

## **TENDER DOCUMENT**

### **INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER**

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Tenders are invited for the purchase of the properties in

## **JESSVILLE**

(being the property or properties as set out in the Sales Arrangements (as defined in the Tender Notice),  
unless previously withdrawn or sold)

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Tenders must be submitted during the Tender Period (as defined in the Tender Notice) to the tender box labelled "**Public Tender For JESSVILLE**" placed at the Sales Office (as defined in the Tender Notice) in a plain envelope and clearly marked "**JESSVILLE**".

**Vendor:** **Samsbury Investments Limited**  
Flat 2A, 163 Hennessy Road, Wan Chai, Hong Kong

**Vendor's solicitors:** **Mayer Brown**  
18th Floor, Prince's Building, 10 Chater Road, Central, Hong Kong

**Vendor's agents: (1)** **Knight Frank**  
4th Floor, Shui On Centre, 6-8 Harbour Road, Wan Chai, Hong Kong  
Enquiry Hotline: 28469509

**(2)** **Centaline Property Agency Limited**  
Shop No. 413, Level 4, The Arcade, No. 100 Cyberport Road, Cyberport, Hong Kong  
Enquiry Hotline: 2554 4832 (Mr. King Wong)

# 招標文件

## 公開招標承投購買物業

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現招標承投購買以下發展項目之物業

# JESSVILLE

(即賣方發出的銷售安排(定義見招標公告)內列出的物業，  
但若在招標截止時限之前已被撤回或出售則除外)

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在招標期間(定義見招標公告)，投標書須放入普通信封內，信封面上清楚註明「**JESSVILLE**」，放入位於售樓處(定義見招標公告)擺放的標示為「**JESSVILLE 公開招標**」的投標箱內。

**賣方：** **Samsbury Investments Limited**  
香港灣仔軒尼詩道 163 號 2A 室

**賣方律師：** **孖士打律師行**  
香港中環遮打道 10 號太子大廈 18 樓

**賣方代理人：** (1) **萊坊**  
香港灣仔港灣道 6-8 號瑞安中心 4 字樓  
查詢熱線：28469509

(2) **中原地產代理有限公司**  
香港數碼港數碼港道 100 號數碼港商場 4 樓 413 號舖  
查詢熱線：2554 4832 (黃燕源先生)

## PART 1: TENDER NOTICE

### 1. Definitions

In this Tender Document, the following expressions shall have the following meanings except where the context otherwise permits or requires:

"Acceptance Period"	means the period between the commencement date of submission of tender and the date which is the seventh ( <b>7th</b> ) working day after the closing of tender (both dates inclusive);
"Agreement"	means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;
"Conditions of Sale"	means the Conditions of Sale set out in Part 2 of this Tender Document;
"Development"	means JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong;
"Hong Kong"	means the Hong Kong Special Administrative Region of the People's Republic of China;
"Letter of Acceptance"	means the Vendor's letter regarding acceptance of the Tenderer's tender pursuant to paragraph 3.2 of the Tender Notice;
"Offer Form"	means the Offer Form set out in Part 3 of this Tender Document;
"Property"	means, if and when this Tender Document is accepted by the Vendor, the Tendered Property;
"Property for Tender"	means all or any of the properties as set out in the Sales Arrangements;
"Purchase Price"	means, if and when this Tender Document is accepted by the Vendor, the Tender Price;
"Purchaser"	means the successful Tenderer whose tender in respect of the Tendered Property is accepted by the Vendor;
"Sales Arrangements"	means Sales Arrangements No. 2 issued by the Vendor for the Development (as the same may be revised by the Vendor from time to time);
"Sales Office"	means (i) Knight Frank Hong Kong Limited, 4/F, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong and (ii) Centaline Property Agency Limited, Shop No. 413, Level 4, The Arcade, No. 100 Cyberport Road, Cyberport, Hong Kong;
"Tender Closing Date"	means, in respect of each Property for Tender, the tender closing date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;
"Tender Commencement Date"	means, in respect of each Property for Tender, the tender commencement date(s) and time(s) applicable to that Property for Tender as set out in the Sales Arrangements;
"Tender Document"	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Annex);

