

**TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE
TENDER SALE OF**

載有下述物業招標條款及條件之招標公告

Tenders are invited for the purchase of the following properties :-

現招標承投購買以下物業，即：

Villa 3

**of Mt. La Vie (the “Development”)
(the “Property”)**

3號別墅

南嶼嵩林（「發展項目」）

（「本物業」）

Date 日期: 13/06/2026

2026年6月13日

From: **New Advance Limited** (the “Vendor”)

由 **領亞有限公司**（「賣方」）發出

To: Tenderers of the Property

致：本物業投標人

- (1) To make an offer to purchase the Property, you shall
如欲作出要約購買本物業，閣下須
- (a) complete and sign the Offer Section of this document below (the “**Offer Section**”) without any amendment to this document;
填妥及簽署本文件下文要約部份（「**要約部份**」）（不得修改本文件）；
 - (b) complete and sign the enclosed form of the preliminary agreement for sale and purchase of the Property (the “**PASP**”) without any amendment and **in duplicate**; and
填妥及簽署本物業之臨時買賣合約（「**臨時合約**」）（其格式附夾於本文件，不得修改），**一式兩份**；及
 - (c) Complete and sign the enclosed forms of Warning to Purchasers, Personal Data Collection Statement, Declaration of Relationship with the Vendor, Declaration Regarding Intermediary, Acknowledgement Letter regarding Properties Viewing and Vendor’s Information Form, all without any amendment and in duplicate.
填妥及簽署「對買方的警告」、「收集個人資料聲明」、「與賣方關係的聲明」、「關於中介人的聲明」、「物業參觀確認函」及「賣方資料表格」，（其格式附夾於本文件，不得修改）**一式兩份**。

Please do not date the PASP. 請勿於臨時合約上填上日期。

Please date the documents referred to in paragraph (1)(c) above the date on which you sign the same.

簽署上述第(1)(c)段提及之文件時，請填上簽署日期。

- (2) You shall submit the following to the Vendor, together with this document with its Offer Section completed and

signed by you as aforesaid, by delivering the same in a sealed plain envelope clearly marked “Tender Document of Mt. La Vie” to **Suite 601, One Pacific Place, 88 Queensway, Hong Kong, between 9:00 a.m. on 18/06/2026 to the closing date and time of the tender being 10:00 a.m. on 18/06/2026 (the “Closing Date”)**. Please note that the Vendor has the absolute right to change the tender closing date and/or time of the tender from time to time by amending the Information on Sales Arrangements relating to the Property :

閣下須於 **2026 年6月18日**上午九時正至招標截止日期及時間即 **2026 年6月18日**（「招標截止日期」）上午十時正把下述文件連同本文件（要約部份須如上所述填妥及簽署）放於一個致予賣方的密封的信封內並在封面清楚列明「投標 南嶼嵩林招標」，一併交回香港金鐘道88號太古廣場一座601室。請注意：賣方有全權透過修改有關本物業的銷售安排資料不時更改招標截止時間：

(a) your completed and signed documents referred to in paragraph (1) (b) and (c) above (please note that the PASP shall be submitted **in duplicate**);

經閣下填妥及簽署之上述第（1）(b) 及 (c) 段所述的文件（請注意：臨時合約需提交**一式兩份**）；

(b) one or more Hong Kong Dollar cashier orders issued by a bank duly licenced under Section 16 of the Banking Ordinance (Cap. 155 of the Laws of Hong Kong) (“the Banking Ordinance”) in the total amount of 5% of the purchase price you offered and made payable to “IU, LAI & LI SOLICITORS & NOTARIES”, the Vendor’s solicitors;

一張或多張按《銀行業條例》（香港法例第 155 章）（「銀行業條例」）第 16 條的持牌銀行發出的金額合共等於閣下出價的 5%、而抬頭人為「姚黎李律師行」（即賣方律師）的港幣銀行本票；

(c) copy(ies) of Hong Kong Identity Card or Passport of each tenderer (if the tenderer concerned is a natural person); and

每名投標人的香港身份證或護照副本（若投標人為自然人）；及

(d) copy(ies) of (i) the certificate of incorporation, certificate of change of name (if any) and business registration certificate of each tenderer; (ii) Board Resolutions of each tenderer concerned authorizing the signing of this document, the PASP and other documents mentioned in the above in the manner as they are signed; (iii) the most recent Annual Return Form (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) of each tenderer (if the tenderer concerned is a company).

(i) 每名投標人的公司註冊證書、公司更改名稱註冊證書（如有）及商業登記證明書副本；(ii) 每名投標人的董事決議的副本授權簽署本文件、臨時合約及上述提及的其他文件根據授權形式簽署；及 (iii) 每名投標人的最近期的週年申報表（表格NAR1）或法團成立表格（股份有限公司）（表格NNC1）的副本（若投標人為公司）。

(3) (a) Your submission of the items above constitutes your agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor **at and before 5:00 p.m. on the seventh working day after the Closing Date** (the “Specified Date”) and, on acceptance by the Vendor, a binding contract shall be constituted between you and the Vendor.

閣下提交上述各項即視作同意本文件條款及就購買本物業作出正式要約，且該要約於**招標截止日期後的第 7 個工作天**（「指明日期」）**下午五時正及之前**不能收回及可供賣方接受，而一經賣方接受，閣下與賣方間即有有約束力的合約存在。

(b) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 3(c) below, each Tenderer shall be deemed to have undertaken that his tender shall be irrevocable and shall constitute a formal offer capable of acceptance and remain open for acceptance on the terms and conditions contained in this Tender Notice, the Preliminary Agreement for Sale and Purchase and the Form of Tender until 5:00 p.m. of the Specified Date. After the Form of Tender has been submitted, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until 5:00 p.m. of the Specified Date. On acceptance by the Vendor, a contract shall be constituted between the Tenderer and

the Vendor.

鑑於賣方招標承投及賣方於作出下文第3(c)段所述所承諾的代價，每名投標者將均被視為承諾其投標為不可撤銷及將能夠構成正式的要約。其投標亦會被視為仍可予以接受本招標公告、臨時合約及投標表格所涵的條款及條文，直至指明日期下午五時正為止。當投標表格被呈交後，投標者將不能撤回其投標表格，其投標表格亦將被視為仍可予以賣方接受，直至指明日期的下午五時為止。一旦賣方接受招標書，投標者及賣方之間將存在合約。

- (c) In consideration of the undertaking by the Tenderer as mentioned in paragraph 3(b) above and the Tenderer agreeing to the terms and conditions of this Tender Notice, the Vendor agrees to pay to the Tenderer HK\$10.00 upon receipt of written demand from such Tenderer.

鑑於投標者上文第3(b)段所述之承諾及投標者同意接受本招標公告的條文及條款，賣方同意在接獲投標者的書面要求時向投標者支付港幣10.00元。

- (4) (a) The Vendor may accept your offer by post, fax or email to the address / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will as soon as practicable return to you one duplicate of the PASP signed by the Vendor and dated not later than the Specified Date.

賣方可以透過郵寄、傳真或電郵至要約部份填上之地址／電郵地址或其他任何有效方法接受閣下要約。賣方接受後，將盡快向閣下交回經賣方簽署且日期為不後於指明日期之臨時合約一份。

- (b) The successful tenderer shall sign the Formal Agreement for Sale and Purchase within 5 working days after the date of the PASP and pay the further deposit by way of a cashier order made payable to the Vendor's solicitors issued by a bank licensed under Section 16 of the Banking Ordinance.

成功的投標者應在臨時合約的日期之後的五個工作天內簽訂正式合約，及以根據銀行業條例第 16 條的持牌銀行發出的抬頭給賣方律師的銀行本票支付加付訂金。

- (c) If the successful tenderer is a company, there shall not be any change in the directors and/or shareholders of the successful tenderer prior to the signing of the Formal Agreement for Sale and Purchase.

如成功的投標者是一間公司，在簽訂正式合約前，成功的投標者不可有任何董事及/或股東的變更。

- (5) The cashier order(s) submitted will be remained uncashed until the Vendor has decided to accept your offer to purchase the Property. If your offer is accepted by the Vendor, the cashier order(s) will be cashed and the amount will be treated as the initial deposit of the Property. If your offer is not accepted by the Vendor, you will be notified and the cashier order(s) will be uncashed and made available for your collection by prior appointment Provided That the Vendor shall be entitled to return the cashier order(s) to you at your risk by mailing the same by ordinary or registered post to your address specified in the Offer Section.

在賣方決定是否接受閣下要約前，閣下所提交之本票將不作兌現。倘賣方接受閣下要約，本票將作兌現，而金額將作為本物業的臨時訂金。倘賣方不接受閣下要約，閣下將獲通知，本票將不作兌現，且經預約閣下可領回本票，唯賣方亦可將本票以普通或掛號郵遞 郵寄至閣下於要約部份填上之地址（遺失風險由閣下承擔）。

- (6) (a) 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 Property. The Vendor has the absolute discretion in relation to the acceptance of any tender.

