

DEEP WATER PAVILIA II
(Phase 5B of THE
SOUTHSIDE)

激晨 II (港島南岸第 5B
期)

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

編號 Serial No.: 200
日期 Date 12/09/2025

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". 賣方及買方於此同意根據以下條款及條件及「附帶條款及條件」出售及購買下述之物業。

Vendor 賣方:

Sales Agent for Vendor 賣方銷售代理人:

MTR Corporation Limited 香港鐵路有限公司
New World Real Estate Agency Limited 新世界地產代理有限公司

Vendor's solicitors and Address 賣方律師	SLAUGHTER AND MAY 司力達律師樓 47/F, JARDINE HOUSE, ONE CONNAUGHT PLACE, CENTRAL, HONG KONG 香港 中環康樂廣場1號怡和大廈47樓	Tel.No. 電話號碼	+852 2521 0551
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Purchaser
買方

Purchaser's Name(s)
買方姓名

GET NICE (SILVER BASE) WINES LIMITED

I.D./ Passport/ B.R. No.

身份證/ 護照/ 商業登記號碼
75326059

Directors' names (for corporate purchasers only)
董事姓名 (只適用於公司買方)
HUNG HON MAN

I.D./ Passport/ B.R. No.
身份證/ 護照/ 商業登記號碼
D079349(4)

Purchaser's
Correspondence/
Registered Office
Address
買方通訊 / 註冊
辦事處地址

G/F-3/F, COSCO TOWER,
GRAND MILLENNIUM PLAZA,
183 QUEEN' S ROAD CENTRAL, HK

Tel. No 電話號碼
(852) 93811916

#If the purchaser is a company incorporated outside Hong Kong, the purchaser must provide a correspondence address in Hong Kong and a natural person resident in Hong Kong as contact with a valid Hong Kong telephone number.
如果買方是一間在香港以外地方成立的公司，買方必須提供在香港的通訊地址和居於香港並持有有效的香港電話號碼的自然人作為聯絡人。

Name and Location of the Phase of the Development 發展項目期數名稱及位置*:

Phase 5B of THE SOUTHSIDE known as DEEP WATER PAVILIA II ("the Phase") ^
THE SOUTHSIDE ("the Development")
港島南岸第 5B 期稱為「激晨 II」(「期數」)^
港島南岸(「發展項目」)

11 Heung Yip Road 香葉道 11 號*

^ The residential portion of the Phase comprises Tower 2. 期數的住宅部分包括第 2 座。* Subject to confirmation upon completion of the Phase. 有待期數落成時確認。

Property 本物業	Residential Property 本住宅物業	2	Tower 座	10	Floor 樓	G (Botania Residence)	Unit 單位
	Car Parking Space(s) 本停車位	3 rd Floor 3 樓	Car Parking Space(s) No(s). 停車位號碼				

Payment Plan
付款計劃

A1

The Purchase Price of the Property is HK\$ [10, 740, 000] 元, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Terms of Payment")
 本物業的售價為 港幣 [10, 740, 000] 元

，並須由買方按以下方式付予賣方（「支付條款」）——

Preliminary Deposit in the sum of 為數	HK\$ 港幣	537, 000	元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement. (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付。
Further Deposit 加付訂金	HK\$ 港幣	---	元	payable on or before 於 --- 日或之前繳付 or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. 或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的十四日內繳付，以較早者為準。
	HK\$ 港幣	---	元	payable on or before 於 --- 日或之前繳付 or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. 或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的十四日內繳付，以較早者為準。
	HK\$ 港幣	---	元	payable on or before 於 --- 日或之前繳付 or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. 或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的十四日內繳付，以較早者為準。
Balance of Purchase Price 售價餘款	HK\$ 港幣	10, 203, 000	元	payable on or before 於 10/01/2026 日或之前繳付 or within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier. 或於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的十四日內繳付，以較早者為準。
	HK\$ 港幣	---	元	payable within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser. 於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的十四日內繳付。

Received from the Purchaser the sum of HK\$ 茲收到買方港幣	537, 000	元	being the Preliminary Deposit payable upon signing of this Preliminary Agreement 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱	CHONG HING BANK		Cashier's Order / Cheque No. / Reference No. 銀行本票/支票 號碼/參考編號	Signature 簽署
			893718	\$537, 000

It is hereby agreed and acknowledged by the Purchaser that the foregoing terms and conditions and the following "Other Terms and Conditions" together with the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement for purchase of the Property herein.
 買方在此同意及明白所有上列條款及條件及以下「附帶條款及條件」連同附錄均構成本臨時合約的部份，並納入本臨時合約，以購買本物業。

OTHER TERMS AND CONDITIONS 附帶條款及條件:

1. In this Preliminary Agreement —
在本臨時合約中—
 - (a) “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621); “實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義;
 - (b) “working day” has the meaning given by section 2(1) of that Ordinance; “工作日”具有該條例第 2(1)條給予該詞的涵義;
 - (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8(3) of that Ordinance; and 第 8(a)條所指的項目的樓面面積，按照該條例第 8(3)條計算; 及
 - (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance. 第 8(b)條所指的項目的面積，按照該條例附表 2 第 2 部計算。
2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor’s solicitors as stakeholder.
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed —按訂約雙方的意向，本臨時合約將會由一份買賣合約 (“正式合約”) 取代，正式合約須 —
 - (a) by the Purchaser on or before 19/09/2025 (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and
由買方於 19/09/2025 (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立; 及
 - (b) by the Vendor on or before 24/09/2025 (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).
由賣方於 24/09/2025 (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。
4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
5. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
6. The Purchaser shall attend the office of the Vendor’s solicitors together with his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and Certificate of Incorporation and the original of this Preliminary Agreement within FIVE (5) working days after the date on which this Preliminary Agreement is signed (in this respect time shall be of essence), (a) to sign the Agreement in the standard form as approved by the Legal Advisory and Conveyancing Office of the Lands Department (“LACO”) in respect of which none of the terms and conditions of the Agreement is permitted to be altered in any way without the prior written approval of LACO, (b) to pay the sum in accordance with the Terms of Payment as being due on signing of the Agreement, and (c) to pay all stamp duty payable or incurred on this Preliminary Agreement and the Agreement.
買方須於本臨時合約之簽署日期之後的五(5)個工作日內攜帶香港身份證或護照或商業登記證及公司註冊證書(如買方為公司)及本臨時合約的正本到賣方律師的辦事處辦理下列手續(就這方面而言，時間為關鍵元素。): (a) 簽署一份經地政總署法律諮詢及田土轉易處(「地政總署」)批核的標準格式的正式合約，該正式合約的條款及條件除非取得地政總署事先書面批准外，一概不能更改，(b) 在簽署正式合約之同時交付根據本臨時合約支付條款所述到期應付之款項，並(c)交付所有有關本臨時合約及正式合約應付或所招致的印花稅。
7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed—
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約—
 - (a) this Preliminary Agreement is terminated;
本臨時合約即告終止;
 - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and
買方支付的臨時訂金，即被沒收歸於賣方; 及
 - (c) the Vendor does not have any further claim against the Purchaser for the failure.
賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
8. The measurements of the Property (Residential Property) are as follows —
本物業(本住宅物業)的量度尺寸如下 —

(a) the saleable area of the Property is	46.605	square metres /	502	square feet *[of which —]
本物業的實用面積為		平方米 /		平方呎*[其中—]
*[2.842	square metres /	31	square feet is the floor area of the balcony];	
*[1.500	square metres /	16	square feet is the floor area of the utility platform];	
*[---	square metres /	---	square feet is the floor area of the verandah]; and	
*[---	square metres /	---	square feet is the floor area of the balcony]; and	

(b) other measurements are —

其他量度尺寸為 —

*[the area of the air-conditioning plant room is	----	square metres /	----	square feet];
*[空調機房的面積為	----	平方米 /	----	平方呎];
*[the area of the bay window is	----	square metres /	----	square feet];
*[窗台的面積為	----	平方米 /	----	平方呎];
*[the area of the cockloft is	----	square metres /	----	square feet];
*[閣樓的面積為	----	平方米 /	----	平方呎];
*[the area of the flat roof is	----	square metres /	----	square feet];
*[平台的面積為	----	平方米 /	----	平方呎];
*[the area of the garden is	----	square metres /	----	square feet];
*[花園的面積為	----	平方米 /	----	平方呎];
*[the area of the parking space is	----	square metres /	----	square feet];
*[停車位的面積為	----	平方米 /	----	平方呎];
*[the area of the roof is	----	square metres /	----	square feet];
*[天台的面積為	----	平方米 /	----	平方呎];
*[the area of the stairhood is	----	square metres /	----	square feet];
*[梯屋的面積為	----	平方米 /	----	平方呎];
*[the area of the terrace is	----	square metres /	----	square feet];
*[前庭的面積為	----	平方米 /	----	平方呎];
*[the area of the yard is	----	square metres /	----	square feet].
*[庭院的面積為	----	平方米 /	----	平方呎]。

*Delete as appropriate.

*將不適用者刪去。

8A. The measurements of the Property (Car Parking Space(s), if any) are as follows —

本物業 (本停車位，如有) 的量度尺寸如下 —

the area of the parking space is _____ square metres / _____ square feet.

停車位的面積為 _____ 平方米 / _____ 平方呎。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — as set out in the attached Appendix.

本物業買賣所包括的裝置、裝修物料及設備如下 — 載列於附錄。

10. Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap.219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

11. 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.

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。

12. For the purposes of clause 11, the following is the “Warning to Purchasers” —

就第 11 條而言，“對買方的警告”內容如下—

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

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

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

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

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

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

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

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

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

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

13. The Purchaser will have to agree with the Vendor in the Agreement to the effect that in the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means whatsoever which has the effect of cancelling the Agreement or the obligations of the Purchaser thereunder, the Vendor shall be entitled to retain the Preliminary Deposit as consideration for its agreeing to cancel the Agreement (not as penalty) and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges, disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
買方須於正式合約中與賣方協議如買方要求並獲賣方同意之情況下簽署一份取消合約又或採取任何其他有效等同方式取消正式合約或終止買方於該正式合約所承擔之責任，賣方有權保留臨時訂金作為賣方同意取消該正式合約之代價(但並非視為懲罰金)。同時買方亦須額外支付賣方或補還賣方(視乎情況而定)全部就取消該正式合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。
14. The Vendor reserves the right to alter the building plans in respect of the Phase and any part(s) thereof (including the Property) whenever the Vendor considers necessary.
賣方保留於其認為所需時修改期數及其任何部分(包括本物業)的建築圖則之權利。
15. The Vendor and the Purchaser agree to complete the sale and purchase of the Property at the offices of the Vendor's solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.
買賣雙方同意於賣方就其有能力將本物業有效地轉讓予買方一事向買方發出書面通知的日期後的十四日內於辦公時間(即指由上午10時起至同日下午4時30分為止期間)內在賣方律師的辦事處完成本物業買賣。
16. It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party. Subject to the provisions of clause 17, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.
雙方同意並聲明本臨時合約只適用於買方個人，買方無權要求賣方與其他人士簽署正式合約，亦無權將本臨時合約權益轉讓給第三者。除第17條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。
17. 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 right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
賣方並不接受買方任何獲授權人、受托人或獲提名人代買方簽署正式合約。除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於以買方名義代買方簽署正式合約。
18. The Purchaser is required to agree with the Vendor in the Agreement to the effect that other than entering into a mortgage or charge of the Property for the purchase money or any part of it (provided that notice of the mortgage or charge is given to the Vendor or the Vendor's solicitor), the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of the Agreement (whether by way of direct or indirect reservation, right of first refusal, option, trust, power of attorney or any other method, arrangement or document of any description, conditional or unconditional) or enter into any agreement to do so before the completion of the sale and purchase and execution of the Assignment of the Property. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement.
買方須於正式合約與賣方協議，除可將本物業用作售價或其部份之按揭或押記外(但須通知賣方或賣方律師有關該按揭或押記)，買方不可在完成買賣交易及簽署本物業之轉讓契之前提名任何人接受本物業之轉讓契、轉售本物業或轉讓正式合約之利益(無論是否以直接或間接保留、優先拒絕、優先認購、信託、授權或任何其他方法、安排或以任何文件在有條件或無條件的情況下達至)或達成有關協議。本物業的轉讓契必須以簽署正式合約的買方為受惠人。
19. The Vendor and the Purchaser agree to incorporate into the Agreement provisions having the same effect of clauses 13 and 18.
賣方與買方同意於正式合約納入與第13及18條相同意義之條文。
20. (a) All stamp duty (including without limitation the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong) and any penalty, interest and surcharge, etc. for late payment of any stamp duty) arising from this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment, the charges for certified copies of title deeds and documents, all registration fees, all search fees, all plan fees for plans to be annexed to the Agreement and the Assignment of the Property, a due proportion of the costs for the preparation, registration and completion of the Principal Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (collectively the "DMC") and the plans annexed to the DMC and all legal costs and charges of any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
有關本臨時合約及/或正式合約及/或其後之轉讓契所招致的印花稅(包括但不限於根據《印花稅條例》香港法例第117章可予徵收的從價印花稅及所有附加印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、業權契據及文件核證本之費用、所有登記費、所有查冊費、有關本物業的正式合約及轉讓契之所有圖則費、發展項目主公契及管理協議及期數的副公契及管理協議(合稱「公契」)及附於公契之圖則的製作、登記及完成之費用的適當分攤及其他有關本物業的買賣之文件等所有法律及其他費用，一概由買方單獨承擔及繳付。
- (b) If the Purchaser shall also instruct the Vendor's solicitors to act for such purchaser in respect of the Agreement and the subsequent Assignment and the first mortgagee (if any) shall instruct the Vendor's solicitors to handle the First Equitable Mortgage / First Mortgage (if any), the Vendor's solicitors shall waive the legal costs in respect of the Agreement and the subsequent Assignment which would otherwise be payable by the Purchaser, exclusive of the legal costs in respect of the First Equitable Mortgage / First Mortgage (if any), any guarantees and other security documents and other relevant legal documents and all disbursements, which shall be borne and paid by the Purchaser.
若買方亦聘用賣方律師代表他行事以處理正式合約及其後之轉讓契，以及賣方律師獲第一按揭人(如有)委託處理第一樓花按揭/第一按揭(如有)，賣方律師將豁免買方原先須支付有關處理正式合約及其後之轉讓契之律師費用，但不包括第一樓花按揭/第一按揭(如有)、擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家承擔及支付)。

- (c) In any other cases, each of the Vendor and the Purchaser shall pay its own solicitors' legal costs and disbursements in respect of the Agreement and the subsequent Assignment.
在任何其他情況下，買賣雙方須各自負責其在有關正式合約及其後之轉讓契之律師費用及代墊付費用。
- (d) The Purchaser shall bear all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property.
買方須承擔本物業的按揭（如有）之所有法律及其他費用及代墊付費用。
21. All further deposit, part payment of the Purchase Price, the balance of the Purchase Price and stamp duty shall be paid by the Purchaser by way of cashier's order(s) drawn in favour of the Vendor's solicitors.
所有加付訂金、部份售價價款、售價餘款及印花稅需以抬頭寫上賣方律師之銀行本票支付。
22. Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor or its Sales Agent may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
如在簽署正式合約前，買方或任何人代表買方將本臨時合約於土地註冊處註冊，賣方或其銷售代理人可單方面簽署及於土地註冊處註冊備忘錄以撤銷或取消本臨時合約的註冊。
23. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
24. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
本物業乃屬《印花稅條例》第 29A(1)條所註釋之住宅用途物業。
25. Time shall in every respect be of the essence of this Preliminary Agreement.
就每一方面而言，時間為本臨時合約的關鍵元素。
26. If the Property under this Preliminary Agreement consists of a residential property as well as any car parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent Assignment.
如本臨時合約下的本物業包括住宅物業也同時包括停車位，本物業必須由單一份正式買賣合約及其後單一份轉讓契涵蓋。
27. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Terms of Payment and the calculation of the Purchase Price of the Property.
賣方保留權利修改售價、支付條款及在計算售價方面之錯誤或遺漏。
28. On completion, the Purchaser shall pay to the Manager of the Development and the Phase, or reimburse to the Vendor (if any of the relevant deposits and payments shall have already been paid by the Vendor to the Manager, regardless of whether or not any of such deposits and payments are transferable or refundable under the DMC), all deposits and advance payment, contribution to Special Funds, debris removal fee and all other payments payable under the DMC.
買方在成交時須按公契規定向發展項目及期數的管理人繳交所有按金、上期預繳、其須分擔的特別基金、清理廢料費用及所有須繳交的其他費用。如任何上述按金及費用已由賣方付予管理人，不管任何該等按金及費用是否可按公契轉名或退款，買方均須在交易完成時補還予賣方。
29. This Preliminary Agreement is not preceded by any unwritten sale agreement or an agreement for sale made between the same parties hereto and on the same terms and conditions hereof.
在本臨時合約簽訂前，相同的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。
30. If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.
若在履行本臨時合約下任何責任的日期並非工作日，則履行該責任的日期將自動順延至原定日期之後的一個工作日。

31. (a) Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「上述條例」)強制執行本臨時合約下任何條款，並且同意排除上述條例對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
- (b) Sub-clause (a) shall only apply and a term of this Preliminary Agreement will only be excluded from the application of the CRTPO to the extent that such exclusion will not be in contravention of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
本條第(a)款只在並無違反《一手住宅物業銷售條例》(第 621 章)的情況下適用，而本臨時合約的條款亦只在該等情況下排除於上述條例的適用範圍之外。
- (c) If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
若本臨時合約任何條款因上述第(b)款的規定沒有從上述條例的適用範圍內排除，而第三者(在上述條例定義)可依據上述條例強制執行任何該等條款時：
- (i) this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而上述條例第 6(1)條將不適用於本臨時合約；及
- (ii) notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
賣方和買方依據上述條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
32. The Chinese version of this Preliminary Agreement is a translation of the English version and is for reference only. In case of any discrepancy, inconsistency or dispute, the English version shall prevail.
本臨時合約之中文版本乃英文版本的譯本，謹供參考之用，如有任何歧異、不一致或爭議，概以英文文本為準。

Signed For and on behalf of 買方簽署 Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司  Authorized Signature(s)	For and on behalf of the Vendor 代表賣方簽署  Authorized signature(s) 獲授權簽署 For and on behalf of New World Real Estate Agency Limited 代表新世界地產代理有限公司簽署 
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Appendix

附錄

Part 1

第一部

Fittings, Finishes and Appliances Schedule

裝置、裝修物料及設備表

Exterior Finishes

外部裝修物料

1. Window

窗

Aluminium window frames fitted with insulated glass unit (IGU) with low-emissivity coating at living room, dining room, bedroom and study room.

客廳、飯廳、睡房及書房選用鋁質窗框配雙層中空玻璃配低輻射鍍膜。

Aluminium window frames fitted with insulated glass unit (IGU) with low-emissivity coating at master bedroom, except for master bedroom in the following residential property, provided with aluminium window frames fitted with insulated glass unit (IGU) with low-emissivity coating and aluminium window frames fitted with tinted glass:

(i) Unit A, 43/F, Tower 2

主人睡房選用鋁質窗框配雙層中空玻璃配低輻射鍍膜，除以下住宅物業之主人睡房選用鋁質窗框配雙層中空玻璃配低輻射鍍膜及鋁質窗框配有色玻璃：

(i) 第2座，43樓A單位

Aluminium window frames fitted with tinted glass at kitchen.

廚房選用鋁質窗框配有色玻璃。

Aluminium window frames fitted with acid-etched tinted glass at master bathroom, bathroom and lavatory (if window is provided).

主人浴室、浴室及洗手間選用鋁質窗框配酸蝕有色玻璃（如有窗）。

2. Balcony

露台

Balcony provided with laminated glass balustrade, metal capping and aluminium top rail.

露台裝有夾層玻璃圍欄、金屬封蓋及鋁質頂欄。

Wall finished with artificial granite tile, aluminium cladding, acrylic base solid surface material and metal trimming.

牆身鋪砌仿花崗岩磚、鋁覆蓋板、亞加力實心材料及金屬飾條。

Floor finished with floor tile.

地台鋪砌地磚。

Ceiling finished with aluminium false ceiling.

天花鋪砌鋁質假天花。

Balconies are covered.

露台有蓋。

Remarks:

1. "Bedroom" refers to "Bedroom 1", "Bedroom 2" and "Bedroom 3" collectively.
2. "Bathroom" refers to "Bathroom 1", "Bathroom 2" and "Bathroom" collectively.

備註：

1. 「睡房1」、「睡房2」及「睡房3」統稱為「睡房」。
2. 「浴室1」、「浴室2」及「浴室」統稱為「浴室」。

Interior Finishes 室內裝修物料

1. Internal wall and ceiling

內牆及天花板

Internal wall of living room and dining room wall finished with plastic laminate, timber trimming and emulsion paint in the following residential properties; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes:

- (i) Units P1 & P2, 7/F to 12/F, 15/F to 23/F, 26/F to 33/F & 35/F to 41/F, Tower 2
- (ii) Unit A, 43/F, Tower 2

以下住宅物業之客廳和飯廳內牆鋪砌膠板飾面、木飾條和髹乳膠漆，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料：

- (i) 第2座，7樓至12樓、15樓至23樓、26樓至33樓及35樓至41樓P1及P2單位
- (ii) 第2座，43樓A單位

Except the residential properties abovementioned, internal wall of living room and dining room in the other residential properties finished with plastic laminate, timber trimming, mirror and emulsion paint; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes.

除上述的住宅物業外，其他住宅物業之客廳和飯廳內牆鋪砌膠板飾面、木飾條、鏡面飾面和髹乳膠漆，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。

Internal wall of master bedroom and bedroom finished with emulsion paint; except areas above false ceiling level and areas covered by bulkhead at which there are no wall finishes.

主人睡房和睡房內牆髹乳膠漆，但不包括假天花以上之處及被裝飾橫樑遮蓋之處，該處之牆壁不設裝修物料。

Ceiling of living room and dining room finished with emulsion paint on exposed surface; other parts provided with gypsum board false ceiling and bulkhead finished with plastic laminate and emulsion paint in the following residential properties:

- (i) Units G & H, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2
- (ii) Units J, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2
- (iii) Unit A, 43/F, Tower 2

以下住宅物業之客廳和飯廳外露的天花板髹乳膠漆，其他部分設有石膏板假天花及裝飾橫樑鋪砌膠板飾面及髹乳膠漆：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓G及H單位
- (ii) 第2座，5樓至12樓、15樓至23樓及25樓J單位
- (iii) 第2座，43樓A單位

Except the residential properties abovementioned, ceiling of living room and dining room in the other residential properties finished with emulsion paint on exposed surface; other parts provided with bulkhead finished with emulsion paint.

