

MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance
依據土地註冊條例在土地註冊處註冊的文書之註冊摘要



Solicitors Code of lodging firm 交付文書律師行的律師代號	Registration Fee 註冊費用	Please tick the appropriate box 請選擇合適方格	Other (please specify) 其他 (請註明)
	\$265	☒ \$280 ☐ \$520 ☐ \$1000 ☐ \$2000 ☐ \$2660	\$
00019001	Nature and object of the instrument 文書的性質及目的 Agreement For Sale and Purchase with Plan (in duplicate)		

Premises affected by the instrument 受文書影響的處所	Property Reference Number (if any) 物業參考編號 (如有的話) D6455314
	Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址) UNIT G (BOTANIA RESIDENCE) ON 6TH FLOOR OF TOWER 2 DEEP WATER PAVILIA II THE SOUTHSIDE NO. 11 HEUNG YIP ROAD WONG CHUK HANG HONG KONG 中文地址不詳
	Undivided Shares (if any) 所佔的不分割份數 (如有的話) 467/4774444
	Lot Number(s) 地段編號 ABERDEEN INLAND LOT NO. 467

Date of instrument 文書日期	18 / 9 / 2025 Day 日 Month 月 Year 年	Consideration 代價 HK\$ 10,465,000.00	
Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱 (包括所知悉的中文姓名或名稱)	In case of change of ownership, please specify Identification Numbers of parties (Identity Card No./ Travel Document No./ Company No./ etc.) 如涉及業權轉讓, 請註明各方的身分識別號碼 (身分證號碼、旅行證件號碼、公司編號等)	Status of parties (Assignor/ Assignee/ etc.) 各方的身分 (出讓人、受讓人等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分
MTR CORPORATION LIMITED 香港鐵路有限公司 GET NICE (SILVER BASE) WINES LIMITED 結好(銀基)酒業有限公司		Vendor Purchaser	
Memorial number (including district code Identifier, if applicable) of transaction satisfied 被償付的文書之註冊摘要編號 (包括地區標識代號, 如適用)	Stamp Office Instrument Reference No. 印花稅署文書編號 3-26-435859-0-0-1	Stamp Duty 印花稅 \$ 392,443.00	

On this 4TH day of OCTOBER 2025 I (name) YEUNG WALNIN
於 20 年 月 日, 本人 (姓名)
of (name of solicitors firm) JOSEPH C. T. LEE & CO. SOLICITORS Hong Kong, Solicitor
為 (律師行名稱) 的香港律師

hereby certify that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.
在此核實上述註冊摘要, 是錄載其內所列各項詳情的確當真實敘述, 以符合《土地註冊規例》的規定。





稅務局
印花稅署
香港九龍啟德協調道5號稅務中心1樓

電話號碼 Tel. No.: 2594 3202
傳真號碼 Fax No.: 2519 9025

INLAND REVENUE DEPARTMENT
STAMP OFFICE
1/F, Inland Revenue Centre, 5 Concorde Road,
Kai Tak, Kowloon, Hong Kong.
網址 Web site : www.ird.gov.hk
電郵 E-mail : taxsdo@ird.gov.hk

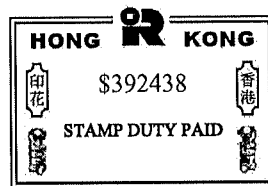
印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 3-26-435859-0-0-1
文書性質 Nature of Instrument: 買賣協議 Agreement
文書簽立日期 Date of Instrument: 18/09/2025 (日 Day / 月 Month / 年 Year)
代價款額 Consideration: \$10,465,000.00
取得之權益 Interest acquired: 100.00%
物業地址 Property Address: UNIT G (BOTANIA RESIDENCE) ON
6TH FLOOR OF TOWER 2
DEEP WATER PAVILIA II
THE SOUTHSIDE
NO. 11 HEUNG YIP ROAD
WONG CHUK HANG
HONG KONG HK



有關人士姓名及身份
Name and capacity of parties:

賣方 Vendor(s):

(1) MTR CORPORATION LIMITED

買方 Purchaser(s):

(1) GET NICE (SILVER BASE) WINES LIMITED

茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.	: 26-3-0413941-5
加蓋印花日期 Date of Stamping	: 02/10/2025 (日 Day / 月 Month / 年 Year)
已付印花稅 Stamp Duty Paid	: \$392,438.00
付款方式 Payment Method	: 支票 Cheque

印花稅署署長 陳施維
CHAN Sze-wai, Benjamin
Collector of Stamp Revenue

THIS AGREEMENT is made the 18th day of September
Two thousand and twenty five

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

WHEREAS :

Recitals

- (1) The Vendor is obliged under the Government Grant to erect and complete on Site E (as defined in the Government Grant) of the land before 31 December 2026 the Phase in all respects complying with the conditions of the Government Grant.
- (2) The land and the Development are notionally divided into undivided shares, such shares being subject to adjustment by the Vendor under clause 22.
- (3) The Vendor has obtained the consent of the Director of Lands to enter into (inter alia) this Agreement for the sale of the Property.

NOW IT IS AGREED AS FOLLOWS :

Interpretation

1. (1) In this Agreement -
 - (a) "Authorized Person" means the authorized person of the Phase within the meaning given by section 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621);
 - (b) "building plans" -
 - (i) means the plans prepared by the Authorized Person in respect of the Phase and approved by the Building Authority; and
 - (ii) includes any approved amendments to the plans mentioned in paragraph (i);
 - (c) "business day" means a day -