賣方並不承諾亦無責任閱覽、考慮或接受認購本物業最高出價之要約或任何要約。賣方擁有對於接受任何投標與否的絕對決定權。

- (b) The Vendor reserves the right at any time before acceptance of any tender to withdraw the Property or any part thereof from sale or to sell or dispose of the Property or any part thereof to any person at any time in any other manner.

賣方有權在接受任何投標前隨時撤回本物業或其任何部份的銷售，以及隨時向任何人以任何其他方

式出售或處置本物業或其任何部份。

- (7) You are advised to instruct your own solicitors to advise you on these terms and conditions and the terms and conditions of the forms of the documents enclosed herewith.
特此建議閣下就本文件之條款及條件和夾附於本文件之各文件之條款及條件向閣下律師尋求意見。
- (8) The tender of the specified residential properties will proceed in accordance with the Sales Arrangements irrespective of whether any Tropical Cyclone Warning Signal or any Rainstorm Warning Signal is in effect at any time on any date of sale.
即使於任何出售日期及任何時間內有任何熱帶氣旋警告信號或任何暴雨警告信號生效，指明住宅物業的招標會繼續按銷售安排進行。
- (9) You are required to fill in the following information in the enclosed PASP to be submitted with this document:
閣下需在其遞交及附於本文件之臨時合約填寫:-
- (a) details and address of the Purchaser;
買方的資料及地址；
 - (b) the purchase price of the Property offered by you; and
由閣下提出的本物業的售價；及
 - (c) the payment terms of the purchase price.
有關售價的付款方法。
- (10) The Vendor reserves the right to reject any tender submitted which is not in conformity with this document, the PASP, the enclosed documents or the terms and conditions as set out in this document as the Vendor shall in its absolute discretion think fit. Late tenders will not be accepted.
賣方有權在其絕對決定權認為合適的情況下，拒絕任何一份不符合本文件、臨時合約、附於本文件的其他文件的形式或載於本文件的條款及條件的標書。遲交的標書將不被接受。
- (11) The person who signs the Offer Section, the PASP and the documents mentioned in paragraph 1(b) above as tenderer shall be deemed to be acting as principal.
簽署要約部份、臨時合約及在上述第(1)(b)段提及之文件的人士應被視為主事人。
- (12) Time shall in all respects be of the essence.
就每一方面而言，時間為必要因素。
- (13) A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.
並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。
- (14) In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).
本文件條款中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。
- (15) For the purpose of this document, "working day" means a day that is not (a) a general holiday or a Saturday; or (b) a black rainstorm warning day or gale warning day as defined by Section 71(2) of the Interpretation and General

Clauses Ordinance (Cap.1, Laws of Hong Kong).

就本文件而言，「工作天」是指不是(a)公眾假期或星期六; 或(b)根據《釋義及通則條例》(香港法例第1章)第71(2)條定義的一個黑色暴雨警告日或烈風警告日的日子。

- (16) **The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.**

本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION

要約部份

To be completed and signed by the tenderer(s):

由投標者填妥及簽署：

I/We hereby submit the documents referred to paragraph (2) above to the Vendor, namely (please tick “✓”):
我/我們特此向賣方提交上文第（2）段所述之文件如下（請標上“✓”）：

- completed and signed “PASP” **(IN DUPLICATE)**
已填妥及簽署之臨時合約 **（一式兩份）**
- the signed Warning to Purchasers **(IN DUPLICATE)**
已簽署的「對買方的警告」 **（一式兩份）**
- the signed Personal Data Collection Statement **(IN DUPLICATE)**
已簽署的「收集個人資料聲明」 **（一式兩份）**
- the signed Declaration of Relationship with the Vendor **(IN DUPLICATE)**
已簽署的「與賣方關係的聲明」 **（一式兩份）**
- the signed Declaration Regarding Intermediary **(IN DUPLICATE)**
已簽署的「有關中介人的聲明」 **（一式兩份）**
- Acknowledgement Letter regarding Properties Viewing **(IN DUPLICATE)**
物業參觀確認函 **（一式兩份）**
- Vendor’s Information Form **(IN DUPLICATE)**
賣方資料表格 **（一式兩份）**
- one or more Hong Kong Dollar cashier order(s) issued by a bank duly licensed under Section 16 of the Banking Ordinance in the total amount of 5% of the purchase price offered and made payable to “IU, LAI & LI SOLICITORS & NOTARIES”
一張或多張按《銀行業條例》第 16 條的持牌銀行發出的金額合共等於出價的 5%、抬頭人為「姚黎李律師行」的港幣銀行本票
- copy(ies) of my/our Hong Kong Identity Card or Passport (if the tenderer concerned is a natural person)
我/我們的香港身份證或護照副本（若投標人為自然人）
- copy(ies) of (i) the certificate of incorporation, certificate of change of name (if any) and business registration certificate of each tenderer; (ii) Board Resolutions of each tenderer concerned authorizing the signing of the this document, the PASP and other documents, mentioned in the above in the manner as they are signed; (iii) a copy of the most recent Annual Return Form (Form NAR1) or the Incorporation Form (Company Limited by Shares) (Form NNC1) of each tenderer (if the tender concerned is a company)
(i) 每名投標人的公司註冊證書、公司更改名稱註冊證書（如有）及商業登記證明書副本；
(ii) 每名投標人的董事決議的副本授權簽署本文件、臨時合約及上述提及的其他文件根據授權形式簽署；及(iii) 每名投標人的最近期的週年申報表（表格 NAR1）或法團成立表格（股份有限公司）（表格 NNC1）的副本（若投標人為公司）

I/We hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.

我/我們特此確認我/我們同意上述條款並受上述條款約束（以賣方收到我/我們書面通知後向我/我們支付港幣 10 元為代價）。

Signature(s) 簽署

Name of tenderer(s) 投標人的姓名: _____

HKID/Passport Number(s) 香港身份證或護照號碼: _____

(If a tenderer is a company, please state (i) the company number and (ii) place of incorporation)
(若投標人為公司，請填上 (i) 公司號碼及 (ii) 公司成立地點)

(i) Company number 公司號碼: _____

(ii) Place of incorporation 公司成立地點: _____

Contact information of the tenderer(s) 投標人聯絡資料:

Address 地址: _____

Telephone number 電話號碼: _____

Fax number 傳真號碼: _____

Email address 電郵地址: _____

臨時買賣合約 (臨時合約)**PRELIMINARY AGREEMENT FOR SALE AND PURCHASE (“PASP”)**

賣方 Vendor : 領亞有限公司 New Advance Limited			
賣方律師: Vendor's solicitors	姚黎李律師行 IU, LAI & LI Solicitors & Notaries	香港金鐘夏慤道十八號海富中心一座二十二樓2201 室, 2201A室及2202室 Rooms 2201, 2201A & 2202, 22nd Floor, Tower I, Admiralty Centre, No.18 Harcourt Road, Hong Kong	電話號碼 Tel No.: 2810 8082
買方: Purchaser:	姓名Name:	香港身份證 / 護照 / 商業登記號碼 H.K.I.D. / Passport / B.R. No.:	電話號碼Tel. No.:
	地址Address:		
本物業: The Property:	發展項目名稱及地址: 南嶼嵩林- 大嶼山海沙徑7號		
	Name and Address of the Development: Mt. La Vie – No.7 Hoi Sha Path, Lantau Island		
	3號別墅 Villa 3		

Purchase price (HK\$) : 樓價 (港幣) :	
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Cashier order(s) representing the preliminary deposit (5% of the Purchase price) : 臨時訂金的銀行本票 (即樓價5%) :	
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Cashier Order(s): 銀行本票	Amount (HK\$) 金額 (港幣)	Bank 銀行	Cashier order no. 銀行本票編號

Cashier Order(s): 銀行本票	Amount (HK\$) 金額 (港幣)	Bank 銀行	Cashier order no. 銀行本票編號

Please tick (“✓”) the applicable Payment Term (請別選適用之付款方式)

<input type="checkbox"/> <i>Manner of payment 1</i> 支付辦法 1	
HK\$ 港幣_____元	5% of purchase price: shall be paid by the Purchaser upon signing of the Preliminary Agreement. The Agreement shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement. 樓價5%：於簽署臨時合約時支付，並於5個工作日內到指定律師樓簽署正式合約。
HK\$ 港幣_____元	5% of purchase price: shall be paid by the Purchaser within 5 working days after signing of the Preliminary Agreement. 樓價5%：於簽署臨時合約後5個工作日內支付。
HK\$ 港幣_____元	90% of purchase price: shall be paid by the Purchaser on or before 30 October 2026. 樓價90%：於2026年10月30日或之前支付。

本臨時買賣合約包括所有上列條款，下述的「條款及條件」，以及附表第一及二部(包括其任何附錄)。

This Preliminary Agreement for Sale and Purchase comprises all the foregoing provisions, the “Terms and Conditions” hereinafter mentioned as well as Part I and Part II (including any Appendix thereto) to the Schedule of this Preliminary Agreement.