"Tender Notice"	means the Tender Notice set out in Part 1 of this Tender Document;
"Tender Period"	means, in respect of each Property for Tender, the period between the Tender Commencement Date and the Tender Closing Date;
"Tender Price"	means the price tendered for the Tendered Property as specified in the Schedule to the Offer Form;
"Tendered Property"	means the property or properties as specified in the Schedule to the Offer Form;
"Tenderer"	means the person who is specified in the Schedule to the Offer Form as the tenderer;
"this Preliminary Agreement"	means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document;
"Vendor"	means Samsbury Investments Limited; and
"Vendor's solicitors"	means Messrs. Mayer Brown.

## 2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Property for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right to, at any time before the Tender Closing Date, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Property for Tender from sale or to sell or dispose of all or any of the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- 2.5 The Vendor reserves the right to adjust the Tender Closing Date of the tender of any of the Property for Tender by amending and/or issuing the Sales Arrangements. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
- 2.6 Tenderers should note the following:
- (a) the Vendor's solicitors do not act for any Tenderer in the process of this tender; and
  - (b) the Vendor's solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her.
- 2.7 (If applicable) If the Tenderer has indicated on the Schedule to the Offer Form to purchase more than one (1) Property for Tender :-
- (a) he/she/it must fill in one lump sum Tender Price for all such Tendered Property in the Schedule to the Offer Form; and
  - (b) this Tender Document is deemed to be submitted on the basis that the Vendor will accept the tender for the purchase of **ALL** such Tendered Property together and the Purchaser will be required to sign only one (1) Agreement covering all such Tendered Property.
- 2.8 A tender must be:-
- (a) made in the form of this Tender Document with the Offer Form (Part 3 of the Tender Document)

duly completed and signed. **Please complete and sign either the English version of the Offer Form or the Chinese version of the Offer Form;**

(b) accompanied with the following documents:-

(i) Cashier order(s) and/or cheque(s)

One or more cashier order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance and/or cheque(s) in the aggregate amount equal to 5% of the Tender Price for the Tendered Property, such sum being the preliminary deposit for the tender, made payable to "MAYER BROWN" Provided that the following minimum amount shall be paid by cashier order(s):

<u>Amount of 5% of Tender Price</u>	<u>Minimum amount to be paid by cashier order(s)</u>
HK\$7,000,000 or above	HK\$7,000,000
Less than HK\$7,000,000 but not less than HK\$2,000,000	HK\$2,000,000
Less than HK\$2,000,000 but not less than HK\$1,000,000	HK\$1,000,000
Less than HK\$1,000,000	HK\$500,000

(ii) Tenderer's identification documents

If the Tenderer is/are individual(s), copy of the ID Card/Passport of each individual of the Tenderer.

If the Tenderer is a company, copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return (if any) and copy ID Card/Passport of each director(s) of the Tenderer.

(iii) Intermediary's licence (if applicable)

Copy of licence of the estate agent appointed by the Tenderer.

(iv) Documents in Annex, duly signed and completed by the Tenderer

- (1) Personal Information Collection Statement
- (2) Warning to Purchasers
- (3) Acknowledgement Letter Regarding Stamp Duty
- (4) Acknowledgement Letter Regarding External Appearance
- (5) Acknowledgement Letter Regarding Recreational Facilities
- (6) Acknowledgement Letter Regarding Jessville Manor mailboxes located in Jessville Tower (if applicable)
- (7) Acknowledgement Letter Regarding Power of Manager to Repair and Inspect External Walls of Jessville Manor (applicable to Units A and B on Ground Floor of Jessville Manor only)
- (8) Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor (applicable to Unit A on Ground Floor of Jessville Manor only)
- (9) Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor (applicable to Unit B on Ground Floor of Jessville Manor only)
- (10) Acknowledgement Letter Regarding Viewing of Property
- (11) Vendor's Information Form
- (12) Acknowledgement Letter Regarding Availability of Property for Viewing by Potential Purchasers
- (13) Acknowledgement Letter relating to Furniture and Chattels (applicable to Unit A on 9<sup>th</sup> Floor of Jessville Tower only)
- (14) Acknowledgement Letter Regarding Operation of Building Management Units
- (15) Acknowledgement Letter Regarding Parking Spaces

(16) Acknowledgement Letter Relating to Provisional Government Rent

Please do **NOT** date any of the documents mentioned in this sub-paragraph (iv).