- (i) that is not a Saturday, Sunday or public holiday;
and
 - (ii) on which banks are open for business in the Hong Kong Special Administrative Region;
- (d) “Certificate of Compliance” means the certificate issued or to be issued by or on behalf of the Director of Lands to the effect that all the positive obligations of the Vendor under the Government Grant in relation to the land have been complied with;
- (e) “Construction Costs” means the aggregate of -
- (i) any sum incurred or to be incurred in connection with any works done or to be done, and materials or goods supplied or to be supplied, in connection with the site formation on the land and the substructure and superstructure construction for the Phase (including the communal and recreational facilities as set out in clause 32), and the making of the Phase fit to qualify for the issue of an Occupation Document and to comply with the conditions of the Government Grant in so far as they relate to the Phase;
 - (ii) any sums needed to be incurred by the Vendor to install the fittings, finishes and appliances of the Phase (including the fittings, finishes and appliances as set out in clause 31) and in making every unit in the Phase ready for handover to purchasers on completion of the sale and purchase; and
 - (iii) any other sums (excluding Professional Fees) which in the reasonable opinion of the Authorized Person needed to be incurred to complete the Phase to qualify for the issue of an Occupation Document and to comply with the conditions of the Government Grant in so far as they relate to the Phase and this Agreement;



- (f) “Deed of Mutual Covenant” means collectively, the Principal Deed of Mutual Covenant and Management Agreement in respect of the land (“**Principal Deed of Mutual Covenant**”) and the Sub-Deed of Mutual Covenant and Management Agreement in respect of Site E of the land (“**Sub-Deed of Mutual Covenant**”) registered or to be registered (as the case may be) in the Land Registry which define the rights, interests and obligations of all or any of the co-owners of the land and the Development, and Site E of the land (as the case may be) among themselves;
- (g) “Development” means the entire development including, inter alia, residential accommodation, commercial accommodation, the Wong Chuk Hang Depot and the Wong Chuk Hang Station (both as defined in the Government Grant), the Government Accommodation (as defined in the Government Grant), parking spaces and recreational facilities now being constructed or to be constructed on the land and intended to be known as “**THE SOUTHSIDE (港島南岸)**”;
- (h) “expiry date of the Building Covenant Period” means -
- (i) the last day of the period within which the Development is required to be completed under the Government Grant; or
 - (ii) if that period has been extended by the Government, the last day of the extended period;
- (i) “expiry date of Site E Building Covenant Period” means -
- (i) the last day of the period within which the Phase is required to be completed under the Government Grant; or
 - (ii) if that period has been extended by the Government, the last day of the extended period;



- (j) "Government" means the Government of the Hong Kong Special Administrative Region;
- (k) "Government Grant" means the Conditions of Exchange as set out in Schedule 2;
- (l) "land" means all that piece or parcel of land registered in the Land Registry as Aberdeen Inland Lot No.467;
- (m) "Occupation Document" -
 - (i) where the Development is a Relevant NTEH Development, means the letter to be issued by the Director of Lands confirming that the Director of Lands has no objection to every building in the Phase being occupied; or
 - (ii) in any other case, means the occupation permit or temporary occupation permit to be issued by the Building Authority under section 21 of the Buildings Ordinance (Cap. 123) for every building in the Phase;
- (n) "office hours" means the period beginning at 10 a.m. of a day and ending at 4:30 p.m. of the same day;
- (o) "Phase" means Phase 5B of the Development comprising one residential tower namely Tower 2, parking spaces, recreational facilities and common areas and common services and facilities and intended to be known as **"DEEP WATER PAVILIA II (激晨 II)"**;
- (p) "Professional Fees" means any sums incurred or to be incurred by the Vendor for the employment of the Authorized Person and other professional persons or consultants in relation to completion of the Phase;
- (q) "Property" means the property described in Schedule 3;
- (r) "Relevant NTEH Development" means a specified NT development as defined in section 5 of the Residential



Properties (First-hand Sales) Ordinance (Cap. 621) where, under the Government Grant, the consent of the Director of Lands is not required to be given for this sale and purchase;

(s) "Statutory Declaration" means the Statutory Declaration of the Vendor's Solicitors and all other solicitors (if any) acting for the Vendor registered in the Land Registry by Memorial No. 25070400400144 in relation to the consent of the Director of Lands to sell the Property; and

(t) "Vendor's Solicitors" means Messrs. Deacons.

(2) In this Agreement -

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

(b) the floor area of an item under paragraph (a) of Schedule 4 is calculated in accordance with section 8(3) of that Ordinance; and

(c) the area of an item under paragraph (b) of Schedule 4 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

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

Sale and purchase

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

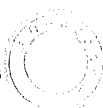


and demand whatsoever of the Vendor in and to the Property EXCEPTING AND RESERVING unto the Vendor and its successors and assigns other than the Purchaser the right to the exclusive use, occupation and enjoyment of the whole of the Development SAVE AND EXCEPT -

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

Purchase price

3. (1) The purchase price is the sum as set out in Schedule 5, payable by the Purchaser to the Vendor's Solicitors as stakeholders in the manner as set out in Schedule 5.
- (2) In the event of any money paid under this Agreement to the stakeholders not being applied in the manner set out in clause 26, such money is deemed to have been paid by the Purchaser to the Vendor's Solicitors as agents for the Vendor.
- (3) In the event of the Purchaser being required pursuant to Schedule 5 to pay the balance of the purchase price when the Vendor is not at that time in a position validly to assign the Property to the Purchaser for whatever reason, the Purchaser is entitled to withhold such payment until the Vendor is in a position validly to assign the Property and has given at least 14 days' notice in writing to that effect to the Purchaser. Where the Purchaser has opted for payment of the full balance of the purchase price within a specified period after the signing of this Agreement as set out in Schedule 5, then this sub-clause (3) shall not apply.
- (4) In respect of each payment of the purchase price or any part of the purchase price required to be made under this Agreement, the Purchaser shall deliver to the Vendor's Solicitors on the date on which such payment is required to be made a cashier's order issued or a cheque certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of the Vendor's Solicitors for the relevant amount.



- (5) Subject to sub-clause (3) but without prejudice to any other remedy under this Agreement, the Vendor is entitled to demand and receive payment of interest on the amount of any part of the purchase price not paid on its due date at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date on which the same ought to have been paid by the Purchaser to the date of actual payment.