除上述的住宅物業外，其他住宅物業之客廳和飯廳外露的天花板髹乳膠漆，其他部分設有裝飾橫樑髹乳膠漆。

Ceiling of master bedroom and bedroom finished with emulsion paint on exposed surface; other parts provided with bulkhead finished with emulsion paint.

主人睡房和睡房外露的天花板髹乳膠漆，其他部分設有裝飾橫樑髹乳膠漆。

No finishes for non-exposed surfaces.

非外露位置不設飾面物料。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

Remark:

1. "Bedroom" refers to "Bedroom 1", "Bedroom 2" and "Bedroom 3" collectively.

備註：

1. 「睡房1」、「睡房2」及「睡房3」統稱為「睡房」。

2. Internal floor

內部地板

Living room and dining room finished with engineered timber floor, timber skirting and timber skirting with paint finish in the following residential properties:

- (i) Units P1 & P2, 26/F to 33/F & 35 to 41/F, Tower 2
- (ii) Unit A, 43/F, Tower 2

以下住宅物業之客廳和飯廳鋪砌複合木地板、木製牆腳線及髹油漆木製牆腳線：

- (i) 第2座，26樓至33樓及35樓至41樓P1及P2單位
- (ii) 第2座，43樓A單位

Except the residential properties abovementioned, living room and dining room in the other residential properties finished with engineered timber floor and timber skirting with paint finish.

除上述的住宅物業外，其他住宅物業之客廳及飯廳鋪砌複合木地板及髹油漆木製牆腳線。

Floor border of living room and dining room along the doors leading to balconies, utility platforms and private flat roofs partially finished with natural stone and metal dividing trimming.

客廳及飯廳沿通往露台、工作平台及私人平台的門之地台圍邊部分鋪砌天然石材及金屬分隔裝飾。

Master bedroom and bedroom finished with engineered timber floor and timber skirting with paint finish.

主人睡房和睡房鋪砌複合木地板和木製油漆牆腳線。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

Remark:

- 1. "Bedroom" refers to "Bedroom 1", "Bedroom 2" and "Bedroom 3" collectively.

備註：

- 1. 「睡房1」、「睡房2」及「睡房3」統稱為「睡房」。

3. Bathroom

浴室

Master Bathroom

主人浴室

Wall finished with porcelain tile and ceramic tile on exposed surface in the following residential properties:

- (i) Units B, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2

以下住宅物業之牆壁外露位置鋪砌瓷質磚及陶質磚：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓B單位

Except the residential properties abovementioned, wall in the other residential properties finished with artificial stone on exposed surface.

除上述的住宅物業外，其他住宅物業之牆壁外露位置鋪砌人造石。

Floor finished with porcelain tile on exposed surface.

地板外露位置鋪砌瓷質磚。

Gypsum board false ceiling with finished emulsion paint.

石膏板假天花髹乳膠漆。

Wall finishes run up to the level of false ceiling.

牆壁飾面鋪砌至假天花底。

No finishes for non-exposed surfaces.

非外露位置不設飾面物料。

Bathroom

浴室

Wall finished with porcelain tile and ceramic tile on exposed surface.
牆壁外露位置鋪砌瓷質磚及陶質磚。

Floor finished with porcelain tile on exposed surface.
地板外露位置鋪砌瓷質磚。

Gypsum board false ceiling finished with emulsion paint.
石膏板假天花絲乳膠漆。

Wall finishes run up to the level of false ceiling.
牆壁飾面鋪砌至假天花底。

No finishes for non-exposed surfaces.
非外露位置不設飾面物料。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)
(第2座不設13樓、14樓、24樓及34樓。)

Remark:

1. "Bathroom" refers to "Bathroom 1", "Bathroom 2" and "Bathroom" collectively.

備註：

1. 「浴室1」、「浴室2」及「浴室」統稱為「浴室」。

4. Kitchen

廚房

Kitchen

廚房

Wall of kitchen finished with porcelain tile, ceramic tile and glass on exposed surface in the following residential properties:

- (i) Units A, 7/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (ii) Units C, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (iii) Units F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2
- (iv) Units K, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2

以下住宅物業之廚房牆壁外露位置鋪砌瓷質磚、陶質磚和玻璃：

- (i) 第2座，7樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓A單位
- (ii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓C單位
- (iii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓F單位
- (iv) 第2座，5樓至12樓、15樓至23樓及25樓K單位

Wall of kitchen finished with sintered stone, ceramic tile and plastic laminate on exposed surface in the following residential properties:

- (i) Units P1, 26/F to 33/F, 35/F to 41/F, Tower 2
- (ii) Units P2, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 41/F, Tower 2
- (iii) Unit A, 43/F, Tower 2

以下住宅物業之廚房牆壁外露位置鋪砌岩板石、陶質磚和膠板飾面：

- (i) 第2座，26樓至33樓及35樓至41樓P1單位
- (ii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓P2單位
- (iii) 第2座，43樓A單位

Wall of kitchen finished with sintered stone on exposed surface in the following residential properties:

- (i) Units P1, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2

以下住宅物業之廚房牆壁外露位置鋪砌岩板石：

- (i) 第2座，5樓至12樓、15樓至23樓及25樓P1單位

Floor of kitchen finished with porcelain tile on exposed surface.
廚房地板外露位置鋪砌瓷質磚。

Gypsum board false ceiling finished with emulsion paint.
石膏板假天花絲乳膠漆。

Cooking bench top finished with artificial stone, except the cooking bench top finished with acrylic base solid surface material in the following residential properties:

- (i) Units A, 7/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (ii) Units C, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (iii) Units F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2
- (iv) Units K, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2

灶台面的裝飾物料為人造石，除以下住宅物業之灶台面的裝飾物料為亞加力實心枱面：

- (i) 第2座，7樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓A單位
- (ii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓C單位
- (iii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓F單位
- (iv) 第2座，5樓至12樓、15樓至23樓及25樓K單位

Wall finishes run up to the level of false ceiling.
牆壁飾面鋪砌至假天花底。

No finishes for non-exposed surfaces.
非外露位置不設飾面物料。

Open Kitchen 開放式廚房

Wall of the open kitchen finished with glass, ceramic tile and plastic laminate on exposed surface.
開放式廚房牆壁外露位置為玻璃、陶質磚和膠板飾面。

Floor finished with porcelain tile and metal dividing trimming on exposed surface.
地板外露位置鋪砌瓷質磚及金屬分隔裝飾。

Gypsum board false ceiling with plastic laminate.
石膏板假天花鋪砌膠板飾面。

Cooking bench top finished with acrylic base solid surface material.
灶台面的裝飾物料為亞加力實心枱面。

Wall finishes run up to the level of false ceiling.
牆壁飾面鋪砌至假天花底。

No finishes for non-exposed surfaces.
非外露位置不設飾面物料。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)
(第2座不設13樓、14樓、24樓及34樓。)

Interior Fittings 室內裝置

1. Doors

門

Residential Unit Entrance Door

Solid core fire rated timber door finished with plastic laminate and timber veneer, fitted with lockset, concealed door closer, eye viewer, security door chain and door stopper.

住宅入口門

實心防火木門配膠板飾面和木皮飾面，裝設門鎖、暗氣鼓、防盜眼、防盜鏈及門擋。

Door from Foyer to Living Room and Dining Room

Powder coating metal frame with glass door, fitted with lockset and concealed door closer.

從前廳到客廳和飯廳的門

粉末塗層金屬框架玻璃門，裝設門鎖及暗氣鼓。

Master Bedroom, Bedroom and Study Room

Solid core timber door finished with plastic laminate, timber veneer and timber trimming, fitted with lockset and door stopper.

主人睡房、睡房和書房

實心木門配膠板飾面、木皮飾面和木飾條，裝設門鎖及門擋。

Utility Room

Solid core timber door finished with plastic laminate and timber veneer, fitted with lockset and door stopper in the following residential properties:

- (i) Units P1 & P2, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2

Solid core timber door finished with plastic laminate fitted with lockset and door stopper in the following residential properties:

- (i) Units P2, 26/F to 33/F & 35/F to 41/F, Tower 2

Solid core timber door finished with plastic laminate and timber veneer, fitted with lockset in the following residential property:

- (i) Unit A, 43/F, Tower 2

Except the residential properties abovementioned, solid core timber door finished with plastic laminate, fitted with lockset in the other residential properties.

Workroom

以下住宅物業設實心木門配膠板飾面和木皮飾面，裝設門鎖及門擋：

- (i) 第2座，5樓至12樓、15樓至23樓及25樓P1及P2單位

以下住宅物業設實心木門配膠板飾面，裝設門鎖及門擋：

- (i) 第2座，26樓至33樓及35樓至41樓P2單位

以下住宅物業設實心木門配膠板飾面和木皮飾面，裝設門鎖：

- (i) 第2座，43樓A單位

除上述的住宅物業外，其他住宅物業設實心木門配膠板飾面，裝設門鎖。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

Remark:

1. "Bedroom" refers to "Bedroom 1", "Bedroom 2" and "Bedroom 3" collectively.

備註：

1. 「睡房1」、「睡房2」及「睡房3」統稱為「睡房」。

Master Bathroom

主人浴室

Solid core timber door finished with plastic laminate, timber veneer and metal trimming, fitted with timber louvre, lockset and door stopper in the following residential properties:

- (i) Units P1 & P2, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2

以下住宅物業設實心木門配膠板飾面、木皮飾面及金屬飾條，裝設木百葉、門鎖及門擋：

- (i) 第2座，5樓至12樓、15樓至23樓及25樓P1及P2單位

Except the residential properties abovementioned, solid core timber door finished with plastic laminate and timber veneer, fitted with lockset and door stopper in the other residential properties.

除上述的住宅物業外，其他住宅物業設實心木門配膠板飾面及木皮飾面，裝設門鎖及門擋。

Bathroom

浴室

Solid core timber door finished with plastic laminate, timber veneer and metal trimming, fitted with timber louvre, lockset and door stopper in the following residential properties:

- (i) Units D & E, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2
(ii) Units P1 & P2, 25/F to 33/F & 35/F to 41/F, Tower 2

Solid core timber door finished with plastic laminate and timber veneer, fitted with lockset in the following residential properties:

- (i) Units B, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2

Except the residential properties abovementioned, solid core timber door finished with plastic laminate, timber veneer and metal trimming, fitted with timber louvre and lockset in the other residential properties.

以下住宅物業設實心木門配膠板飾面、木皮飾面及金屬飾條，裝設木百葉、門鎖及門擋：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓D及E單位
(ii) 第2座，25樓至33樓及35樓至41樓P1及P2單位

以下住宅物業設實心木門配膠板飾面及木皮飾面，裝設門鎖：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓B單位

除上述的住宅物業外，其他住宅物業設實心木門配膠板飾面、木皮飾面及金屬飾條，裝設木百葉及門鎖。

Kitchen

廚房

Solid core timber door finished with plastic laminate, timber veneer, metal trimming and fire rated glass panel, fitted with concealed door closer and door stopper.

實心木門配膠板飾面、木皮飾面、金屬飾條及防火玻璃，裝設暗氣鼓及門擋。

Lavatory

洗手間

White powder coating aluminium frame door, fitted with frosted glass.

白色粉末塗層鋁框門，裝設磨砂玻璃。

Balcony and Utility Platform / Private Flat Roof

露台及工作平台 / 私人平台

Aluminium frame door fitted with insulated glass unit (IGU) with low emissivity coating and lockset.

鋁框門配雙層中空玻璃配低輻射鍍膜及門鎖。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

Remark:

1. "Bathroom" refers to "Bathroom 1", "Bathroom 2" and "Bathroom" collectively.

備註：

1. 「浴室1」、「浴室2」及「浴室」統稱為「浴室」。

2. Bathroom

浴室

Master Bathroom

主人浴室

Timber vanity counter finished with plastic laminate, timber trimming and artificial stone countertop.
木面盆櫃配膠板飾面、木飾條和人造石檯面。

Timber mirror cabinet finished with plastic laminate, timber trimming and light fittings.
木鏡櫃配膠板飾面、木飾條和燈飾裝置。

Vitreous china water closet.
陶瓷坐廁。

Vitreous china wash basin with metal wash basin mixer.
陶瓷洗手盆配金屬水龍頭。

Metal toilet paper holder.
金屬紙巾座。

Metal towel rail and metal towel hooks.
金屬毛巾掛桿及金屬毛巾掛鉤。

Tempered glass shower cubicle with metal trimming and metal shower mixer provided for all master bathrooms with shower cubicles.
所有設有淋浴間的主人浴室，均有強化玻璃配金屬飾條淋浴間及設有金屬淋浴花灑套件。

Steel enamel bathtub (1500mm(L) x 800mm(W) x 420mm(D)) with metal bathtub mixer provided for all master bathrooms with bathtubs.
所有設有浴缸的主人浴室，均裝設(1500毫米(長) x 800毫米(闊) x 420毫米(深))搪瓷銅板浴缸配金屬浴缸水龍頭。

Ventilation system is provided.
設有通風系統。

Copper pipes are used for cold and hot water supply system.
冷熱水供水系統採用銅喉管。

uPVC pipes are used for flushing water supply system.
沖廁供水系統採用膠喉管。

Bathroom

浴室

Timber vanity counter finished with plastic laminate, timber trimming and artificial stone countertop.
木面盆櫃配膠板飾面、木飾條和人造石檯面。

Timber cabinet finished with plastic laminate and timber trimming provided in the following residential properties:

- (i) Units A, 7/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2 (Bathroom)
- (ii) Units B & C, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2 (Bathroom)
- (iii) Units D, E, F, G & H, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2 (Bathroom)
- (iv) Units J, K, P1 & P2, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2 (Bathroom)
- (v) Units P1, 26/F to 33/F & 35/F to 41/F, Tower 2 (Bathroom 1)
- (vi) Units P2, 26/F to 33/F & 35/F to 41/F, Tower 2 (Bathroom 2)

Except the residential property abovementioned, timber mirror cabinet finished with plastic laminate, timber trimming and light fittings in the other residential properties.

以下住宅物業設木柜配膠板飾面和木飾條：

- (i) 第2座，7樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓A單位(浴室)
- (ii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓B及C單位(浴室)
- (iii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓D、E、F、G及H單位(浴室)
- (iv) 第2座，5樓至12樓、15樓至23樓及25樓J、K、P1及P2單位(浴室)
- (v) 第2座，26樓至33樓及35樓至41樓P1單位(浴室1)
- (vi) 第2座，26樓至33樓及35樓至41樓P2單位(浴室2)

除上述的住宅物業外，其他住宅物業設木鏡櫃配膠板飾面、木飾條和燈飾裝置。

Vitreous china water closet.

陶瓷坐廁。

Vitreous china wash basin with metal wash basin mixer.

陶瓷洗手盆配金屬水龍頭。

Metal toilet paper holder.

金屬紙巾座。

Metal towel rail and metal towel hooks.

金屬毛巾掛桿及金屬毛巾掛鉤。

Tempered glass shower cubicle with metal trimming and metal shower mixer provided for all bathrooms with shower cubicles.

所有設有淋浴間的浴室，均有強化玻璃配金屬飾條淋浴間隔及設有金屬淋浴花灑套件。

Ventilation system is provided.

設有通風系統。

Copper pipes are used for cold and hot water supply system.

冷熱水供水系統採用銅喉管。

uPVC pipes are used for flushing water supply system.

沖廁供水系統採用膠喉管。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

Remark:

1. "Bathroom" refers to "Bathroom 1", "Bathroom 2" and "Bathroom" collectively.

備註：

1. 「浴室1」、「浴室2」及「浴室」統稱為「浴室」。

3. Kitchen

廚房

Kitchen

廚房

Artificial stone sink with metal sink mixer, except the following residential properties with acrylic base solid surface material sink with metal sink mixer:

- (i) Units A, 7/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (ii) Units C, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (iii) Units F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2
- (iv) Units K, 5/F to 12/F, 15/F to 23/F & 25/F, Tower 2

人造石洗滌盆配金屬洗滌盆水龍頭，除以下住宅物業為亞加力寶心材料洗滌盆配金屬洗滌盆水龍頭：

- (i) 第2座，7樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓A單位
- (ii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓C單位
- (iii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓F單位
- (iv) 第2座，5樓至12樓、15樓至23樓及25樓K單位

Copper pipes are used for cold and hot water supply system.
冷熱水供水系統採用銅喉管。

Timber kitchen cabinet finished with plastic laminate and fitted with plastic laminate timber door panels and glass door panels with metal frame in the following residential properties:

- (i) Units P1 & P2, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 41/F, Tower 2
- (ii) Unit A, 43/F, Tower 2

以下住宅物業設木製廚櫃配膠板飾面，膠板飾面木門板、玻璃門板配金屬框：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓P1及P2單位
- (ii) 第2座，43樓A單位

Except the residential properties abovementioned, timber kitchen cabinet in the other residential properties finished with plastic laminate and fitted with plastic laminate timber door panels.
除上述的住宅物業外，其他住宅物業設木製廚櫃配膠板飾面及膠板飾面木門板。

Ventilation system is provided.
設有通風系統。

For appliances provision, please refer to the "Appliances Schedule"
有關供應之設備，請參閱「設備說明表」。

Open Kitchen 開放式廚房

Acrylic base solid surface material sink with metal sink mixer.
亞加力實心材料洗滌盆配金屬洗滌盆水龍頭。

Copper pipes are used for cold and hot water supply system.
冷熱水供水系統採用銅喉管。

Timber kitchen cabinet finished with plastic laminate and fitted with plastic laminate timber door panels in the following residential properties:

- (i) Units B, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 42/F, Tower 2
- (ii) Units D & E, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 43/F, Tower 2

以下住宅物業設木製廚櫃配膠板飾面及膠板飾面木門板：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至42樓B單位
- (ii) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至43樓D及E單位

Except the residential properties abovementioned, timber kitchen cabinet in the other residential properties finished with plastic laminate, timber trimming, glass and fitted with plastic laminate timber door panels and metal hanging rack.

除上述的住宅物業外，其他住宅物業設木製廚櫃配膠板飾面、木飾條、玻璃及膠板飾面木門板及金屬吊架。

Sprinkler head(s) installed in open kitchen; and sounder-base smoke detector installed at ceiling near open kitchen.

消防花灑頭安裝在開放式廚房內；及配置聲響警報基座煙霧探測器安裝在開放式廚房附近的天花。

For appliances provision, please refer to the "Appliances Schedule".
有關供應之設備，請參閱「設備說明表」。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)
(第2座不設13樓、14樓、24樓及34樓。)

4. Aerials

天線

TV/FM outlets for local TV/FM radio programmes are provided.
裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。

5. Electrical installations

電力裝置

Three-phase electricity supply with miniature circuit breaker distribution board supply located at all residential properties of Tower 2.

三相電力配電箱並裝置有微型斷路器設置於第2座所有住宅物業。

Conduit are partly concealed and partly exposed*.

導管是部分隱藏及部分外露*。

- * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
- * 備註：除部分隱藏於混凝土內之導管外，其他部分的導管皆為外露。外露的導管大部分以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料所覆蓋或掩藏，並不容易看見。

6. Gas supply

氣體供應

Tower 2

第2座

Town gas supply pipes are connected to gas water heater and gas hob for the following residential properties:

- (i) Units C, F, K, P1 & P2, 5/F to 6/F
- (ii) Units A, C, F, K, P1 & P2, 7/F to 12/F, 15/F to 23/F & 25/F
- (iii) Units A, C, F, P1 & P2, 26/F to 33/F & 35/F to 41/F
- (iv) Units A, C & F, 42/F
- (v) Units A & F, 43/F

煤氣喉接駁至以下住宅物業之煤氣熱水爐及氣體煮食爐：

- (i) 5樓至6樓C、F、K、P1及P2單位
- (ii) 7樓至12樓、15樓至23樓及25樓A、C、F、K、P1及P2單位
- (iii) 26樓至33樓及35樓至41樓A、C、F、P1及P2單位
- (iv) 42樓A、C及F單位
- (v) 43樓A及F單位

Except the residential properties abovementioned, no town gas supply is provided for the residential properties.

除上述的住宅物業外，其他住宅物業不提供氣體供應。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

7. Washing machine connection point

洗衣機接駁點

Water connection point and drainage connection point are provided for washing machine. Water supply point of a design of 15mm diameter and drainage point of a design of 40mm diameter.

設有洗衣機來去水接駁點。設計直徑為15毫米來水接駁喉位及設計直徑為40毫米去水接駁喉位。

8. Water supply

供水

Hot water is available.

有熱水供應。

Copper pipes are used for hot and cold water supply system.
冷熱供水系統採用銅喉管。

uPVC pipes are used for flushing water supply system.
沖廁供水系統採用膠喉管。

Water pipes are partly concealed and partly exposed*.
水管是部分隱藏及部分外露*。

- * Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
- * 備註：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。部分外露的水管以假天花、裝飾橫樑、櫃、覆蓋板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

Appliances Schedule

設備說明表

Steam Closet Care System ¹	衣物護理機 ¹
Air Sterilizer with Push Button ¹	空氣消毒機配按鈕 ¹
Cooker Hood ²	抽油煙機 ²
Telescopic Cooker Hood ⁷	拉趟式抽油煙機 ⁷
FlexInduction Hob ³	電磁爐 ³
Induction Hob 2 Zones ²	雙頭電磁爐 ²
Gas Hob (Wok Burner) ⁸	炒鑊氣體煮食爐 ⁸
Gas Hob (2-burners) ⁴	雙頭氣體煮食爐 ⁴
Outdoor Barbecue Stove ⁵	戶外燒烤爐 ⁵
Combination Steam Oven ⁹	蒸焗爐 ⁹
Steam Oven ²	蒸爐 ²
Oven ²	焗爐 ²
Refrigerator ⁴	雪櫃 ⁴
2-Door Refrigerator ¹⁰	雙門雪櫃 ¹⁰
Dishwasher ⁶	洗碗碟機 ⁶
Built-in Dishwasher ²	嵌入式洗碗碟機 ²
Warming Drawer ⁶	暖碟機 ⁶
Gourmet Warming Drawer ²	食物保溫櫃 ²
7 Bottles Single Zone Wine Cellar ¹⁶	7支單溫區酒櫃 ¹⁶
20 Bottles Single Zone Wine Cellar ⁶	20支單溫區酒櫃 ⁶
34 Bottles Wine Cellar ¹¹	34支酒櫃 ¹¹
70 Bottles Wine Cellar ⁵	70支酒櫃 ⁵
VRF Type Air-conditioner (Indoor Unit)	變頻多聯式分體空調機 (室內機)
Split-type Air-conditioner (Indoor Unit) ¹	分體式空調機 (室內機) ¹
VRF Type Air-conditioner (Outdoor Unit)	變頻多聯式分體空調機 (室外機)
Split-type Air-conditioner (Outdoor Unit) ¹	分體式空調機 (室外機) ¹
Electric Water Heater ¹²	電熱水爐 ¹²
Electric Water Heater with Wireless Remote Controller ¹³	電熱水爐配無線遙控器 ¹³
Gas Water Heater ¹⁴	煤氣熱水爐 ¹⁴
Ventilation Fan	換氣扇
Thermo-ventilator	浴室寶
Washer-Dryer ¹⁵	洗衣乾衣機 ¹⁵
Washing Machine ⁵	洗衣機 ⁵
Dryer ⁵	乾衣機 ⁵

Notes:

備註:

1. Only for:

Units P1 & P2, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F, Tower 2.