- (c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "JESSVILLE"; and
- (d) placed in the tender box labelled "Public Tender For JESSVILLE" placed at the Sales Office during the Tender Period.

In case a black rainstorm warning signal is issued or a typhoon signal no.8 or above is hoisted by the Hong Kong Observatory or an announcement on "extreme conditions" is made by the Government of Hong Kong at any time on the Tender Closing Date, the closing date and time of the tender will be extended to 5:00 p.m. on the next working day in respect of which no black rainstorm warning signal is issued or no typhoon signal no.8 or above is hoisted by the Hong Kong Observatory or no announcement on "extreme conditions" is made by the Government of Hong Kong.

- 2.9 All cashier order(s) and/or cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier order(s) and/or cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier order(s) and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteenth (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders.
- 2.10
  - (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal.
  - (b) If the Tenderer is a company, it should clearly state, *inter alia*, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
  - (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier order(s) and/or cheque(s).
- 2.11
  - (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
  - (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$1.00 upon receipt of a written demand from him prior to the submission of his tender.

**3. Acceptance of Tender**

- 3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of the Tendered Property.
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the "**Letter of Acceptance**") personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received on the second (2<sup>nd</sup>) working day after the day of posting.
- 3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the Tender Period at the Sales Office. For the avoidance of doubt, the Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser shall accept the same without amendments. Where the Property comprises more than one (1) property, (a) the Purchaser will sign only one (1) Agreement covering all of

the Property; and (b) the Vendor will not and is not obliged to apportion the Purchase Price for each of the Property.

- 3.4 In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf, the relevant power of attorney is required to be approved by the Vendor.

**4. Miscellaneous**

- 4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property for Tender and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's agents, (i) Knight Frank, of 4th Floor, Shui On Centre, 6-8 Harbour Road, Wan Chai, Hong Kong (Enquiry Hotline: 28469509) and (ii) Centaline Property Agency Limited, of Shop No.413, Level 4, The Arcade, No.100 Cyberport Road, Cyberport, Hong Kong (Enquiry Hotline: 2554 4832 (Mr. King Wong)).
- 4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor's agents in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions as are set out in this Tender Document or the Agreement.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

# 第 1 部份：招標公告

## 1. 定義

在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：

「承約期間」	指由遞交投標書的招標開始時間至招標截止時間後的第 7 個工作日(包括首尾兩日)的期間；
「正式合約」	指賣方與買方根據出售條款第 4 條擬簽訂的該物業的正式買賣合約；
「出售條款」	指本招標文件第 2 部份的出售條款；
「發展項目」	指香港薄扶林道 128 號 JESSVILLE；
「香港」	指中華人民共和國香港特別行政區；
「接納書」	指賣方根據招標公告第 3.2 段接納投標者的投標書的書面通知；
「要約表格」	指本招標文件第 3 部份的要約表格；
「該物業」	指如果及一旦本招標文件獲得賣方接納時的該投標物業；
「該招標物業」	指銷售安排內列出的所有或任何物業；
「樓價」	指如果及一旦本招標文件獲得賣方接納時的投標價；
「買方」	指中標者，其對該投標物業的投標書獲得賣方接納；
「銷售安排」	指賣方發出的發展項目的銷售安排第 2 號(及賣方不時對其作出的修改)；
「售樓處」	指(i) 萊坊，香港灣仔港灣道 6-8 號瑞安中心 4 字樓及(ii) 中原地產代理有限公司，香港數碼港數碼港道 100 號數碼港商場 4 樓 413 號舖；
「招標截止日期」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標截止日期及時間；
「招標開始日期」	就每一個該招標物業而言，指載於銷售安排適用於該招標物業的招標開始日期及時間；
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，但不包括附件)；
「招標公告」	指本招標文件第 1 部份的招標公告；
「招標期間」	就每一個該招標物業而言，指招標開始日期至招標截止日期的期間；
「投標價」	指要約表格的附表中訂明投購該投標物業的價格；
「該投標物業」	指要約表格的附表中訂明的物業；