Construction of
Development

4. (1) The Vendor shall -

- (a) continue the construction of the Development with all due expedition;
 - (b) comply with the requirements of the Building Authority (where applicable) and of any other relevant Government authority relating to the Development; and
 - (c) complete the Phase in all respects in compliance with the conditions of the Government Grant in so far as they relate to the Phase and the building plans (if any) on or before 31 December 2026 subject to such extensions of time as may be granted by the Authorized Person in accordance with sub-clause (3)(a).
- (2) (a) Subject to sub-clause (2)(b), if the Vendor fails to complete the Phase by the date specified in sub-clause (1)(c) as extended by any extensions of time granted by the Authorized Person under sub-clause (3)(a), the Purchaser is at liberty, in addition to any other remedy that the Purchaser may have, by notice in writing to the Vendor to rescind this Agreement and upon service of such notice, this Agreement is rescinded, and the Vendor shall, within 7 days after the rescission, repay to the Purchaser all amounts paid by the Purchaser under this Agreement together with interest on those amounts at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time from the date or dates on which such amounts were paid up to the date of repayment, the repayment of such amounts and interest to



be in full and final settlement of all claims by the Purchaser against the Vendor under this Agreement.

- (b) If the Purchaser does not rescind this Agreement under sub-clause (2)(a) within 28 days after the date specified in sub-clause (1)(c) or any extended date under sub-clause (3)(a), the Purchaser is deemed, without prejudice to the Purchaser's rights under sub-clause (2)(c), to have elected to wait for completion of the Phase. In such event the Vendor shall pay to the Purchaser interest at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time on all amounts paid under this Agreement from the date following the date specified in sub-clause (1)(c) or any extended date under sub-clause (3)(a) up to the date of completion of the Phase. Such interest shall be paid or allowed as a credit to the Purchaser in respect of the purchase price on completion of the sale and purchase.
 - (c) Despite sub-clauses (2)(a) and (2)(b), if the Phase is not completed within a period of 6 months from the date specified in sub-clause (1)(c) or any extended date under sub-clause (3)(a), the Purchaser is at liberty either to rescind this Agreement in which event the provisions of sub-clause (2)(a) relating to repayment and interest apply or to await the completion of the Phase in which event the provisions of sub-clause (2)(b) relating to the payment of interest apply.
- (3) (a) The Vendor is entitled to such extensions of time for completion of the Phase beyond the date specified in sub-clause (1)(c) as granted by the Authorized Person and appear to the Authorized Person to be reasonable having regard to delays caused exclusively by any one or more of the following reasons -
- (i) strike or lock-out of workmen;
 - (ii) riots or civil commotion;
 - (iii) force majeure or Act of God;



(iv) fire or other accident beyond the Vendor's control;

(v) war; or

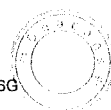
(vi) inclement weather.

For the purpose of this Clause, "inclement weather" means rainfall in excess of 20 millimetres in a twenty-four hour period (mid-night to mid-night) as recorded at the Hong Kong Observatory, or the issue of a Black Rainstorm Warning Signal, or the hoisting of Typhoon Signal No. 8 or above, at any time between the hours of 8 a.m. and 5 p.m.

(b) The Vendor shall within 14 days after the issue of any such extensions of time granted by the Authorized Person under sub-clause (3)(a) furnish the Purchaser with a copy of the relevant certificate of extension.

(4) (a) Despite sub-clause (1)(c), the Vendor shall complete the Development by the expiry date of the Building Covenant Period as required under the Government Grant. If at any time it appears likely in the opinion of the Authorized Person that the Development will not be completed by the expiry date of the Building Covenant Period, the Vendor shall promptly apply for and obtain such extension of time for completing the Development as is required and shall pay any premium to the Government for such extension. The Vendor shall notify the Purchaser in writing of such application and the terms of extension granted within 30 days after each event.

(b) If the Vendor fails to apply for and obtain any necessary extension of time for completing the Development under sub-clause (4)(a) and fails to complete the Development by the expiry date of the Building Covenant Period, the Purchaser is entitled, unless the completion of the sale and purchase in this Agreement has taken place, in addition to any other remedy that the Purchaser may have, to give the Vendor notice in writing to rescind this Agreement and upon



service of such notice, this Agreement is rescinded, and the Vendor shall, within 7 days after the rescission, repay to the Purchaser all amounts paid by the Purchaser under this Agreement together with interest on those amounts at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time from the date or dates on which such amounts were paid up to the date of repayment, the repayment of such amounts and interest to be in full and final settlement of all claims by the Purchaser against the Vendor under this Agreement.

- (c) Despite sub-clause (1)(c), the Vendor shall complete the Phase by the expiry date of Site E Building Covenant Period as required under the Government Grant. If at any time it appears likely in the opinion of the Authorized Person that the Phase will not be completed by the expiry date of Site E Building Covenant Period, the Vendor shall promptly apply for and obtain such extension of time for completing the Phase as is required and shall pay any premium to the Government for such extension. The Vendor shall notify the Purchaser in writing of such application and the terms of extension granted within 30 days after each event.
- (d) If the Vendor fails to apply for and obtain any necessary extension of time for completing the Phase under sub-clause (4)(c) and fails to complete the Phase by the expiry date of Site E Building Covenant Period, the Purchaser is entitled, unless the completion of the sale and purchase in this Agreement has taken place, in addition to any other remedy that the Purchaser may have, to give the Vendor notice in writing to rescind this Agreement and upon service of such notice, this Agreement is rescinded, and the Vendor shall, within 7 days after the rescission, repay to the Purchaser all amounts paid by the Purchaser under this Agreement together with interest on those amounts at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time from the date or dates on which such amounts were paid up to the date of repayment, the repayment of such amounts and



interest to be in full and final settlement of all claims by the Purchaser against the Vendor under this Agreement.

Certificate of
Compliance, consent
to assign

5. (1) The Vendor shall apply in writing for a Certificate of Compliance or the consent of the Director of Lands to assign in respect of the Phase within 14 days after its having completed the Phase as stipulated in clause 4(1)(c).