只設於:

第2座, 5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓P1及P2單位。

2. Only for:

Units P1 & P2, 26/F-33/F & 35/F-41/F, Tower 2;

Unit A, 43/F, Tower 2.

只設於:

第2座, 26樓至33樓及35樓至41樓P1及P2單位;

第2座, 43樓A單位。

3. Only for:

Units B, C, D, E, F, G, H, J, K, P1 & P2, 5/F & 6/F, Tower 2;

Units A, B, C, D, E, F, G, H, J, K, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;

Units A, B, C, D, E, F, G & H, 26/F-33/F & 35/F-42/F, Tower 2,

Units D, E, F, G & H, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓B、C、D、E、F、G、H、J、K、P1及P2單位;

第2座, 7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J、K、P1及P2單位;

第2座, 26樓至33樓及35樓至42樓A、B、C、D、E、F、G及H單位;

第2座, 43樓D、E、F、G及H單位。

4. Only for:

Units P1&P2, 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-41/F, Tower 2;

Unit A, 43/F, Tower 2.

只設於:

第2座, 5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓P1及P2單位;

第2座, 43樓A單位。

5. Only for:

Unit A, 43/F, Tower 2.

只設於:

第2座, 43樓A單位。

6. Only for:

Units P1&P2, 5/F-12/F, 15/F-23/F & 25/F, Tower 2.

只設於:

第2座, 5樓至12樓、15樓至23樓及25樓P1及P2單位。

7. Only for:

Units B, C, D, E, F, G, H, J, K, P1 & P2, 5/F & 6/F, Tower 2;

Units A, B, C, D, E, F, G, H, J, K, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;

Units A, B, C, D, E, F, G & H, 26/F-33/F & 35/F-42/F, Tower 2,

Units D, E, F, G & H, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓B、C、D、E、F、G、H、J、K、P1及P2單位;

第2座, 7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J、K、P1及P2單位;

第2座, 26樓至33樓及35樓至42樓A、B、C、D、E、F、G及H單位;

第2座, 43樓D、E、F、G及H單位。

8. Only for:

Units C, F, K, P1 & P2, 5/F & 6/F, Tower 2;

Units A, C, F, K, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;

Units A, C, F, P1 & P2, 26/F-33/F & 35/F-41/F, Tower 2;

Units A, C & F, 42/F, Tower 2;

Units A & F, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓C、F、K、P1及P2單位;

第2座, 7樓至12樓、15樓至23樓及25樓A、C、F、K、P1及P2單位;

第2座, 26樓至33樓及35樓至41樓A、C、F、P1及P2單位;

第2座, 42樓A、C及F單位;

第2座, 43樓A及F單位。

9. Only for:

Units B, C, D, E, F, G, H, J, K, P1 & P2, 5/F & 6/F, Tower 2;
Units A, B, C, D, E, F, G, H, J, K, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;
Units A, B, C, D, E, F, G & H, 26/F-33/F & 35/F-42/F, Tower 2,
Units D, E, F, G & H, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓B、C、D、E、F、G、H、J、K、P1及P2單位;
第2座, 7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J、K、P1及P2單位;
第2座, 26樓至33樓及35樓至42樓A、B、C、D、E、F、G及H單位;
第2座, 43樓D、E、F、G及H單位。

10. Only for:

Units B, C, D, E, F, G, H, J & K, 5/F & 6/F, Tower 2;
Units A, B, C, D, E, F, G, H, J & K, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;
Units A, C & F, 26/F-33/F & 35/F-42/F, Tower 2,
Unit F, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓B、C、D、E、F、G、H、J及K單位;
第2座, 7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J及K單位;
第2座, 26樓至33樓及35樓至42樓A、C及F單位;
第2座, 43樓F單位。

11. Only for:

Units P1 & P2, 26/F-33/F & 35/F-41/F, Tower 2.

只設於:

第2座, 26樓至33樓及35樓至41樓P1及P2單位。

12. Only for:

Units B, D, E, G, H & J, 5/F-12/F, 15/F-23/F & 25/F, Tower 2;
Units B, D, E, G & H, 26/F-33/F & 35/F-42/F, Tower 2,
Units, D, E, G & H, 43/F, Tower 2.

只設於:

第2座, 5樓至12樓、15樓至23樓及25樓B、D、E、G、H及J單位;
第2座, 26樓至33樓及35樓至42樓B、D、E、G及H單位;
第2座, 43樓D、E、G及H單位。

13. Only for:

Units B, D, E, G, H, J, P1 & P2, 5/F & 6/F, Tower 2;
Units B, D, E, G, H, J, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;
Units B, D, E, G, H, P1 & P2, 26/F-33/F & 35/F-41/F, Tower 2,
Units B, D, E, G & H, 42/F, Tower 2,
Units D, E, G & H, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓B、D、E、G、H、J、P1及P2單位;
第2座, 7樓至12樓、15樓至23樓及25樓B、D、E、G、H、J、P1及P2單位;
第2座, 26樓至33樓及35樓至41樓B、D、E、G、H、P1及P2單位;
第2座, 42樓B、D、E、G及H單位;
第2座, 43樓D、E、G及H單位。

14. Only for:

Units C, F, K, P1 & P2, 5/F&6/F, Tower 2;
Units A, C, F, K, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;
Units A, C, F, P1 & P2, 26/F-33/F & 35/F-41/F, Tower 2,
Units A, C & F, 42/F, Tower 2,
Units A & F, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓C、F、K、P1及P2單位;
第2座, 7樓至12樓、15樓至23樓及25樓A、C、F、K、P1及P2單位;
第2座, 26樓至33樓及35樓至41樓A、C、F、P1及P2單位;
第2座, 42樓A、C及F單位;
第2座, 43樓A及F單位。

15. Only for:

Units B, C, D, E, F, G, H, J, K, P1 & P2, 5/F & 6/F, Tower 2;
Units A, B, C, D, E, F, G, H, J, K, P1 & P2, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;
Units A, B, C, D, E, F, G, H, P1 & P2, 26/F-33/F & 35/F-41/F, Tower 2.
Units A, B, C, D, E, F, G & H, 42/F, Tower 2
Units D, E, F, G & H, 43/F, Tower 2

只設於:

第2座, 5樓及6樓B、C、D、E、F、G、H、J、K、P1及P2單位;

第2座, 7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J、K、P1及P2單位;

第2座, 26樓至33樓及35樓至41樓A、B、C、D、E、F、G、H、P1及P2單位;

第2座, 42樓A、B、C、D、E、F、G及H單位;

第2座, 42樓D、E、F、G及H單位。

16. Only for:

Units C, F & K, 5/F & 6/F, Tower 2;

Units A, C, F & K, 7/F-12/F, 15/F-23/F & 25/F, Tower 2;

Units A, C & F, 26/F-33/F & 35/F-42/F, Tower 2,

Unit F, 43/F, Tower 2.

只設於:

第2座, 5樓及6樓C、F及K單位;

第2座, 7樓至12樓、15樓至23樓及25樓A、C、F及K單位;

第2座, 26樓至33樓及35樓至42樓A、C及F單位;

第2座, 43樓F單位。

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

Part 2
第二部

Fittings (Others) Schedule

裝置(其他)表

Laundry cabinet
洗衣櫃

Timber laundry cabinet finished with plastic laminate at utility room in the following residential property:

- (i) Unit A, 43/F, Tower 2

以下住宅物業之工作間設膠板飾面木製洗衣櫃：

- (i) 第2座，43樓A單位

Shoes cabinet
鞋櫃

Timber shoes cabinet(s) finished with plastic laminate at foyer(s) in the following residential properties:

- (i) Units P1 & P2, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 41/F, Tower 2

以下住宅物業之前廳設膠板飾面木製鞋櫃：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓P1及P2單位

Timber shoes cabinet finished with plastic laminate at living room and dining room in the following residential properties:

- (i) Units B, C, D, E, F, G, H, J & K, 5/F & 6/F, Tower 2
(ii) Units A, B, C, D, E, F, G, H, J & K, 7/F to 12/F, 15/F to 23/F & 25/F, Tower 2
(iii) Units A, B, C, D, E, F, G & H, 26/F to 33/F & 35/F to 42/F, Tower 2
(iv) Units A, D, E, F, G & H, 43/F, Tower 2

以下住宅物業之客廳和飯廳設膠板飾面木製鞋櫃：

- (i) 第2座，5樓及6樓B、C、D、E、F、G、H、J及K單位
(ii) 第2座，7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J及K單位
(iii) 第2座，26樓至33樓及35樓至42樓A、B、C、D、E、F、G及H單位
(iv) 第2座，43樓A、D、E、F、G及H單位

Storage cabinet
儲物櫃

Metal storage cabinet with natural stone countertop at balcony in the following residential properties:

- (i) Units P1 & P2, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 41/F, Tower 2
(ii) Units B & C, 5/F, Tower 2
(iii) Units B, C, D, E, F, G, H, J & K, 6/F, Tower 2
(iv) Units A, B, C, D, E, F, G, H, J & K, 7/F to 12/F, 15/F to 23/F & 25/F, Tower 2
(v) Units A, B, C, D, E, F, G & H, 26/F to 33/F & 35/F to 42/F, Tower 2
(vi) Units A, D, E, F, G & H, 43/F, Tower 2

以下住宅物業之露台設金屬儲物櫃配天然石材枱面：

- (i) 第2座，5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓P1及P2單位
(ii) 第2座，5樓B及C單位
(iii) 第2座，6樓B、C、D、E、F、G、H、J及K單位
(iv) 第2座，7樓至12樓、15樓至23樓及25樓A、B、C、D、E、F、G、H、J及K單位
(v) 第2座，26樓至33樓及35樓至42樓A、B、C、D、E、F、G及H單位
(vi) 第2座，43樓A、D、E、F、G及H單位

Metal storage cabinet with natural stone countertop at private flat roof in the following residential properties:

- (i) Units D, E, F, G, H, J & K, 5/F, Tower 2

以下住宅物業之私人平台設金屬儲物櫃配天然石材枱面：

- (i) 第2座，5樓D、E、F、G、H、J及K單位

Timber storage cabinet finished with plastic laminate and timber trimming at living room and dining room in the following residential properties:

(i) Units F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F & 35/F to 41/F, Tower 2

以下住宅物業之客廳和飯廳設木儲物櫃配膠板飾面和木飾條:

(i) 第2座, 5樓至12樓、15樓至23樓、25樓至33樓及35樓至41樓F單位

(13/F, 14/F, 24/F & 34/F of Tower 2 are omitted.)

(第2座不設13樓、14樓、24樓及34樓。)

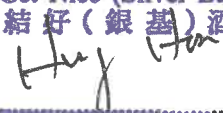
**WARNING TO PURCHASERS
PLEASE READ CAREFULLY**

**對買方的警告
買方請小心閱讀**

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健昕有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 激晨 II (發展項目第 5B 期) (「期數」)			
Property 本物業	Residential Property 該住宅物業	Tower 座 2	Floor 樓 10	Unit 單位 G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

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

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

Signature of Purchaser 買方簽署 Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 	Authorized Signature(s) 日期: 12/09/2025
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Declaration of Relationship with the Vendor 與賣方關係的聲明

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人, 及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座 2	Floor 樓 10	Unit 單位 G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

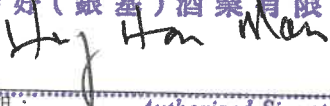
1. The Purchaser hereby confirms that the Purchaser ☐ is / ☐ is not a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance.
就《一手住宅物業銷售條例》而言, 買方謹此確認買方 ☐ 是 / ☒ 不是 賣方的「有關連人士」。
Note: Please put a “✓” in the appropriate box above.
注意: 請在上面適用的方格內填上「✓」號。

2. For the purposes of this Declaration, a person is a related party to the Vendor if that person is:
就本聲明而言, 如有以下情況, 某人即屬賣方的「有關連人士」:
- (a) a director of the Vendor, or a parent, spouse or child of such a director;
該人是賣方的董事, 或該董事的父母、配偶或子女;
 - (b) a manager of the Vendor;
該人是賣方的經理;
 - (c) a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
該人是上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司;
 - (d) an associate corporation or holding company of the Vendor;
該人是賣方的有聯繫法團或控股公司;
 - (e) 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董事, 或該董事的父母、配偶或子女; 或
 - (f) a manager of such an associate corporation or holding company.
該人是上述有聯繫法團或控股公司的經理。

Remarks 備註:

- (1) Holding company of the Owner: Not applicable;
擁有人的控股公司: 不適用;
- (2) Holding company of the Person so engaged: King Empire International Limited;
如此聘用的人的控股公司: King Empire International Limited;
- (3) “Associate corporation”, in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
「有聯繫法團」就某法團或指明團體而言, 指該法團或指明團體的附屬公司或該法團或指明團體的控股公司的附屬公司;
- (4) “Subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622);
「附屬公司」指《公司條例》(第 622 章) 所指的附屬公司;
- (5) “Manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap.622);
「經理」具有《公司條例》(第 622 章) 第 2(1) 條給予該詞的涵義;
- (6) “Private company” has the meaning given by section 11 of the Companies Ordinance (Cap.622).
「私人公司」具有《公司條例》(第 622 章) 第 11 條給予該詞的涵義。

3. The Purchaser declares that the above information is accurate and complete.
買方謹此聲明上述提供資料正確及完整。
4. The Purchaser hereby further undertakes to notify the Vendor forthwith in writing on any change of the above information on or prior to the Purchaser's signing of the Agreement for Sale and Purchase.
買方茲進一步承諾如買方在簽立該物業的買賣合約或之前就上述情況有任何改變，買方將即時以書面通知賣方。
5. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何抵觸或歧義，一概以英文文本為準。

Signature of Purchaser 買方簽署	
<i>For and on behalf of</i>	
Get Nice (Silver Base) Wines Limited	
結好(銀基)酒業有限公司	
	
Date 日期: 12/09/2025	<i>Authorized Signature(s)</i>

DECLARATION OF RELATIONSHIP WITH THE OWNER 與擁有人關係的聲明

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健听有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座 2	Floor 樓 10	Unit 單位 G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

請於下表中適用的灰色方格內填上「✓」號及所需資料,以確認與擁有人是否有相關關係。

Please fill in the appropriate grey box(es) in the table below with a "✓" together with the required information to confirm the existence of the relationship(s) concerned with the Owner or otherwise.

		買方 Purchaser			
		1	2	3	4
A.	本人 / 我等現確認本人 / 我等是獨立的第三者,並非擁有人的有關連人士。 I / We hereby confirm that I / we am / are independent third party(ies), and am / are not (a) related party(ies) to the Owner.	✓			
B.	本人 / 我等現確認本人 / 我等是擁有人之關連人士。 I / We hereby confirm that I / we am / are (a) related party(ies) to the Owner. 本人 / 我等現進一步確認,本人 / 我等是: I / We hereby further confirm that I / we am / are:				
1.	擁有人的董事 a director of the Owner				
2.	擁有人董事的父母 a parent of a director of the Owner 有關董事的姓名 name of the director: _____				
3.	擁有人董事的配偶 a spouse of a director of the Owner 有關董事的姓名 name of the director: _____				

4.	擁有人董事的子女 a child of a director of the Owner 有關董事的姓名 name of the director: _____				
5.	擁有人的經理 a manager of the Owner 隸屬部門 department: _____ 職銜 job title: _____				
6.	擁有人經理的父母 a parent of a manager of the Owner 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
7.	擁有人經理的配偶 a spouse of a manager of the Owner 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
8.	擁有人經理的子女 a child of a manager of the Owner 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
9.	私人公司 - a private company -				
	(a) 而擁有人的董事屬其董事或股東 of which a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____				
	(b) 而擁有人董事的父母屬其董事或股東 of which a parent of a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____				
	(c) 而擁有人董事的配偶屬其董事或股東 of which a spouse of a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____				
	(d) 而擁有人董事的子女屬其董事或股東 of which a child of a director of the Owner is a director or shareholder 有關董事的姓名 name of the director: _____				
	(e) 而擁有人的經理屬其董事或股東 of which a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
	(f) 而擁有人經理的父母屬其董事或股東 of which a parent of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
	(g) 而擁有人經理的配偶屬其董事或股東 of which a spouse of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				

	(h) 而擁有人經理的子女屬其董事或股東 of which a child of a manager of the Owner is a director or shareholder 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
10.	擁有人的有聯繫法團或控股公司 an associate corporation or holding company of the Owner				
11.	擁有人的有聯繫法團或控股公司的董事 a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____				
12.	擁有人的有聯繫法團或控股公司的董事的父母 a parent of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____				
13.	擁有人的有聯繫法團或控股公司的董事的配偶 a spouse of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____				
14.	擁有人的有聯繫法團或控股公司的董事的子女 a child of a director of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____ 有關董事的姓名 name of the director: _____				
15.	擁有人的有聯繫法團或控股公司的經理 a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____ 隸屬部門 department: _____ 職銜 job title: _____				
16.	擁有人的有聯繫法團或控股公司的經理的父母 a parent of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____ 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
17.	擁有人的有聯繫法團或控股公司的經理的配偶 a spouse of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控股公司的名稱 name of the associate corporation or holding company: _____ 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				

18.	擁有人的有聯繫法團或控權公司的經理的子女 a child of a manager of an associate corporation or holding company of the Owner 有關有聯繫法團或控權公司的名稱 name of the associate corporation or holding company: _____ 有關經理的姓名 name of the manager: _____ 隸屬部門 department: _____ 職銜 job title: _____				
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備註 Remarks :

1. 「擁有人的控權公司」：不適用；
“holding company of the Owner”: Not applicable;
2. 「有聯繫法團」就某法團或指明團體而言，指該法團或指明團體的附屬公司或該法團或指明團體的控權公司的附屬公司；
“associate corporation”, in relation to a corporation or specified body, means a subsidiary of the corporation or specified body; or a subsidiary of a holding company of the corporation or specified body;
3. 「附屬公司」指《公司條例》(第 622 章)所指的附屬公司；
“subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622);
4. 「經理」具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；及
“manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622); and
5. 「私人公司」具有《公司條例》(第 622 章)第 11 條給予該詞的涵義。
“private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622).

本人/我等謹此聲明上述提供資料正確及完整。

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

本人/我等確認上述資料將根據擁有人的內部程序處理。

I/We acknowledge that the above information will be handled in accordance with the internal procedure of the Owner.

For and on behalf of

(1) 買家簽署 Signature of the Purchaser
Get Nice (Silver Base) Wines Limited
結好(銀基)酒業有限公司

Handwritten Signature

日期 Date : 12/09/2025 *Authorized Signature(s)*

(2) 買家簽署 Signature of the Purchaser

日期 Date : 12/09/2025

(3) 買家簽署 Signature of the Purchaser

日期 Date : 12/09/2025

(4) 買家簽署 Signature of the Purchaser

日期 Date : 12/09/2025

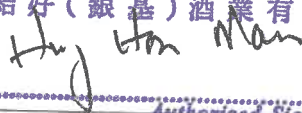
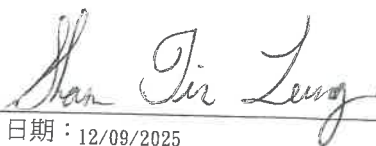
Declaration Regarding Intermediary
關於中介人的聲明

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註：「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人，及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			
Intermediary 中介人	GET NICE REAL ESTATE LIMITED SHAM TIN LUNG			
EA Licence No. 地產代理牌照號碼	E-179051			

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

- The Purchaser is introduced by the Intermediary to the Vendor’s sales office to sign a Preliminary Agreement for Sale and Purchase for the purchase of the Property.
買方是經由中介人介紹到賣方的售樓處簽署購買該物業的臨時買賣合約。
- The Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation, undertaking or warranty 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 agreement, representation, undertaking or warranty made by the Intermediary.
中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述、承諾或保證，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、承諾或保證向買方、中介人或任何其他人士負責。
- The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If there are any person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.
除該物業的樓價與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該物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

4. 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 Agreement for Sale and Purchase.
賣方現在及將來都不會捲入買方與中介人之間的任何爭議。該物業之買賣交易須嚴格依據臨時買賣合約及買賣合約所載列的條款及條件進行。
5. In the event of any conflict or discrepancy between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何抵觸或歧義，一概以英文文本為準。

Signature of Purchaser 買方簽署 Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司  Authorized Signature(s)	Signature of Intermediary 中介人簽署 
Date 日期: 12/09/2025	Date 日期: 12/09/2025

Personal Information Collection Statement (MTR Corporation Limited) ("PICS")
收集個人資料聲明 (香港鐵路有限公司) (「本聲明」)

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健昕有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 澈晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

1. 閣下的私隱 Your Privacy

- 1.1 香港鐵路有限公司 (MTR Corporation Limited) (「港鐵公司」、「擁有人」、「我們」或「我們的」) 在收集、儲存、使用及傳送個人資料時, 尊重閣下的法定私隱權利, 而本聲明則說明我們的私隱實務。我們的政策是須遵守香港特別行政區法例的《個人資料(私隱)條例》(第 486 章)及由私隱專員所發出的所有適用的相關實務守則及指引的規定。藉此, 我們將確保屬下的職員會符合保安及保密方面最嚴格的標準。

MTR Corporation Limited (香港鐵路有限公司) ("MTR Corporation", "Owner", "we", "our" or "us") respects your legal rights of privacy when collecting, storing, using and transmitting personal data and this PICS explains our privacy practices. It is our policy to comply with the requirements of the **Personal Data (Privacy) Ordinance** (Cap. 486) of the Laws of the Hong Kong Special Administrative Region and all applicable related codes of practice and guidance notes issued by the Privacy Commissioner. In doing so, we will ensure compliance by our staff with the strictest standards of security and confidentiality.