「投標者」	指要約表格的附表中訂明為投標者的人士；
「本臨時合約」	指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約；
「賣方」	指 Samsbury Investments Limited；及
「賣方律師」	指孖士打律師行

## 2. 招標程序

- 2.1 賣方現按照載於本招標文件的條款及細則招標承投購買該招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期之前的任何時間接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回全部或任何該招標物業不予出售，或將全部或任何該招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- 2.5 賣方保留權利透過修改及/或發出銷售安排不時更改任何該招標物業的招標截止日期。賣方無須就該等更改另行通知投標者。
- 2.6 投標者須注意以下事項：
- (a) 賣方律師在本招標過程中不代表任何投標者；及
- (b) 賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作為其代表。
- 2.7 (如適用) 如果投標者在要約表格的附表中已顯示購買超過一個該招標物業：
- (a) 他/她/它必須在要約表格的附表中一筆過填寫全部該投標物業的投標價；及
- (b) 本招標文件當作基於賣方將會接納投標一併購買全部該投標物業，以及買方只須簽署一份包括全部該投標物業的正式合約而遞交。
- 2.8 投標書必須：
- (a) 採用本招標文件之格式，並填妥及簽署要約表格(即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本；
- (b) 連同以下文件：
- (i) 銀行本票及/或支票

由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的一張或多張銀行本票及/或支票，金額為該投標物業的投標價的 **5%**，該金額須作為投標的**臨時訂金**，抬頭寫「孖士打律師行」，惟當中須以銀行本票支付以下最低金額：-

投標價 5%的金額	以銀行本票支付的最低金額
港幣 7,000,000 元或以上	港幣 7,000,000 元
少於港幣 7,000,000 元但不少於港幣 2,000,000 元	港幣 2,000,000 元
少於港幣 2,000,000 元但不少於港幣 1,000,000 元	港幣 1,000,000 元
少於港幣 1,000,000 元	港幣 500,000 元

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的身份證／護照的複印本。

如投標者為公司，投標者的公司註冊證明書及商業登記證的複印本，以及投標者最近期的董事登記冊及周年申報表(如有)的複印本及投標者之每一位董事的身份證/護照。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

- (1) 個人資料收集聲明
- (2) 對買方的警告
- (3) 關於印花稅的確認書
- (4) 關於外觀的確認書
- (5) 關於康樂設施的確認書
- (6) 關於 Jessville 大宅信箱設在 Jessville 大廈內的確認書 (如適用)
- (7) 關於管理人有權修理及檢視 Jessville 大宅外牆的確認書 (只適用於 Jessville 大宅地下 A 單位及 B 單位)
- (8) 關於業主有權修理及檢視 Jessville 大宅外牆的確認書 (只適用於 Jessville 大宅地下 A 單位)
- (9) 關於業主有權修理及檢視 Jessville 大宅外牆的確認書 (只適用於 Jessville 大宅地下 B 單位)
- (10) 關於參觀物業的確認書
- (11) 賣方資料表格
- (12) 關於繼續開放物業予有興趣買家參觀的確認書
- (13) 關於傢俬及物件的確認書 (只適用於 Jessville 大廈 9 樓 A 單位)
- (14) 關於建築物管理組件操作的確認書
- (15) 關於停車位的確認書
- (16) 關於臨時地稅的確認書

**請不要於本第(iv)分段所述的任何文件內填上日期。**

- (c) 放入普通信封內，信封面上書明賣方收啓，並清楚註明「**JESSVILLE**」；及
- (d) 於招標期間放入位於售樓處擺放的標示為「**JESSVILLE 公開招標**」的投標箱內。

若在招標截止日期任何時間內香港天文台發出黑色暴雨警告或八號或以上颱風信號或香港政府發出「極端情況」公布，截標日期及時間將延至下一工作日的下午5時(而當天亦沒有黑色暴雨警告或八號或以上颱風信號發出或沒有「極端情況」公布發出)。