- (2) For the purpose of clauses 4(1), 4(2), 4(3)(a) and 5(1) -

(a) where, under the Government Grant, the consent of the Director of Lands is required to be given for this sale and purchase, the issue of a Certificate of Compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed as the case may be and nothing in this sub-clause (2) precludes the Vendor from proving that the Vendor has complied with clause 4(1)(c) by any other means; or

(b) where, under the Government Grant, the consent of the Director of Lands is not required to be given for this sale and purchase, the Phase is deemed to be completed on the date on which the Occupation Document is issued.

Completion of sale
and purchase

6. (1) (a) Where, under the Government Grant, the consent of the Director of Lands is required to be given for this sale and purchase, the Vendor shall notify the Purchaser in writing that the Vendor is in a position validly to assign the Property within one month after the issue of the Certificate of Compliance or the consent of the Director of Lands to assign, whichever first happens.

(b) Where, under the Government Grant, the consent of the Director of Lands is not required to be given for this sale and purchase, the Vendor shall notify the Purchaser in writing that the Vendor is in a position validly to assign the Property within six months after the issue of the Occupation Document.



- (2) The sale and purchase shall be completed at the offices of the Vendor's Solicitors during office hours within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

- | | | |
|-----------------------------------|-----|--|
| Proper assurance | 7. | On completion of the sale and purchase, the Vendor and all other necessary parties (if any) shall execute an Assignment of the Property to the Purchaser in accordance with this Agreement but otherwise free from incumbrances. |
| Risk | 8. | The Property, as between the Vendor and the Purchaser, remains at the Vendor's risk until the date fixed for completion of the sale and purchase in clause 6. |
| Requisition on title | 9. | <p>(1) Subject to clause 12(2) and without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.</p> <p>(2) If the Purchaser makes and insists on any objection or requisition in respect of the title or otherwise which the Vendor is unable or (on the ground of difficulty, delay or expense or on any other reasonable ground) unwilling to remove or comply with, the Vendor is, notwithstanding any previous negotiation or litigation, at liberty to cancel the sale on giving to the Purchaser or his solicitors at least 14 days' notice in writing to that effect, in which case unless the objection or requisition is in the meantime withdrawn, the sale is cancelled on the expiry of such notice and the Purchaser is entitled to a return of the deposit and other sums of money already paid but without interest, costs or compensation.</p> |
| Government Grant, mis-description | 10. | <p>(1) The Property is sold subject to and with the benefit of the Government Grant, for the term of years created by and with any right of renewal granted by the Government Grant and subject to all easements (if any) subsisting in the Government Grant.</p> <p>(2) No error, mis-statement or mis-description shall cancel the sale nor shall any compensation be allowed in respect of such error, mis-statement or mis-description save as otherwise provided in</p> |



this Agreement and except where such error, mis-statement or mis-description relates to a matter materially and adversely affecting the value or user of the Property.

Warranties

11. (1) The Vendor warrants -

- (a) that the fittings, finishes and appliances as set out in clause 31 shall, on or before completion of the Phase, be incorporated into the Property;
- (b) that subject to clause 33, the Property will, on completion of the Phase, be as shown on the plan attached to this Agreement and the measurements of the Property will be those as set out in Schedule 4; and
- (c) that on completion of the Development the Vendor shall provide the communal and recreational facilities as set out in clause 32.

(2) The Vendor further warrants -

- (a) that consent in writing for the Vendor to enter into this Agreement has been obtained under the Government Grant; and
- (b) that at the date hereof -
 - (i) the building plans have been duly approved;
 - (ii) the Authorized Person has duly certified that the foundations of the Phase have been completed;
 - (iii) the consent of the Building Authority has been given under the Buildings Ordinance (Cap. 123) to commence building works on the superstructure of the Phase; and
 - (iv) to the best of the Vendor's knowledge, no impediment exists which would prohibit or impede the completion of the Phase within the time specified in clause 4(1)(c).



- Good title
12. (1) The Vendor shall at its own expense show a good title to the Property and produce to the Purchaser for his perusal such certified or other copies of any deeds or documents of title, wills and matters of public record as may be necessary to complete such title. The costs of verifying the title, including search fees, shall be borne by the Purchaser who shall also, if the Purchaser requires certified copies of any documents in the Vendor's possession relating to other property retained by the Vendor as well as to the Property, pay the cost of such certified copies.
- (2) The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
- Documents of title
13. Such of the documents of title as relate exclusively to the Property shall be delivered to the Purchaser. All other documents of title in the possession of the Vendor shall be retained by the Vendor who shall, if so required on completion of the sale and purchase, give to the Purchaser a covenant for the safe custody of those documents and for production and delivery of copies of those documents at the expense of the Purchaser, such covenant to be prepared by the Purchaser.
- No transfer of Agreement
14. (1) Subject to sub-clause (2), the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of this 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 so to do before completion of the sale and purchase and execution of the Assignment to the Purchaser.
- Rights of Purchaser
- (2) The Purchaser is at any time before completion of the sale and purchase at liberty to -
- (a) charge or mortgage the Property for the purchase money or any part of the purchase money Provided Always that notice in writing of any such charge or mortgage is given to the Vendor or the Vendor's Solicitors; and
- (b) instruct any firm of solicitors of his choice to act for him in this Agreement and the Assignment to the Purchaser and in



the event that the Purchaser instructs solicitors other than the Vendor's Solicitors to act for him, each party shall pay its own solicitors' costs of and incidental to this Agreement and the Assignment to the Purchaser (including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment).

Cancellation of
Agreement

- (3) In the event of the Purchaser requesting and the Vendor agreeing to execute a Cancellation Agreement or any other means which has the effect of cancelling this Agreement or the obligations of the Purchaser under this Agreement, the Vendor is entitled to retain the sum of 5% of the total purchase price of the Property as consideration for its agreeing to cancel this Agreement and not as a penalty and the Purchaser will in addition pay or reimburse, as the case may be, to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of this Agreement.

Costs and
disbursements of
Agreement, stamp
duty, etc.

15. (1) Subject to clause 14(2)(b), all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment to the Purchaser shall be borne and paid by the Purchaser.
- (2) The ad valorem stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.
- (3) The special stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.
- (4) The registration fees payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.
- (5) The professional fees for the plan(s) to be annexed to this Agreement and the Assignment shall be borne and paid by the Purchaser.

