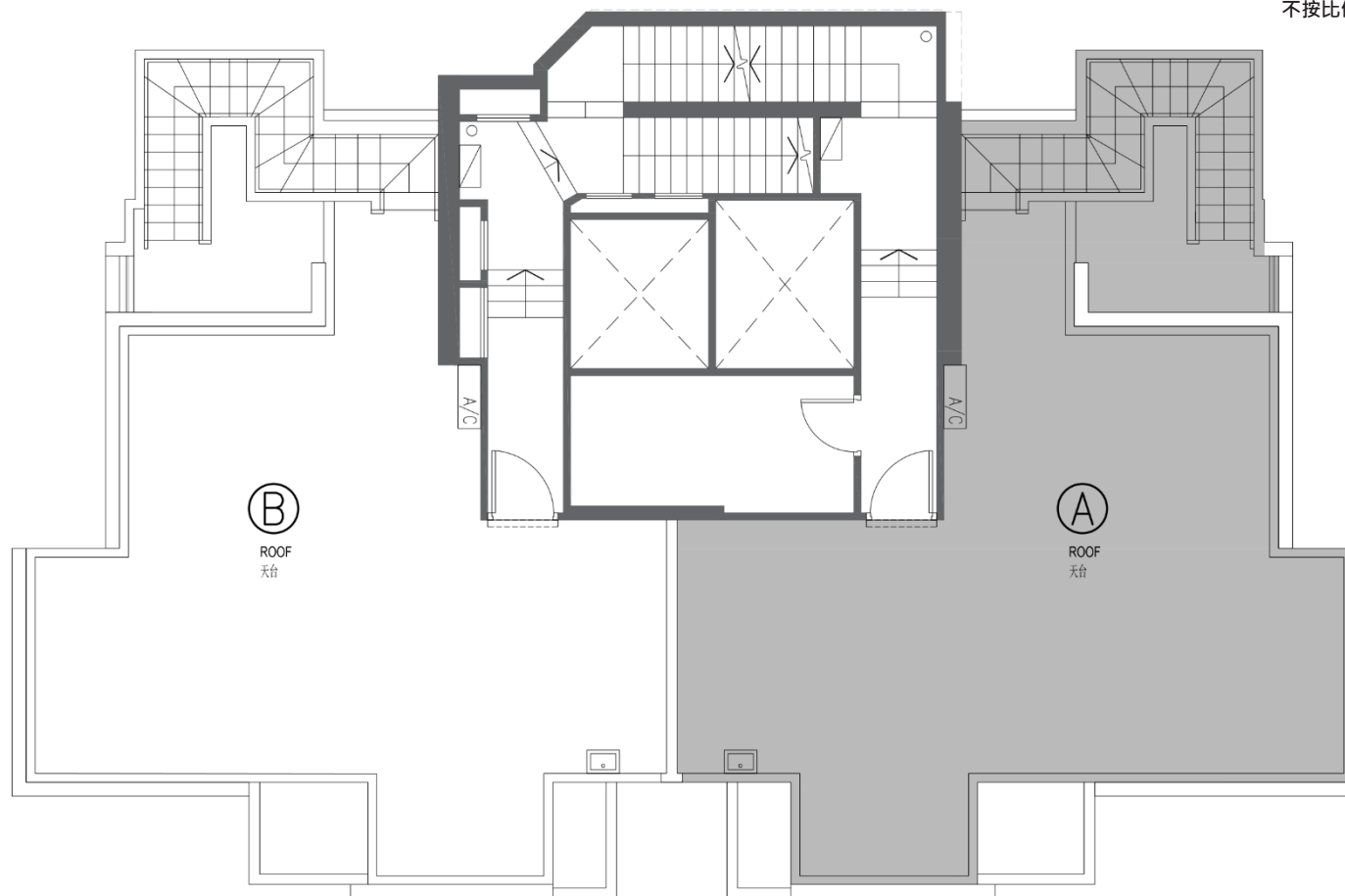
30 樓 A 單位之天台 Roof of Flat A on 30/F

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買方簽署 Purchaser's Signature

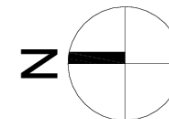
日期 Date

有關天台 / 平台之確認函

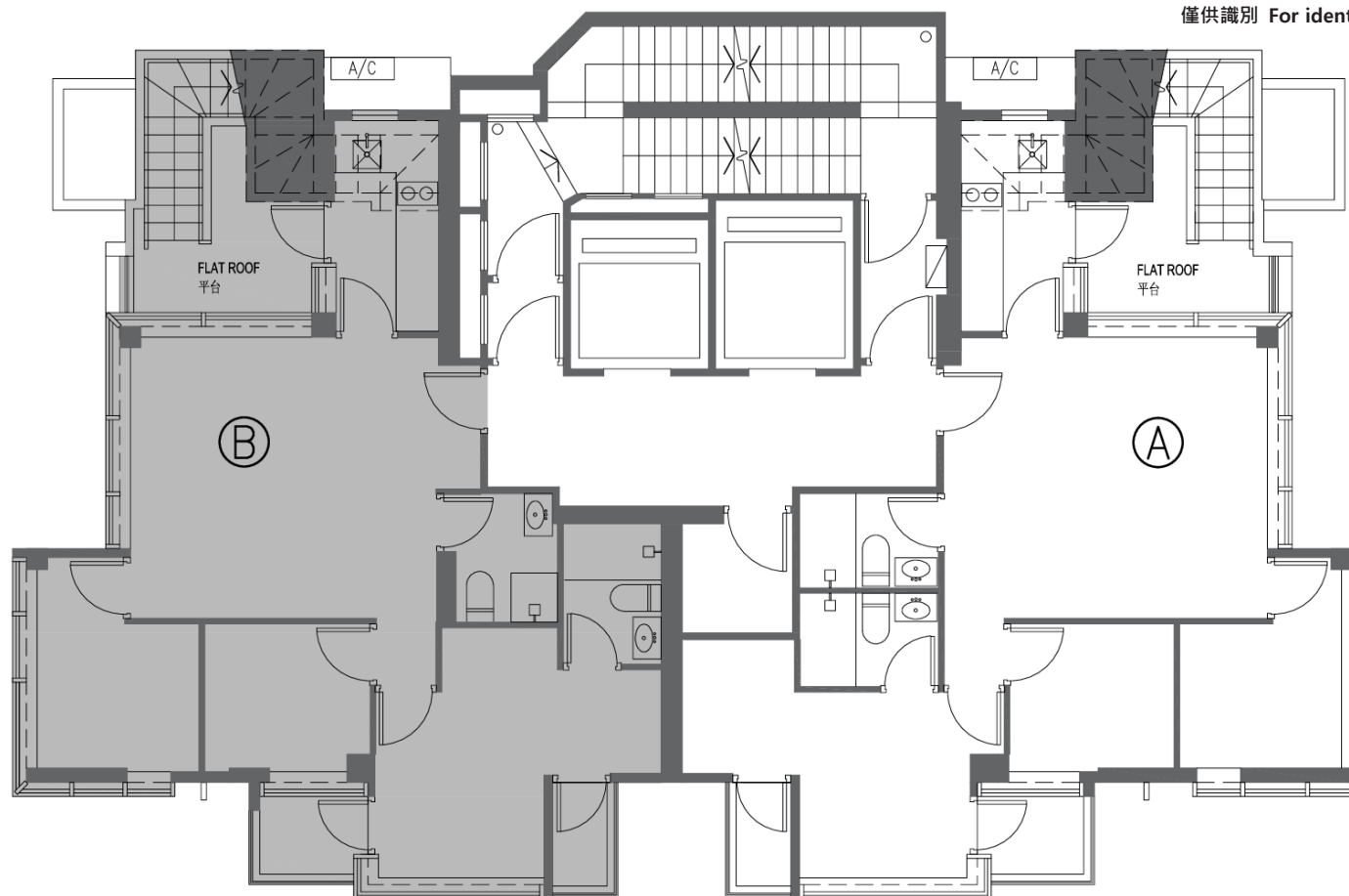
Acknowledgement Letter relating to Roof/Flat Roof