條款及條件 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) (「該條例」) 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) (“the Ordinance”);
 - (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 the Ordinance;
 - (c) 下述第7 條及附表第一部(a)所指的項目的樓面面積，按照該條例第8(3)條計算；
the floor area of an item under Clause 7 below and Part I (a) of the Schedule is calculated in accordance with section 8(3) of the Ordinance;
 - (d) 下述第8條及附表第一部(b)所指的項目的面積，按照該條例附表2第2部計算；及
the area of an item under Clause 8 below and Part I (b) of the Schedule is calculated in accordance with Part 2 of Schedule 2 to the Ordinance; and
 - (e) 「辦公時間」指由上午10時起至同日下午4時30分為止的期間。
“office hours” means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day.
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. 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) 由買方於本臨時合約的簽署日期之後的第 5 個工作日或之前簽立；及
by the Purchaser on or before a date which is the fifth working day after the date on which this Preliminary Agreement is signed; and
 - (b) 由賣方於本臨時合約的簽署日期之後的第 8 個工作日或之前簽立。
by the Vendor on or before a date which is the eighth working day after the date on which this Preliminary Agreement is signed.
4. 本物業買賣須於2026年10月30日或之前的辦公時間內，在賣方律師的辦事處完成。本臨時合約的簽署日期為賣方接受要約的日期。
The sale and purchase of the Property shall be completed at the offices of the Vendor’s Solicitors during office hours on or before 30 October 2026. The date of this Preliminary Agreement is the date of the Acceptance of Offer by the Vendor.
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅 (如有的話)，由買方承擔。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
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.

7. 本物業的量度尺寸見附表第一部。
The measurements of the Property are set out in Part I of the Schedule hereto.
8. 本物業買賣所包括的裝置、裝修物料及設備見附表第二部(包括其任何附錄)。
The sale and purchase of the Property includes the fittings, finishes and appliances which are set out in Part II of the Schedule hereto (including any Appendix thereto).
9. 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.
10. 買方已確認收到第11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 11 and fully understands its contents.
11. 就第10條而言，「對買方的警告」內容如下——
For the purposes of clause 10, 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.
12. 買賣完成後，買方擁有本物業之空置管有權。
The Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property.
13. 凡本物業或第8條所列出的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在第4條所指的買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，儘快自費作出補救。本條的規定，並不削弱買方按普通法或其他法律可享有的任何其他權利或補救。
The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under clause 4, remedy any defects to the Property, or the fittings, finishes or appliances as set out in clause 8, caused otherwise than by the act or neglect of the Purchaser. The provisions of this clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.
14. 本物業之售價在本臨時合約的第一頁中列出。賣方保留權利修正該條款及該售價在計算方面之錯誤或遺漏。售價以及付款方式以正式合約為準。

The purchase price in respect of the Property is set out on page 1 of this Preliminary Agreement. The Vendor reserves the right to rectify any errors or omissions in the purchase price and payment terms and the calculation of the purchase price. The amount of the purchase price and the manner of payment shall be as stated in the Agreement.

15. 買方及賣方將各自支付有關準備、審批、完成、加蓋印花及註冊正式合約及轉讓契之律師費及一切雜費。假若買方選用賣方律師作為買方之代表律師同時處理其購買本物業的所有法律文件，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費，但印花稅、註冊費及其他雜費須由買方負責。
Each party shall pay its own solicitor's costs and expenses of and incidental to the preparation approval completion stamping and registration of the Agreement and the Assignment Provided that if the Purchaser appoints the Vendor's Solicitors to act for it in respect of all legal documentation in relation to the purchase of the Property, the Vendor agrees to bear the Purchaser's legal costs of the Agreement and the Assignment but the stamp duties, registration fees and other disbursements shall be borne by the Purchaser.
16. 有關預備大廈公契及管理協議(「該公契」)的費用及附於該公契之圖則之費用的適當分攤、本物業交易之業權契據及文件認證副本之費用、夾附於正式合約及轉讓契的所有圖則費、印花稅(包括但不限於根據《印花稅條例》(第117章)可予徵收的從價印花稅及附加印花稅)、註冊費及其他實際支出款項一概須由買方負責，並於成交日或之前支付(本臨時合約及正式合約需付的印花稅除外並須按第17條支付)。
The due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("the said Deed") and the plans to be attached to the said Deed, the costs for preparing certified copy of title deeds and documents, the fees for the plans to be annexed to the Agreement and the Assignment, the stamp duties (including without limitation to the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117)), registration fees, and other disbursements relating to the sale and purchase of the Property shall all be borne and paid by the Purchaser on or before completion except those stamp duties payable on this Preliminary Agreement and the Agreement which shall be paid in accordance with Clause 17 below.
17. 買方需於本臨時合約的簽署日期之後的五個工作日內攜帶其香港身份證或護照或(如買方為公司)商業登記證及本臨時合約的正本到上述賣方律師或買方自己聘用的律師(視情況而定)的辦事處辦理下列手續: (a) 簽署一份正式合約; (b) 根據本臨時合約第一頁所詳列的售價，於限期前支付應繳付之款項; 及 (c) 支付全部有關本臨時合約及正式合約應付的印花稅。
The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's Solicitors or the solicitors appointed by the Purchaser (as the case may be) bringing along his/her Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement, (b) make further payment in accordance with the manner as stated in page 1 of this Preliminary Agreement and (c) pay all stamp duty(ies) under this Preliminary Agreement and the Agreement.
18. 時間在任何方面均為本臨時合約的關鍵元素。
Time is in every respect of the essence of this Preliminary Agreement.
19. 買方如更改通訊地址或電話，應以書面通知賣方。
The Purchaser shall inform the Vendor in writing of any change in correspondence address or telephone number.
20. 就本臨時合約項下須支付的本物業售價的每一筆款項(臨時訂金及/或其部分除外)而言，買方須於該款項需被支付當日向賣方律師送達抬頭寫上賣方律師並由本港持牌銀行所發出之銀行本票。
In respect of each payment of the purchase price or any part of the purchase price required to be made under this Preliminary Agreement (except the preliminary deposit and/or part thereof), the Purchaser shall deliver to the Vendor's Solicitors on the date on which such payment is required to be made a cashier's order issued by a licensed bank in Hong Kong and in favour of the Vendor's Solicitors.
21. 本物業乃屬《印花稅條例》(第117章)第29A(1)條所註釋之住宅物業。
The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap.117).
22. 本臨時合約取代雙方過往所有之商議、申述、認知及協議。
This Preliminary Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereto.
23. 買方可聘用自己選擇的律師處理其購買本物業買賣的相關事宜，有關律師行之資料，買方可致電香港律師會查詢，電話：2846 0500，或瀏覽其網頁 www.hklawsoc.org.hk。
The Purchaser may instruct its own solicitor to act for it in its purchase of the Property. For details of the solicitors' firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at www.hklawsoc.org.hk.