- 1.2 請細閱下文, 以便理解我們在如何處理閣下的個人資料方面的政策及實務。在我們認為有需要時, 可不時修訂或以其他方式更改本政策, 但我們將會就任何該等修訂或更改給予閣下事先通知。
 Please read the following carefully to understand our policy and practices regarding how your personal data will be treated. This policy may from time to time be revised or otherwise changed where we deem necessary but we will give you advance notice of any such revision or change.

- 1.3 在本聲明內，「**個人資料**」指任何個人識別資料或敏感資料(例如姓名、職業、地址、聯絡資料、身份證或護照號碼、信用卡資料、閣下的年齡、閣下的婚姻狀況、閣下的僱主、閣下的收入)，而可切實可行地從該資料確定個別人士的身份。
In this PICS, "**personal data**" means any personally identifying information or sensitive data (such as names, occupations, addresses, contact details, ID Card or Passport numbers, credit card information, your age, your marital status, your employer, your income) from which it is practicable for the identity of an individual to be ascertained.
- 1.4 如果本聲明的英文版本與中文版本有任何不符，應以英文版本為準。
If there is any inconsistency between the English and Chinese version of this PICS, the English version shall prevail.
2. **我們將會使用閣下的個人資料作何等用途 Purposes for which we will use your personal data**
- 2.1 當閣下與港鐵公司接洽，以購買或租賃我們其中一個物業發展項目內的物業時，我們會收集閣下的個人資料。當閣下首次聯絡我們查詢有關物業的事宜時或當閣下為購買或租賃物業而簽署協議時，閣下的個人資料可能會被收集。
We collect your personal data when you engage with MTR Corporation with a view to purchasing or leasing a property in one of our property developments. The collection of your personal data may occur when you first contact us to enquire about a property or when you sign an agreement to purchase or lease a property.
- 2.2 我們可能將閣下的個人資料用作的用途分為**強制性用途**及**自願性用途**。如果個人資料是用作**強制性用途**，閣下必須向我們提供閣下的個人資料。如果個人資料只是用作**自願性用途**，閣下可完全自願決定是否希望向我們提供該資料。
The purposes for which we may use your personal data are divided into **obligatory purposes** and **voluntary purposes**. If personal data is to be used for an **obligatory purpose**, you **MUST provide your personal data to us**. If personal data is only to be used for a **voluntary purpose**, it is entirely voluntary for you to decide whether you want to provide such information to us or not.
- A 閣下**必須**提供閣下的個人資料所作的用途為
Purposes for which it is **obligatory** for you to provide your personal data are:
- (a) 磋商及完成購買或租賃物業所涉及的所有步驟，包括但不限於簽署及登記合約及其他法律文件；
all the steps involved in negotiating and completing the purchase or lease of a property, including but not limited to signing and registering contracts and other legal documentation;
 - (b) 處理發出帳單及付款、釐定尚欠款額，以及(如有需要)向閣下及就閣下的債務提供抵押或擔保的人士收取尚欠付款；
processing billing and payment, determining amounts outstanding, and, if necessary, collection of outstanding payments from you and persons providing security for or guarantees of your obligations;
 - (c) 處理及跟進服務電話通話、查詢及投訴；
handling and following up service calls, enquiries and complaints;
 - (d) 核實閣下的身份；
verification of your identity;
 - (e) 符合根據 (i) 對港鐵公司及其附屬公司和相關聯公司(合稱為「港鐵集團」)具有約束力的任何法律及 (ii) 由監管機構或其他機構(包括行業及自律監管團體)所發出而港鐵公司或港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施所規定而作出披露的責任、規定、建議或指示；
complying with obligations, requirements, recommendations and instructions to make disclosure under (i) any law binding on MTR Corporation and its subsidiaries and affiliates (collectively, "MTR Group") and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or MTR Group companies are obliged or expected to comply;
 - (f) 使港鐵公司一切或部份業務的實際或擬定受讓人、承轉人或繼承人能夠評估相關的交易；
enabling an actual or proposed assignee, transferee or successor of MTR Corporation of all or part of its business to evaluate the relevant transaction;
 - (g) 與任何上述用途直接有關的用途。
purposes directly relating to any of the above purposes.
- B 閣下可**自願**提供閣下的個人資料所作的用途為
Purposes for which it is only **voluntary** for you to provide your personal data are :
不適用 Not Applicable

3 披露 Disclosure

3.1 若我們向閣下收集個人資料，我們將會

In cases where we do collect personal data from you, we will

- (a) (以本聲明或以獨立通知)告知閣下我們正在如此行事及我們會將我們收集的該等個人資料作何等用途；
tell you (by way of this PICS or by a separate notification) that we are doing so and the use that we will make of such personal data we collect;
- (b) 如屬有關的話，給予閣下機會反對閣下的個人資料被用作某特定用途；及
where relevant, give you the opportunity to object to a particular use of your personal data; and
- (c) 告知閣下我們將會如何儲存閣下的個人資料及閣下可如何查閱、更改及刪除我們已儲存的個人資料。
tell you how we will store your personal data and how you can review, change and delete the personal data we have stored.

3.2 我們將採取所有切實可行的步驟，以保密閣下的個人資料，但我們可向下列人士轉移/轉讓該等資料：

We will take all practicable steps to keep your personal data confidential but we may transfer/assign such data to the following parties:

- (a) 如果港鐵公司決定出售其業務的任何相關部分，則向港鐵公司就閣下的個人資料所享有權利的任何實際或擬定受讓人、承轉人或繼承人；
if MTR Corporation decides to sell any relevant part of its business, to any actual or proposed assignee, transferee or successor of or to MTR Corporation's rights in respect of your personal data;
- (b) 向我們所聘用以發展包含我們正在出售及租賃物業之發展項目的人士，及向我們擔保或保證其建築責任的其他人士；
to persons whom we have employed to develop the development containing the property we are selling and leasing, and other persons guaranteeing or securing their construction obligations to us;
- (c) 向港鐵公司提供有關其業務營運及貫徹在上文第 2 段內所列用途的法律、物業代理、行政、電訊、電腦及其他服務的任何代理人、承辦商或第三方服務提供者 – 該等服務提供者可包括(但不限於)在出售或租賃物業方面代表我們行事的律師，或者協助我們或包含我們正在出售及租賃物業之港鐵物業發展項目的擁有人促銷物業、管理物業或處理與物業有關的行政事務的其他方；
any agent, contractor or third party service provider who provides legal, property agency, administrative, telecommunications, computer and other services to the MTR Corporation with respect to the operation of its business and the fulfilment of the purposes listed in paragraph 2 above – such service providers may include (but are not limited to) solicitors acting for us on the sale or lease of a property or parties assisting us with the marketing, management or administration of properties;
- (d) 根據 (i) 對港鐵公司或其他港鐵集團公司具有約束力的任何法律及 (ii) 由監管機構或其他機構(包括行業及自律監管團體)所發出而港鐵公司或任何其他港鐵集團公司有責任或被期望遵守的任何指引、規例、守則或其他措施規定，港鐵公司有責任向其作出披露的任何人士；
any person to whom MTR Corporation is under an obligation to make disclosure under the requirements of (i) any law binding on MTR Corporation or other MTR Group companies and (ii) any guidelines, regulations, codes or other measures issued by regulatory or other authorities (including industry and self-regulatory bodies) with which MTR Corporation or any other MTR Group companies are obliged or expected to comply;
- (e) 向閣下已明示同意我們可向其披露閣下的個人資料的其他方。
to entities to whom you have expressly agreed that we may disclose your personal data.

4. 保安 Security

- 4.1 除在上文第 3 段內所述外，閣下的個人資料(不論被如何儲存)，只會由我們獲准許查閱有關資料的僱員、代理人或承辦商查閱。若個人資料是以電子方式儲存，該等資料將被保存在獨立的伺服器內，並將有密碼保護(或受某種同等形式的保護)且只可由已獲准許的港鐵公司人員或港鐵公司的代理人或承辦商查閱。被指定處理個人資料的僱員、代理人及承辦商將接獲指示只可按照本聲明如此行事。
Except as mentioned in paragraph 3 above, your personal data, however stored, will be accessed only by our employees, agents or contractors who are authorised to do so. Where personal data is stored electronically, it will be kept on a separate server and will be password-protected (or under some equivalent form of protection) and accessible only by authorised personnel of MTR Corporation or its agents or contractors. Employees, agents and contractors designated to handle personal data will be instructed to do so only in accordance with this PICS.

- 4.2 如果在任何時候，閣下的個人資料被轉移至另一伺服器儲存，該等資料將不獲加密，因此可以被第三方查閱。

If at any time your personal data is transferred to another server for storage, it will not be encrypted and therefore may be accessible to third parties.

5. **在法律程序中使用個人資料 Use of Personal Data in Legal Proceedings**

如果基於任何原因，包括但不限於向閣下追討閣下欠下我們的任何款項，我們須對閣下採取法律或其他行動，閣下明示同意，在識別閣下並對閣下採取該等行動時，可依據閣下所提供的任何個人資料。

If we have to take legal or other action against you for any reason whatsoever including but not limited to recovering from you any money you owe us, you expressly agree that any personal data provided by you can be relied upon in identifying and taking such action against you.

6. **閣下的查閱及改正權利 Your Right to Access and Correction**

閣下可隨時要求查閱並更正我們的任何紀錄中與閣下有關的個人資料。閣下亦可要求我們從任何現行的郵遞或分發名單中刪除閣下的個人資料。如要行使閣下的任何權利，閣下可按以下地址、傳真號碼或電郵與我們聯絡，並在閣下的通訊註明「保密」字樣。在回應閣下時，我們可要求閣下提供有關閣下的某些資料，以確定閣下是有關個人資料所指的人士。我們須在 40 天內回覆閣下的要求，但我們可向閣下收取合理費用，以回應查閱要求。

You may at any time request access to and to correct personal data relating to you in any of our records. You may also ask us to delete you or your personal data from any active mailing or distribution list. To exercise any of your rights, contact us at the address, facsimile number or email below, marking your communication "Confidential". In response, we may ask you to provide certain details about yourself so that we can be sure you are the person to whom the data refers. We are required to respond to your requests within 40 days, but we may charge you a reasonable fee for responding to access requests.

7. **個人資料私隱主任 Personal Data Privacy Officer**

如欲 (1) 要求 (i) 查閱資料或改正資料，(ii) 索取有關我們在個人資料方面的政策及實務的一般資料，及 (iii) 查詢有關我們持有的個人資料種類，及 (2) 提出一般問題及投訴，應致以下人士：

法律部

個人資料私隱主任

(註明「保密」字樣)

地址：香港九龍九龍灣德福廣場港鐵總部大樓

電郵：PDPO@mtr.com.hk

The person to whom (1) requests (i) for access to data or correction of data, (ii) for general information regarding our policies and practices with respect to personal data and (iii) about the kinds of personal data that we hold and (2) general questions and complaints should be addressed is as follows:

Personal Data Privacy Officer Legal Department

(Marked Confidential)

Address: MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong

Email: PDPO@mtr.com.hk

8. **資料的保留 Retention of Data**

我們只會在貫徹收集閣下個人資料的用途所需的時間內保存該等資料。我們亦可保留存檔個人資料作統計用途。無需再保留的個人資料將被銷毀。

We will keep your personal data only for as long as necessary to fulfil the purpose for which the data was collected. We may also retain archived personal data for statistical purposes. Personal data which is no longer required will be destroyed.

9. **確認 Acknowledgement**

請在下方簽署以示閣下理解及同意以上條文。

Please sign below to indicate your understanding of and agreement to the above provisions.

Signature 簽署 Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 
Date 日期: 12/09/2025 Authorized Signature(s)

Personal Information Collection Statement and (if applicable) The People's Republic of China Addendum
(Kayson Limited)

個人資料收集聲明及（如適用）中華人民共和國附錄（健昕有限公司）

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」)			
	Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註：「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人，及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

Personal Information Collection Statement

個人資料收集聲明

Please refer to the Personal Information Collection Statement (the “PICS”) of New World Real Estate Agency Limited (“NWREA”) as included in the annex to the Preliminary Agreement for Sale and Purchase.
 請參閱附於臨時買賣合約附件的新世界地產代理有限公司 (“NWREA”) 之個人資料收集聲明。

The People's Republic of China Addendum

中華人民共和國附錄

#Unless otherwise defined, the capitalised terms below are defined in the PICS.

If you are:

- (i) an individual located in Mainland China who visits or uses the ROI System, or otherwise uses NWREA's Goods and Services or attends NWREA's premises, facilities, events, and/or programmes by phone or any other means from Mainland China; and/or
- (ii) an individual holding a Mainland China passport and/or resident identity card who visits or uses the ROI System, visits the premises, facilities, events and/or programmes of NWREA in Hong Kong or otherwise uses NWREA's Goods and Services by phone or any other means in Hong Kong,

(a “PRC Data Subject”),

your personal data will be processed by NWREA in accordance with the People's Republic of China Addendum (the “PRC Addendum”) (if you are a PRC Data Subject, please refer to the copy as included as an annex to the Tender Document) in addition to the New World Group Privacy Policy Statement and the PICS, as well as the applicable data protection laws and regulations in Mainland China which, for the current purposes, excludes Hong Kong, the Macao Special Administrative Region of the People's Republic of China and Taiwan.

#除非另有定義，下述詞匯之定義見於個人資料收集聲明內。

如果您是：

- (i) 位於中國內地的個人，從中國內地到訪或使用 ROI 系統，或以其他方式使用 NWREA 的商品與服務，或在中國內地透過手機或任何其他方式出席 NWREA 的場所、設施、活動及/或項目；及/或
- (ii) 持有中國內地護照及/或居民身份證的個人，到訪或使用 ROI 系統、到訪 NWREA 在香港的場所、設施、活動及/或項目或在香港透過手機或任何其他方式使用 NWREA 的商品與服務，
 (“中國個人信息主體”)

除新世界集團私隱政策聲明和個人資料收集聲明以及中國內地適用的數據保護法律和法規外，NWREA 將根據中華人民共和國附錄（如果您是中國個人信息主體，請參閱其附於招標文件附件的副本）處理您的個人資料。就此處目的而言，中國內地是指除香港、中華人民共和國澳門特別行政區和台灣以外的地區。

If you are NOT a PRC Data Subject, please fill in this part:

如您並非中國個人信息主體，請填寫以下部份：

- ☒ I / Each of us hereby confirm that I / we have read and understood and agree to the Personal Information Collection Statement of New World Real Estate Agency Limited ("NWREA").
本人/我們中的每一個在此確認本人/我們已閱讀、理解並同意新世界地產代理有限公司 ("NWREA") 的個人資料收集聲明。

If you would like to receive direct marketing from NWREA's Affiliates and/or Marketing Partners, please click the box below:

如果您希望接收 NWREA 的關聯公司及/或營銷合作夥伴的直接促銷，請勾選以下方格：

- ☐ I/Each of us consent(s) to receive direct marketing from NWREA's Affiliates and/or Marketing Partners referred in NWREA's Personal Information Collection Statement in Hong Kong and outside Hong Kong.
本人/我們每一個人同意接收 NWREA 的關聯公司及/或在 NWREA 的個人資料收集聲明中提及的營銷合作夥伴在香港及香港以外地區的直接促銷。

If you are a PRC Data Subject, then the PRC Addendum is applicable to you and please fill in this part if:

如您是中國個人信息主體，即中華人民共和國附錄適用於您，請填寫以下部份：

- ☐ I / Each of us hereby confirm that I / we have read and understood and agree to the Personal Information Collection Statement and the PRC Addendum of New World Real Estate Agency Limited ("NWREA").
本人/我們中的每一個在此確認本人/我們已閱讀、理解並同意新世界地產代理有限公司 ("NWREA") 的個人資料收集聲明以及中華人民共和國附錄。

Please tick the three boxes below regarding the handling of your personal data (including sensitive personal data). Please note that if you disagree with the relevant item(s) by not ticking any of the below boxes, NWREA may not be able to offer to you certain goods/services without your relevant consent.

請選擇勾選以下三個有關處理您的個人信息（包括敏感個人信息）的方框。請注意如果您通過沒有勾選以下任一方框以拒絕其中內容，NWREA 可能無法在未獲您相關同意的情況下向您提供有關產品/服務：

- ☐ I/Each of us consent(s) to the collection and processing of my/our sensitive personal data.
本人/我們每一個人同意對本人/我們的敏感個人信息的收集及處理。
- ☐ I/Each of us consent(s) to the transfer of my/our personal data (including sensitive personal data) to outside Mainland China.
本人/我們每一個人同意將本人/我們的個人信息（包括敏感個人信息）轉移到中國內地以外的地區。
- ☐ I/Each of us consent(s) to providing my/our personal data (including sensitive personal data) to third parties.
本人/我們每一個人同意向第三方提供本人/我們的個人信息（包括敏感個人信息）。

If you would like to receive direct marketing from NWREA's Affiliates and/or Marketing Partners, please click the box below:

如果您希望接收 NWREA 的關聯公司及/或營銷合作夥伴的直接促銷，請勾選以下方格：

- ☐ I/Each of us consent(s) to receive direct marketing from NWREA's Affiliates and/or Marketing Partners referred in NWREA's Personal Information Collection Statement in Hong Kong and outside Hong Kong.
本人/我們每一個人同意接收 NWREA 的關聯公司及/或在 NWREA 的個人資料收集聲明中提及的營銷合作夥伴在香港及香港以外地區的直接促銷。

Signature of Purchaser 買方簽署 Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 <i>Hy Ham Man</i> Date 日期: 12/09/2025	Authorized Signature(s)
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Attachment 附件

- Personal Information Collection Statement 個人資料收集聲明 (in English and Traditional Chinese) (英文及繁體中文)
- People's Republic of China Addendum 中華人民共和國附錄 (in English and Simplified Chinese) (英文及簡體中文)

Personal Information Collection Statement of New World Real Estate Agency Limited
新世界地產代理有限公司之個人資料收集聲明

New World Real Estate Agency Limited - Personal Information Collection Statement

This Personal Information Collection Statement (this "Statement") is made by New World Real Estate Agency Limited ("NWREA", "we", "us", or "our") for and on behalf of the Vendor (as defined below) (if applicable) and applies between us and you ("you", or "your"). This Statement should be read together:

- (a) in case of submission of a registration of intent of purchase (the "**Registration of Intent**" or "**ROI**") for any specified residential property(ies) which may include parking space(s), if any) in any relevant Development (as defined below) via the New World Development Online Registration of Intent System at <https://reg.nwdd.com.hk/en/joinin> (owned by New World Development Company Limited ("**NWD**") and operated by NWREA) (the "**ROI System**"), with the person(s) so engaged (as the case may be) (i.e. the Development, owner and person(s) so engaged (if any) each as appeared in the sales brochure);
- (b) in case of submission of a tender (the "**Tender**") for intended purchase of any specified residential property(ies) (which may include parking space(s), if any) in any relevant Development open for sale by tender under the information on sales arrangements (the "**Information**"), with the applicable terms and conditions and/or procedures under the tender notice and other relevant tender documents in relation to the Development offered for sale by the Vendor, being the relevant owner(s) of the Development and/or, where applicable, the sales arrangements (the "**Information**");
- (c) where applicable, in case of registration of New World CLUB membership (together with One ID (as elaborated below) and K Dollar Program (as elaborated below)) via the ROI System, with the respective terms and conditions of (i) the New World CLUB (managed and operated by New World Loyalty Programme Limited ("NWLP")) at https://www.newworldclub.com.hk/uploads/files/NWC_Membership_TNC_EN.pdf, (ii) One ID (operated by New World ELITE Company Limited ("NEWELT")) at https://oneapp-assets.nwdd.com.hk/general_assets/ONEID_TNC_ENG.pdf, and (iii) K Dollar Program (operated by Missions Points Network Company Limited ("MPNCL") at <https://hk.krcwards.com/program-terms-and-conditions/> (collectively, the "**Clubs**";
- (d) whether applicable, in case of execution of the sale and purchase agreement(s) (whether preliminary or not; and whether through Tender submission or not) for the Subject Property (as defined below) (collectively, the "**SPAs**"), with the provisions (if any) of the SPAs;
- (e) collectively, the "**Terms and Conditions**", provided that, in the event of any inconsistency between this Statement and the Terms and Conditions concerning matters relating to personal data that are handled by us, this Statement shall prevail.

WREA is part of the New World group of companies including NWD and its affiliated or related companies from time to time (as listed here: <https://www.nwd.com.hk/nics>) (the "New World Group", or "NWG") whose activities include real estate (sale, leasing and investment), mortgage services, retail, property management, facilities management, activity planning and management, infrastructure, shopping malls, loyalty programmes, department stores, jewellery and luxury goods, e-commerce, hospitality services, food and beverages, convention and exhibition centres, sports and recreational facilities, education, health care and senior care, other health and wellness products and services, financial services and insurance, transportation, sustainability programmes and products, TMT (Technology, Media and Telecom), corporate innovation, accelerator and incubation programmes, organisation of competitions, conferences and events, start up and social innovation programmes and charitable pursuits including sports, recreation, art and cultural programmes, relief of poverty, advancement of education, advancement of religion, and other purposes that are beneficial to the community (the "Goods and Services") (the New World Group and joint venture companies together referred to as "Affiliates").

In order to enable us to perform the Purposes (as defined in the "Purposes for using personal data collected" section below), you are required to provide all the requested/mandatory personal data in the ROI System and/or the SPAs (as the case may be) and/or other relevant forms, documents or any other means for collecting personal data that we may use in connection with our management, administration, and operation of the ROI System and/or the SPAs (as the case may be). If you do not provide the required personal data, then we may not be able to perform the Purposes (as defined below) and/or provide the relevant Goods and Services to you.

☐ You acknowledge that you are 18 years of age or above.