30 樓 B 單位 Flat B on 30/F

在本確認函, 只有買方根據臨時合約購買的物業有關的附圖才適用於本確認函。
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不按比例 Not to scale



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買方簽署 Purchaser's Signature

日期 Date

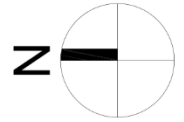
有關天台 / 平台之確認函

Acknowledgement Letter relating to Roof/Flat Roof

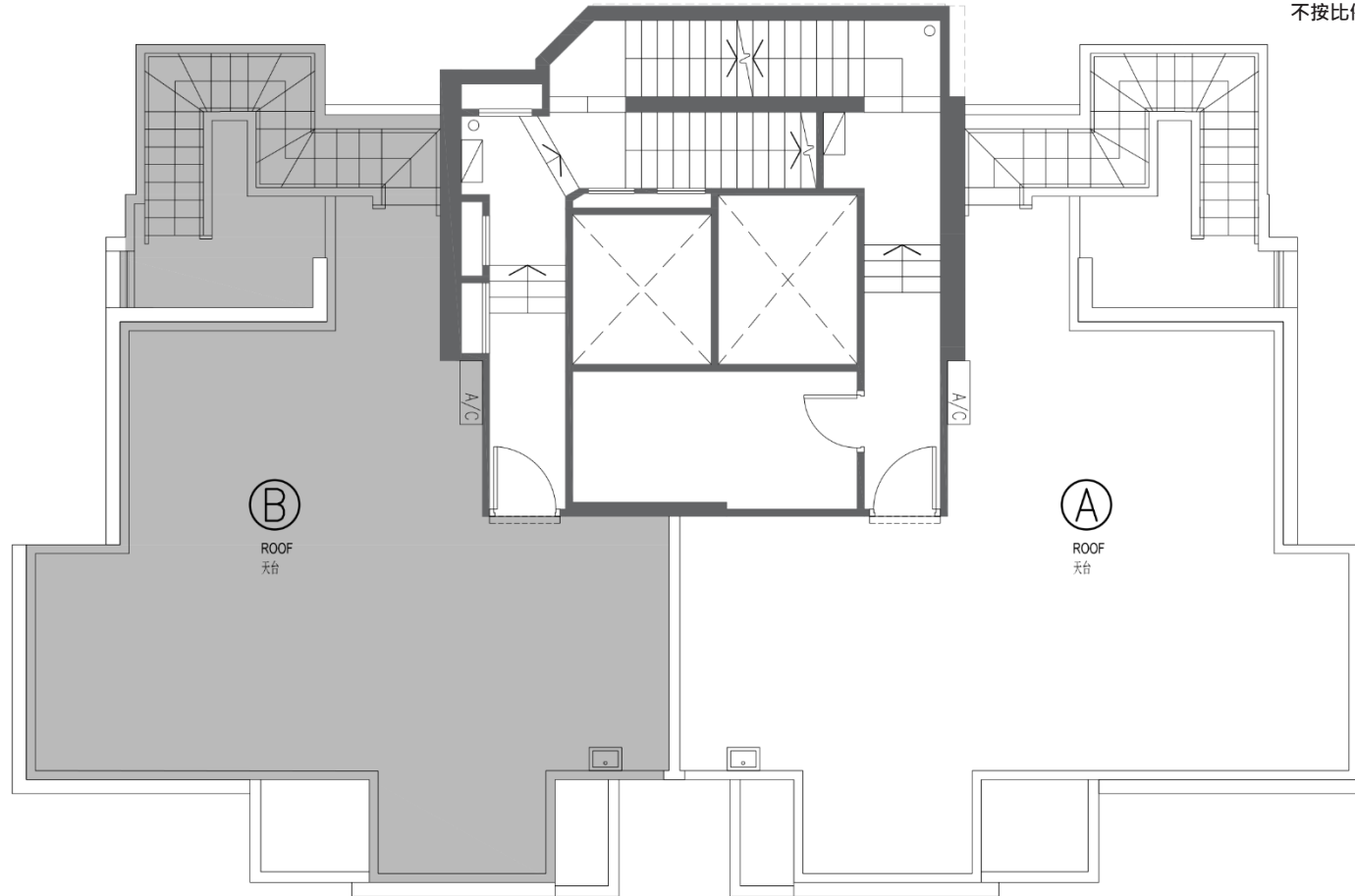
30 樓 B 單位之天台 Roof of Flat B on 30/F

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買方簽署 Purchaser's Signature

日期 Date

有關室外空調機之確認函
Acknowledgement Letter relating to Outdoor Air-Conditioner Units

附件 J
Annex J

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
 其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^