24. 在買方有權取得本物業的管有權前，買方須 (a) 償還賣方已支付的所有發展項目公用地方或公用部分的水、電及煤氣按金(如有)及 (b) 繳付予發展項目的管理人或賣方一切根據該公契須付的管理費按金、特別基金、預繳款項及泥頭清理費。
Before the Purchaser is entitled to possession of the Property, the Purchaser shall (a) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas or common parts of the Development and (b) pay to the manager of the Development or the Vendor all the management fee deposits, special fund, advance payments and debris removal fee payable under the said Deed.
25. 如在簽署正式合約前，買方或其代表人將本臨時合約在土地註冊處註冊，而本臨時合約基於任何原因被終止，賣方可單方面簽署備忘錄並將該備忘錄於土地註冊處註冊以撤銷或取消本臨時合約的註冊，有關費用由買方支付。
Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on the Purchaser's behalf before the Agreement is executed and if this Preliminary Agreement is terminated for whatever reason, the Vendor may 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, at the cost of the Purchaser.
26. 買方在購買本物業時完全知悉本物業及本物業內的裝置，裝修物料及設備的實質狀況，並接受本物業及該等裝置，裝修物料及設備的現狀。
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.
27. 本臨時合約可於沒有得到任何非本臨時合約一方同意的情況下撤銷，而《合約（第三者權利）條例》（第623章）第6(1)條將不適用於本臨時合約。
This Preliminary Agreement may be rescinded by agreement of the parties hereto without the consent of any person who is not a party to this Preliminary Agreement and section 6(1) of the Contracts (Rights of Third Parties) Ordinance (Cap. 623) shall not apply to this Preliminary Agreement.
28. 本臨時合約之中英文版本如有任何抵觸，應以英文版本為準。
If there is any inconsistency between the English and Chinese versions of this Preliminary Agreement, the English Version shall prevail.
29. (a) 賣方聲明及保證，本物業之改建及加建工程（下稱「改建及加建工程」）已按照屋宇署於二零二三年四月二十八日批准之經修訂圖則（屋宇署檔案編號：2-3/9101/15/3）進行及完成。然而，就該等改建及加建工程而言，尚未發出BA14表格（完工證明書）（下稱「BA14表格」）。
The Vendor represents and warrants that the alteration and addition works to the Property (the "A&A Works") were carried out and completed in accordance with the amended plans approved by the Building Authority on 28 April 2023 (BD Ref. No. 2-3/9101/15/3). However, Form BA14 (Certificate of Completion of Works) in respect of the A&A Works ("Form BA14") has not been issued.
- (b) 賣方特此向買方承諾，其將并將促使（有關各方）：
The Vendor undertakes to the Purchaser that it shall and shall procure that:
- (i) 在成交後一個月內，改建及加建工程的認可人士須向屋宇署提交BA14表格；
within one month after Completion, the authorized person of the A&A Works shall have submitted the Form BA14 to the Building Authority;
- (ii) 在2026年10月31日或之前（或如時間較後，則無論如何不遲于2026年12月31日），屋宇署須已發出確認收到BA14表格及接受已完成工程的確認函。
on or before 31 October 2026 (or, if later, but in any event no later than 31 December 2026), the letter of acknowledgement of the Form BA14 and acceptance of the completed works shall have been issued by the Building Authority.
30. 買方特此向賣方承諾，其將并將促使（有關各方）：
The Purchaser undertakes to the Vendor that it shall, and shall procure that:
- (a) 在屋宇署發出確認已收到BA14表格并確認接受已完成工程之函件之前，不得對該物業的結構或屋宇裝備裝置作出任何改動或修改（但屋宇署要求者除外）；及
no alterations or amendments shall be made to the structure or building services installations of the Property (except where required by the Building Authority) prior to the issuance by the Building Authority of the letter acknowledging receipt of Form BA14 and confirming acceptance of the completed works; and
- (b) 在提交BA14表格後，買方須配合屋宇署對該物業進行檢查，并須按屋宇署要求進行有關的改動及修改工程。
the Purchaser shall facilitate the Building Authority's inspection of the Property following submission of the

Form BA14, and shall carry out such alteration and amendment works as may be required by the Building Authority.

31. (a) 賣方須促使在成交時，按有發展項目的售樓說明書所述標準，將該物業以空置交付形式交付予買方。
The Vendor shall procure that on Completion, vacant possession of the Property shall be delivered to the Purchaser according to the standard as described in the sales brochure in respect of the Development.
- (a) 倘若在成交時，該物業任何項目未符合上述第 (a) 款所述之交付標準，賣方特此向買方承諾，其須在成交後一個月內修正該等項目，使其符合有關標準。
Where as at Completion, any items in the Property have not met the required delivery standards as referred to in sub-clause (a) above, the Vendor undertakes to the Purchaser that it shall, remedy such items so as to meet the relevant standards within one month after Completion.

買方已細閱此臨時合約 (包括上列條款，「條款及條件」，以及附表第一及二部(包括其任何附錄)之規定)，並完全明白其內容。

The Purchaser has read and acknowledges his/her understanding of the foregoing provisions, the “Terms and Conditions” and the provisions set out under Part I and Part II (including any Appendix thereto) to the Schedule of this Preliminary Agreement.

買方簽署

For and on behalf of the Purchaser

賣方代表簽署

For and on behalf of the Vendor

附表Schedule

第一部Part I

本物業的量度尺寸如下——

The measurements of the Property are as follows—

- (a) 3號別墅的實用面積為 550.247 平方米 / 5,923 平方呎，其中:-
the saleable area of Villa 3 is 550.247 square metres / 5,923 square feet of which:-
5.775 平方米 / 62 平方呎為露台的樓面面積；
5.775 square metres / 62 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；
- square metres / - square feet is the floor area of the utility platform;
6.480 平方米 / 70 平方呎為陽台的樓面面積；及
6.480 square metres / 70 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 31.857 平方米 / 343 平方呎；
the area of the flat roof is 31.857 square metres / 343 square feet;
花園的面積為 100.159 平方米 / 1,078 平方呎；
the area of the garden is 100.159 square metres / 1,078 square feet;
停車位的面積為 12.5 平方米 / 135 平方呎；
the area of the parking space is 12.5 square metres / 135 square feet;
天台的面積為 167.616 平方米 / 1,804 平方呎；
the area of the roof is 167.616 square metres / 1,804 square feet;
梯屋的面積為 23.51 平方米 / 253 平方呎；
the area of the stairhood is 23.51 square metres / 253 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 152.846 平方米 / 1,645 平方呎。
the area of the yard is 152.846 square metres / 1,645 square feet.

第二部Part II

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

請參閱附錄 I Please refer to the Appendix I

接受要約

ACCEPTANCE OF OFFER

(此“接受要約”不屬於招標文件的一部份。)

(This “Acceptance of Offer” does not form part of the Tender Document.)

(只限於賣方同意接受要約後由賣方填寫)

(To be completed ONLY by the Vendor after the Vendor agreeing to accept the Offer)

接受要約 ACCEPTANCE OF OFFER

The above offer is accepted by the Vendor on the date stated below subject to the Tender Notice and the Conditions of Sale.

在受到招標公告和出售條款約束的前提下，上述要約在下述日期獲賣方接納。

For and on behalf of the Vendor

Authorised Signatory(ies)

獲授權之簽署人

日期 Date : _____

對買方的警告 – 買方請小心閱讀
Warning to Purchasers – Please Read Carefully

發展項目名稱及地址： 南嶼嵩林– 大嶼山海沙徑 7 號
Name and address of the Development : Mt. La Vie – No.7 Hoi Sha Path, Lantau Island

本物業： 3 號別墅
The Property: Villa 3

賣方Vendor: 領亞有限公司 New Advance Limited

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 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

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Signed by the Purchaser

日期Date :

收集個人資料聲明
Personal Data Collection Statement

發展項目名稱及地址： 南嶼嵩林- 大嶼山海沙徑 7 號
Name and address of the Development : Mt. La Vie – No.7 Hoi Sha Path, Lantau Island

本物業： 3號別墅
The Property: Villa 3

賣方Vendor: 領亞有限公司 New Advance Limited

買方Purchaser: _____

敬請閣下細閱下列各項須知，因其載有關於我們希望如何使用閣下的個人資料之重要資訊。

Please read the following notes carefully as they contain important information about how we would like to use your personal data.

賣方擬收集閣下的姓名、身份證號碼、通訊地址、電話號碼、電郵地址及傳真號碼(統稱「個人資料」)作下列用途：
The Vendor wishes to collect your name, identity card number, mailing address, telephone number, email address and fax number (collectively “**personal data**”) for the purposes of:

- (i) 供賣方處理與閣下購買發展項目的住宅單位有關的所有法律及其他必需的行政事宜並保障前述各方在發展項目中的權益(「強制性用途」)；及
dealing with all legal and other necessary administrative matters relating to your purchase of residential unit(s) in the Development by the Vendor protecting their interests in the Development (“**Obligatory Purposes**”); and
- (ii) 供賣方就在發展項目的投資機會向閣下作出銷售及直接促銷，包括但不限於向閣下作出在發展項目的住宅單位的直接促銷，以及進行促銷、銷售及統計分析(「自願性用途」)。
sales and direct marketing to you by the Vendor regarding investment opportunities in the Development, including but not limited to the direct marketing to you of the residential units in the Development and conducting marketing, sale and statistical analysis (“**Voluntary Purposes**”).

賣方需要閣下的個人資料作強制性用途。如果閣下不提供閣下的個人資料予賣方作此等用途，賣方將不能夠作出強制性用途，這可能對閣下購買在發展項目中的住宅單位或與此有關的行政事宜有不利影響。

Your personal data is required by the Vendor for the Obligatory Purposes. If you do not provide your personal data to the Vendor for these purposes, The Vendor will not be able to carry out the Obligatory Purposes which may adversely affect your purchase of residential unit(s) in the Development and/or administrative matters relating to the same.