2.9 在賣方對收到的投標書作出決定前，所有銀行本票及／或支票不會予以兌現。如某份投標書獲接納，隨投標書附上的銀行本票及／或支票將視作臨時訂金，以支付樓價的部份款項。所有其他銀行本票及／或支票將於承約期間屆滿後起計 14 日內，按投標書所載地址以專人送達、或通過郵遞方式退還予落選投標者。

- 2.10 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並視作為主事人。
- (b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、電話及傳真號

碼。

- (c) 要約表格中指明的香港通訊地址將會是收取接受投標書信函及退回銀行本票及／或支票的地址。
- 2.11
- (a) 作為賣方招標及下文(b)分段所述的承諾的代價，投標書均不可撤銷，而且構成正式要約，可由賣方在承約期間按照本招標公告及本招標公告夾附的投標表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標公告的程序一經遞交，投標者即不可撤回投標書，直至承約期間終結之前，投標書都可由賣方隨時接納。
  - (b) 作為上文(a)分段所述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 1 元。

### **3. 接納投標**

- 3.1 投標書如獲接納，中標者即成為該投標物業之買方。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「**接納書**」)其投標書已被接納，接納書會按要約表格指明的香港通訊地址以專人送達及/或通過郵遞方式寄予買方。接納書在投郵後的第 2 個工作日視為已經正式收到。
- 3.3 在接納書的日期後的 5 個工作日內，買方應簽署由賣方律師擬備的標準格式의正式合約，不能對其作出任何改動或修訂。正式合約的標準格式可於招標期間在售楼處審閱。為免疑問，買方將被視為已經審閱正式合約的標準格式，且買方將接受正式合約並不得作修訂。如該物業由多個一個物業組成，(a) 買方只須簽署一份包括全部該物業的正式合約，及(b)賣方不會及無責任為每一個該物業的樓價進行分攤。
- 3.4 如買方有意以其授權人代表其簽署正式合約，相關授權書須由賣方事先批准。

### **4. 其他事項**

- 4.1 投標者宜注意，賣方只會回答關於該招標物業的一般問題，而不會就本招標文件或關於該物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方代理人(i) 萊坊，地址為香港灣仔港灣道 6-8 號瑞安中心 4 字樓(查詢熱線:28469509) 及; (ii) 中原地產代理有限公司, 地址為香港數碼港數碼港道 100 號數碼港商場 4 樓 413 號舖 (查詢熱線：2554 4832 (黃燕源先生))。
- 4.2 賣方任何人員或代理或賣方代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只供指引及參考之用。任何陳述不得作為或視作構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不視作)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。
- 4.3 賣方保留權利按其酌情權將任何遞交不符合規定的投標書的投標者或沒有按本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的任何種類的改動及／或增加，該投標書將被視為不符合規定的投標書。
- 4.4 如本招標文件的英文文本與中文譯本有任何不一致，則以英文文本為準。

*[End of Part 1: Tender Notice]*  
*[第 1 部分：招標公告完]*

## **PART 2: CONDITIONS OF SALE**

1. The Tender Document and the Letter of Acceptance shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.
2. In this Preliminary Agreement:-
  - (a) "**saleable area**" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);
  - (b) "**working day**" has the meaning given by section 2(1) of that Ordinance;
  - (c) the floor area of an item under clause (a) of each Property set out in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
  - (d) the area of an item under clause (b) of each Property set out in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.
3. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholders.
4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
  - (a) by the Purchaser on or before a date which is the fifth (5<sup>th</sup>) working day after the date of the Letter of Acceptance;
  - (b) by the Vendor on or before a date which is the eighth (8<sup>th</sup>) working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.
7. The Purchaser shall, within FIVE (5) working days after the date of the Letter of Acceptance, attend the office of the Purchaser's solicitors bringing along his Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the Tender Document and the Letter of Acceptance to (a) sign the Agreement in such standard form as prepared by the Vendor's solicitors which Agreement shall not be altered by the Purchaser, (b) to pay the sum abovementioned as being due on signing the Agreement, and (c) pay all stamp duties payable or incurred on this Preliminary Agreement and the Agreement.
8. If the Purchaser fails to sign the Agreement within five (5) working days after the date of the Letter of Acceptance:-
  - (a) this Preliminary Agreement is terminated;
  - (b) the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
  - (c) the Vendor does not have any further claim against the Purchaser for the failure.
9. The measurements of the Property are as follows – (for residential property of the Property) see attached Schedule 1; (for Residential Parking Space(s) of the Property) 12.5 square metres each; (for Residential Motor Cycle Parking Space(s) of the Property) 2.4 square metres each.
10. The sale and purchase of the Property includes the fittings, finishes and appliances as follows – (for residential property of the Property) see attached Schedule 2; (for Residential Parking Space(s) of the Property and Residential Motor Cycle Parking Space(s) of the Property) Nil.