買方 Purchaser : _____

我 / 我們，即下方簽署人，現知悉及確認我 / 我們明白及接受：

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance that:

1. 本物業的室外空調機放置於本物業內或外的結構轉換層頂部、平台、公用平台、空調機平台或空調機金屬支撐台上，其在附圖顯示並標記相應的單位號碼，以及在其上用相應的顏色著色，以供識別。
The outdoor air-conditioning unit of the Property is placed on the top of transfer plate, flat roofs, common flat roofs, air-conditioner platforms or air-conditioner metal supporting frames of or outside the Property, which is, for identification purpose only, shown and marked the corresponding flat number on the plan annexed and coloured the corresponding colour thereon.
2. 附圖經簡化處理，僅供參考。發展項目所有圖則以屋宇署、地政總署及/或相關政府部門最終批准之圖則為準。
The attached plan(s) is/are simplified and is for reference only. All plans of the Development are subject to the final approval of the Buildings Department, the Lands Department and/or relevant Government Authorities.
3. 我 / 我們明白我 / 我們將會全權負責本物業室外空調機及其配套設備之保養及維修，及我 / 我們並可能須自費委任經管理人批核的承辦商進行該保養及維修。
I/We understand that I/we shall be solely responsible for the maintenance and repair of the said air-conditioning outdoor unit(s) of the Property and its/their ancillary equipment, and I/we may be required to appoint the Manager's approved contractor to effect such maintenance and repair at my/our own costs.
4. (下列單位適用) 本物業內或外的結構轉換層頂部、平台、公用平台、空調機平台或空調機金屬支撐台上將會放置一部或多部室外空調機(不論是為該住宅單位而設，或是為其他住宅單位而設)。室外空調機的放置可能在熱量、噪音及/或其他方面對本物業的享用造成影響。有關放置室外空調機的位置，請參閱附圖。
(Applicable to the unit(s) listed below) One or multiple outdoor air-conditioning unit(s) (either serving its own Residential Flat or other Residential Flats) will be placed on the common flat roofs, air-conditioner platforms or air-conditioner metal supporting frames of or outside the Property. The placement of the outdoor air-conditioning unit(s) may affect the enjoyment of the Property in terms of heat, noise and/or other aspects. Regarding the locations for placement of the outdoor air-conditioning units, please refer to the plan annexed.
適用單位: 2 樓之 A、B、C、D、E 及 F 單位、3 樓、5 樓至 13 樓、15 樓至 21 樓、23 樓、25 樓至 28 樓之 A、C、D 及 F 單位、29 樓之 A、B、C 及 D 單位、30 樓之 A 及 B 單位
Applicable Units: Flats A, B, C, D, E and F on 2/F, Flats A, C, D and F on 3/F, 5/F to 13/F, 15 to 21/F, 23/F, 25/F to 28/F, Flats A, B, C and D on 29/F, Flats A and B on 30/F
5. 我 / 我們對上述事項無任何反對，並不得因此或就此在本物業之買賣成交之前或之後向賣方提出任何形式之申索、要求或補償。
I/We do not have any objection in relation to the above and shall not have any claims, demands or remedies whatsoever against the Vendor in relation to the above or in connection with the above, whether before or after completion of the sale and purchase in respect of the Property.
6. 本函中文譯本僅供參考，如與英文文本有異，概以英文文本為準。
The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

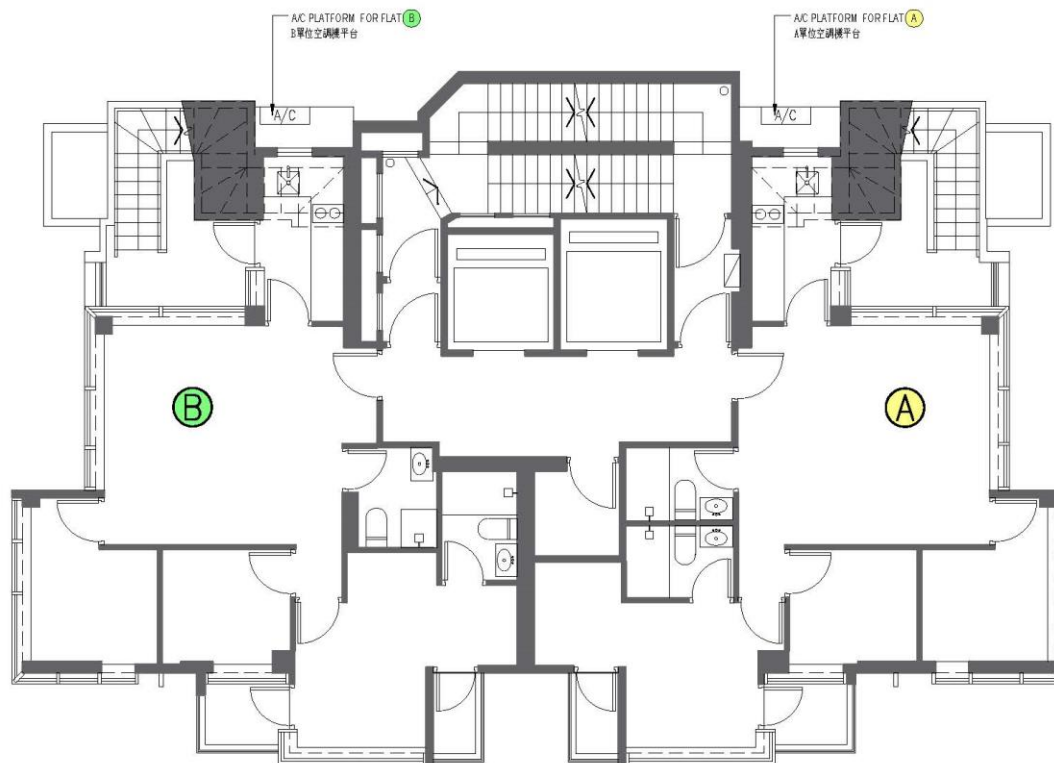
有關室外空調機之確認函

Acknowledgement Letter relating to Outdoor Air-Conditioner Units

30樓 30/F

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附圖 annexed plan
僅供識別 For identification purpose only
不按比例 Not to scale