自願性用途僅屬自願性質，如果閣下不希望賣方及/或項目管理人使用閣下的個人資料於發展項目中的投資機會(包括但不限於在發展項目的住宅單位)的直接促銷，或者促銷、銷售及統計分析，閣下並無責任同意閣下的個人資料被用作此等用途。

The Voluntary Purposes are only voluntary purposes and you are not obliged to consent to the use of your personal data for these purposes if you do not wish the Vendor and/or the Developer to use your personal data for direct marketing in relation to the investment opportunities in the Development including but not limited to the residential units in the Development, or marketing, sale and statistical analysis.

除非已獲得閣下有關於此等使用或提供的書面同意，賣方不得使用或提供閣下的個人資料作自願性用途。

The Vendor may not so use or provide your personal data for the Voluntary Purposes unless they received your written consent to the intended use and provision.

賣方將會採取所有切實可行的步驟，以保密閣下的個人資料，及 (i) 將會把閣下的個人資料提供及轉移予項目管理人作強制性用途，及 (ii) 如果閣下同意及提供書面同意，將會把閣下的個人資料提供及轉移予項目管理人，而前述各方繼而可使用閣下的個人資料作自願性用途。在沒有閣下同意下，賣方不會把閣下的個人資料轉移予任何其他人士。

The Vendor will take all practicable steps to keep your personal data confidential and (i) **will** provide and transfer your personal data to the Developer for the Obligatory Purposes, and (ii) **if you agree and provide your written consent**, will provide and transfer your personal data to the Developer who may then use your personal data for the Voluntary Purposes. The Vendor will not transfer your personal data to any other person without your consent.

閣下可隨時撤回閣下的同意並要求賣方及/或項目管理人停止使用閣下的個人資料作自願性用途，而賣方及/或項目管理人必須在不收費的情況下停止如此使用該等資料。

You may withdraw your consent and require the Vendor and/or the Developer at any time to cease using your personal data for the Voluntary Purposes and the Vendor and/or the Developer must so cease, without charge.

賣方將只在為落實強制性用途及(如果閣下同意)自願性用途所需的期間內，方會保存閣下的個人資料。如果閣下撤回閣下的同意及要求賣方停止如此使用閣下的個人資料，賣方將不會保留該等資料。在落實強制性用途及(如果閣下同意)自願性用途後、閣下撤回同意或者出現發生不再需要閣下的個人資料之其他情況時，賣方將會在根據法律再無責任保留閣下的個人資料之後，在切實可行的範圍內盡快銷毀該等資料。

The Vendor will keep your personal data only for so long as necessary to fulfill the Obligatory Purposes and, if you consent, the Voluntary Purposes. The Vendor will not retain your personal data if you withdraw your consent and request the Vendor to cease to do so. Upon fulfillment of the Obligatory Purposes and, if you consent, the Voluntary Purposes, and withdrawal of your consent or occurrence of other circumstances where your personal data is no longer required, the Vendor will destroy your personal data as soon as practicable after the Vendor are no longer obliged to retain such data by law.

閣下可隨時要求查閱及/或改正在賣方的紀錄中閣下的個人資料。如要行使此等權利，閣下可按以下地址與賣方聯絡，並在閣下的通訊註明「保密」字樣。

You may at any time request access to and/or correct your personal data in the Vendor's records. To exercise these rights, you may contact the Vendor at the addresses below by stating your communication as "Confidential".

如欲 (1) 要求 (i) 查閱資料或改正資料及/或 (ii) 索取有關賣方在個人資料方面的政策及實務的一般資料及 (2) 提出有關賣方處理個人資料的一般問題及投訴，應致函予以下人士：

If you would like to (1) request (i) access to data or correction of data and/or (ii) general information regarding the Vendor's policies and practices with respect to personal data and (2) raise general questions and complaints about the Vendor's handling of personal data, please address your communication to the following:

個人資料私隱主任

領亞有限公司

地址：香港金鐘道88號太古廣場一座601室(註明「保密」字樣)

Personal Data Privacy Officer

New Advance Limited

Address: Suite 601, One Pacific Place, 88 Queensway, Hong Kong (Marked "Confidential")

本人已閱讀本聲明並同意其條款。

I have read this Statement and agree to its terms.

- 本人在此空格加上剔(「✓」)號，即表示本人指示賣方不得使用本人的個人資料作上述自願性用途，包括把本人的個人資料轉移予項目管理人。(如果本人並不在此空格加上剔(「✓」)號，即表示本人明白，賣方將會使用本人的個人資料作其上述自願性用途並把本人的個人資料轉移予項目管理人作上述自願性用途。)
- By checking this box, I instruct the Vendor NOT to use my personal data for the Voluntary Purposes described above, including transfer of my personal data to the Developer. (If I do not check this box, I understand that the Vendor will use my personal data for its Voluntary Purposes described above and transfer my personal data to the Developer for the Voluntary Purposes described above.)

英文版本與中文版本如有任何抵觸，應以英文版本為準。

If there is any inconsistency between the English and Chinese version, the English version shall prevail.

買方簽署Signed by the Purchaser

日期Date :

To : “賣方”“the Vendor” : 領亞有限公司 New Advance Limited

From : “買方” the “Purchaser” : _____

敬啟者

Dear Sirs,

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

發展項目名稱及地址 : 南嶼嵩林- 大嶼山海沙徑 7 號

Name and address of the Development : Mt. La Vie – No.7 Hoi Sha Path, Lantau Island

本物業 : 3號別墅

The Property: Villa 3

(“本物業” the “Property”)

吾等/本人茲確認吾等/本人是 不是 :-

- (a) 賣方的董事，或該董事的父母、配偶或子女；
- (b) 賣方的經理；
- (c) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
- (d) 賣方的有聯繫法團或控權公司；
- (e) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (f) 上述有聯繫法團或控權公司的經理；

We/I hereby confirm that we/I [are/am] or [are not/am not]:-

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

賣方的控權公司 (holding company of the Vendor) 指 Alpha Advent Ventures Limited, 基博發展有限公司、遠洋地產 (香港) 有限公司、信洋國際有限公司、耀勝發展有限公司及 遠洋集團控股有限公司；

有聯繫法團 (associate corporation) 就某法團或指明團體而言指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；

附屬公司 (subsidiary) 指《公司條例》(第622章)所指的附屬公司；

經理 (manager) 具有《公司條例》(第622章)第2(1)條給予該詞的涵義；及

私人公司 (private company) 具有《公司條例》(第622章)第11條給予該詞的涵義。

holding company of the Vendor (賣方的控權公司) means Alpha Advent Ventures Limited, Ample Base Developments Limited, Sino-Ocean Land (Hong Kong) Limited, Faith Ocean International Limited, Shine Wind Development Limited and Sino-Ocean Group Holding Limited; associate corporation (有聯繫法團), in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;

subsidiary (附屬公司) means a subsidiary within the meaning of the Companies Ordinance (Cap. 622)

manager (經理) has the meaning given by section 2(1) of the Companies Ordinance (Cap.622); and

private company (私人公司) has the meaning given by section 11 of the Companies Ordinance (Cap.622).

吾等/本人謹此聲明上述提供資料正確及完整。

吾等/本人茲進一步承諾如吾等/本人在簽立本物業的正式買賣合約或之前就上述情況有任何改變，吾等/本人將以書面通知貴公司。

We/I declare that the above information is accurate and complete.

We/I hereby further undertake to notify you in writing on any change of the above information on or prior to our/my signing of the formal Agreement for Sale and Purchase.

如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

買方簽署 Signed by the Purchaser

日期 Date :

關於中介人的聲明
Declaration Regarding Intermediary

發展項目名稱及地址： 南嶼嵩林- 大嶼山海沙徑 7 號
Name and address of the Development : Mt. La Vie – No.7 Hoi Sha Path, Lantau Island

本物業：3號別墅
The Property: Villa 3

賣方Vendor: 領亞有限公司 New Advance Limited

買方Purchaser: _____

地產代理公司名稱 Estate Agency Company Name: _____

地產代理姓名Name of Estate Agent: _____

地產代理牌照號碼 EAA Licence No.: _____

買方及中介人謹此確認及聲明如下：

The Purchaser and the Intermediary hereby confirm and declare as follows:-

1. 買方是經由中介人介紹到賣方的售樓處簽署購買本物業的臨時買賣合約。
The Purchaser is introduced by the Intermediary to the Vendor's sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
2. 中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary.
3. 除樓價、更改買賣合約及提供資料、文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人之名義在買方購買本物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報
The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending Agreement for Sale and Purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
4. 買方與中介人之任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約進行。
The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
5. 如本文件之中英文文本有任何歧義，一切以英文文本為準。
In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.