Time of the essence

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



- Default of Purchaser 17. (1) Should the Purchaser fail to observe or comply with any of the terms and conditions contained in this Agreement or to make the payments in accordance with Schedule 5 or any interest payable under this Agreement within 7 days after the due date, the Vendor may (subject to clause 3(3)) give to the Purchaser notice in writing calling upon the Purchaser to make good his default. If the Purchaser fails within 21 days after the date of service of such notice fully to make good his default, the Vendor may by a further notice in writing forthwith determine this Agreement and in such event -
- (a) the sum paid by the Purchaser under paragraph (a) of Schedule 5 by way of deposit shall be forfeited to the Vendor; and
- (b) where the Purchaser has entered into possession of the Property, the Vendor is entitled to re-enter upon the Property and repossess the same free from any right or interest of the Purchaser in the Property and to receive from the Purchaser as occupation fee a sum equal to interest at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time on the unpaid balance of the purchase price for the period during which the Purchaser was in occupation.
- (2) Upon determination of this Agreement pursuant to sub-clause (1), the Vendor may resell the Property either by public auction or private contract subject to such stipulations as the Vendor may think fit and any increase in price on a resale belongs to the Vendor. On a resale, any deficiency in price shall be made good and all expenses attending such resale shall be borne by the Purchaser and such deficiency and expenses shall be recoverable by the Vendor as and for liquidated damages Provided That the Purchaser shall not be called upon to bear such deficiency or expenses unless the Property is resold within 6 months after the determination of this Agreement.
- Default of Vendor 18. In the event of the Vendor failing to complete the sale in accordance with the terms and conditions of this Agreement, it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for



execution before taking proceedings to enforce specific performance of this Agreement.

- | | | |
|------------------------------------|-----|--|
| Deed of Mutual Covenant | 19. | On completion of the sale and purchase, the Purchaser shall EITHER enter into the Sub-Deed of Mutual Covenant and accept an Assignment of the Property from the Vendor subject to and with the benefit of the Principal Deed of Mutual Covenant OR at the Vendor's option accept an Assignment of the Property from the Vendor subject to and with the benefit of the Deed of Mutual Covenant entered into by the Vendor with another purchaser or purchasers in respect of the land and the Development, and Site E of the land. Such Sub-Deed of Mutual Covenant shall follow closely the draft exhibited to the Statutory Declaration subject however to such modifications as are necessitated by changes in the building plans, adjustment of the undivided shares, change in the management company and the like. The provisions of the Sub-Deed of Mutual Covenant shall not conflict with the Guidelines set out in Legal Advisory and Conveyancing Office Circular Memorandum Nos. 79 and 79A as amended from time to time unless otherwise permitted by the Director of Lands. |
| Costs of Deed of Mutual Covenant | 20. | The Purchaser shall pay to the Vendor's Solicitors the costs of and incidental to the Deed of Mutual Covenant in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules which include the costs for the provision of a certified copy of such Deed of Mutual Covenant to the Purchaser. |
| Possession, utility deposits, etc. | 21. | <p>(1) Subject as mentioned in this Agreement, the Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property, all outgoings including Government rent, rates and management fees up to and inclusive of the completion date being paid by the Vendor.</p> <p>(2) Before the Purchaser is entitled to possession of the Property, the Purchaser shall -</p> <p style="padding-left: 40px;">(a) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas or common parts of the Development; and</p> |

- (b) pay to the Vendor or the manager of the Development all the deposits and advance payments and a debris removal fee payable under the Deed of Mutual Covenant.

- | | | |
|--------------------------------|-----|---|
| Adjustment of undivided shares | 22. | The Vendor reserves the right to adjust the number of undivided shares into which the land and the Development are notionally divided and the fraction which each share bears to the whole Provided That such adjustment shall not - |
| | | (1) alter the total number of undivided shares by more than 3% without the prior written consent of the Director of Lands; or |
| | | (2) affect the Purchaser's exclusive right and privilege to hold, use, occupy and enjoy the Property. |
| Alteration of standard terms | 23. | None of the terms and conditions of this Agreement shall in any way be altered or varied nor shall any arrangement or agreement (whether written or otherwise) whatsoever be entered into which has the effect of altering or varying the terms and conditions of this Agreement without the prior written approval of the Director of Lands. |
| Registration | 24. | This Agreement shall be registered in the Land Registry within one month after 12th day of September 2025 being the date of the preliminary agreement referred to in paragraph (g) of Schedule 8. |
| No mortgage by Vendor | 25. | The Vendor shall not after the execution of this Agreement enter into any mortgage or charge of the Property or any other part of the land or the Development without obtaining the prior written consent of the Director of Lands but nothing in this Agreement shall prevent the Vendor from charging the unpaid proceeds of sale under this Agreement (subject however to clause 26) to further finance the Construction Costs and the Professional Fees so long as notice of any such mortgage or charge is given to the Purchaser. |
| Release of purchase price | 26. | (1) Subject as provided in this Clause, any part of the purchase price paid by the Purchaser to the Vendor's Solicitors shall be held by them as stakeholders pending completion of the sale and purchase and shall be applied and released in the following manner only - |



- (a) first, towards payment of the Construction Costs and the Professional Fees to the Vendor from time to time in such amount or amounts as certified by the Authorized Person as having been expended or having become payable on the construction of the Phase;
- (b) second, towards repayment of funds drawn under the Building Mortgage (if any) for payment of the Construction Costs and the Professional Fees and interest on the Construction Costs or Professional Fees;
- (c) third, in the event of the Vendor's Solicitors and all other solicitors (if any) acting for the Vendor in the sale of the residential units in the Phase at any time holding as stakeholders a sufficient sum to cover the entire outstanding balance of the Construction Costs and the Professional Fees as certified by the Authorized Person from time to time and other sums referred to in sub-clause (1)(b) above, towards payment of any other moneys secured by the Building Mortgage (if any); and
- (d) fourth, in the event of the Vendor's Solicitors and all other solicitors (if any) acting for the Vendor in the sale of the residential units in the Phase at any time holding as stakeholders a sufficient sum to cover the total of the sums referred to in sub-clause (1)(c) above, then the Vendor's Solicitors may release the excess amount to the Vendor.