ABBREVIATION: A/C UNIT = AIR-CONDITIONING UNIT
縮寫: 空調機



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30TH FLOOR PLAN
三十樓平面圖

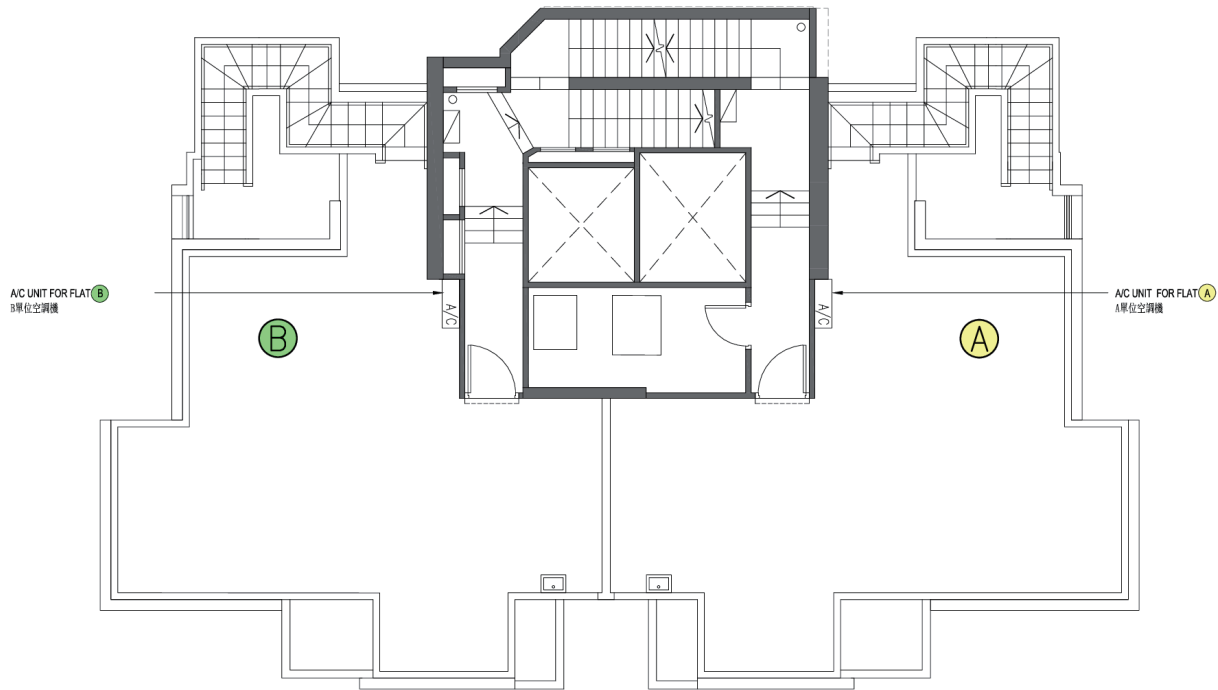
買方簽署 Purchaser's Signature

日期 Date

有關室外空調機之確認函
Acknowledgement Letter relating to Outdoor Air-Conditioner Units
天台 Roof