買方簽署
Signed by the Purchaser

中介人簽署
Signed by the Intermediary

日期Date :

日期Date :

物業參觀確認函

Acknowledgement Letter regarding Properties Viewing

發展項目名稱及地址： 南嶼嵩林- 大嶼山海沙徑 7 號
Name and address of the Development : Mt. La Vie – No.7 Hoi Sha Path, Lantau Island
本物業：3 號別墅
The Property: Villa 3

(“該物業” the “Property”)

賣方 Vendor : 領亞有限公司 New Advance Limited

買方 Purchaser :

本人 / 我們即下述簽署人，在簽署該物業之臨時買賣合約之前，謹此確認以下事項：

I/We, the undersigned, hereby confirm below prior to my/our signing of the preliminary agreement for sale and purchase of the Property:

- 本人/我們確認於簽署該物業之臨時買賣合約前，賣方已開放該物業供本人 / 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,
- 且本人 / 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

- 但經充份考慮後本人/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.

- 本人 / 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 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 :

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

或 OR

- 但經充份考慮後本人 / 我們自主選擇決定於簽署該物業之臨時買賣合約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.

- 本人 / 我們現確認、知悉及同意由於開放該物業或發展項目中與該物業相若的住宅物業予本人 / 我們參觀均並非合理地切實可行，賣方無須在出售該物業予本人 / 我們之前開放該物業或發展項目中與該物業相若的住宅物業供本人 / 我們參觀。

I/We hereby confirm, acknowledge and agree that since it is not reasonably practicable for the Property or a comparable residential property in the Development to be viewed by me/us, the Vendor is not required to make the Property or a comparable residential property in the Development available for viewing by me/us before the Property is sold to me/us.

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.

買方簽署 Signed by the Purchaser

Date 日期：

賣方資料表格
Vendor's Information Form

發展項目名稱及地址： 南嶼嵩林- 大嶼山海沙徑 7 號
Name and address of the Development : Mt. La Vie – No.7 Hoi Sha Path, Lantau Island
本物業：3 號別墅
The Property: Villa 3

(“該物業” the “Property”)

賣方 Vendor : 領亞有限公司 New Advance Limited

買方 Purchaser :

- (a) 須就該物業支付的管理費用的款額：3 號別墅每月港幣 HK\$ 45,765 (見註 1)。
The amount of the management fee that is payable for the Property: Villa 3 : HK\$ 45,765 per month (See note 1).
- (b) 須就該物業繳付的地稅 (如有的話) 的款額：3 號別墅每季港幣 HK\$ 16,065
The amount of the Government rent (if any) that is payable for the Property: Villa 3 : HK\$ 16,065 per quarter
- (c) 業主立案法團 (如有的話) 的名稱：沒有
The name of the owners' incorporation (if any): Nil
- (d) 發展項目的管理人的姓名或名稱：仲量聯行物業管理有限公司
The name of the manager of the Development: Jones Lang LaSalle Management Services Limited
- (e) 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
- (f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部份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
- (g) 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

註 1： 此金額僅屬預計金額，可能改變。

Note 1: This is an estimate only and is subject to change.

印製日期 Date of Printing : 2026/6/13

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

買方簽署 Signed by the Purchaser

日期 Date :

APPENDIX I

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes				
Item	Description			
(a) External wall	<u>Type of finishes</u> Stone cladding, aluminium cladding, wood composite cladding, aluminium louver, glass balustrade, metal architectural feature and external paint			
(b) Window	<u>Material of frame</u> Fluorocarbon coated aluminium			
	<u>Material of glass</u> Insulated Glass Unit (IGU) with Low-E and obscure tempered glass			
(c) Planter	<u>Type of finishes</u> Stone and external paint			
(d) Verandah or balcony	Type of finishes	Balcony		
		Floor	Tile	
		Wall	Balcony Location	Wall Finishes
			Balcony of Bedroom 2 on 1/F	Stone cladding and external paint
			Balcony of Master Bedroom on 1/F	Wood Composite cladding and external paint
		Ceiling	Cement Board with external paint (applicable to covered balconies and covered part of balconies only)	
		Verandah		
		Floor	Verandah location	Floor finishes
			Verandah of Bedroom 3 on 1/F	Tile
		Wall	Verandah location	Wall Finishes
			Verandah of Bedroom 3 on 1/F	Aluminium cladding and external paint
		Ceiling	Cement Board with external paint	
	Whether it is covered	Balcony	All balconies are covered, except the followings: Balcony of Master Bedroom on 1/F of Villa 3	
	Verandah	Covered		

2. Interior Finishes	
Item	Description
(a)	Type of wall, floor and ceiling finishes

Lobby	Location	Wall	Floor	Ceiling
	Lift lobby of Villa 3 on L/G	Natural stone, timber veneer and metal on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished in emulsion paint and timber veneer
	Lift lobby of Villa 3 on G/F	Natural stone, timber veneer, and special paint on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished in emulsion paint and timber veneer
	Lift lobby of Villa 3 on 1/F	Natural stone and timber veneer on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished in emulsion paint
	Entrance lobby of Villa 3 on G/F	Natural stone and timber veneer on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished in emulsion paint
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom			
	Location	Wall	Ceiling	
	Living Room	Natural stone, timber veneer and special paint on exposed surface in Living Room of Villa 3 Natural stone, timber veneer and metal on exposed surface in Upper Living Room of Villa 3	Gypsum board false ceiling finished in emulsion paint and timber veneer in Villa 3	
	Dining Room	Natural stone, timber veneer, metal and emulsion paint on exposed surface in Villa 3	Gypsum board false ceiling finished in emulsion paint in Villa 3	
Bedroom	Natural stone, timber veneer and emulsion paint in Master Bedroom of Villa 3. Timber veneer and special paint in Bedroom 2 of Villa 3; Natural stone, timber veneer and leather finish in Bedroom 3 of Villa	Gypsum board false ceiling finished in emulsion paint and timber veneer in Master Bedroom and Bedroom 2 of Villa 3 Gypsum board false ceiling finished in emulsion paint in		

		3;	Bedroom 3 of Villa 3	
(c) Internal floor	Material of floor and skirting for living room, dining room and bedroom			
	Location	Floor	Skirting	
	Living Room	Natural stone on exposed surface in Living Room Engineered timber flooring on exposed surface in Upper Living Room	No skirting is provided	
	Dining Room	Natural stone on exposed surface	No skirting is provided	
	Bedroom	Engineered timber flooring on exposed surface and natural stone border with metal trim along the edge of floor adjoining balcony in Master Bedroom and Bedroom 3 Engineered timber flooring on exposed surface and natural stone border with metal trim along the edge of floor adjoining verandah in Bedroom 2	No skirting is provided	
(d) Bedroom	(i) Type of wall, floor and ceiling finishes			
	Wall	Floor	Ceiling	
	Natural stone on exposed surface in Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4 Tile on exposed surface in Bathroom 1 & Bathroom 5	Natural stone on exposed surface in Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4 Tile on exposed surface in Bathroom 1 & Bathroom 5	Timber ceiling in Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4 Gypsum board false ceiling finished in emulsion paint in Bathroom 1 & Bathroom 5	
	(ii) Whether the wall finishes run up to the ceiling: Villa 3: Wall finishes up to false ceiling			
(e) Kitchen:	(i) Type of wall, floor, ceiling and cooking bench finishes			
	Wall	Floor	Ceiling	Cooking Bench
	Natural stone and metal on exposed surface	Natural stone on exposed surface	Gypsum board false ceiling finished in emulsion paint	Metal
	(ii) Whether the wall finishes run up to the ceiling: Villa 3: Wall finishes up to false ceiling.			