Provided Always that -

- (i) in respect of any payment under sub-clause (1)(a) above the Vendor's Solicitors shall not at any time release to the Vendor any sum in excess of the amount certified by the Authorized Person as having been paid and/or become payable towards the Construction Costs and the Professional Fees at that time less the amount which the Vendor has drawn under the Building Mortgage (if any) for payment of the Construction Costs and the Professional Fees; and



- (ii) the Vendor shall not in any circumstances draw under the Building Mortgage (if any) any part of the Construction Costs and the Professional Fees already paid under sub-clause (1)(a) above.

- (2) All moneys received by the Vendor's Solicitors as stakeholders under this Agreement shall be placed in a client account bearing interest and subject to clearance (if the payment is made by cheque) the Vendor is entitled to all interest (if any) earned on such account.

Defects

27. (1) The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under clause 6, remedy any defects to the Property, or the fittings, finishes or appliances as set out in clause 31, caused otherwise than by the act or neglect of the Purchaser. The provisions of this sub-clause (1) are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.
- (2) The Vendor undertakes with the Purchaser to use its best endeavours to enforce all defects and maintenance obligations under all contracts relating to the construction of the Development in so far as such defects relate to or affect the Property or the common areas or common parts and common facilities of the Development.
- (3) In the event of the winding-up (whether voluntary or otherwise) or dissolution of the Vendor, the benefit and rights of and in all warranties and guarantees under all contracts relating to the construction of the Development shall be assigned by the Vendor to the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) or if no such corporation exists to the manager of the Development for the time being to be held in trust for the Purchaser and all other purchasers of units in the Development.

Provisions to survive Assignment

28. Clauses 11, 13 and 27 will survive completion of the sale and purchase by the Assignment.



Notice

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

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

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

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

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

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

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

Non-business day, etc. 30.

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

Fittings, finishes and appliances

31. The Vendor shall, on or before completion of the Phase, incorporate into the Property the fittings, finishes and appliances as follows -

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

Provided Always that if the Vendor is prevented by force majeure or other reason beyond its control from obtaining such fittings, finishes and appliances, other fittings, finishes and appliances certified by the Authorized Person to be of comparable quality may be substituted.



- Communal and recreational facilities 32. The communal and recreational facilities are as follows -
the communal and recreational facilities as set out in Schedule 7.
- Alteration of building plans 33. (1) Despite anything contained in this Agreement, the Vendor reserves the right to alter the building plans (if any) whenever the Vendor considers necessary Provided That the Vendor shall notify the Purchaser in writing of such alteration if the same affects in any way the Property within 14 days after its having been approved by the Building Authority. If, as a result of such alteration, the measurements of the Property or any part of the Property according to such amended plans differs from the measurements of the Property as set out in Schedule 4, then the purchase price shall be adjusted in proportion to the variation of the measurements of the parts of the Property affected Provided That if the increase or reduction in the measurements of the Property, or any part of the Property, exceeds 5% of the measurements of the Property as set out in Schedule 4, then the Purchaser is at liberty to rescind this Agreement, in which event all moneys paid by the Purchaser under this Agreement shall be returned to the Purchaser with interest on those moneys at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time from the date or dates of payment to the date of repayment. The Purchaser shall exercise the right of rescission by notice in writing to the Vendor within 30 days after the Purchaser is notified in writing by the Vendor of the approval of such amended plans by the Building Authority, and if no such notice is received by the Vendor within such time, the Purchaser is deemed to have accepted such plans.
- (2) Any dispute as to -
- (a) the extent of any variation in the measurements of the Property under sub-clause (1);
 - (b) the extent of any adjustment of the purchase price as a result of the variation; or



- (c) whether the proviso in clause 31 has been complied with and, if it has not, as to the extent of the damages which should be paid

shall first be referred to the Authorized Person for a decision thereon.

- (3) If either party is dissatisfied with the decision of the Authorized Person made pursuant to sub-clause (2), such party shall within 14 days after the decision is communicated to him give to the other party notice in writing of his intention to refer the decision to another authorized person as defined in section 2(1) of the Buildings Ordinance (Cap. 123) acting as an expert, otherwise the decision of the Authorized Person shall be final and binding on the parties. Should the parties fail to agree on such other authorized person to be appointed within 30 days after the giving of such notice, either party is entitled to apply within 7 days thereafter to the President of The Hong Kong Institute of Surveyors for the appointment of a member of the Institute whose decision shall be final and binding on both parties. If a party, after giving to the other party notice in writing of his intention to refer the decision of the Authorized Person to another authorized person as aforesaid, fails to refer the decision to another authorized person within 44 days after the giving of such notice, then the decision of the Authorized Person shall be final and binding on the parties. The costs of the Authorized Person shall be paid as directed by the Authorized Person in his award.

- | | |
|----------------------|---|
| Marginal notes | 34. The marginal notes to this Agreement shall not be deemed to be part of this Agreement and do not affect the interpretation or construction of this Agreement. |
| Certificate of value | 35. It is certified that the transaction effected by this Agreement does not form part of a larger transaction or a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$20,000,000.00. |
| Stamp Duty Ordinance | 36. For the purpose of sections 29B(1) and 29B(5) of the Stamp Duty Ordinance (Cap. 117), the matters required to be specified are as set out in Schedule 8. |



Contracts (Rights of
Third Parties)
Ordinance

37. This Agreement may be rescinded by agreement of the parties hereto without the consent of any person who is not a party to this Agreement and section 6(1) of the Contracts (Rights of Third Parties) Ordinance (Cap. 623) shall not apply to this Agreement. For the purpose of section 6(4) of that Ordinance, the Vendor agrees to give as soon as practicable notice of this Clause –

- (1) to the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344);
- (2) if no Owners' Corporation exists, to the manager of the Development; and
- (3) if no manager has been appointed, to the manager as and when it is appointed and also to the Owners' Corporation as and when it is incorporated.