11. 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.
12. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 13 and fully understands its contents.
13. For the purposes of clause 12, the following is the "Warning to Purchasers"-
  - (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 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。
14. The sale and purchase of the Property shall be completed 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) in accordance with the terms of the Agreement.
15. The Property is sold on "as is" basis. (If the Purchaser has inspected the Property) The Purchaser agrees and acknowledges that he has duly inspected the Property, has knowledge of and accepts the existing state and condition of the Property.
16. It is hereby agreed and declared 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.
17. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever (i) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address), all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other

consideration and including any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the consideration payable to the Vendor for the purchase of the Property, and (ii) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same affect as item (i) above of this clause.

18. The Vendor and the Purchaser agree to incorporate into the Agreement provisions having the same effect as clause 17.
19.
  - (a) All stamp duties (including, without limitation, ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty) arising from this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment (whether under the Stamp Duty Ordinance (Cap.117, Laws of Hong Kong)), the charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
  - (b) Each party shall bear his own legal costs and disbursements in respect of the sale and purchase of the Property.
20. Notwithstanding clause 13, the Vendor's solicitors will not act for the Purchaser in the sale and purchase of the Property and the Purchaser shall instruct his/her own solicitors to act for him/her.
21. 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 Purchaser hereby authorizes the Vendor to unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
22. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.
23. The Property is residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
24. Time shall in every respect be of the essence of this Preliminary Agreement.
25. If the Property under this Preliminary Agreement consists of a residential property as well as any Residential Parking Space(s) or Residential Motor Cycle Parking Space(s) in the Development, such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent assignment.
26. On completion, the Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager of the Development, or reimburse to the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the Manager), all deposits and advance payment, contribution to special funds, debris removal fee and all other payments payable under the Deed of Mutual Covenant incorporating Management Agreement in relation to the Development of which the Property forms part.
27.
  - (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.
  - (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).
  - (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:-
    - (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

- (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.

## 第 2 部分：出售條款

1. 招標文件連同接納書構成賣方與買方就買賣該物業的有約束力的協議。賣方須以樓價並按本臨時合約所載條款及條件出售該物業，而買方須以樓價並按本臨時合約所載條款及條件購買該物業。
2. 在本臨時合約中—
  - (a) "實用面積"具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
  - (b) "工作日"具有該條例第 2(1)條給予該詞的涵義；
  - (c) 附表 1 載列之每個單位的(a)項所指的項目的樓面面積，按照該條例第 8(3)條計算；及
  - (d) 附表 1 載列之每個單位的(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。
3. 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。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須：
  - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立；及
  - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
6. 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。
7. 買方須於接納書的日期之後的 5 個工作日內攜帶身份證或護照或商業登記證(如買方為公司)及招標文件及接納書到買方律師的辦事處辦理下列手續：**(a)** 簽署賣方律師所訂定之正式合約，合約內容買方不能更改，**(b)** 在簽署正式合約之同時交付本臨時合約上列明應付之款項，並**(c)**交付全部有關本臨時合約及正式合約應付或所招致的印花稅。
8. 如買方沒有在接納書的日期後的 5 個工作日內簽立正式合約：
  - (a) 本臨時合約即終止；
  - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
  - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
9. 該物業的量度尺寸如下—(就該物業的住宅物業而言)見附表 1;(就該物業的住宅停車位而言)每個 12.5 平方米;(就該物業的住宅電單車停車位而言)每個 2.4 平方米。
10. 該物業的買賣包括的裝置、裝修物料及設備如下—(就該物業的住宅物業而言)見附表 2;(就該物業的住宅停車位及住宅電單車停車位而言)沒有。
11. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
12. 買方確認已收到第 13 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。
13. 就上述第 12 條而言，「**對買方的警告**」內容如下—
  - (a) 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你