Kinds of personal data collected

The kinds of personal data we may collect from you and/or from other sources as mentioned below in this Statement include your name, gender, date of birth, contact details, e-mail address, mailing/residential/work/correspondence address, contact number, identity document number (e.g. Hong Kong Identity Card or passport number) and a copy of your identity document (as required by the Vendor), membership number and/or any other unique identifier or personal identifier of the relevant club(s)/loyalty programme(s)/login portal(s) (including the Clubs) that may be operated by us, our relevant Affiliates and/or relevant Marketing Partners (as defined below) (if applicable, as the case may be), nationality, marital status, family status, your relationship with a close relative who has submitted a Registration of Intent (if applicable), your relationship with a close relative who has submitted the Tender (if applicable) including copies of documentary proof of such relationship such as identity document number (e.g. Hong Kong Identity Card or passport number), birth certificate and marriage certificate, (where a Registration of Intent is submitted by an individual using the ROI or System on behalf of a company, or the Tender is submitted by an individual on behalf of a company, which wishes to participate in the applicable sales procedures of the relevant Development (the "**Corporate Registrant**"), such user's position (e.g. director) within such Corporate Registrant, such Corporate Registrant's latest register of directors and annual return (if any) (if applicable), occupation, cheque, signature, credit card and/or electronic/digital payment details (as required by the Vendor), username and password, Log Files (see below), language preference, tracking information about your use of the ROI System and/or Tender submission/procedure and/or the SPAs (as the case may be) and transaction behaviour (including but not limited to transaction data of the Purchase/Intended Purchase (as defined below) such as the date of purchase, the address(es) of the specified residential property(ies), your characteristics and transaction account(s) with the relevant club(s)/loyalty programme(s) operated by us, our relevant Affiliates and/or relevant Marketing Partners (if applicable, as the case may be), browsing history on the ROI System and/or third party website browser (and to your where such third party browser is involved, the personal data we may collect will depend upon your privacy setting with the website browser), etc. For Tracking Data collected through the use of cookies and other tracking mechanisms, please also refer to our related policies (including but not limited to the New World Group Privacy Policy Statement and Cookies Policy) for further details as to how we collect, use and process Tracking Data. Where you, being a holder of any licence issued under the Estate Agents Ordinance (Cap. 51), Laws of Hong Kong) by the Estate Agents Authority ("**EAA Licensee**"), submit a Registration of Intent via the ROI System or the Tender, we will also collect the company name of your estate agency and your individual licence number, and your personal data may also be submitted to us by potential purchasers. Alternatively, if you are introduced to us by an EAA Licensee, we will also collect the name, contact number, individual licence number, email address, and copies of the name card and the licence of such EAA Licensee, and the company name and branch name of such EAA Licensee's estate agency.

For the avoidance of doubt, if where applicable, we will indicate which kind of personal data is mandatory or optional for you to provide at the relevant time of data collection, e.g. where applicable, when you register your account(s) with the ROI System and/or the Clubs, when you submit the Registration of Intent and/or when you execute the SPAs (as the case may be).

Purposes for using personal data collected

The personal data to be collected from you and/or from other sources as mentioned in this Statement will be used and retained by us (and/or our Affiliates and/or our Marketing Partners as defined in the "Direct marketing" section below, as applicable) for the following purposes (as may be applicable from time to time) (together, the "**Purposes**");

- Contacting you in connection with the new or activities of or your enquiries in connection with the Development or related facilities, or your purchase or intended purchase of residential unit(s) and/or parking space(s) in the Development ("**Purchase/Intended Purchase**"), whether by post, email, telephone, text message, in-app messages, notifications or push notifications to your mobile device, or any online or offline channels or media which presently exist or may appear in future ("**Channels**"), including without limitation, arranging show flat preview, and from submission of Registration of Intent or Tender (as the case may be), up to delivery of vacant possession of such residential unit(s) and/or parking space(s), as the case may be;
- Assisting you to register/open an account on the ROI System by transferring your relevant account information to NWD for the purpose of registration; and enabling the consequent account administration, management and related functions for the purposes of facilitating you to submit the Registration of Intent on the ROI System;
 - Processing and contacting you via the Channels in connection with your registration on the ROI System and/or Tender submission and/or for the Clubs and/or your Purchase/Intended Purchase (as the case may be) (or enabling the processing of your registration on the ROI System and/or Tender submission and/or for the Clubs and/or your Purchase/Intended Purchase);
 - Dealing with all legal and other administrative matters in connection with your Purchase/Intended Purchase, from Registration of Intent, allotment of selection priority/ balloting process of residential property(ies) of the Purchase/Intended Purchase, submission and acceptance of the Tender, assistance to the Vendor relating to the preparation or execution of SPAs, up to delivery of vacant possession of the relevant residential unit(s) and/or parking space(s) in the Development you have purchased (collectively, the "**Subject Property**");
 - Identifying and/or verifying your identity as an intended purchaser or purchaser of residential property(ies) in the Development as required by the Vendor ("**Verification Purpose**");
 - Protecting the interests of the Vendor, NWD and/or NWREA in the Development or related facilities, and monitoring the working progress of NWREA by the Vendor and/or NWD;
 - Assisting the Vendor to prepare or execute the SPAs in the sale and purchase process and any subsequent or consequent steps or processes up to delivery of vacant possession of the Subject Property by transferring your personal data to the Vendor;
 - Identifying and/or verifying your identity as a member of any of the relevant club(s)/loyalty programme(s)/login portal(s) (including the Clubs) operated from time to time by us, our relevant Affiliates and/or relevant Marketing Partners (if applicable, as the case may be);
 - Assisting you to register for the Clubs and/or other mobile application(s) or club(s)/programme(s)/login portal(s) of our Affiliates (as the case may be) by transferring your relevant account information to the Clubs and/or other mobile application(s) or club(s)/programme(s)/login portal(s) (as the case may be) for the purpose of registration; and enabling the consequent account administration, management and related functions of such Clubs, mobile applications or programmes for the purposes of facilitating correspondence with you via the Channels, expediting the transaction process of and/or providing you with benefits in connection with your Purchase/Intended Purchase, such as, where applicable, providing you with benefits or rewards (if applicable), seamless and centralised administration and/or contract management for the sales and purchase process, or post-completion property management services. For avoidance of doubt, insofar as your personal data is transferred to the Clubs and/or other mobile application(s) or club(s)/programme(s)/login portal(s) for any of the aforesaid purposes (as applicable), the handling of your personal data will be further subject to the terms and conditions and personal information collection statement(s) of the operator(s) of those other applicable club(s), mobile application(s) and/or programme(s);
- If/where applicable, facilitating the administration, processing and/or distribution of the relevant member rewards/benefits (if any) (e.g. K Dollars) that you may be eligible for (if any) under the Clubs and/or any of the related club(s)/loyalty or other programme(s) of our Affiliates of which you are also a member, and/or your account(s) with the other participating companies you have registered or transacted with that honour or make available such rewards/benefits (hereafter "**Other Participating Companies**"), subject to the applicable terms and conditions/rules for those other club(s)/loyalty or other programme(s) and/or Other Participating Companies (as the case may be). Without prejudice to the generality of the foregoing, enabling the provision of and/or your usage of eligible member rewards/benefits (e.g. K Dollars) under the relevant club/membership events/campaigns, trade promotion competitions, activities, accounts and/or arrangements offered from time to time (whether solely or jointly) by us, any other relevant club(s)/loyalty or other programme(s) of our relevant Affiliates and/or relevant Marketing Partners (if applicable, as the case may be) and/or the relevant Other Participating Companies (as the case may be). Likewise, for avoidance of doubt, insofar as your personal data are transferred to such other club(s)/loyalty or other programme(s) and/or Other Participating Companies for these purposes, the handling of your personal data will be further subject to the terms and conditions and personal information collection statement of the operator(s) of those other applicable club(s)/loyalty or other programme(s) and/or Other Participating Companies;
- Facilitating the activation and linking of your relevant member rewards/benefits wallet (if any) with your relevant account(s) (and corresponding member rewards/benefits wallet(s), if any/where applicable) with the other club(s)/loyalty programme(s) of our Affiliates, our Marketing Partners and/or Other Participating Companies running your account(s) with them (as the case may be);
- Registering you as a user of and allowing your access to the ROI System;
- To serve you better and/or maintain your personal data and/or information across multiple pages within or across one or more sessions when using or accessing various services, functions, features or programmes managed, operated, provided, hosted or run by our relevant Affiliates within the ROI System (as the case may be) which we have identified to be applicable to you by reference to your membership profile, criteria and/or of the relevance of those services, functions, features or programmes therein;
- Following registration as a user/member, accessing your account information (including, but not limited to, your name, membership number, etc.) and managing your account (including, but not limited to, changing your password, updating your personal information, subscribing/unsubscribing from direct/cross marketing, processing eligible member rewards/benefits (if any) for your applicable account(s), etc.);
- Analysis, development, and analysis in relation to your/customer behaviour including without limitation providing you with survey question(s) and/or questionnaire(s) under and/or via any of the Channels, carrying out data sorting and research to enable us to better understand your characteristics and transaction behaviour (subject to your consent for direct/cross marketing, if/where applicable) to provide other goods and/or services better tailored to your needs, and to assist us in selecting Marketing Subjects (see below) that are likely to be of interest to you, and carrying out aggregated behavioural analysis, including using personal data for statistical analysis, data science studies and data mining;
- Page and/or our official website, or by text message, email and/or mail, and/or other media whether now known or available in the future);
- Seeking your feedback, including through surveys, in relation to the Purposes and/or the Goods and Services (including, but not limited to, through an in-app text box on your mobile device or through our official social media page and/or our official website, or by calls, text message, email and/or mail, and/or other media whether now known or available in the future);
- Improving the ROI System, the tender procedure, the Purposes, and our and our Affiliates' and Marketing Partners' Goods and Services (Marketing Partners being defined below);
- Direct/Cross marketing for the Marketing Subjects, subject to consent (see below section entitled "Direct marketing");
- Data analytics, profiling, information management and database administration;

- Deterring, detection, investigation and/or prevention of activities that may violate, or may be suspected to violate, our policies or may be abusive, illegal, and/or criminal;
- Collection or recovery of any debt owed by you to us or our Affiliates;
- The normal management, operation, and maintenance of the ROI System, the tender procedure and the provision of the Goods and Services to you, including without limitation sending messages and/or notifications to you in relation to the management, operation, maintenance and administration of the ROI System, the tender procedure and the provision of the Goods and Services;
- Storing your personal data (whether by a single or multiple Affiliates (including us) or our Marketing Partners) for the purpose of sharing such personal data with our Affiliates and/or our Marketing Partners for any and all of the other Purposes listed above (and subject to your consent in the event that transfer to any or all such data transferees for direct/cross marketing are involved); and/or
- Other purposes ancillary or directly related to the above.

Notwithstanding other provisions in this Statement, as required by the Vendor, we will only use, process, and transfer to the Vendor, NWD and/or our service providers providing IT/software solutions/technology services (whether within or outside the Hong Kong Special Administrative Region of the People's Republic of China ("Hong Kong")) (as the case may be), your identity document number, identity document and your cheque, signature, credit card and/or electronic/digital payment details for the Verification Purpose, and dealing with all legal and other administrative matters in connection with your Purchase/Intended Purchase, but not for other purposes.

Those with whom we share personal data

As required by applicable laws, regulations, the Estate Agents Authority's requirements, and unless otherwise stated in this Statement, we will provide and transfer your personal data to the Vendor and/or NWD for any of the Purposes. We may, unless otherwise stated in this Statement, engage agents, contractors, suppliers and service providers (whether within or outside Hong Kong) in connection with the Purposes and/or the provision of the Goods and Services, including but not limited to, e.g. IT/software solutions/technology services providers, marketing agents, social media, research companies, call centres, customer support outsourcing or customer relationship management service providers, credit card and electronic/digital payment companies, banks, and service providers of development and maintenance, administrative, data processing, digital storage, or other similar services, or real estate developers jointly developing real estate properties with us (including joint venture companies established by NWD or its Affiliates with others in the business of real estate development), and may transfer to or share your personal data with them for the Purposes within or outside Hong Kong. We may also share your personal data (subject to your consent, if/where applicable) with our Affiliates, our Marketing Partners (see below) and the social media platforms that we and/or our Affiliates/our Marketing Partners (see below) use for such Purposes. We may share your personal data, except for your identity document number, identity document and your cheque, signature, credit card and/or electronic/digital payment details, with our Affiliates, including without limitation NWLP, NWECL, and MPNCL for the Purposes, including without limitation assisting you to register for your membership of the Clubs and/or other mobile application(s) or programme(s), facilitating correspondence with you via the Channels, expediting the transaction process of and/or providing you with benefits in connection with your Purchase/Intended Purchase, such as, where applicable, providing you with benefits or rewards (if applicable), seamless and centralised administration and/or assisting the Vendor in contract management for the sales and purchase process or assisting the relevant property management company of the Development relating to post-completion property management services. For the avoidance of doubt, One ID (operated by NWECL) and K Dollar Program (operated by MPNCL) are integral and inseparable elements of the operation of New World CLUB. For more information on how your personal data may be collected, used and processed by NWLP, NWECL and MPNCL, please refer to the respective Personal Information Collection Statements of New World CLUB (operated by NWLP) at https://www.newworldclub.com.hk/uploads/files/NWC_PICS_EN.pdf, One ID (operated by NWECL) at https://ono-app-assets.nwd.com.hk/general_assets/ONEID_PICS_ENG.pdf and K Dollar Program (operated by MPNCL) at <https://hk.krewards.com/personal-information-collection-statement/>. Where we are required by the law of any country or place or requested by any court, regulatory body or governmental body of any country or place, we may also disclose your personal data as required. In the event of any actual or proposed transfer of business, transfer of shares, re-structuring, amalgamation, merger, sale, transfer, or purchase of us or our business or our Affiliates or our Affiliates' businesses, your personal data may be transferred to the new entity as part of the transaction, provided that the new entity abides by this Statement and continues to exercise the same level of care, in respect of your personal data, as we would. You will be notified of such event and you may decide to withdraw your consent in the use of your personal data.

Your personal data may be stored by us in physical locations and/or servers located within or outside Hong Kong and/or shared with our Affiliates and/or our Marketing Partners (see below) located within or outside Hong Kong. However, we will take all reasonable measures to ensure that your personal data is stored and processed securely, regardless of the country or place in which it is stored, and we procure by contract or use our reasonable endeavours to ensure that our Affiliates and our Marketing Partners (see below) do the same.

Direct marketing

Subject to your consent, we may use your personal data, except for your identity document number, identity document and your cheque, signature, credit card and/or electronic/digital payment details, to send you direct marketing (including, but not limited to, special offers, news, information and marketing) about us, our Affiliates and/or our Marketing Partners (see below) in relation to the Marketing Subjects (see below) whether by in-app messages and/or notifications and/or push notifications to your mobile device, post, email, telephone, text message, or other media whether now known or available in the future via any of the Channels.

Subject to your consent, except for your identity document number, identity document and your cheque, signature, credit card and/or electronic/digital payment details, we may use your personal data for, or provide your personal data to, our Affiliates and/or our Marketing Partners (see below) so that they may send you direct marketing (including, but not limited to, special offers, news, information and marketing) about us, our Affiliates and/or our Marketing Partners (see below) in relation to the Marketing Subjects (see below) via any of the Channels.

Our "Marketing Partners" include property developers (including but not limited to real estate developers jointly developing real estate properties with us and joint venture companies established by NWD or its Affiliates with others in the business of real estate development), banks, financial and investment institutions, credit card and electronic/digital payment companies, insurance companies, private clubs, concierge and customer service providers, retail outlets and online businesses (for various products and services including but not limited to fashion and beauty, accessories, hair dressing and grooming, health and personal care, luxury, home and living, food, wine and beverage, electronics, books and stationery, cigarettes and cigars, baby and children, veterinary and pet care, outdoor equipment), shopping malls, loyalty programmes, department stores, watches and jewellery (such as Chow Tai Fook Jewellery Group Limited), hotel chains, restaurants and lounges, catering services providers, healthcare and senior care, services and/or products providers including but not limited to body care, medical/pharmaceutical, health and wellness, art and culture, advertising and marketing, consultancy, gallery and exhibition, event management, green and nature, sports and recreation, travel and accommodation, leisure and entertainment, housekeeping, agriculture, installation and repair, engineering, architectural, transportation and logistics, telecommunication, media and information technology, business management, corporate innovation, accelerator and incubation programmes, competitions, conferences and events, legal, charities, education, pre-school, primary, secondary and/or tertiary education institutions. Without prejudice to the generality of the foregoing descriptions, our Marketing Partners may include Other Participating Companies that we may collaborate with from time to time and/or Other Participating Companies of our Affiliates of which you are also a member of their relevant club(s)/loyalty programme(s).

As we may share your personal data with our Affiliates and/or our Marketing Partners, we may also receive your personal data from them. Subject to your consent given to our Affiliates and/or our Marketing Partners, we may also use such personal data, except for your identity document number, identity document and your cheque, signature, credit card and/or electronic/digital payment details, to send you direct marketing about us, our Affiliates and/or our Marketing Partners in relation to the Marketing Subjects (see below).

The types of products, services, events and charitable initiatives that we, our Affiliates and/or our Marketing Partners may market to you include (together, the "Marketing Subjects"): goods and services offered by us, our Affiliates, and/or our Marketing Partners (including but not limited to the relevant Other Participating Companies) in relation to the Goods and Services and/or the goods and services of those Other Participating Companies; finance, banking, mortgage, insurance and other related services and products by banks, financial and investment institutions, credit card and electronic/digital payment companies and insurance companies; access and privileges at private clubs; professional consultation on customer services, including but not limited to event planning, holidays, hotels, travel, and tickets reservation; consumer products and services by retail outlets and/or online businesses, including clothing, shoes, fashion, fashion accessories and beauty, hair dressing and grooming, health and personal care, luxury, home and living, household products, food, wine, liquor and beverages, confectionery, groceries, books and stationery, toys, cigarettes and cigars, fragrances and cosmetics, baby products, pet services and products, telephones and mobile devices, electronics and electrical appliances, computer software, games, bags and luggage, furniture, sports and leisure equipment, and entertainment and attraction; pharmaceutical products, medical and pharmaceutical services, therapists; tutoring, mentoring, home cleaning, janitor services, landscape and plant maintenance services, agricultural services, part time housekeeping, plumbing services, locksmiths, barber and salon services, gym and fitness services, laundry services, florists, vehicle towing, and motor vehicle services; reward, loyalty, privileges programmes and promotions at shopping malls and department stores; reward, loyalty, privileges programmes and promotions for customers and/or potential customers of the New World Group, our Affiliates, our Marketing Partners and/or Other Participating Companies; watches, jewellery and accessories; restaurants, lounges, catering services on food, wine and beverage; travel, hospitality and accommodation services and products, including but not limited to hotels and serviced apartments, holiday package products and services offered by travel agents, tickets to attractions; transportation and logistics services, including but not limited to air travel and non-air transportation services such as hotel transfers, car rentals, bus operators, train operators and cruise operators, and courier services and shipping services; conference and exhibition management services, consultancy and marketing research services, supply chain management, event and project management services, gaming services, advertising and public relations services, media production services; tickets for concerts, galleries, exhibitions, films, theatricals, sporting, special and cultural events; green and nature activities; technology, telecommunication, internet and mobile communication services, social networking and media; graphic and interior design services, photography services, printing and publishing services; legal services, medical services, accounting, auditing, bookkeeping and taxation services, engineering services, architectural services, surveying services, equipment rental services, hospitality services; professional advice and/or consultation on education and/or personal enhancement; charitable initiatives which support areas including sports, recreation, art and cultural programmes, relief of poverty, advancement of education, advancement of religion and other purposes that are beneficial to the community.

Subject to the foregoing, we cannot use your personal data for direct marketing purposes and/or provide your personal data to third parties (whether to our Affiliates and/or our Marketing Partners) for their direct marketing purposes unless you consent. Even if you give your consent, you can opt out of direct marketing at any time (or you may request that we cease to provide your personal data to third parties, at which point we will cease to do so), free of charge, by emailing to privacy@nwrealstate.com.hk or writing to our Personal Data Privacy Officer at 30th Floor, New World Tower, 18 Queen's Road Central, Hong Kong (marked Confidential).

Your rights

Apart from your right to opt out of direct/cross marketing as mentioned above, you have the additional rights to check whether we hold any of your personal data; access your personal data held by us; require us to correct any personal data which is inaccurate; and ascertain our policies and practices (from time to time) in relation to personal data and the types of personal data held by us. If you would like to make a request in relation to the above (or make any general enquiries), please contact our Personal Data Privacy Officer at 30th Floor, New World Tower, 18 Queen's Road Central, Hong Kong or by emailing to privacy@nwrealstate.com.hk (marked Confidential). In accordance with the Personal Data (Privacy) Ordinance (Cap. 486, Laws of Hong Kong) (the "PDPO"), we have the right to charge you a reasonable fee for the processing of any personal data access request.

Privacy Policy Statement

We adopt the New World Group Privacy Policy Statement. You can find out more about our policy on personal data protection by accessing the New World Group Privacy Policy Statement available at <https://nwd.com.hk/privacy-policy>. If there is any inconsistency or conflict between the New World Group Privacy Policy Statement and this Statement, this Statement shall prevail. Please also see the New World Group Privacy Policy Statement for our policies and information about our collection and/or use of Log Files (data relating to your use of/visits to the ROI System, including but not limited to your IP address, domain name, browser type and access time); the use of cookies and other tracking mechanisms; retention of your personal data; third party merchants and/or websites that may be contained in the ROI System; how we keep your personal data secure; and use of your personal data in legal proceedings.

Inconsistency or conflict

If there is any inconsistency or conflict between the English and Chinese version of this Statement, the English version shall prevail.

Miscellaneous

This Statement may be updated from time to time to reflect changes to our policy with respect to personal data protection and/or changes to personal data/data privacy laws and regulations. Where there are significant changes, we will notify you and obtain your acceptance of the changes, consents, and/or opt in (as necessary or applicable). If you do not accept the changes and/or provide your consent, then we may not be able to perform the Purposes, allot selection priority/arrange balloting process of residential unit of the Purchase/Intended Purchase, assist the Vendor to proceed with the Purchase/Intended Purchase and/or provide goods or services to you. You are advised to check the ROI System for updates to this Statement on a regular basis. Nothing in this Statement shall limit your rights under the PDPO.

PRC Addendum

If you are:

- (i) an individual located in Mainland China who visits or uses the ROI System, or otherwise uses NWREA's Goods and Services or attends NWREA's premises, facilities, events, and/or programmes by phone or any other means from Mainland China; and/or
- (ii) an individual holding a Mainland China passport and/or resident identity card who visits or uses the ROI System, visits the premises, facilities, events and/or programmes of NWREA in Hong Kong or otherwise uses NWREA's Goods and Services by phone or any other means in Hong Kong,

your personal data will be processed by NWREA in accordance with the "People's Republic of China Addendum" in addition to the New World Group Privacy Policy Statement and this Statement, as well as the applicable data protection laws and regulations in Mainland China which, for the current purposes, excludes Hong Kong, the Macau Special Administrative Region of the People's Republic of China and Taiwan.

This Statement shall be governed by, and construed in accordance with, the laws of Hong Kong.