Schedule 1Parties

- (a) Vendor : **MTR CORPORATION LIMITED (香港鐵路有限公司)** whose registered office is situate at MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong
(Business Registration No.30958055)
- (b) Purchaser : **GET NICE (SILVER BASE) WINES LIMITED (結好 (銀基) 酒業有限公司)** whose registered office is situate at G/F – 3/F, Cosco Tower, Grand Millennium Plaza, No.183 Queen's Road Central, Hong Kong
(Business Registration No. 75326059)

and which for the purpose of this Agreement shall include their executors and administrators

Schedule 2Government Grant

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), the particulars of which are as follows -

- (a) Parties :
 - (1) MTR Corporation Limited (香港鐵路有限公司) of the one part; and
 - (2) The Chief Estate Surveyor, Railway Development on behalf of the Chief Executive of the Hong Kong Special Administrative Region of the other part
- (b) Date : 12th June 2017
- (c) Term : Fifty (50) years from 12th June 2017 and expiring on 11th June 2067
- (d) User: Non-industrial (excluding godown, hotel and petrol filling station) purposes
- (e) Lot Number : Aberdeen Inland Lot No.467



Schedule 3Property

ALL THAT the estate right title benefit and interest of and in ALL THOSE 467 equal undivided 4,774,444th parts or shares of and in the land and of and in the Development constructed or to be constructed on the land and known as “**THE SOUTHSIDE (港島南岸)**” TOGETHER with the exclusive right and privilege to hold use occupy and enjoy ALL THOSE premises known as **UNIT G (Botania Residence)** on the **SIXTH FLOOR** of **TOWER 2** of **DEEP WATER PAVILIA II (濠晨 II)** of the Development (as for identification purpose only shown and coloured Pink on the Floor Plan(s) hereto attached).



Schedule 4

Measurements of the Property

The measurements of the Property are as follows -

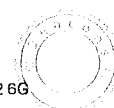
- (a) the saleable area of the Property is 46.605 square metres/ 502 square feet of which -
- 2.842 square metres/ 31 square feet is the floor area of the balcony;
- 1.500 square metres/ 16 square feet is the floor area of the utility platform;
- N/A square metres/ N/A square feet is the floor area of the verandah; and
- (b) other measurements are -
- the area of the air-conditioning plant room is N/A square metres/ N/A square feet;
- the area of the bay window is N/A square metres/ N/A square feet;
- the area of the cockloft is N/A square metres/ N/A square feet;
- the area of the flat roof is N/A square metres/ N/A square feet;
- the area of the garden is N/A square metres/ N/A square feet;
- the area of the parking space is N/A square metres/ N/A square feet;
- the area of the roof is N/A square metres/ N/A square feet;
- the area of the stairhood is N/A square metres/ N/A square feet;
- the area of the terrace is N/A square metres/ N/A square feet;
- the area of the yard is N/A square metres/ N/A square feet.



Schedule 5Purchase Price

The purchase price is HK\$10,465,000.00, payable by the Purchaser to the Vendor's Solicitors as stakeholders as follows -

- (a) the amount of HK\$523,250.00 has been paid as deposit on the signing of the agreement preliminary to this Agreement; and
- (b) the amount of HK\$9,941,750.00 being balance of the purchase price shall be paid on or before the 10th day of January 2026, or within 14 days after the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser, whichever is the earlier.



Schedule 6

Fittings, Finishes and Appliances

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及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。

(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.
 石膏板假天花髹乳膠漆。

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.

工作間

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))搪瓷鋼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.



以下住宅物業設木櫃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實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.

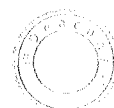
除上述的住宅物業外, 其他住宅物業設木製廚櫃配膠板飾面、木飾條、玻璃及膠板飾面木門板及金屬吊架。

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 Machines 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。)



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 and 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。)



Schedule 7Communal and Recreational Facilities

Sitting Area (1) Lounge Bar	Gymnasium Yoga Room
Accessible/ Female Lavatory Male Lavatory Function Room 1	Function Room 2 Billiard Room Notional Function Area
Refuge Floor cum Skygarden	



Schedule 8Matters Required to be Specified under Section 29B(5) of the Stamp Duty Ordinance (Cap. 117)

- (a) (1) Name of the Vendor – See Schedule 1
Address/Registered Office of the Vendor – See Schedule 1
- (2) Name of the Purchaser – See Schedule 1
Address/Registered Office of the Purchaser – See Schedule 1
- (b) (1) Identification Number of the Vendor – Not applicable
- (2) Identification Number of the Purchaser – See Schedule 1 (if applicable)
- (c) (1) Business Registration Number of the Vendor – See Schedule 1
- (2) Business Registration Number of the Purchaser – See Schedule 1 (if applicable)
- (d) Description and location of the Property – See Schedule 3
- (e) The Property is residential property within the meaning of section 29A(1) of the Stamp Duty Ordinance (Cap.117).
- (f) Date of this Agreement – See page 1 of this Agreement
- (g) This Agreement was preceded by a preliminary agreement for sale and purchase on the same terms made between the Vendor and the Purchaser on 12th day of September 2025.
- (h) There is no agreed date for the Conveyance on Sale or Assignment of the Property.
- (i) There is an agreed consideration for the Conveyance on Sale or Assignment that is to, or may, take place pursuant to this Agreement and the amount of the consideration is HK\$10,465,000.00.
- (j) There is no other consideration which the parties signing this Agreement knows has been paid or given, or has been agreed to be paid or given, to any person for or in connection with this Agreement or any Conveyance on Sale or Assignment of the Property pursuant to this Agreement (excluding legal expenses).



AS WITNESS the hands of the parties to this Agreement the day and year first above written.