附圖 annexed plan
僅供識別 For identification purpose only
不按比例 Not to scale

ABBREVIATION: A/C UNIT = AIR-CONDITIONING UNIT
縮寫: 空調機



ROOF PLAN
天台平面圖

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買方簽署 Purchaser's Signature

日期 Date

橫截面圖 Cross-Section Plan

發展項目名稱及地址 Name and address of the Development

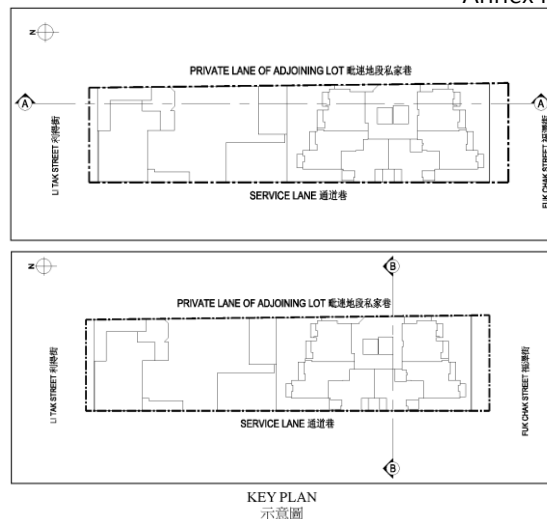
SABLIER 傲寓

香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong

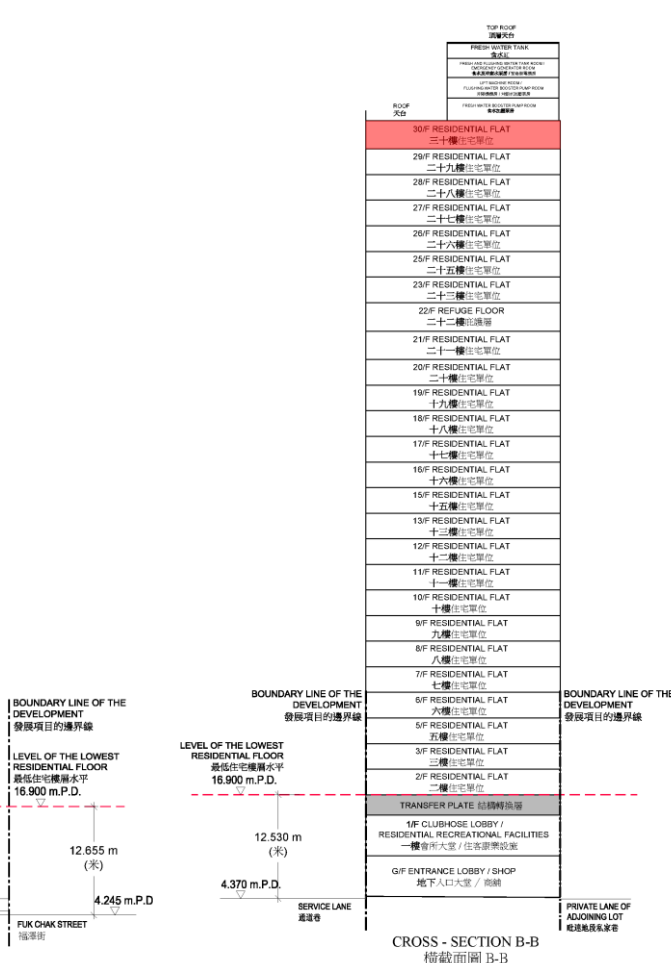
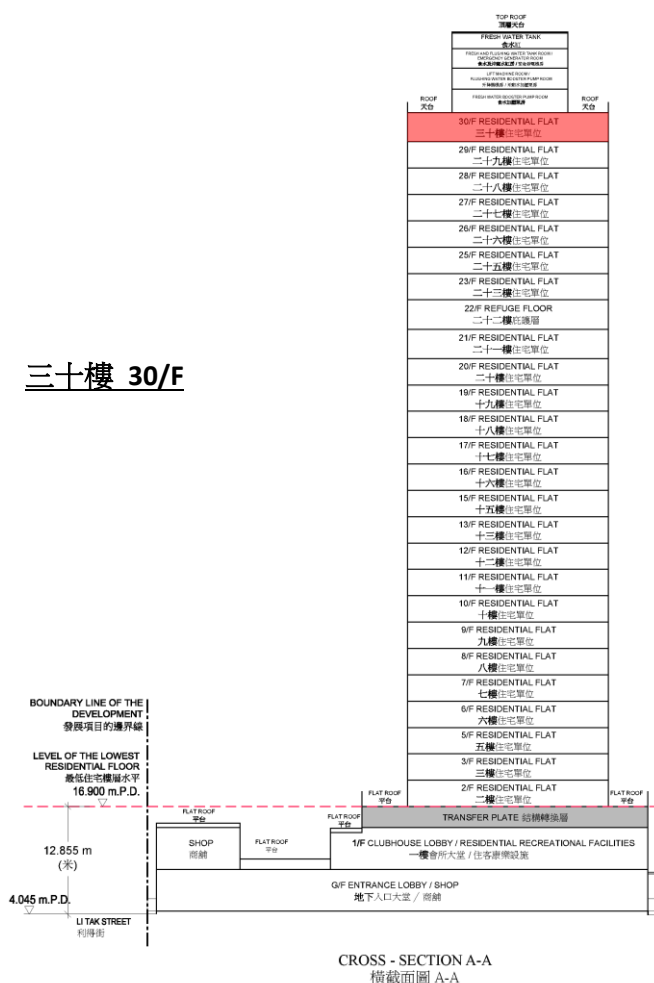
在本附件，只有買方根據臨時合約購買的物業有關的橫截面圖才適用於本附件。
In this Annex, only the cross-section plan relating to the Property purchased by the Purchaser in the Preliminary Agreement shall be applicable to this Annex.

Legend 圖例：

- ▽ Height in metres above the Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度（米）
- m.P.D. = metres above the Hong Kong Principal Datum (HKPD)
為香港主水平基準
- Boundary Line of the Development
發展項目的邊界線



三十樓 30/F



Remark 附註：

- 不設 4 樓、14 樓及 24 樓。 4/F, 14/F and 24/F are omitted
- 僅供識別 For identification purpose only
- 不按比例 Not to scale

Note 備註：

- 買方請參閱售樓說明書所載之詳情。售樓說明書、價單及成交紀錄冊之電子版本，已上載本發展項目之網址: www.sablier.com.hk
Purchasers are reminded to refer to the Sales Brochure for more details. Electronic copies of the Sales Brochure, Price List(s) and Register of Transactions are available on the website of the Development: www.sablier.com.hk
- 本文件及其內容僅供參考。賣方保留權利按買賣合約條款改動建築圖則。
This document and the information contained herein are for reference only. The Vendor reserves the right to alter the building plans in accordance with the terms of the agreement for sale and purchase.
- 建築事務監督根據《建築物條例》批准之全套最新建築圖則可於售樓處供準買家免費參閱。
A complete set of latest building plans approved by the Building Authority under the Buildings Ordinance is available in the sales office for inspection by prospective purchasers free of charge.
- 以上橫截面圖並非用作顯示上述住宅物業的設計、佈局、方向、位置、大小和高度等。
The above cross-section plan(s) is/are not used for showing the design, layout, orientation, location, size and height etc. of the aforesaid residential property.
- 中英文版本如有歧義，以英文版本為準。
Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