- 阻止、偵查、調查及/或預防可能違反或可能疑似違反本公司政策或可能涉及濫用、非法及/或犯罪行為的活動；
- 收取或收回您欠本公司或本公司的關聯公司的任何債務；
- ROI 系統、招標程序的正常管理、營運和維護以及向您提供商品與服務，包括但不限於向您發出關於 ROI 系統、招標程序的正常管理、營運、維護以及向您提供商品與服務的訊息及/或通知；
- (無論是由一個或多個關聯公司(包括本公司)或本公司的營銷合作夥伴)存儲您的個人資料，以便與本公司的關聯公司及/或本公司的營銷合作夥伴共享個人資料，以用於上述任何和所有其他目的(前提是您在涉及為直接促銷/轉業直銷向任何或所有該類別資料承轉人轉移資料的情況下，徵得您的同意)；及/或
- 上述目的之其他輔助目的或直接相關目的。

儘管有本聲明中的其他規定，根據賣方的要求，我們只會為了核實目的，以及處理與您的購買/意向購買相關的所有法律和其他行政事項，使用、處理和轉移您的身份證明文件號碼、身份證明文件和支票、簽名、信用卡及/或電子/數碼支付資料給賣方、NWD 及/或提供資訊科技/軟體解決方案/技術服務的服務供應商(無論是否在中華人民共和國香港特別行政區(“香港”)內外)(視情況而定)，並不會用於其他目的。

我們分享個人資料之第三方

根據適用法律、法規、地產代理監管局的要求，除非本聲明另有說明，我們將出於任何目的向賣方及/或 NWD 提供和轉移您的個人資料。為實現目的及/或為提供商品與服務，除非本聲明另有說明，我們可能會與代理商、承包商、供應商和服務供應商(無論是在香港境內或境外)進行合作，包括但不限於，例如資訊科技/軟件解決方案/技術服務供應商、營銷代理商、社交媒體、研究公司、電話服務中心、客戶支援外判或客戶關係管理的服務供應商、信用卡及電子/數碼支付公司、銀行、以及開發和維護、行政、數據處理、數碼存儲或其他類似服務的服務供應商或與我們共同開發房地產物業的房地產開發商(包括 NWD 或其關聯公司與其他入設立的從事房地產開發業務的合資公司)，並可能在香港境內或境外向其轉交或與其共享您的個人資料，以供其實現目的。我們還可能與本公司的關聯公司、本公司的營銷合作夥伴(見下文)以及本公司及/或本公司的關聯公司/本公司的營銷合作夥伴(見下文)用於實現目的的社交媒體平台共享您的個人資料(前提是徵得您的同意，如適用)。我們可能共享您的個人資料予我們的關聯公司(包括但不限於 NWLP、NWECL 和 MPNCL)，但您的身份證明文件號碼、身份證明文件以及您的支票、簽名、信用卡和/或電子/數碼支付資料除外，以實現目的，包括但不限於協助您註冊會員計劃及/或其他流動應用程式或計劃的會員、方便透過渠道與您通訊、加快交易過程及/或為您提供與您的購買/意向購買有關的優惠，例如向您提供優惠或獎賞(如適用)、無縫和集中行政及/或協助賣方進行銷售和購買過程的合約管理或協助相關發展項目的物業管理公司提供完成交易後的物業管理服務。為免生疑問，One ID (由 NWECL 營運)和 K Dollar 獎賞計劃(由 MPNCL 營運)是 New World CLUB 營運中不可分割的組成部分。有關 NWLP、NWECL 及 MPNCL 如何收集、使用及處理您的個人資料的更多信息，請參閱 New World CLUB (由 NWLP 營運)的個人資料收集聲明 https://www.newworldclub.com.hk/uploads/files/NWC_PICS_CN.pdf、One ID (由 NWECL 營運)的個人資料收集聲明 https://one-app-assets.nwd.com.hk/general_assets/ONEID_PICS_TC.pdf 及 K Dollar 獎賞計劃(由 MPNCL 營運)的個人資料收集聲明 <https://k-dollar.com/zh-hk/personal-information-collection-statement/>。如因任何國家/地區的法律要求或任何國家/地區的任何法院、監管機構或政府機構的要求，我們也可能會作為交易的一部分轉交給新的實體，前提是新的實體須遵守本聲明並繼續對您的個人資料進行與本公司同等級別的保護。您將收到此類事件的通知，您可以決定撤銷同意使用您的個人資料。

我們可能將您的個人資料存儲在香港境內或境外的實際地點及/或伺服器中，並且/或者與香港境內或境外的本公司的關聯公司及/或本公司的營銷合作夥伴(見下文)共享。但是，無論其存儲在哪個國家/地區，我們將採取一切合理措施確保您的個人資料得以安全存儲和處理，並且我們通過合同方式或盡本公司的合理努力確保本公司的關聯公司和營銷合作夥伴(見下文)提供同等程度的保護。

直接促銷

在徵得您的同意後，我們可能會使用您的個人資料，除了您的身份證明文件號碼、身份證明文件以及您的支票、簽名、信用卡及/或電子/數碼支付詳情，通過發送到您的移動設備的應用程式內置信息及/或通知及/或推送通知的形式、帖子、電子郵件、電話、短訊或現已存在的或將來可能會出現的其他媒體，將有關本公司、本公司的關聯公司及/或本公司的營銷合作夥伴(見下文)之促銷標的(見下文)相關的直接促銷(包括但不限於優惠、新聞、信息和營銷)透過任何渠道發送給您。

在徵得您的同意後，除了您的身份證明文件號碼、身份證明文件以及您的支票、簽名、信用卡及/或電子/數碼支付詳情，我們可能將您的個人資料用於，或將其提供給本公司的關聯公司及/或營銷合作夥伴(見下文)，以便他們透過任何渠道發送有關本公司、本公司的關聯公司及/或本公司的營銷合作夥伴(見下文)與促銷標的(見下文)相關的直接促銷(包括但不限於優惠、新聞、信息和營銷)給您。

本公司的“**營銷合作夥伴**”包括房地產開發商(包括但不限於與我們共同開發房地產的房地產開發商以及 NWD 或其關聯公司與其他入設立的從事房地產開發業務的合資公司)、銀行、金融和投資機構、信用卡及電子/數碼支付公司、保險公司、私人俱樂部、禮堂和客服供應商、零售商店及網上商店(涉及多種產品和服務，包括但不限於時尚服飾和美容、飾物、理髮及美髮、健康和個人護理、奢侈品、家居生活、食品、酒類飲料、電子產品、書籍和文具、香煙和雪茄、嬰兒和兒童、獸醫和寵物護理、戶外設備)、購物中心、獎賞計劃、百貨公司、鐘錶和珠寶商(如周大福珠寶集團有限公司)、連鎖酒店、餐廳及休息室、餐飲服務供應商、醫療保健和長者護理、其他服務及/或產品供應商，包括但不限於身體護理、醫療/製藥、健康與保健、藝術和文化、廣告和行銷、諮詢服務、畫廊和展覽、活動管理、環保和教育、體育和娛樂、旅遊和住宿、休閒和娛樂、家政、農業、安裝和維修、工程、建築、運輸和物流、電訊、媒體和資訊科技、業務管理、企業創新、加速和孵化計劃、競賽、會議和活動、法律、慈善、教育、學前教育、小學、中學及/或高等教育機構。在不影響前述的一般性的前提下，本公司的營銷合作夥伴可能包括我們可能不時與其合作的其他參與公司及/或本公司的關聯公司的其他參與公司而您亦是其有關的會員/獎賞計劃的會員。

由於我們可能會與本公司的關聯公司及/或本公司的營銷合作夥伴共享您的個人資料，我們也可能會從他們那裏收到您的個人資料。本公司的關聯公司及/或本公司的營銷合作夥伴經您同意後，我們也可能使用此類個人資料，但您的身份證明文件號碼、身份證明文件以及您的支票、簽名、信用卡和/或電子/數碼支付詳情除外，向您發送有關本公司、本公司的關聯公司及/或本公司的營銷合作夥伴與促銷標的相關的直接促銷(見下文)。

本公司、本公司的關聯公司及/或本公司的營銷合作夥伴可能向您推廣的產品、服務、活動和慈善事業類型包括以下內容(統稱為“**促銷標的**”)：本公司、本公司的關聯公司及/或本公司的營銷合作夥伴(包括但不限於有關的其他參與公司)所提供的與商品與服務有關的貨品和服務，及/或該等其他參與公司的貨品和服務；銀行、金融和投資機構、信用卡和電子/數碼支付公司以及保險公司提供的金融、銀行、按揭、保險及其他相關服務和產品；私人俱樂部會籍及其尊尚禮遇；客戶服務專業諮詢，包括但不限於活動策劃、假期、酒店、旅遊及門票/機票預訂；零售商店及/或網上商店的消費產品及服務，包括服裝、鞋靴、移動設備、電子產品和電器、電腦軟件、遊戲、袋及行李箱、家具、運動和休閒用品、及娛樂及景點；醫療產品、醫療和配藥服務、治療師；補習、輔導、家居清潔、門衛服務、園林及植物護理服務、農業服務、鐘點家居護理、管道服務、鎖匠、理髮和美髮服務、健身室及健身服務、洗衣服務、花店、拖車和機動車服務；購物中心和百貨公司的獎賞、忠誠、禮遇計劃及推廣活動；新世界集團、本公司的關聯公司。本公司的營銷合作夥伴及/或其他參與公司的客戶及/或潛在客戶的獎賞、忠誠、禮遇計劃及推廣活動；鐘錶、珠寶及首飾；餐廳、休息室及提供食物、酒類、飲品的餐飲服務；旅遊、款待及住宿服務及產品、運服務；會議和展覽管理服務、諮詢和營銷研究服務、供應管理、活動和項目管理服務、遊戲服務、廣告和公共關係服務、媒體製作服務；演唱會/音樂會、畫廊、展覽、電影、戲劇、體育賽事、特殊活動及其他文化活動的門票；環保及自然為主題的活動；科技、電訊、互聯網和移動通訊服務、社交網絡和媒體；平面和室內設計服務、攝影服務、印刷和出版服務；法律服務、醫療服務、會計、審計、簿記和稅務服務、工程服務、建築服務、測量服務、設備租賃服務、款待服務；關於教育及/或個人發展的專業建議及/或諮詢；慈善事業，涵蓋促進體育、娛樂、藝術和文化活動、扶貧、促進教育、宗教推廣及其他對社會有益為目的之範疇。

除非您同意授權，我們不會將您的個人資料用於直接促銷目的及/或將您的個人資料提供給第三方(無論是我們的關聯公司及/或我們的營銷合作夥伴)，用於他們的直接促銷目的。即使您同意授權，您也可以通過發送電子郵件到 privacy@nwrrealestate.com.hk 或寫信給我們的個人資料私隱主任(地址：香港中環皇后大道中 18 號新世界大廈 30 樓)(標記為機密)，隨時免費選擇拒絕授權資料作直接促銷之用(或者您可以要求我們停止向第三方提供您的個人資料，屆時我們將停止提供)。

您的權利

除了上文所述您有權選擇拒絕直接促銷/轉業直銷之外，您還享有以下的其他權利：檢查我們是否持有您的任何個人資料；查閱我們持有的您的個人資料；要求我們改正任何不準確的個人資料；確定我們關於個人資料和我們持有的個人資料類型的不時生效的政策和做法。如果您就想上述事宜提出請求(或作出任何一般查詢)，請聯繫我們的個人資料私隱主任(地址：香港中環皇后大道中 18 號新世界大廈 30 樓)或發送電子郵件到 privacy@nwrrealestate.com.hk (標記為機密)。根據香港法例第 486 章《個人資料(私隱)條例》(“**《私隱條例》**”)，我們有權就處理任何個人資料查詢請求向您收取合理費用。

私隱政策聲明

我們採用新世界集團私隱政策聲明。您可以瀏覽 <https://nwd.com.hk/privacy-policy> 上提供的新世界集團私隱政策聲明，瞭解我們有關個人資料保護政策的更多信息。如果新世界集團私隱政策聲明與本聲明之間存在任何不一致或衝突，則以本聲明為準。有關本公司以下相關政策和信息，另請參見新世界集團私隱政策聲明：本公司對日誌文件的收集及/或使用(與您使用/訪問 ROI 系統有關的數據，包括但不限於您的 IP 地址、域名、瀏覽器類型和訪問時間)；Cookies 和其他跟蹤機制的使用；保留您的個人資料；在 ROI 系統中可能包含的第三方商戶及/或網站；我們如何保護您的個人資料安全；及在法律訴訟中使用您的個人資料。

不一致或衝突

如果本聲明中的英文版本有任何不一致或衝突，須以英文版本為準。

其他

本聲明可能會不時更新，以反映我們因應個人資料保護及/或個人資料/數據私隱法律和法規變化而產生的政策變更。如有重大變更，我們將通知您並徵得您對變更、同意及/或選擇(必要或適用時)的許可。如果您不接受變更及/或提供您的許可，我們則可能無法實現目的、分配購買/意向購買下的住宅單位的選購次序/安排抽籤程序、協助賣方處理購買/意向購買及/或向您提供商品或服務。我們建議您定期查看 ROI 系統以獲取本聲明的更新版本。本聲明中的任何內容均不限制您根據《私隱條例》所享有的權利。

中華人民共和國附錄

如果您是：

- 位於中國內地的個人，從中國內地到訪或使用 ROI 系統，或以其他方式使用 NWREA 的商品與服務，或在中國內地透過手機或任何其他方式出席 NWREA 的場所、設施、活動及/或項目；及/或
- 持有中國內地護照及/或居民身份證的個人，到訪或使用 ROI 系統、到訪 NWREA 在香港的場所、設施、活動及/或項目或在香港透過手機或任何其他方式使用 NWREA 的商品與服務，

除新世界集團私隱政策聲明和本聲明以及中國內地適用的數據保護法律和法規外，NWREA 將根據“中華人民共和國附錄”處理您的個人資料。就此處目的而言，中國內地是指除香港、中華人民共和國澳門特別行政區和台灣以外的地區。

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

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人, 及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

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

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

Raising the maximum value of properties chargeable to a stamp duty of \$100
調高 100 元印花稅適用的物業價值上限

- The Government announced that the Stamp Duty Ordinance would be amended to raise the maximum value of properties chargeable to a stamp duty of \$100 to \$4 million with effect from 26 February 2025. The Government will introduce the Stamp Duty (Amendment) Bill 2025 (“**Bill**”) into the Legislative Council to take forward the proposed adjustment. The Chief Executive has also made the Public Revenue Protection (Stamp Duty) Order 2025 under the Public Revenue Protection Ordinance (Cap. 120) to give full force and effect of law to the Bill before its enactment. Subject to the eventual enactment of the Bill, the new value bands will be applicable to any instrument executed on or after 26 February 2025 for the sale and purchase or transfer of residential or non-residential property.

政府宣布將修訂《印花稅條例》，將 100 元印花稅適用的物業價值上限調高至 4 百萬元，由 2025 年 2 月 26 日起生效。政府將向立法會提交《2025 年印花稅（修訂）條例草案》（《**條例草案**》）以落實該建議。行政長官亦已根據《公共收入保障條例》（第 120 章）作出《2025 年公共收入保障（印花稅）令》，使《條例草案》在通過成為法律前具有十足法律效力。在《條例草案》最終獲立法會通過的前提下，新稅階適用於任何在 2025 年 2 月 26 日或之後所簽立以買賣或轉讓住宅或非住宅物業的交易文書。

Demand-side Management Measures for Residential Properties 住宅物業的需求管理措施

2. The Stamp Duty (Amendment) Ordinance 2024 ("**2024 Amendment Ordinance**") was published in the Gazette on 19 April 2024 to give effect to the proposals in the 2024-25 Budget to cancel all demand-side management measures for residential properties. Under the 2024 Amendment Ordinance, with effect from 28 February 2024, (a) the ad valorem stamp duty ("**AVD**") rate of 7.5% under Part 1 of Scale 1 is amended to the same rate as those of AVD at Scale 2; and (b) any instrument executed on or after 28 February 2024 for the sale and purchase or transfer of residential property is no longer subject to special stamp duty and buyer's stamp duty.

《2024年印花稅（修訂）條例》（《**2024年修訂條例**》）已於2024年4月19日刊憲，以實施2024-25年度財政預算案中的建議，即撤銷所有住宅物業需求管理措施。根據《2024年修訂條例》，由2024年2月28日起，(a) 第1標準第1部之下百分之七點五的從價印花稅稅率修訂為與從價印花稅第2標準的稅率相同；及(b) 在2024年2月28日或之後所簽立以買賣或轉讓住宅物業的文書均無須徵收額外印花稅及買家印花稅。

Series of transactions

系列交易

3. The Purchaser should be aware that the purchase of two or more properties from the same vendor on the same date or within a short time span under two or more Preliminary Agreements / Agreements for Sale and Purchase may be considered by the Stamp Office to form a larger transaction or series of transactions. In such scenario, the AVD of the Preliminary Agreements / Agreements for Sale and Purchase will then be computed at the rate pertinent to the total amount or value of the considerations of all the properties.

買方應注意，在同一日或一段短時間內根據兩份或以上的臨時合約／買賣合約向相同的賣方購買兩個或以上的物業，可能會被印花稅署視為構成一宗更大交易或一系列交易。在此情況下，臨時合約／買賣合約的從價印花稅將按所有物業的總代價款額或價值的從屬印花稅率計算。

4. For details of the stamp duty, please browse the Inland Revenue Department website (www.ird.gov.hk).
有關印花稅詳情，請瀏覽稅務局網頁（www.ird.gov.hk）。

Procedures to be followed by the Purchaser

買方須遵守的程序

5. The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's Solicitors within 1 month from the date of the Agreement for Sale and Purchase, a certified true copy of the Agreement for Sale and Purchase duly stamped or a certified copy of the stamp certificate proving the due payment of stamp duty payable on the Agreement for Sale and Purchase.

買方承諾向賣方律師交付並促使其律師向賣方律師交付，在買賣合約訂立之日起1個月內，一份已加蓋應付印花稅之買賣合約的認證副本，或印花證明書的認證副本，以證明已完全繳付買賣合約之印花稅。

Others

其他事項

6. The Purchaser confirms and acknowledges that the Purchaser shall indemnify and keep the Vendor fully indemnified against all penalty loss damages claims costs and expenses which the Vendor may suffer or incur arising from or as a result of any stamp duty not being fully or punctually paid by the Purchaser.

買方確認及知悉，若買方不能全數準時支付任何印花稅，以致賣方蒙受或招致罰款、損失、申索及費用，買方須就此向賣方作出十足的彌償。

7. The Purchaser acknowledges that this acknowledgement letter does not constitute any advice or representation from the Vendor to the Purchaser. The Purchaser understands that advice from the professionals should be sought if in doubt.

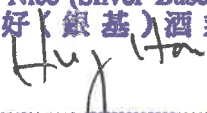
本確認函不構成賣方給予買方任何意見或陳述。買方明白如有疑問，應徵詢專業人士之意見。

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

本確認函任何內文都不應視為或理解為變更或修改臨時合約及買賣合約之任何條款或條件。

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

本確認函中文譯本僅供參考，如有任何爭議，一概以英文文本為準。

Signature of Purchaser 買方簽署	
Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司	
	
Date 日期: 12/09/2025	Authorized Signature(s)

Declaration of NEW WORLD CLUB Member
NEW WORLD CLUB 會員的聲明

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註: 「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人, 及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

1. The Purchaser hereby confirms that the Purchaser is a member of NEW WORLD CLUB.
買方謹此確認買方是 NEW WORLD CLUB 會員。

Note: By confirming that the Purchaser is a member of NEW WORLD CLUB, the Purchaser hereby agrees Kayson Limited to transfer/provide to NEW WORLD LOYALTY PROGRAMME LIMITED the telephone number and/or email address of the Purchaser (“Personal Information”) necessary for the purpose of verification of membership of NEW WORLD CLUB and data matching. NEW WORLD LOYALTY PROGRAMME LIMITED will match the Personal Information with the information of its members kept in its record to check if the Purchaser is a member of NEW WORLD CLUB, and contact the Purchaser for any purposes in relation thereto.