3.	Interior Fittings			
Item	Description			
(a) Doors	Entrance	Metal swing door	Timber veneer	Lockset with handle
	Garden	Aluminium framed glass folding door	Fluorocarbon coated aluminium frame	Folding door track set, lockset and handle
	Filtration Plant Room	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Store Room	Solid core fire rated timber swing door	Plastic laminate	Lockset with handle and door closer
	Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4	Solid core timber swing door	Timber veneer	Lockset with handle and door closer
	Bath 1 & Bath 5	Aluminium framed folding door	Powder coated aluminium frame	Folding door track set, lockset and handle
	Kitchen	Metal framed glass sliding door	Stainless steel	Electrical sliding door track set with handle
	Master Bedroom, Bedroom 2 & Bedroom 3	Solid core timber swing door	Timber veneer	Lockset with handle and door closer
	Corridor	Solid core timber swing door	Timber veneer	Handle and door closer
	Tea Room	Solid core timber swing door	Timber veneer	Lockset with handle and door closer
	Family Room	Solid core timber swing door	Timber veneer	Lockset with handle and door closer
	Wine Cellar	Metal framed glass swing door	Stainless steel	Lockset with handle and door closer
	Flat Roof	Kitchen: Aluminium framed glass swing door	Fluorocarbon coated aluminium frame	Lockset and handle
		Living Room: Aluminium framed glass swing door	Fluorocarbon coated aluminium frame	Lockset and handle
Dining Room: Aluminium framed		Fluorocarbon coated aluminium frame	Sliding door track set, lockset and	

		glass sliding door		handle
Balcony	Master Bedroom:	Aluminium framed glass sliding door	Fluorocarbon coated aluminium frame	Sliding door track set, lockset and handle
	Bedroom 2:	Aluminium framed glass swing door	Fluorocarbon coated aluminium frame	Lockset with handle
Verandah		Aluminium framed glass sliding door	Fluorocarbon coated aluminium frame	Sliding door track set, lockset and handle
Yard	Tea Room:	Aluminium framed glass sliding door	Fluorocarbon coated aluminium frame	Sliding door track set, lockset and handle
Roof		Aluminium framed glass swing door	Fluorocarbon coated aluminium frame	Lockset and handle
Flushing Water Tank Room		Timber swing door	Timber Veneer	Lockset
Covered Yard		Metal swing door	Timber veneer	Lockset with handle
Toilet		Solid core timber swing door	Timber veneer	Lockset with handle
Dining Room		Metal framed glass sliding door	Stainless steel	Electrical sliding door track set with handle
b. Bathroom	i) Fittings and equipment			
	Counter top	Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4 of Villa 3: Natural stone Bathroom 1 & 5 of Villa 3: Not provided		
	Cabinet	Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4 of Villa 3: Stone vanity counter and timber mirror cabinet Bathroom 1 & 5 of Villa 3: Not provided		
	Water closet	Villa 3: Vitreous China		
	Wash basin	Bathroom 1, Bathroom 2, Bathroom3, Bathroom 4 & Bathroom 5 of Villa 3: Vitreous China Master Bathroom of Villa 3: Natural Stone		
	Toilet paper holder	Villa 3: Chrome plated		
	Hanging hook	Master Bathroom, Bathroom 2, Bathroom 3 & Bathroom 4 of Villa 3: Chrome plated Bathroom 1 & Bathroom 5 of Villa 3: Not provided		
	Mixer	Chrome plated		
	(ii) Type and material of water supply system: see "Water Supply" below for type and			

	material of water supply system	
	(iii) Type and material of bathing facilities	
	Shower	Villa 3: Chrome plated
	Bathtub	Master Bathroom of Villa 3: Reconstituted Stone Bathroom1, Bathroom 2, Bathroom 3, Bathroom 4 & Bathroom 5 of Villa 3: Not provided
	Shower cubicle	Master Bathroom, Bathroom 2, Bathroom3 & Bathroom 4 of Villa 3: Tempered clear glass Bathroom 1&5 of Villa 3: Tempered frosted glass
	(iv) Size of bath tub (if applicable): Master Bathroom of Villa 3: 1680mm(L) x 800mm(W) x 500mm (H)	
(c) Kitchen	(i) Material of sink unit	Stainless steel
	(ii) Material of water supply system	See “Water Supply” below for material of water supply system
	(iii) Material and finishes of Kitchen cabinet	Villa 3: Timber kitchen cabinet finished with timber veneer and metal
	(iv) Type of all other fittings and equipment	Chrome plated mixer For other fittings and equipment, please refer to Appliance Schedule
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Villa 3 Master Bedroom – Fitted with timber wardrobe, stone dressing table and timber bed frame Bedroom 2 of Villa 3 – Fitted with timber wardrobe and timber bed frame Bedroom 3 of Villa 3 – Fitted with timber wardrobe, stone dressing table and timber bed frame
(e)Telephone	Connection points are provided	
(f) Electrical installations	(i) Electrical fittings (including safety devices)	Three-phase electricity supply with miniature circuit breaker distribution board is provided
	(ii) Whether conduits are concealed or exposed	Partly concealed and partly exposed
(g) Gas supply	Type	Liquefied petroleum gas (LPG)
	System	Liquefied petroleum gas system
(h) Washing machine connection	Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided

point		
(i) Water supply	(i) Material of water pipes	Copper pipes for hot and cold water supply PVC pipes are used for flushing water supply
	(ii) Whether water pipes are concealed or exposed	Partly concealed and partly exposed
	(iii) Whether hot water is available	Hot water provided to Kitchen, Master Bathroom, Toilets and Bathrooms

4. Appliances Schedule

Location	Appliance
Living Room/ Dining Room Upper Living Room Master Bedroom Bedroom 2 Bedroom 3 Corridor (Bedroom 3) Foyer/ Hall Master Bath Bath 2 Bath 3 Bath 4 Toilet Family Room Walk-in Closet Store Room Kitchen Tea Room Roof	VRV Air-conditioner VRV
Kitchen	Wok Burner
Kitchen	4 Burners
Kitchen	Exhaust Hood
Kitchen	Fridge
Kitchen	Dishwasher
Kitchen	Combi Steamer
Kitchen	Combi Microwave Oven
Kitchen	2-in-1 Washer Dryer
Kitchen	Warming Drawer
Kitchen	Oven
Kitchen	Induction Hob
Kitchen	Telescopic Hood
Dining Room	Fridge-freezer
Dining Room	Coffee Machine
Dining Room	Telescopic Hood
Family Room	Fridge-freezer
Family Room	Coffee Machine
Family Room	Combi Microwave Oven
Family Room	Cigar Cabinet
Family Room	Glass Chiller
Walk-in Closet	Washer
Walk-in Closet	Dryer

Bath 5	Washer
Roof	Barbecue Grill
Toilet & Bath	21kW Electric Water Heater
Toilet & Bath	6kW Electric Water Heater
Kitchen	6kW Electric Water Heater
Kitchen Master Bath Bath 1 Bath 2 Bath 3 Bath 4 Bath 5 Dining Room Toilet Family Room Filtration Plant Room	Exhaust Fan
Carport Bath 4 Hall (Ground Floor) Bedroom 4 Living Room	Air Conditioner
Upper Living Room Living Room Dining Room Family Room Master Bedroom	Motion Sensor
Upper Living Room Hall Master Bedroom Bedroom 3 Master Bedroom Bedroom 2 Store 2	Panic Button
Foyer Hall Study Bedroom 2 Roof	Door Contact
Entrance	Visitor Panel
Foyer & Maid Room	Security Monitoring System
Hall	Video Door Phone System
Lifts	1 no. of lift (Hitachi, model no. LCA-630-C060) in Villa 3 serving LG/F, G/F and 1/F in that Villa

附錄 I

裝置、裝修物料及設備

1. 外部裝修物料						
細項		描述				
(a)	外牆	裝修物料的類型	石材飾板、鋁質飾板、木塑複合飾板、鋁百葉、玻璃欄河、金屬建築裝飾及外牆漆			
(b)	窗	框的用料	氟化塗層鋁質			
		玻璃的用料	雙層中空低輻射鍍膜玻璃及磨砂強化玻璃			
(c)	花槽	裝修物料的類型	石材及外牆漆			
(d)	陽台或露台	裝修物料的類型	露台			
		地板	瓷磚			
		牆壁	別墅	露台位置	牆壁裝修物料	
			3號別墅	1樓睡房2露台	石材飾板及外牆漆	
				1樓主人睡房露台	木塑複合飾板及外牆漆	
		天花	水泥板髹外牆漆（只適用於有蓋露台和露台有蓋部分）			
		陽台				
		地板	別墅	陽台位置	地板裝修物料	
			3號別墅	1樓睡房3陽台	瓷磚	
		牆壁	別墅	陽台位置	牆壁裝修物料	
			3號別墅	1樓睡房3陽台	鋁質飾板及外牆漆	
		是否有蓋	露台	除以下露台外，其他全部是有蓋露台： 3號別墅1樓主人睡房露台		
			陽台	有蓋		

2. 室內裝修物料					
細項		描述			
(a)	大堂	牆壁、地板、天花板的裝修物料的類型			
		位置	牆壁	地板	天花板
		地下低層電梯大堂	外露部份鋪砌天然石材、木飾面及金屬	外露部份鋪砌天然石材	石膏板假天花髹乳膠漆及木飾面