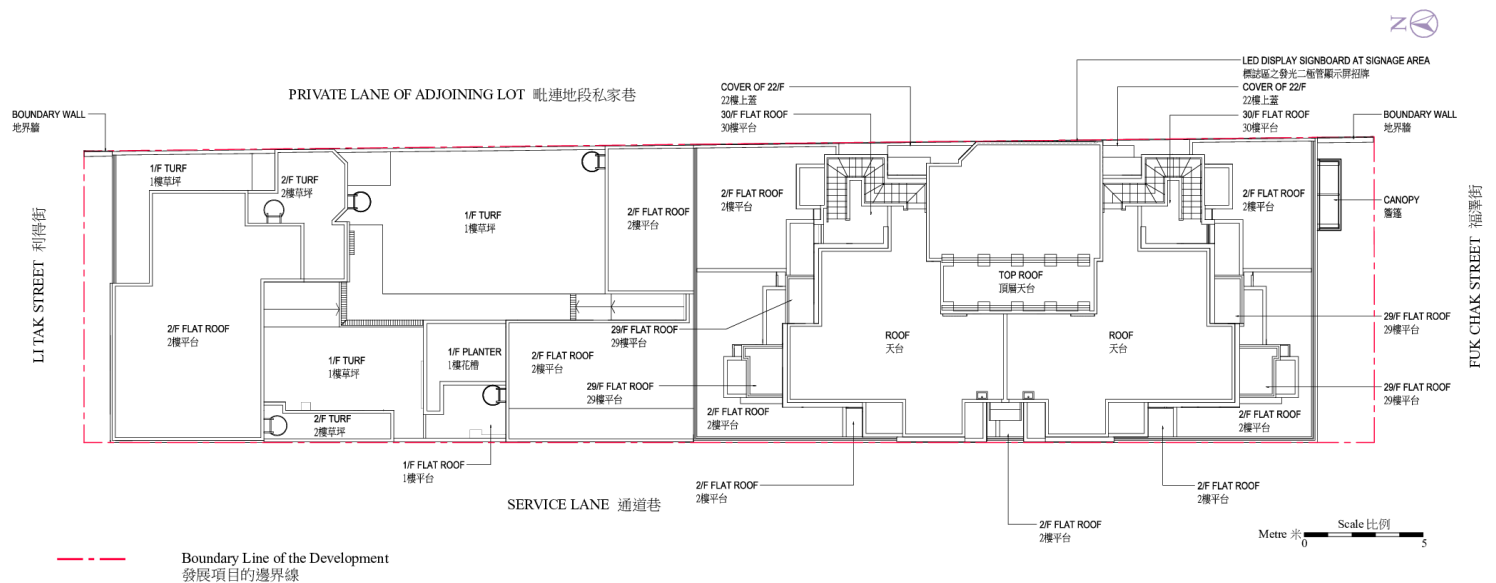
買方簽署 Purchaser's Signature

布局圖
Layout Plan

附件 L
Annex L

發展項目名稱及地址 Name and address of the Development	
SABLIER 傲寓	
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

賣方 Vendor :	市區重建局 Urban Renewal Authority	(作為「擁有人」as "Owner")*
	其士泛亞有限公司 Chevalier Pacific Limited	(作為「如此聘用的人」as "Person so Engaged")^
買方 Purchaser :		



Note 備註:

- 買方請參閱售樓說明書所載之詳情。售樓說明書、價單及成交紀錄冊之電子版本，已上載本發展項目之網址: www.sablier.com.hk
Purchasers are reminded to refer to the Sales Brochure for more details. Electronic copies of the Sales Brochure, Price List(s) and Register of Transactions are available on the website of the Development: www.sablier.com.hk
- 本文件及其內容僅供參考。賣方保留權利按買賣合約條款改動建築圖則。
This document and the information contained herein are for reference only. The Vendor reserves the right to alter the building plans in accordance with the terms of the agreement for sale and purchase.
- 建築事務監督根據《建築物條例》批准之全套最新建築圖則可於售樓處供準買家免費參閱。
A complete set of latest building plans approved by the Building Authority under the Buildings Ordinance is available in the sales office for inspection by prospective purchasers free of charge.
- 中英文版本如有歧義，以英文版本為準。
Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

買方簽署 Purchaser's Signature

日期 Date :

Note 備註:

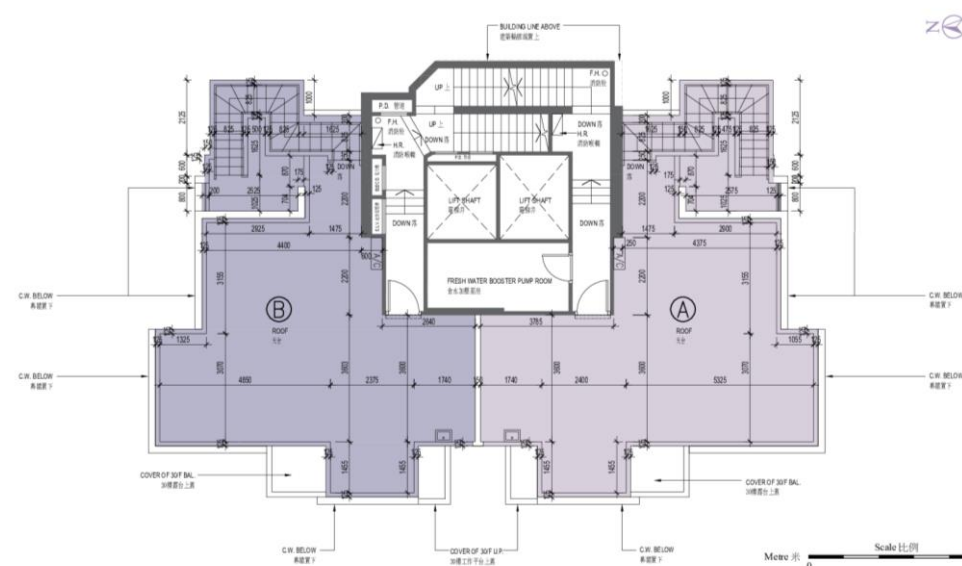
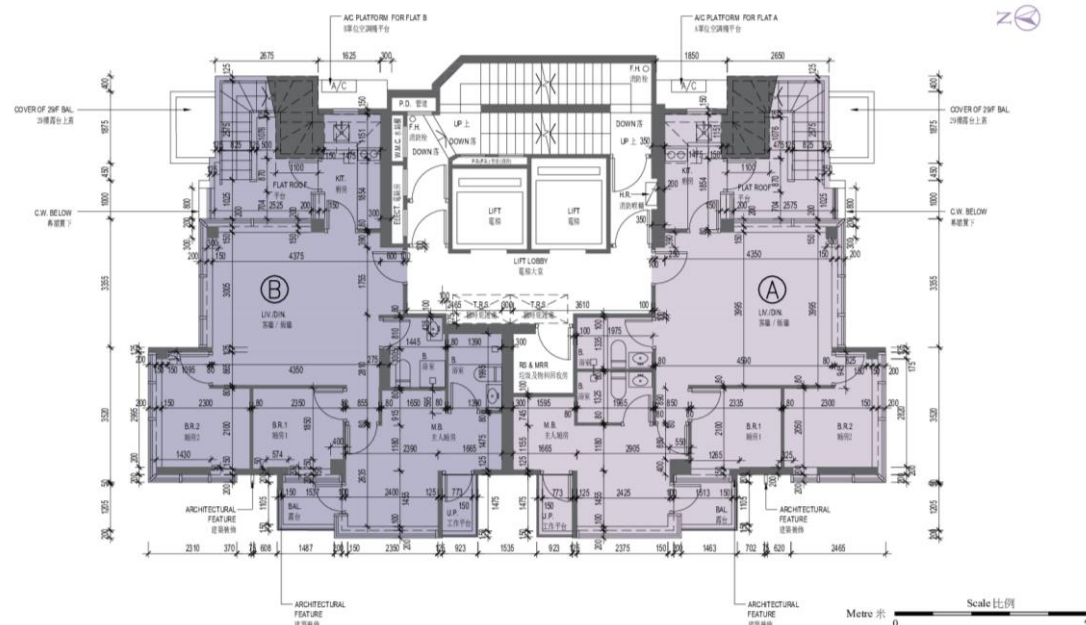
- * "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
- ^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

發展項目名稱及地址 Name and address of the Development

SABLIER 傲寓

香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong

在本附件, 只有買方根據臨時合約購買的物業有關的樓面平面圖才適用於本附件。
In this Annex, only the floor plan relating to the Property purchased by the Purchaser in the Preliminary Agreement shall be applicable to this Annex.