備註: 就買方確認為 NEW WORLD CLUB 會員, 買方謹此同意健昕有限公司將買方的電話號碼及/或電郵地址(「個人資料」)轉移/提供至新世界尊尚客戶有限公司以核實 NEW WORLD CLUB 會員資格及資料核對。新世界尊尚客戶有限公司將把個人資料與存於其會員檔案的資料以核實買方是否 NEW WORLD CLUB 會員, 並為此相關的任何目的聯絡買方。

2. 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.
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需要修正或已被更改, 買方同意及承諾盡快通知賣方。
3. In the event of any discrepancy or conflict between the Chinese and English versions of this document, the English version shall prevail.
如本文件之中英文文本有任何差異或不一致之處, 一概以英文文本為準。

Signature of Purchaser 買方簽署 For and on behalf of Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 
Date 日期: 12/09/2023 Authorized Signature(s)

Acknowledgement Letter Regarding Common Areas

有關公用地方之確認函

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 澈晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼		

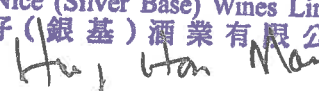
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75325059			

I/We, the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are aware of the following and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (“Preliminary Agreement”):-
本人/吾等作為該物業之買方,謹此確認及確定在本人/吾等簽署該物業之臨時買賣合約(「臨時合約」)前,已知悉以下事項及其所有影響:

- The Phase is being constructed on Site E of Aberdeen Inland Lot No. 467 (“Lot”) held under the Conditions of Exchange No.20304 (as rectified by a Deed of Rectification dated 1 August 2022 and registered in the Land Registry by Memorial No. 22081601170068) (“Government Grant”).
期數正在建築於香港仔內地段第 467 號(「該地段」)之 E 地盤,該地段是根據換地條件第 20304 號(經一份日期為 2022 年 8 月 1 日並於土地註冊處以註冊摘要編號第 22081601170068 號註冊的修正契所修正)(「批地文件」)持有。
- I/We acknowledge and confirm that I/We am/are clearly aware of the information about the Phase (including, but not limited to, the public open space and public facilities in the Development) prior to my/our signing of the Preliminary Agreement.
本人/吾等確認及確定本人/吾等在簽署臨時合約前,已清楚地知悉有關期數的資料(包括但不限於有關發展項目內之公眾休憩用地及公共設施)。
- I/We hereby further acknowledge and confirm my/our understanding that under the Principal Deed of Mutual Covenant and Management Agreement in respect of the Development (“PDMC”), the owners of the Phase are liable to contribute towards the costs and expenses incurred for the management and maintenance of the “Estate Common Areas”, “Estate Common Services and Facilities”, “Residential Development Common Areas” and/or “Residential Development Common Services and Facilities” (all of which are as defined in the PDMC) which shall be gradually formed and increased during the period of construction of the Development and therefore the management fee payable by the owners of the Phase may be increased in the future.
本人/吾等進一步確認及確定本人/吾等明白,根據發展項目的主公契及管理協議(「主公契」),期數業主須分擔「屋苑公用地方」、「屋苑公用服務與設施」、「住宅發展項目公用地方」及/或「住宅發展項目公用服務與設施」(全部根據主公契定義)之管理及保養之費用及開支。該等公用地方及公用服務與設施將在整個發展項目的建築期間逐步形成及增加,故此,期數業主將來所須支付之管理費用將有可能因此上調。
- I/We have been advised by the Vendor to refer to the Government Grant and the PDMC and the latest draft Sub-Deed of Mutual Covenant and Management Agreement in respect of the Phase approved by the Director of Lands prior to my/our signing of the Preliminary Agreement, copies of which are available for inspection at the sales office of the Phase.
本人/吾等已獲賣方建議在簽署臨時合約前參閱批地文件及經地政總署署長批核的主公契以及期數副公契及管理協議的最新擬稿,該等文件的副本在期數的售樓處內可供查閱。

5. I/We shall fully observe and comply with the above without any objection to the Vendor, the Manager or the Government.
本人/吾等須完全遵守及遵從上述事宜而不會向賣方、管理人或政府作出任何反對。
6. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.
如本函之中英文文本有任何抵觸或歧義，一概以英文文本為準。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.
經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人/吾等是在完全知悉並接受及同意上述事宜的情況下同意購入該物業。

Signature of Purchaser 買方簽署	
Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司	
	
Date 日期 : 12/09/2025	Authorized Signature(s)

Acknowledgement Letter Regarding Vent Shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station or Adjacent to the Phase

有關黃竹坑車廠及黃竹坑站或毗鄰期數之通風口之確認函

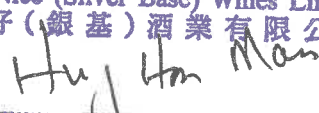
The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健听有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人, 及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼 ---		
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase (“the Preliminary Agreement”) of the Property that :-

本人／吾等作為下方簽署人，特此確認本人／吾等在簽署該物業的臨時買賣合約（「臨時合約」）前明白和接納：

- The locations as shown coloured blue on the **layout plan** of the Development annexed hereto (for identification purpose only) are the vent shafts of the Wong Chuk Hang Depot and Wong Chuk Hang Station forming part of the Development. Moreover, the **cross-section plan** annexed hereto (for identification purpose only) shows the difference of levels between the top level of one of the vent shafts located adjacent to Tower 2 of the Phase (as shown coloured yellow) and the level of the lowest residential floor of Tower 2 of the Phase. Such vent shafts may affect the view from the Property and/or the enjoyment of and/or have possible impact (e.g. noise, hot air, etc. (if any)) on the Property.
於本函附夾的發展項目的**布局圖**(僅作識別之用)中以藍色標示的位置為構成發展項目一部分的黃竹坑車廠及黃竹坑站的通風口。另外，於本函附夾的**橫截面圖**(僅作識別之用)則顯示其中一個毗鄰期數第 2 座的通風口(以黃色標示)的最高水平與期數第 2 座最低住宅樓層水平的水平差異。該等通風口有可能影響該物業的景觀及/或對該物業的享用及/或對該物業可能造成影響(例如噪音、熱氣等(如有))。
- I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the existence of the aforesaid vent shafts and the possible impact (if any) of such vent shafts on the Property. I/We do not have any objection in relation to the above and shall not have any claims, demands, remedies or compensations 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 of the Property.
本人／吾等特此確認及聲明本人／吾等同意購入該物業時是完全知悉上述通風口之存在及該等通風口對該物業可能造成的影響（如有）。本人／吾等對上述事宜無任何反對，並不得因此或就此在該物業買賣成交之前或之後向賣方提出任何形式之申索、索求、補救或賠償。
- In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.
如本函之中英文文本有任何抵觸或歧義，一切以英文文本為準。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.
經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人/吾等是在完全知悉並接受及同意上述事宜的情況下同意購入該物業。

Signature of Purchaser 買方簽署	
<i>For and on behalf of</i> Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 	
Date 日期: 12/09/2025	<i>Authorized Signature(s)</i>

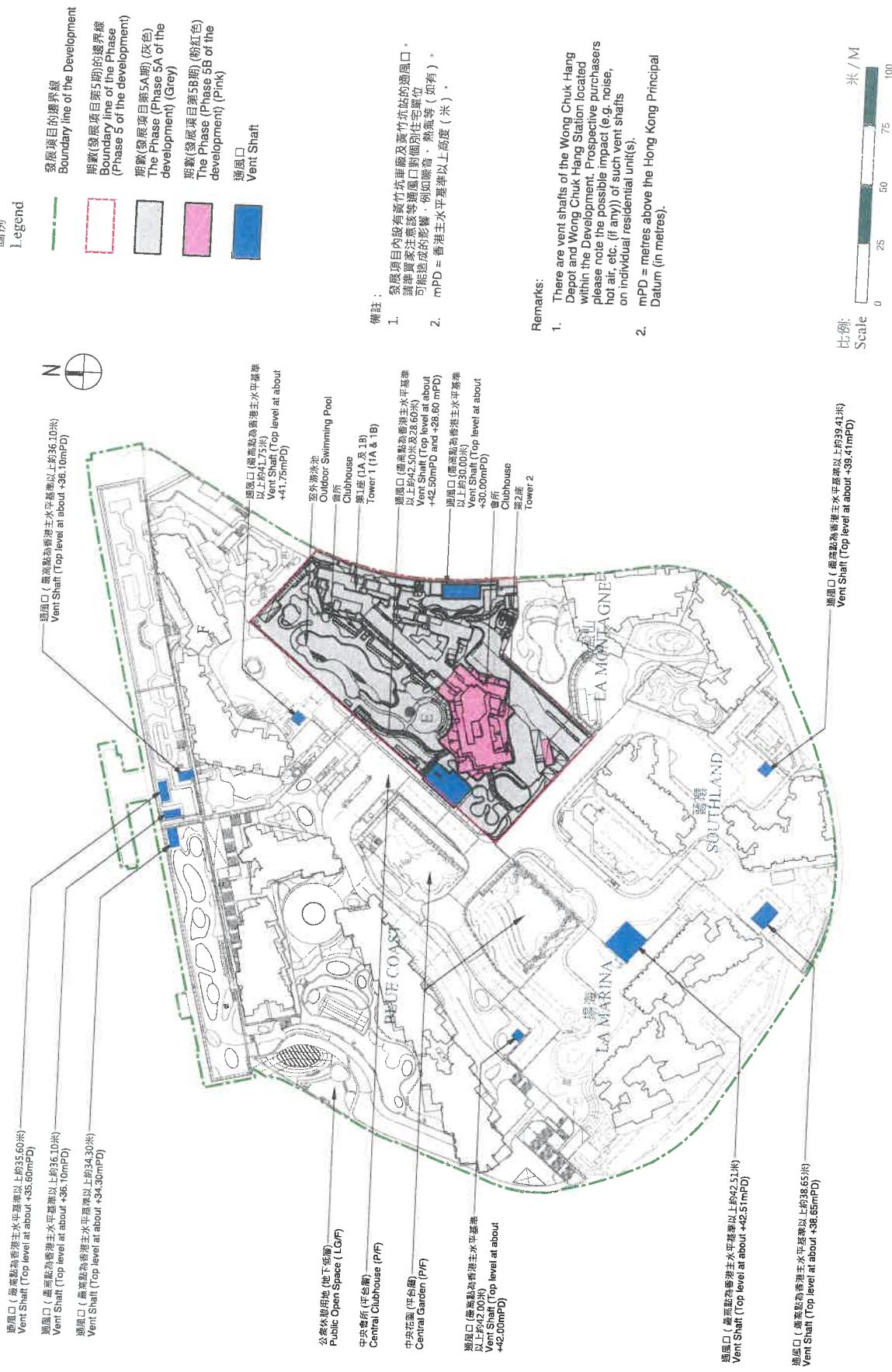
LAYOUT PLAN OF THE DEVELOPMENT



1. There are vent shafts of the Wong Chuk Hang Depot and Wong Chuk Hang Station located within the Development. Prospective purchasers please note the possible impact (e.g. noise, hot air, etc. (if any)) of such vent shafts on individual residential unit(s).

2. mPD = metres above the Hong Kong Principal Datum (in metres).

圖 呵 布 的 田 項 賦 稅



DEEP WATER PAVILIA II (Phase 5B of THE SOUTHSIDE)

Cross-section plan A-A

備注：此橫截面圖並非按照比例繪圖
Remark: This cross-section plan is not drawn to scale

毗連建築物的一段緊急車輛通道為香港主水平基準以上 31.35 米。
The part of Emergency Vehicular Access adjacent to the building is 31.35 metres above the HKPD.



Acknowledgement Letter Regarding Shoes Cabinet
有關鞋櫃之確認函

The Vendor 賣方	MTR Corporation Limited (as “Owner”) 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as “Person so engaged”) 健昕有限公司 (作為「如此聘用的人」) Note: “Owner” means the legal or beneficial owner of the residential properties in the Phase, and “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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。		
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸		
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) (“Phase”) 激晨 II (發展項目第 5B 期) (「期數」)		
Property 該物業	Tower 座	Floor 樓	Unit 單位
	2	10	G (Botania Residence)
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED		
I.D. Card/ Passport/ B.R. No(s). 身份證/ 護照/ 商業登記號碼	75326059		

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are fully aware of, understand and accept the following matters and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the “Preliminary Agreement”):-

本人／吾等，即下方簽署人，作為該物業的買方，特此承認及確認本人／吾等簽署該物業的臨時買賣合約(「臨時合約」)前，已完全知悉、清楚明白並接納以下事項及其所有影響：-

- Shoes cabinet(s) (the “**Shoes Cabinet(s)**”) will be provided in the Property upon completion of the sale and purchase of the Property. The Shoes Cabinet(s) is/are timber shoes cabinet(s) finished with plastic laminate. The approximate location(s) of the Shoes Cabinet(s) is/are, for identification purpose only, shown on the plan in the **Schedule** annexed hereto. The actual location(s) and condition of the Shoes Cabinet(s) may vary subject to the as-built handover condition.
鞋櫃(「鞋櫃」)將會於該物業買賣完成時於該物業內提供。該鞋櫃為膠板飾面木製鞋櫃。鞋櫃的大概位置於本函附表
的平面圖上所示，僅供識別之用。該鞋櫃的實際位置及狀況可能會有所不同，一切以現場交樓狀況為準。
- I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the provision of the Shoes Cabinet(s) and shall fully accept the same without any change or objection.
本人／吾等特此確認及聲明本人／吾等同意購入該物業時是完全知悉鞋櫃之提供，並對此完全接受而不會作出任何
改變或反對。
- Without prejudice to my/our rights under the Preliminary Agreement and/or the subsequent Agreement for Sale and Purchase, I/we shall not, whether before or after completion of the sale and purchase of the Property, make any objection to or any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the existence, design, colour or materials of the Shoes Cabinet(s). In any event, no objection or requisitions whatsoever shall be raised by me/us in respect of the existence of the Shoes Cabinet(s).
在不影響本人／吾等在臨時合約及/或其後的正式買賣合約項下的權利，本人／吾等不得因為或就該鞋櫃的存在、設
計、顏色或物料在該物業買賣成交之前或之後提出任何反對或向賣方作出任何形式的申索、要求或補償。在任何情
況下，本人／吾等不得就鞋櫃之存在提出任何反對或質詢。
- I/We have been specifically requested by the Vendor to seek independent legal advice on the foregoing and I/we am/are fully aware of the legal consequences thereof. I/We hereby (a) declare that the I/we am/are fully satisfied with and accept in all respects the provision of the Shoes Cabinet(s); and (b) agree to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to the provision of any or all of the Shoes Cabinet(s).
賣方特別要求本人／吾等就以上諮詢獨立的法律意見，以及本人／吾等充份明白以上的法律後果。本人／吾等茲(a)
聲明本人／吾等完全滿意並在所有方面而言接受鞋櫃之提供；及(b)同意免除任何相關的質詢及反對，並同意不會就
任何或所有鞋櫃之提供向賣方要求任何證明或給予業權。

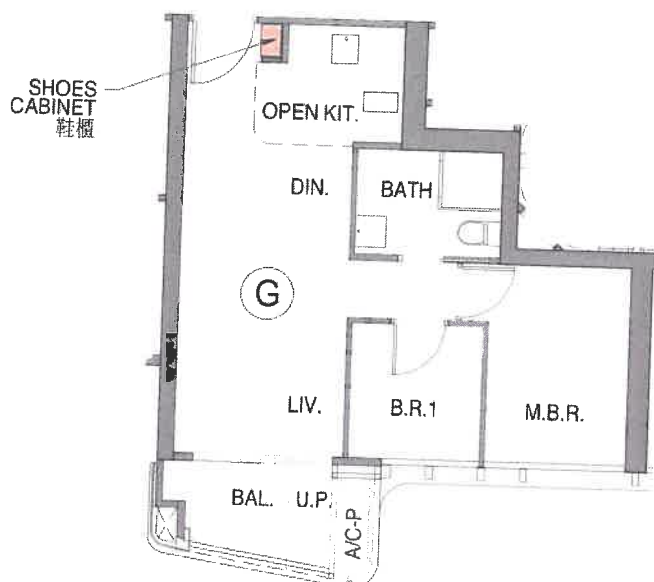
5. In case of any conflict or discrepancy between the Chinese and English text of this letter, the English version shall prevail.
如本函之中英文文本有任何抵觸或歧義，一概以英文文本為準。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.
經適當及仔細考慮本函內容後，本人/吾等確認及聲明本人/吾等是在完全知悉並接受及同意上述事宜的情況下同意購入該物業。

Signature of Purchaser 買方簽署
~~For and on behalf of~~
Get Nice (Silver Base) Wines Limited
結好(銀基)酒業有限公司
Hui Hon Man
Date 日期: 12/09/2025 Authorized Signature(s)

第2座 6樓至43樓 G單位
Tower 2 6/F to 43/F Unit G
(不設13樓, 14樓, 24樓及34樓)
(13/F, 14/F, 24/F & 34/F OMITTED)

(Botania Residence)
(Botania Residence)



LEGEND 圖例



A/C-P	= Air-Conditioner Platform	= 空調機平台
BAL.	= Balcony	= 露台
U.P.	= Utility Platform	= 工作平台
OPEN KIT.	= Open Kitchen	= 開放式廚房
DIN.	= Dining Room	= 飯廳
LIV.	= Living Room	= 客廳
M.B.R.	= Master Bedroom	= 主人睡房
B.R.	= Bedroom	= 睡房
BATH	= Bathroom	= 浴室

NOTE 備註

1. This Plan is for showing the approximate location(s) of the shoes cabinet(s) to be provided in the property only and does not reflect or indicate other matters in any respect. For the avoidance of doubt, subject to and without prejudice to the generality of the aforesaid, this Plan is not for showing any internal or external area of the Property (whether forming part thereof or otherwise).

上圖僅供顯示將於該物業內提供鞋櫃的大概位置，並不反映或顯示任何其他事項。為免生疑問，受制於及在不損害前述的一般性的原則下，上圖並非用作顯示該物業任何內部或外部範圍（無論是否構成該物業的一部分）。

2. This Plan is for identification only. 上圖僅供識別之用。

比例:
Scale 0 5 米/M

Schedule
附表

Acknowledgement Letter Regarding Storage Cabinet

有關儲物櫃之確認函

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健昕有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。		
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸		
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 澈晨 II (發展項目第 5B 期) (「期數」)		
Property 該物業	Tower 座	Floor 樓	Unit 單位
	2	10	G (Botania Residence)
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED		
I.D. Card/ Passport/ B.R. No(s). 身份證/ 護照/ 商業登記號碼	75326059		

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are fully aware of, understand and accept the following matters and all its implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the "Preliminary Agreement"):-

本人／吾等，即下方簽署人，作為該物業的買方，特此承認及確認本人／吾等簽署該物業的臨時買賣合約(「臨時合約」)前，已完全知悉、清楚明白並接納以下事項及其所有影響：-

1. Storage cabinet(s) (the "Storage Cabinet(s)") will be provided in the Property upon completion of the sale and purchase of the Property. The Storage Cabinet(s) is/are metal storage cabinet with natural stone countertop. The approximate location(s) of the Storage Cabinet(s) is/are, for identification purpose only, shown on the plan in the **Schedule** annexed hereto. The actual location(s) and condition of the Storage Cabinet(s) may vary subject to the as-built handover condition.

儲物櫃(「儲物櫃」)將會於該物業買賣完成時於該物業內提供。該儲物櫃為金屬儲物櫃配天然石材枱面。儲物櫃的大概位置於本函附表之平面圖上所示，僅供識別之用。該儲物櫃的實際位置及狀況可能會有所不同，一切以現場交樓狀況為準。

I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the provision of the Storage Cabinet(s) and shall fully accept the same without any change or objection.

本人／吾等特此確認及聲明本人／吾等同意購入該物業時是完全知悉儲物櫃之提供，並對此完全接受而不會作出任何改變或反對。

2. Without prejudice to my/our rights under the Preliminary Agreement and/or the subsequent Agreement for Sale and Purchase, I/we shall not, whether before or after completion of the sale and purchase of the Property, make any objection to or any claims, demands or remedies whatsoever against the Vendor in relation to or in connection with the existence, design, colour or materials of the Storage Cabinet(s). In any event, no objection or requisitions whatsoever shall be raised by me/us in respect of the Storage Cabinet(s).

在不影響本人／吾等在臨時合約及/或其後的正式買賣合約項下的權利，本人／吾等不得因為或就該儲物櫃的存在、設計、顏色或物料在該物業買賣成交之前或之後提出任何反對或向賣方作出任何形式的申索、要求或補償。在任何情況下，本人／吾等不得就儲物櫃提出任何反對或質詢。

3. I/We have been specifically requested by the Vendor to seek independent legal advice on the foregoing and I/we am/are fully aware of the legal consequences thereof. I/We hereby (a) declare that I/we am/are fully satisfied with and accept in all respects the provision of Storage Cabinet(s); and (b) agree to waive any requisitions and objection thereto and would not require any proof or giving of title by the Vendor in relation to the provision of any or all of the Storage Cabinet(s).

賣方特別要求本人／吾等就以上諮詢獨立的法律意見，以及本人／吾等充份明白以上的法律後果。本人／吾等茲(a)聲明本人／吾等完全滿意並在所有方面而言接受儲物櫃之提供；及(b)同意免除任何相關的質詢及反對，並同意不會就任何或所有儲物櫃之提供向賣方要求任何證明或給予業權。

4. In case of any conflict or discrepancy between the Chinese and English text of this letter, the English version shall prevail.
如本函之中英文文本有任何抵觸或歧義，一概以英文文本為準。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.
經適當及仔細考慮本函內容後，本人／吾等確認及聲明本人／吾等是在完全知悉並接受及同意上述事宜的情況下同意購入該物業。

Signature of Purchaser 買方簽署	
For and on behalf of	
Get Nice (Silver Base) Wines Limited	
結好(銀基)酒業有限公司	
	
Date 日期: 12/09/2023	Authorized Signature(s)

第2座 6樓至43樓 G單位
Tower 2 6/F to 43/F Unit G
(不設13樓, 14樓, 24樓及34樓)
(13/F, 14/F, 24/F & 34/F OMITTED)

(Botania Residence)
(Botania Residence)



LEGEND 圖例



Storage Cabinet
儲物櫃

A/C-P	= Air-Conditioner Platform	= 空調機平台
BAL.	= Balcony	= 露台
U.P.	= Utility Platform	= 工作平台
OPEN KIT.	= Open Kitchen	= 開放式廚房
DIN.	= Dining Room	= 飯廳
LIV.	= Living Room	= 客廳
M.B.R.	= Master Bedroom	= 主人睡房
B.R.	= Bedroom	= 睡房
BATH	= Bathroom	= 浴室

NOTE 備註

1. This Plan is for showing the approximate location(s) of the storage cabinet(s) to be provided in the property only and does not reflect or indicate other matters in any respect. For the avoidance of doubt, subject to and without prejudice to the generality of the aforesaid, this Plan is not for showing any internal or external area of the Property (whether forming part thereof or otherwise).