SIGNED by)
 Chung Yiu Ming Benjamin)
 for and on behalf of the Vendor whose)
 signature is verified by:-)




Choi Hon Ting
 Messrs. Deacons
 Solicitor, Hong Kong SAR

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

For and on behalf of
Get Nice (Silver Base) Wines Limited
結好(銀基)酒業有限公司
Hung Hon Man

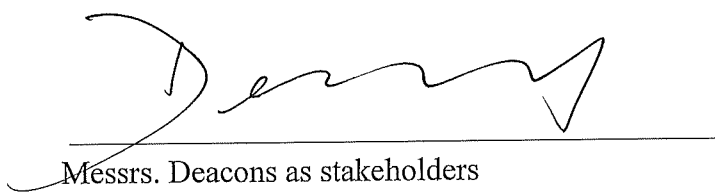
 Authorized Signature(s)



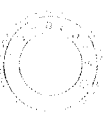
YEUNG WAI NIN
 Solicitor, Hong Kong SAR
 Joseph C.T. Lee & Co.



RECEIVED on or before the day and year first)
above written of and from the Purchaser the sum)
of HONG KONG DOLLARS FIVE HUNDRED)
AND TWENTY THREE THOUSAND TWO)
HUNDRED AND FIFTY ONLY) HK\$523,250.00 ,

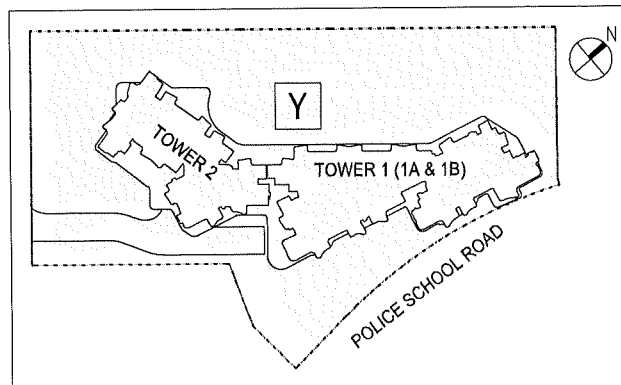


Messrs. Deacons as stakeholders



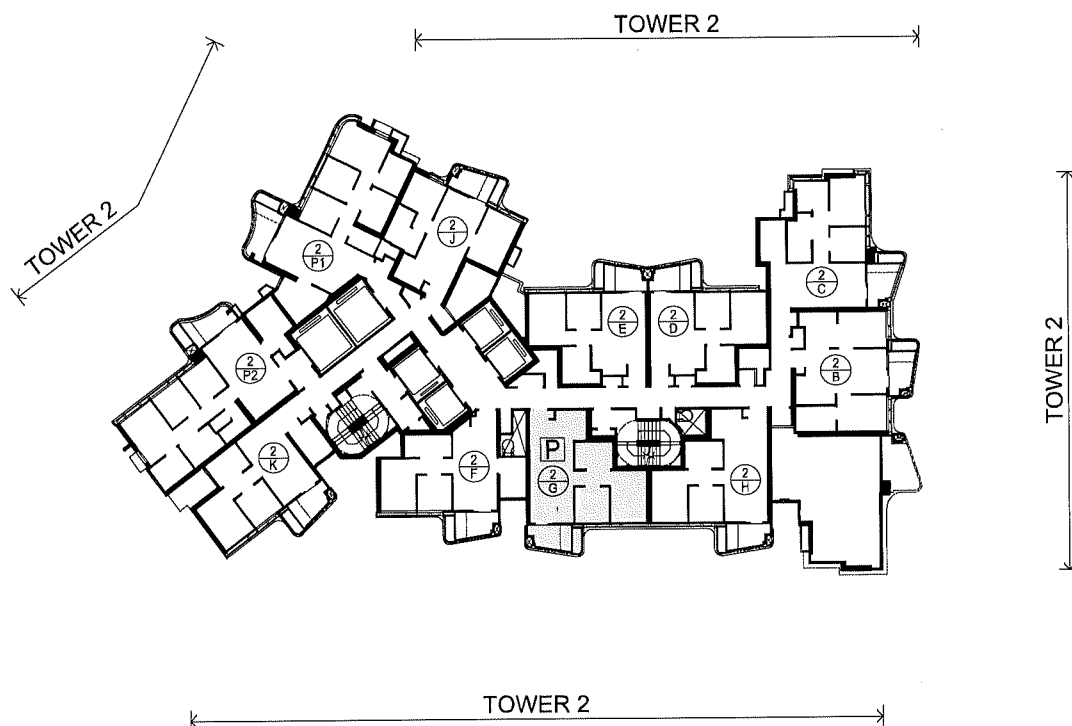
Phase 5B of THE SOUTHSIDE (DEEP WATER PAVILIA II)

Site E of Aberdeen Inland Lot No. 467



SITE PLAN (Site E of AIL 467)

1 : 2000



0 3 9 METRES
1 5

6TH FLOOR PLAN - TOWER 2



TOWER 2	UNIT	FLOOR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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FOR IDENTIFICATION PURPOSES ONLY

- THIS PLAN IS SUBJECT TO ANY AMENDMENT WHICH MAY BE APPROVED BY THE BUILDING AUTHORITY AND/OR LANDS DEPARTMENT SUBSEQUENTLY
- CURTAIN WALLS ENCLOSING A UNIT (EXCLUDING ALL OPENABLE WINDOWS AND THEIR ASSOCIATED ACCESSORIES) SHALL FORM PART OF THE COMMON AREAS
- DEMARCATION SHOWN ON SITE PLAN IS NOT APPLICABLE TO ALL FLOORS

P - PINK **Y** - YELLOW

I hereby certify the accuracy of this plan

[Signature]

Wong Chi Kin Kenneth
Authorized Person (Architect)

Dated 18th September 2025

AGREEMENT FOR SALE AND PURCHASE

of

UNIT G (Botania Residence) on SIXTH FLOOR of
TOWER 2 of
DEEP WATER PAVILIA II (澈晨 II) of
THE SOUTHSIDE (港島南岸)

Deacons

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Alexandra House
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Fax: +852 2810 0431

Joseph C. Lee
HK 178368 / VW

LC:WW:AUTIM 588488
DEEP WATER PAVILIA II (Phase 5B of THE SOUTHSIDE) –
Flat & CPS (before OP) –
524090 / jo (NC)

17.9.