30樓 30/F**天台 Roof**

Note 備註:

- 買方請參閱售樓說明書所載之詳情。售樓說明書、價單及成交紀錄冊之電子版本，已上載本發展項目之網址: www.sablier.com.hk
 Purchasers are reminded to refer to the Sales Brochure for more details. Electronic copies of the Sales Brochure, Price List(s) and Register of Transactions are available on the website of the Development: www.sablier.com.hk
- 本文件及其內容僅供參考。賣方保留權利按買賣合約條款改動建築圖則。
 This document and the information contained herein are for reference only. The Vendor reserves the right to alter the building plans in accordance with the terms of the agreement for sale and purchase.
- 建築事務監督根據《建築物條例》批准之全套最新建築圖則可於售樓處供準買家免費參閱。
 A complete set of latest building plans approved by the Building Authority under the Buildings Ordinance is available in the sales office for inspection by prospective purchasers free of charge.
- 由於天花板或其任何部分之處和/或下方的結構及/或非結構性的設施、假陣及/或假天花和裝置存在差異，住宅物業的樓底高度（地面量度至天花板計）可能會有不同，以實際交樓狀況為準。
 Due to the differences of structural and/or non-structural features, bulkhead and/or false ceiling and fittings on and/or under the ceiling or any part or parts thereof, the floor-to-ceiling height of the residential properties may vary subject to actual handover condition.
- 中英文版本如有歧義，以英文版本為準。
 Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

買方簽署 Purchaser's Signature

買方的重要通知
Important Notice To Purchasers

附件 N
Annex N

發展項目名稱及地址 Name and address of the Development SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong	
本物業 The Property	

1. 香港律師會要求全港律師執行打擊清洗黑錢措施，如果閣下同時委託賣方律師提供法律服務，閣下必須在簽署正式買賣合約前提供以下文件及資料給賣方律師：-

The Law Society of Hong Kong requires all solicitors in Hong Kong to adopt anti-money laundering procedures and the following documents and information have to be provided by you to the vendor's solicitors prior to the signing of the formal Agreement for Sale and Purchase if you also instruct them to act for you in your purchase of the property :-

(a) 個別人士 For Individual

- 身份證明文件之正本，如香港身份證或（如非香港居民）附有相片之護照
Original identification document such as Hong Kong Identity Card or (for non-Hong Kong resident) passport with photograph thereon
- 地址證明文件之正本，如三個月內之水、電、煤或電話繳費單或銀行月結單
Original address proof such as utility bills, rates demand note or bank statement within the last 3 months
- 職業或商業詳細資料，如商業名片、職員證或僱主證明信
Particulars of occupation or business such as name card, staff card or employer's reference letter
- 購買物業之資金來源 – 閣下將會被要求披露除銀行貸款以外的資金來源
Source of Fund – other than bank loans, you will be asked the source of fund for your purchase of the property

(b) 公司 For Company

- 法律狀況文件，如公司註冊證書及(如適用)商業登記證之正本
Documents of legal status such as original Certificate of Incorporation and (if applicable) Business Registration Certificate
- 該公司於公司註冊處存檔之最新周年申報表、現任董事登記文件及股東資料副本
Copy of latest Annual Return or register of current directors and shareholders filed with Companies Registry
- 董事會決議案授權委托人代表公司向律師提供指示之正本
Original board resolution authorising the person giving instruction
- 委托人身份證明文件之正本，如香港身份證或（如非香港居民）附有相片之護照
Original identification document of person giving instruction such as Hong Kong Identity Card or (for non-Hong Kong resident) passport with photograph thereon
- 董事會議就授權代表簽署正式買賣合約之決議案之正本
Original board resolution authorizing the signatory signing the formal Agreement for Sale and Purchase
- 簽署正式買賣合約之授權代表之香港身份證之正本或（如非香港居民）附有相片之護照之正本
Original Hong Kong Identity Card or (for non-Hong Kong resident) passport with photograph thereon of the authorized signatory for signing of the formal Agreement for Sale and Purchase
- 實益擁有人或控制權結構
Detail of beneficial ownership or control structure
- 一位公司董事（最好是執行董事/常務董事）之香港身份證之副本，或（如非香港居民）附有相片之護照之副本
Copy of Hong Kong Identity Card or (for non-Hong Kong resident) passport with photograph thereon of one of the directors (preferably executive/managing director)

- 所有最終利益持有人之香港身份證之副本，或（如非香港居民）附有相片之護照之副本（最終利益持有人即指任何個人成員持有或操控該公司之股本或投票權多於 25%）
Copy of Hong Kong Identity Cards or (for non-Hong Kong residents) passports with photographs thereon of the ultimate beneficial owners, i.e., any individual who ultimately owns or controls more than 25% of the shares or voting rights in the company
- 購買物業之資金來源 – 公司委托人必須披露除銀行貸款以外的資金來源
Source of Fund – other than bank loans, you will be asked the source of fund for the purchase of the property

2. 在前往賣方律師樓簽署正式買賣合約之同時，請帶同上述第一項適用於閣下的所述文件，並向賣方律師提供有關資料，如閣下未能提供以上文件及資料，賣方律師可拒絕為閣下提供法律服務，而閣下必須另聘閣下的律師，所有因此而產生的延誤及損失賣方律師概不負責。

Please be reminded to bring the aforesaid documents mentioned in paragraph 1 above which are applicable to you and to disclose the information required when attending the vendor's solicitors' office to sign the formal Agreement for Sale and Purchase. If otherwise, the vendor's solicitors may refuse to act for you and you will have to appoint your own solicitors in which case the vendor's solicitors shall not be liable for any loss or delay that you may suffer as a result thereof.