上圖僅供顯示將於該物業內提供儲物櫃的大概位置，並不反映或顯示任何其他事項。為免生疑問，受制於及在不損害前述的一般性的原則下，上圖並非用作顯示該物業任何內部或外部範圍（無論是否構成該物業的一部分）。

2. This Plan is for identification only. 上圖僅供識別之用。

比例:
Scale 0 5 米 / M

Schedule
附表

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

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健昕有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。		
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸		
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 澈晨 II (發展項目第 5B 期) (「期數」)		
Property 該物業	Tower 座	Floor 樓	Unit 單位
	2	10	G (Botania Residence)
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED		
I.D. Card/ Passport/ B.R. No(s). 身份證/ 護照/ 商業登記號碼	75326059		

I/We, the undersigned, being the Purchaser of the Property, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of the Preliminary Agreement for Sale and Purchase that :-
本人／吾等，即下述簽署人，作為該物業的買方，僅此確認及確定，本人／吾等在簽署臨時買賣合約前明白和接納：

- I/We shall be responsible for maintenance and annual inspection of the fire service installations within the Property at my/our own costs and expenses.
本人／吾等將會自費負責保養及每年檢查該物業內的消防裝置。
- I/We shall not remove, tamper or obstruct (i) the smoke detector(s) provided inside the Property and the common lobby outside the Property; (ii) the sprinkler head(s) provided at the ceiling immediately above the open kitchen of the Property; and (iii) the full height wall having fire resistance rating of not less than -/30/30 adjacent to the exit door of the Property.
本人／吾等不得拆除、擅自改動或阻礙 (i) 在該物業內及該物業外的公用大堂提供的消防煙霧偵測器；(ii) 在該物業的開放式廚房上方天花提供的消防花灑頭；及 (iii) 該物業逃生門側耐火等級不低於-/30/30 的全高牆。
- I/We shall allow the Manager (as defined in the Principal Deed of Mutual Covenant and Management Agreement in respect of the Development and the latest draft Sub-Deed of Mutual Covenant and Management Agreement in respect of the Phase) (collectively the "DMC") and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into the Property to carry out (at my/our own cost and expense) maintenance and annual check of the fire service installations.
本人／吾等須容許管理人(其定義見發展項目主公契及管理協議及期數的副公契及管理協議最新擬稿(統稱「公契」))及註冊消防裝置承辦商在事先給予合理通知(緊急情況除外)後,聯同或不聯同工人、承辦商及其他人士在帶同或無帶同設備及器具下於所有合理時間進入該物業,藉以對消防裝置進行保養及年度檢查(費用及開支由本人／吾等承擔)。
- I/We shall comply with the Fire Safety Management Plan (as defined in the DMC). I/We shall procure the tenant, licensee or occupier (if any, as the case may be) to comply with the Fire Safety Management Plan (as defined in the DMC), in particular the fire safety provisions set out herein, and make it a condition in the relevant agreement (if any).
本人／吾等須遵從消防安全管理計劃(其定義見公契)。本人／吾等會促使租客、被許可人或佔用人(如有,視情況而定)遵從消防安全管理計劃(其定義見公契),尤其是本函所列的消防安全設施,並將此規定列為相關協議(如有)的一項條件。
- The costs and expenses incurred by the Manager and/or the registered fire service installation contractor(s) for the maintenance and annual inspection of the fire services installations for the Property shall be borne by me/us on demand. For the avoidance of doubt, such annual and regular inspection costs and expenses do not form part of the management fees.
本人／吾等應要求承擔管理人及／或註冊消防裝置承辦商對該物業的消防裝置進行保養及年度檢查所產生的費用及開支。為免生疑問,該年度檢查費用及開支並不構成管理費的一部份。

6. I/We agree to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.
本人／吾等在完全知悉上述之限制及責任的情況下同意購入該物業，並將完全遵守及遵從該等限制及責任而不會作出任何反對。
7. In case of any conflict or discrepancy between the Chinese and English text of this letter, the English version shall prevail.
如本函之中英文文本有任何抵觸或歧異，一概以英文文本為準。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.
經適當及仔細考慮本函內容後，本人／吾等確認及聲明本人／吾等是在完全知悉並接受及同意上述事宜的情況下同意購入該物業。

Signature of Purchaser 買方簽署 <i>For and on behalf of</i> Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 
Date 日期: 12/09/2025 <i>Authorized Signature(s)</i>

Acknowledgement Letter Regarding Clear Height under the Underside of False Ceiling and Bulkhead
有關假天花及裝飾橫樑的底面下的淨高度之確認函

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健听有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。		
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸		
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 激晨 II (發展項目第 5B 期) (「期數」)		
Property 該物業	Tower 座	Floor 樓	Unit 單位
	2	10	G (Botania Residence)
Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED		
I.D. Card/ Passport/ B.R. No(s). 身份證/ 護照/ 商業登記號碼	75326059		

I/We, the Purchaser of the Property, hereby acknowledge and confirm that I/we am/are aware of the following prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property (the "Preliminary Agreement"):-
 本人/吾等作為該物業之買方,謹此確認及確定在本人/吾等簽署該物業之臨時買賣合約(「臨時合約」)前,已知悉以下事項:

- The "clear height" means the height measured from the finished floor level of the Property to the finished surface on the underside of false ceiling or bulkhead above. The clear height under the underside of false ceiling and bulkhead at different parts of the Property is, for identification purpose only, shown in the plan annexed hereto. The "clear height" is different from "floor-to-floor" height specified in the sales brochure for the Phase, and I/we should refer to the said sales brochure for the information on "floor-to-floor" height in respect of the Property.
 「淨高度」指從該物業的地板裝修完成面到上方假天花板或裝飾橫樑底面的裝修完成面測量的高度。本函附圖展示了該物業不同部分的假天花及裝飾橫樑的底面下的淨高度,僅供識別之用。「淨高度」與期數售樓說明書內指明的「層與層之間的高度」不同,本人/吾等應該物業「層與層之間的高度」的資料參考該售樓說明書。
- I/We have been advised that I/we should seek independent legal advice before signing this letter, and I/we confirm that I/we have either already sought such independent legal advice, or that I/we fully understand the legal effect of this letter and the consequence thereof and have decided not to seek independent legal advice despite every opportunity having been offered to me/us to do so.
 本人/吾等已獲建議本人/吾等應於簽署本函之前徵詢獨立法律意見,而本人/吾等確認本人/吾等已經如此徵詢獨立法律意見,或本人/吾等完全明白本函的法律效力及其後果,並且決定即使已獲給予一切機會,亦不會徵詢獨立法律意見。
- I/We acknowledge that I/we do not have any objection in relation to the aforesaid matters and shall not have any claims, demands, remedies or compensation whatsoever against the Vendor in relation to or in connection with the aforesaid matters, whether before or after completion of the sale and purchase.
 本人/吾等確認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、索求、補救或賠償。
- This letter shall not prejudice the Preliminary Agreement nor its subsequent formal agreement for sale and purchase (the "Agreement"), including without limitation to the Vendor's right under the Agreement to substitute the fittings, finishes and appliances of the Property with other fittings, finishes and appliances, the right to alter the building plans and the generality of those rights. The Vendor reserves the right to alter the building plans and other plans of the Phase or any part thereof. The design of the Phase shall be subject to the final approval of the relevant government departments.
 本函並不影響臨時合約及其後之正式買賣合約(「買賣合約」),包括但不限於買賣合約下賣方以其他裝置、裝修物料及設備代替該物業裝置、裝修物料及設備的權利、改動建築圖則的權利及該等權利之概括性。賣方保留權利不時更改期數或其任何部分之建築圖則及其他圖則,期數的設計以相關政府部門最終批准者為準。

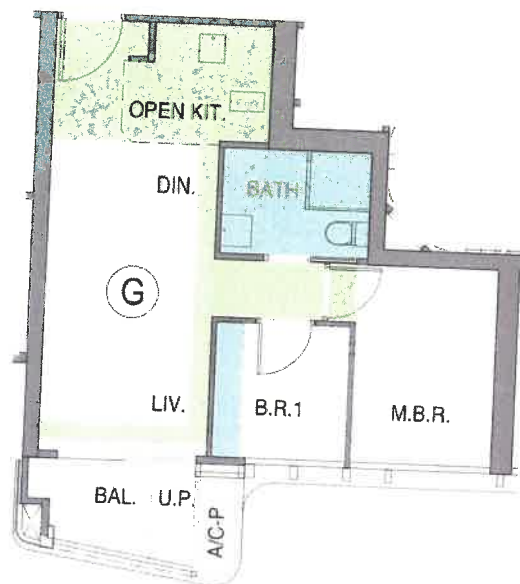
5. In the event of any conflict or discrepancy between the Chinese and English versions of this letter, the English version shall prevail.
如本函之中英文文本有任何抵觸或歧義，一切以英文文本為準。

After due and careful consideration of the contents of this letter, I/we hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of and accept and agree the above.
經適當及仔細考慮本函內容後，本人／吾等確認及聲明本人／吾等是在完全知悉並接受及同意上述事宜的情況下同意購入該物業。

Signature of Purchaser 買方簽署 <i>For and on behalf of</i> Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 
Date 日期: 12/09/2021 <i>Authorized Signature(s)</i>

第2座 6樓至42樓 G單位
Tower 2 6/F to 42/F Unit G
(不設13樓, 14樓, 24樓及34樓)
(13/F, 14/F, 24/F & 34/F OMITTED)

(Botania Residence)
(Botania Residence)



LEGEND 圖例

	Clear Height not lower than approx. 2300mm 淨高度不低於 約2300毫米
	Clear Height not lower than approx. 2400mm 淨高度不低於 約2400毫米

A/C-P	= Air-Conditioner Platform	= 空調機平台
BAL.	= Balcony	= 露台
U.P.	= Utility Platform	= 工作平台
OPEN KIT.	= Open Kitchen	= 開放式廚房
DIN.	= Dining Room	= 飯廳
LIV.	= Living Room	= 客廳
M.B.R.	= Master Bedroom	= 主人睡房
B.R.	= Bedroom	= 睡房
BATH	= Bathroom	= 浴室

NOTE 備註

1. This Plan is for identification only. 上圖僅供識別之用。
2. This Plan is for showing the approximate clear height of certain part(s) of the property only and does not reflect or indicate other matters in any respect. For the avoidance of doubt, subject to and without prejudice to the generality of the aforesaid, this Plan is not for showing any internal or external area of the Property (whether forming part thereof or otherwise).
上圖僅供顯示該物業個別部分的大約淨高度，並不反映或顯示任何其他事項。為免生疑問，受制於及在不損害前述的一般性的原則下，上圖並非用作顯示該物業任何內部或外部範圍（無論是否構成該物業的一部分）。
3. For floor-to-ceiling height between concrete structures, please refer to the approved structural framing plans. For details, please refer to the latest approved building plans of the Phase available for inspection free of charge at the sales office or make enquiries with the Vendor.
有關混凝土結構之間的樓底高度，請參閱經批准的建築結構圖則。詳情請參閱於售樓處可供免費閱覽的期數的最新經批准圖則或向賣方作出查詢。

比例：
Scale 米 / M
Annexed Plan
附圖

NOTE: The “Reminder to Prospective Purchasers” below is only applicable where any financing plan (such as mortgage, charge or loan) is offered by the “Person so engaged” (as defined in the sales brochure for the Phase) or financing company(ies) designated by the Person so engaged under any Price List or Tender Document issued by the Vendor (as “Owner” as defined in the sales brochure for the Phase).

附註：以下《給準買家的提醒》只適用於由「如此聘用的人」(定義見期數的售樓說明書)或其指定財務公司根據賣方(作為「擁有人」)(定義見期數的售樓說明書)已發出的任何價單或招標文件所提供的任何財務計劃(例如按揭、押記或貸款)。

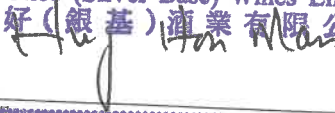
Reminder to Prospective Purchasers **給準買家的提醒**

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the vendor or vendor’s designated financing company(ies) (Designated FC), **BEFORE** entering into a preliminary agreement for sale and purchase (PASP), you should: 如果你擬選用由賣方或其指定財務公司提供的財務計劃(例如按揭、押記或貸款)，你應在簽訂臨時買賣合約前：

- (a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in the **Price List(s)** and other relevant document(s);
細閱有關價單和其他相關文件內列出的財務計劃資料(包括條款及條件等)；
- (b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute; **不要輕信**地產代理等第三方的**口頭承諾**，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。口頭承諾應**書寫下來**，並經有關公司加簽，以避免爭議；
- (c) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available;
直接向賣方或其指定財務公司(視屬何種情況而定)**查詢**有關財務計劃的條款及條件(包括任何提早還款的罰款)、批核條件和申請手續(包括有關財務計劃是否只在特定時限內提供)等詳情；
- (d) **Do NOT enter into PASP rashly** before ascertaining from the vendor or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and
在賣方或其指定財務公司(視屬何種情況而定)**以書面形式**確認根據財務計劃可取得的貸款額及相關條款前，切勿貿然簽訂臨時買賣合約。在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見；以及
- (e) **Remain cool-headed** and critically consider the followings:
保持冷靜並審慎考慮以下事項：
 - Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;
留意任何有關最低入息水平、提供收入證明及通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；
 - Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;
注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影響你根據財務計劃取得貸款的能力；
 - Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;
對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。
 - Affordability and repayment ability - after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and
負擔能力與還款能力 — 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及

- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?
就你在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或你未能根據有關計劃取得貸款，你有什麼選擇？

I/We acknowledge receipt of a copy of this reminder and fully understand the contents thereof.
我/我們已收到此提醒之副本及完全明白此提醒之內容。

Signature of Purchaser 買方簽署 <i>For and on behalf of</i> Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 
Date 日期: 12/09/2023 <i>Authorized Signature(s)</i>

Keep Money Laundering Away

from Hong Kong

Lawyers and Public to Play Key Roles

To support Hong Kong in fulfilling its international obligations to combat money laundering and terrorist financing, lawyers will seek cooperation from the public in providing the following information before conducting transactions:

For Individuals

- Identification documents such as identity cards, passports or travel documents
- Address proof
- Particulars of occupation or business

For Corporations

- Documents of legal status such as Certificates of Incorporation and Business Registration
- Certificates
- Identification documents of directors or persons giving instructions
- Board resolution
- Details of the beneficial ownership or control structure

Lawyers will also need information on the nature, purpose, and source of funding for the transactions. More detailed information may be required for more complex or larger transactions. The new measures are now effective.

The requirement for lawyers to obtain client identification and gather information represents the

legal community's commitment to supporting the combat against money laundering and terrorist financing – an international obligation of Hong Kong. The Law Society of Hong Kong sincerely hopes that members of the public will cooperate with their lawyers and help maintain Hong Kong's integrity as an international financial centre.

Lawyers serve a key gate-keeping role in detecting and preventing money-laundering and terrorist financing. But lawyers will only be able to play this role effectively with the public's assistance.

By providing lawyers with the required information, members of the public are helping to make it harder for money launderers and terrorists to disguise their activities as legal transactions. The new requirement can deter money launderers and terrorists from abusing Hong Kong's legal services.

The new requirements for client identification and gathering information is not limited to common transactions such as property transactions and the administration of estates, but all business dealings conducted between lawyers and their clients, including litigation.

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to

disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

Frequently Asked Questions

Why does the Law Society of Hong Kong require lawyers to request information for identification and verification from their clients?

The purpose of requesting client identification is to detect and prevent money laundering and terrorist financing activities. The Law Society of Hong Kong is playing its part in helping Hong Kong to fulfil its international obligations as a member of the Financial Action Task Force on Money Laundering, an inter-governmental policy-making body that sets international standards and policies against money laundering and terrorist financing. Hong Kong has been a member of the Task Force since 1997 and is obliged to implement the Task Force's recommendations.

Apart from requesting identification information, will my lawyer ask me further questions?

Lawyers may ask further questions depending on the transactions. For instance, if you are buying a real property, they will ask you:

- What is the purpose of the transaction?
- What is your relationship with the intended owner (if you do not intend to be the registered owner)?
- What is the source of funding?

Additional information may be necessary for complex or unusually large transactions.

What is meant by suspicious transaction?

Lawyers will look into the nature, complexity and scale of the transaction when ascertaining whether it is suspicious. Examples of suspicious transactions are those involving:

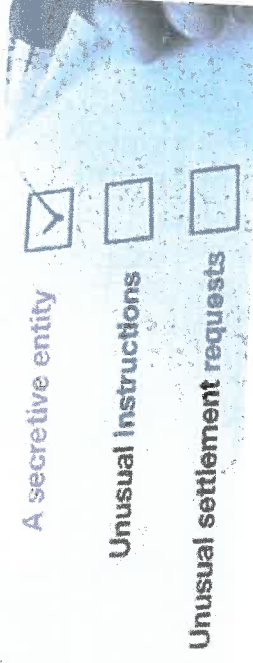
- A secretive entity
- Unusual instructions
- Unusual settlement requests

What if I do not want to disclose my information?

If lawyers are unable to obtain the required information from their clients, they may refuse or cease to act for them.

What will my lawyer do with my documents? Will my personal documents be kept confidential and not passed to other parties?

Client information will as always be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. However, if lawyers detect suspicious money laundering or terrorist financing activities, they will be required by law to report the same to the law enforcement authorities.



律師與市民齊參與 打擊清洗黑錢活動

為配合香港履行打擊清洗黑錢及恐怖分子融資活動的國際責任，律師在接獲市民委託辦理任何事務前，會要求他們合作提供以下資料：

有關人士

- 身份證明文件，如身份證、護照、旅遊證件
- 地址證明
- 職業或商業詳細資料

公司

- 法律狀況文件，如公司註冊證書或商業登記證
- 董事或委託人的身份證明文件
- 董事會決議案
- 實益擁有人或控制權結構

此外，律師必須向客戶查詢有關交易的性質、目的、資金來源等資料。如果是較複雜或金額較大的交易，律師可能需要向客戶索取進一步資料。該些新措施現已生效。

要求律師向客戶索取身份證明文件及其他資料代表法律界對支持打擊清洗黑錢及恐怖分子融資活動的一份承諾。香港律師會衷心呼籲市民與律師合作，合力維護香港作為國際金融中心的誠信。

法律界必須得到市民的支持，才能夠做好相關的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。



透過向律師提供所需的資料，公眾人士便能從不法分子更難把清洗黑錢和恐怖組織的融資活動，轉化為合法業務。新措施對清洗黑錢及恐怖活動分子蓋用香港法律服務，將發揮阻嚇作用。

向客戶索取身份證明及交易資料新措施，適用於市民委託律師處理的所有事務，包括遺產交易和遺產管理，以至訴訟。

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只會於發現可疑交易或恐怖分子融資活動時，才按法律規定向執法機關舉報。根據香港法例，若發現任何懷疑清洗黑錢和恐怖分子融資活動有關的交易而不舉報，均屬違法。

常見問題

費電律師會為何要求律師向客戶索取有關身份證明及核實資料？

索取客戶身份資料的目的，是為了偵查和預防清洗黑錢和恐怖分子融資活動。香港在1991年加入國際打擊清洗黑錢財務行動特別組織，該組織負責制定國際標準及政策，以打擊清洗黑錢和恐怖分子融資活動。香港作為成員之一，有責任履行組織的建議，香港律師會亦為此作出配合。

除身份證明文件外，律師還需進一步索取其他資料嗎？

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？

- 資金的來源是什麼？

如果是款項或金額不尋常的交易，客戶可能需要提供進一步資料。

何謂「可疑交易」？

律師將根據交易性質、複雜程度和金額等因素作出判斷。舉例說，若下列情況出現，交易便可能有可疑成份：

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

我可否拒絕提供資料？

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

律師將如何處理我所提供的資料？資料會否保密？會否轉交第三者？

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只在發現可疑交易時，才會按法例定向執法機關舉報。

- ☒ 身份不明
- ☐ 不尋常的指示
- ☐ 不尋常的結算要求

THE LAW SOCIETY
香港律師會

你我攜手為香港把關

Gatekeeping for HKSAR

配合香港履行打擊清洗黑錢之國際責任
你的支持不可少
Your Support is Crucial to Hong Kong Fulfilling International Obligations on Anti-Money Laundering

No Money Laundering
嚴禁清洗黑錢

Acknowledgement of Receipt of Documents
有關收取文件之確認函

The Vendor 賣方	MTR Corporation Limited (as "Owner") 香港鐵路有限公司 (作為「擁有人」) Kayson Limited (as "Person so engaged") 健昕有限公司 (作為「如此聘用的人」) Note: "Owner" means the legal or beneficial owner of the residential properties in the Phase, and "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 Phase. 註:「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人,及「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售過程的人士。			
Name of the Development 發展項目名稱	THE SOUTHSIDE 港島南岸			
Name of the Phase 期數名稱	DEEP WATER PAVILIA II (Phase 5B of the Development) ("Phase") 激晨 II (發展項目第 5B 期) (「期數」)			
Property 該物業	Residential Property 該住宅物業	Tower 座	Floor 樓	Unit 單位
		2	10	G (Botania Residence)
	Car Parking Space(s) 該停車位	3/F 樓 Car Parking Space(s) No(s). 停車位號碼		

Purchaser 買方	GET NICE (SILVER BASE) WINES LIMITED			
I.D. Card/ Passport/ B.R. No. 身份證/ 護照/ 商業登記號碼	75326059			

I/We hereby acknowledge receipt of the following documents relating to our purchase of the Property:
我/我們確認已收到以下有關購買該物業之文件:

- ☒ 1. Preliminary Agreement for Sale and Purchase 臨時買賣合約
- ☒ 2. Warning to Purchasers 對買方的警告
- ☒ 3. Declaration of Relationship with the Vendor 與賣方關係的聲明
- ☒ 4. Declaration of Relationship with the Owner 與擁有人關係的聲明
- ☒ 5. Declaration Regarding Intermediary 關於中介人的聲明/ Declaration Regarding No Intermediary 關於並無中介人的聲明
- ☒ 6. Personal Information Collection Statement (MTR Corporation Limited) 收集個人資料聲明 (香港鐵路有限公司)
- ☒ 7. Personal Information Collection Statement and (if applicable) The People's Republic of China Addendum (Kayson Limited)
個人資料收集聲明及 (如適用) 中華人民共和國附錄 (健昕有限公司)
- ☒ 8. Acknowledgement Letter Regarding Stamp Duty 關於印花稅的確認函
- ☒ 9. Declaration of NEW WORLD CLUB Member NEW WORLD CLUB 會員的聲明
- ☒ 10. Acknowledgement Letter Regarding Common Areas 有關公用地方之確認函
- ☒ 11. Acknowledgement Letter Regarding Vent Shafts of Wong Chuk Hang Depot and Wong Chuk Hang Station or Adjacent to the Phase (if applicable) 有關黃竹坑車廠及黃竹坑站或毗鄰期數之通風口之確認函(如適用)
- ☒ 12. Acknowledgement Letter Regarding Shoes Cabinet (if applicable) 有關鞋櫃之確認函(如適用)
- ☒ 13. Acknowledgement Letter Regarding Storage Cabinet (if applicable) 有關儲物櫃之確認函(如適用)
- ☒ 14. Acknowledgement Letter Regarding Open Kitchen (if applicable) 關於開放式廚房的確認函(如適用)
- ☐ 15. Acknowledgement Letter Regarding Car Parking Space (if applicable) 關於停車位的確認函(如適用)
- ☒ 16. Acknowledgement Letter Regarding Clear Height under the Underside of False Ceiling and Bulkhead (if applicable) 有關假天花及裝飾橫樑的底面下的淨高度之確認函 (如適用)
- ☐ 17. Acknowledgement Letter Regarding Air-conditioner Hood with Internal Decorative Cover (if applicable) 有關空調機遮簷連室內裝飾封蓋之確認函(如適用)
- ☒ 18. Reminder to Prospective Purchasers 給準買家的提醒
- ☒ 19. Anti-money Laundering Leaflet of The Law Society of Hong Kong 香港律師會打擊清洗黑錢活動單張
- ☒ 20. Price List which includes the Property 已包括該物業在內的價單

- ☒ 21. Sales Brochure 售樓說明書 (Printing/Examination and Revision Date 印製/檢視及修改日期: 21/18/2025)
- ☒ 22. 其他文件 Other Document(s): _____

Signature of Purchaser 買方簽署 <i>For and on behalf of</i> Get Nice (Silver Base) Wines Limited 結好(銀基)酒業有限公司 	
Date 日期: 12/09/2025	Authorized Signature(s)