		地下電梯大堂	外露部份鋪砌天然石材、木飾面及特色膠漆	外露部份鋪砌天然石材	石膏板假天花髹乳膠漆及木飾面
		1樓電梯大堂	外露部份鋪砌天然石材及木飾面	外露部份鋪砌天然石材	石膏板假天花髹乳膠漆
		地下入口大堂	外露部份鋪砌天然石材及木飾面	外露部份鋪砌天然石材	石膏板假天花髹乳膠漆
(b)	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			
		位置	牆壁	天花板	
		客廳	3號別墅客廳外露部份鋪砌天然石材、木飾面及特色漆 3號別墅上層客廳外露部份鋪砌天然石材、木飾面及金屬	3號別墅裝設石膏板假天花髹乳膠漆及木飾面	
		飯廳	3號別墅外露部份鋪砌天然石材、木飾面及金屬及特色漆	3號別墅裝設石膏板假天花髹乳膠漆	
		睡房	3號別墅主人睡房外露部份鋪砌天然石材、木飾面及乳膠漆 3號別墅睡房2外露部份鋪砌木飾面及特色漆 3號別墅睡房3外露部份鋪砌天然石材、木飾面及皮飾面	3號別墅主人睡房及睡房2裝設石膏板假天花髹乳膠漆及木飾面 3號別墅睡房3裝設石膏板假天花髹乳膠漆	
(c)	內部地板	客廳、飯廳及睡房的地板及牆腳線的用料			
		位置	地板	牆腳線	
		3號別墅客廳	客廳外露部份鋪砌天然石材 上層客廳外露部份鋪砌複合木地板	沒有提供	
		3號別墅飯廳	外露部份鋪砌天然石材	沒有提供	
		3號別墅睡房	主人睡房及睡房3外露部份鋪砌複合木地板，通往露台門之內部地板圍邊部分鋪砌天然石材及金屬飾邊 睡房2外露部份鋪砌複合木地板，通往陽台門之內部地板圍邊部分鋪砌天然石材及金屬飾邊	沒有提供	

(d)	浴室	(i) 牆壁、地板及天花板的裝修物料的類型			
		牆壁	地板	天花板	
		主人浴室、浴室2、浴室3及浴室4外露部份鋪砌天然石	主人浴室、浴室2、浴室3及浴室4外露部份鋪砌天然石	主人浴室、浴室2、浴室3及浴室4裝設木飾面假天花	
		浴室1及浴室5外露部份鋪砌瓷磚	浴室1及浴室5外露部份鋪砌瓷磚	浴室1及浴室5裝設石膏板假天花髹乳膠漆	
		(ii) 牆壁的裝修物料是否鋪至天花板： 裝修物料鋪至假天花			
(e)	廚房	(i) 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
		外露部分鋪砌天然石	外露部份鋪砌天然石	裝設石膏板假天花髹乳膠漆	金屬
		(ii) 牆壁的裝修物料是否鋪至天花板： 裝修物料鋪至假天花			

3. 室內裝修			
(a) 門			
位置	用料	裝修物料	配件
大門	金屬掩門	木皮飾面	配置門鎖及把手
花園	鋁框玻璃摺門	氟化碳噴塗層鋁框	配置摺門軌道、門鎖及把手
濾水機房	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
儲物房	實心防火木掩門	膠板飾面	配置門鎖、把手及氣鼓
主人浴室、浴室2、浴室3及浴室4	實心木掩門	木皮飾面	配置門鎖、把手及氣鼓
浴室1及浴室5	鋁框玻璃摺門	噴塗層鋁框	配置摺門軌道、門鎖及把手
廚房	金屬框玻璃趟門	不銹鋼	配置電控趟軌及把手
主人睡房、睡房2及睡房3	實心木掩門	木皮飾面	配置門鎖、把手及氣鼓
走廊	實心木掩門	木皮飾面	配置把手及氣鼓

茶房	實心木掩門	木皮飾面	配置門鎖、把手及氣鼓
家庭房	實心木掩門	木皮飾面	配置門鎖、把手及氣鼓
酒窖	金屬框玻璃掩門	不銹鋼	配置門鎖、把手及氣鼓
平台	廚房： 鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	客廳： 鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
	飯廳： 鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
露台	主人睡房： 鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
	睡房2： 鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
陽台	鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
庭院	茶房： 鋁框玻璃趟門	氟化碳噴塗層鋁框	配置趟門軌道、門鎖及把手
天台	鋁框玻璃掩門	氟化碳噴塗層鋁框	配置門鎖及把手
沖廁水缸泵房	木掩門	木皮飾面	配置門鎖
有蓋庭院	金屬掩門	木皮飾面	配置門鎖及把手
洗手間	實心木掩門	木皮飾面	配置門鎖及把手
飯廳	金屬框玻璃趟門	不銹鋼	配置電控趟軌及把手
(b) 浴室			
(i) 裝置及設備	櫃檯面	3號別墅主人浴室, 浴室2、浴室3及浴室4：天然石 3號別墅浴室1及浴室5：沒有提供	
	櫃	3號別墅主人浴室, 浴室2、浴室3及浴室4：石面盆櫃及木鏡櫃 3號別墅浴室1及浴室5：沒有提供	
	坐廁	3號別墅：搪瓷	
	洗手盆	3號別墅浴室1、浴室2、浴室3、浴室4及浴室5：搪瓷 3號別墅主人浴室：天然石	
	廁紙架	3號別墅：鍍鉻	
	衣鈎	3號別墅主人浴室、浴室2、浴室3及浴室4：鍍鉻 3號別墅浴室1及浴室5：沒有提供	
	水龍頭	3號別墅：鍍鉻	
(ii) 供水系統的類型及用料見下文「供水」一欄			
(iii) 沐浴設施	花灑	3號別墅：鍍鉻	
	浴缸		

		3號別墅主人浴室：人造石 3號別墅浴室1、浴室2、浴室3、浴室4及浴室5：沒有提供
	淋浴間	3號別墅主人浴室、浴室2、浴室3及浴室4：強化清玻璃 3號別墅浴室1及5：強化磨沙玻璃
(iv) 浴缸大小 (如適用)：	3號別墅主人浴室：1680毫米(長) x 800毫米(闊) x 500毫米(高)	
(c) 廚房		
(i) 洗滌盆用料	不銹鋼	
(ii) 供水系統的用料	供水系統的類型及用料見下文「供水」欄	
(iii) 廚櫃的用料及裝修物料	木廚櫃配金屬及木皮飾面	
(iv) 所有其他裝置及設備的類型	鍍鉻水龍頭 其他裝置及設備見設備說明表	
(d) 睡房		
裝置的類型及用料 (包括嵌入式衣櫃)	主人睡房配置木衣櫃、石梳妝台及木床架 睡房2配置木衣櫃及木床架 睡房3配置木衣櫃、石梳妝台及木床架	
(e) 電話	提供接駁點	
(f) 電力裝置	(i) 供電附件(包括安全裝置) 3號別墅提供三相電力配電箱並裝置有微型斷路器 (ii) 導管是隱藏或外露：部分隱藏及部分外露	
(g) 氣體供應	液化石油氣 系統：液化石油氣系統	
(h) 洗衣機接駁點	設計提供設計為直徑22毫米的供水位，及設計為直徑40毫米的去水位	
(i) 供水	(i) 水管的用料：冷熱水均採用銅喉管 沖廁水採用膠喉管 (ii) 水管是隱藏或外露部分隱藏及部分外露 (iii) 有否熱水供應：廚房、主人浴室、洗手間及浴室有熱水供應	

4. 設備說明表

位置	設備
客廳 / 飯廳 上層客廳 主人睡房 睡房 2 通道 (睡房 3) 門廳 主人浴室 浴室 2 浴室 3 浴室 4 洗手間 家庭廳 衣帽間 儲藏室 廚房 茶室 天台	冷氣機
廚房	單頭明火煮食爐
廚房	四爐頭明火煮食爐
廚房	抽油煙機
廚房	雪櫃
廚房	洗碗碟機
廚房	蒸焗爐
廚房	微波焗爐
廚房	二合一洗衣乾衣機
廚房	暖碟機
廚房	焗爐
廚房	電磁爐
廚房	抽油煙機
飯廳	冰箱
飯廳	咖啡機
飯廳	抽油煙機
家庭廳	冰箱
家庭廳	咖啡機
家庭廳	微波焗爐
家庭廳	雪茄櫃
家庭廳	酒杯冷凍機
衣帽間	洗衣機
衣帽間	乾衣機
浴室 5	洗衣機
天台	燒烤爐
洗手間和浴室	21kW 電熱水爐
洗手間和浴室	6kW 電熱水爐

廚房	6kW電熱水爐
廚房 主人浴室 浴室1 浴室2 浴室3 浴室4 浴室5 飯廳 洗手間 家庭廳 濾水機房	抽氣扇
車庫 浴室4 門廳(地下) 睡房4 客廳	冷氣機
上層客廳 客廳 飯廳 家庭廳 主人睡房	動態感應器
上層客廳 門廳 主人睡房 睡房3 主人睡房 睡房2 儲物房2	緊急按鈕
前廳 門廳 書房 睡房2 天台	門觸器
大門	訪客對講機
前廳和工人房	安防監控系統
門廳	視像對講系統
升降機	升降機“日立”(產品型號LCA-630-C060)提供於3號服務於地下低層、地下及一樓 (3號別墅)