3. 以上要求適用於臨時買賣合約所列之所有買家。

The above requirements apply to all purchasers named in the preliminary agreement for sale and purchase.

物業參觀確認函

附件O
Annex O

Acknowledgement Letter for Properties Viewing

發展項目名稱及地址 Name and address of the Development

SABLIER 傲寓

香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong

本物業
The Property

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^
買方 Purchaser : _____

買方在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

The Purchaser, the undersigned, hereby confirm below prior to signing of the preliminary agreement for sale and purchase of the Property.

☐ 我/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供我/我們參觀，

I/We hereby confirm that the Vendor has made the Property available for viewing by me/us prior to my/our signing of the preliminary agreement for sale and purchase of the Property,

☐ 且我/我們已於下述日期於簽署該物業之臨時買賣合約前參觀過該物業。

And I/we have viewed the Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀該物業日期 Date of viewing of the Property : _____

或 Or☐ 但經充份考慮後我/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀該物業。

But after due consideration and out of my/our free will and choice I/we decided not to view the Property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

☐ 我/我們現確認由於開放該物業予本人/我們參觀並非合理地切實可行，於簽署該物業之臨時買賣合約之前，賣方已開放下述與該物業相若的住宅物業(「與該物業相若的住宅物業」)供本人/我們參觀，

I/We hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us, the Vendor has made the comparable residential property stated below available for viewing by me/us ("Comparable Residential Property") prior to my/our signing of the preliminary agreement for sale and purchase of the Property,

☐ 且我/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過與該物業相若的住宅物業。

and I/we have viewed the Comparable Residential Property on the date stated below prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

參觀與該物業相若的住宅物業日期 Date of viewing the Comparable Residential Property : _____

與該物業相若的住宅物業 Comparable Residential Property : _____

或 Or

☐ 但經充份考慮後我/我們自主選擇決定於簽署該物業之臨時買賣合約前不參觀與該物業相若的住宅物業。

but after due consideration and out of my/our free will and choice I/we decided not to view the Comparable Residential Property prior to my/our signing of the preliminary agreement for sale and purchase of the Property.

與該物業相若的住宅物業 Comparable Residential Property : _____

買方簽署 Purchaser's Signature

日期 Date :

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ "Person so Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方資料表格

Vendor's Information Form

發展項目名稱及地址 Name and address of the Development		
SABLIER 傲寓		
香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong		
本物業 The Property	樓 Floor 30	單位 Flat A

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^
買方 Purchaser : _____

- 須就該物業支付的管理費用的款額: 每月港幣\$ 3,325 -
The amount of the management fee that is payable for the Property: HK\$ 3,325 per month-
- 須就該物業繳付的地稅(如有的話)的款額: 相等於該物業不時之應課差餉租值的 3%*。
The amount of the Government rent (if any) that is payable for the Property: Equal to 3% of the rateable value of the Property from time to time.*
* 直至本表格印製之日, 尚未有為本物業分攤地租。
* There has been no apportionment of Government rent for the Property as at the date of printing of this Form.
- 業主立案法團(如有的話)的名稱: 沒有
The name of the owners' incorporation (if any): Nil
- 發展項目的管理人的姓名或名稱: 其士富居物業管理有限公司
The name of the manager of the Development: Chevalier Property Management Limited
- 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: 沒有
Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
- 賣方自政府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份恢復原狀的任何通知: 沒有
Any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the Development: Nil
- 賣方所知的影響該物業的任何待決的申索: 沒有
Any pending claim affecting the Property that is known to the Vendor: Nil

印製日期 Date of Printing (月/日/年 mm/dd/yyyy) : 22/03/2022 -

買方現確認在簽署該物業之臨時買賣合約之前, 買方已收到此份賣方資料表格。

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.

買方簽署 Purchaser's Signature

日期 Date :

- * "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。
- ^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方資料表格

Vendor's Information Form

發展項目名稱及地址 Name and address of the Development		
SABLIER 傲寓 香港九龍福澤街 8 號 No. 8 Fuk Chak Street, Kowloon, Hong Kong		
本物業 The Property	樓 Floor 30	單位 Flat B

賣方 Vendor : 市區重建局 Urban Renewal Authority (作為「擁有人」as "Owner")*
其士泛亞有限公司 Chevalier Pacific Limited (作為「如此聘用的人」as "Person so Engaged")^
 買方 Purchaser : _____

- 須就該物業支付的管理費用的款額: 每月港幣\$ 3,373 -
 The amount of the management fee that is payable for the Property: HK\$ 3,373 per month-
- 須就該物業繳付的地稅(如有的話)的款額: 相等於該物業不時之應課差餉租值的 3%*。
 The amount of the Government rent (if any) that is payable for the Property: Equal to 3% of the rateable value of the Property from time to time.*
 * 直至本表格印製之日, 尚未有為本物業分攤地租。
 * There has been no apportionment of Government rent for the Property as at the date of printing of this Form.
- 業主立案法團(如有的話)的名稱: 沒有
 The name of the owners' incorporation (if any): Nil
- 發展項目的管理人的姓名或名稱: 其士富居物業管理有限公司
 The name of the manager of the Development: Chevalier Property Management Limited
- 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: 沒有
 Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development: Nil
- 賣方自政府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份恢復原狀的任何通知: 沒有
 Any notice received by the vendor from the Government or requiring the vendor to demolish or reinstate any part of the Development: Nil
- 賣方所知的影響該物業的任何待決的申索: 沒有
 Any pending claim affecting the Property that is known to the Vendor: Nil

印製日期 Date of Printing (月/日/年 mm/dd/yyyy) : 22/03/2022 -

買方現確認在簽署該物業之臨時買賣合約之前, 買方已收到此份賣方資料表格。

The Purchaser(s) hereby acknowledge(s) the receipt of a copy of this Vendor's Information Form prior to the Purchaser's(s') signing of the Preliminary Agreement for sale and purchase of the Property.

買方簽署 Purchaser's Signature

日期 Date :

* "Owner" means the legal or beneficial owner of the Property. 「擁有人」指該物業的法律上的擁有人或實益擁有人。

^ "Person so Engaged" means the person who is engaged by the owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。