應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

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

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

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

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

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

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

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

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

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

14. 買賣須根據正式合約的條款於辦公時間(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。
15. 該物業以現狀形式出售。(如買方已視察該物業)買方同意及承認已到該物業實地視察，並清楚及接受該物業現時之情況。
16. 現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買賣合約，亦無權將本臨時合約權益轉讓給第三者。
17. 買方須與賣方在正式買賣合約中訂明，若買方轉售該物業或將買賣合約權益轉讓予第三者，則每個轉購人、受贈人、代辦人或其他承讓人 (i) 在以後的轉售合約中列明所有確認人、委任人及其他買、賣該物業或任何相關利益人士的詳細資料(包括身份証號碼及地址)，及全數金額或其他代價，包括任何佣金、訂購或代理費用、或任何在期間交易所需繳付予任何人士的款項，及 (ii) 在以後的轉售合約中訂明，或在其他合約中加上有約束力的條文，致使每個轉購人或其他承讓人履行本條(i)項中的責任。
18. 賣方與買方同意於正式合約納入與第 17 條相同意義之條文。
19. (a) 有關本臨時合約及/或正式合約及/或轉讓契所招致的印花稅(包括但不限於從價印花稅、額外印花稅、買家印花稅及附加印花稅)(不論是根據香港法例第 117 章《印花稅條例》可徵收的)，上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約製作、登記及完成之費用及其他有關該物業的買賣之文件等費用，一蓋由買方單獨承擔及繳付。
- (b) 買賣雙方須各自負責其在有關買賣該物業之所有律師費用及代墊付費用。

20. 儘管有第 13 條，賣方律師將不會於買賣該物業事宜中代表買方，買方須另聘律師作為其代表。
21. 如買方或任何人代表買方在未簽署正式合約前將本臨時合約登記於土地註冊處登記冊內，買方特此授權賣方單方面簽署及於土地註冊處登記備忘錄將本臨時合約刪除或取消。
22. 買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
23. 該物業乃屬印花稅條例第 29A(1) 條所註釋之住宅用途物業。
24. 本臨時合約所規定之時間或時限乃合約要素，必須嚴謹遵守。
25. 如本臨時合約下的該物業包括住宅物業也同時包括發展項目內的任何住宅停車位或住宅電單車停車位，該物業必須由單一份正式合約及其後單一份轉讓契涵蓋。
26. 買方在賣方交吉該物業予買方時須按大廈公契規定向發展項目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。如任何上述費用已由賣方付予管理人，買方均須在交易完成時補還予賣方。
27.
  - (a) 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)("該條例")強制執行本臨時合約下任何條款，並且同意排除該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) 本條第(a)款只適用於以下情況而本臨時合約的條款亦只在以下情況下才不在該條例的適用範圍內：就是說，在排除該條例對該項條款的適用時，並無違反《一手住宅物業銷售條例》(第 621 章)的情況下。
  - (c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該條例的適用範圍內排除，而第三者(在該條例定義)可依據該條例強制執行任何該等條款時：
    - (i) 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)，而該條例第 6(1)條將不適用於本臨時合約；及
    - (ii) 賣方和買方依據該條例第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。

**出售條款附表 1**  
**Schedule 1 to Conditions of Sale**

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

本物業的量度尺寸如下—  
The measurements of the Property are as follows—

Property 物業: Unit A (including the balcony and utility platform thereof) on 11<sup>th</sup> Floor of Jessville Tower of JESSVILLE, No. 128 Pok Fu Lam Road, Hong Kong  
香港薄扶林道 128 號 JESSVILLE 的 Jessville 大廈 11 樓 A 單位 (包括其露台及工作平台)

(a) 本物業的實用面積為 the saleable area of the Property is	平方米/ square metres/	平方呎，其中— square feet of which—
	<u>132.095</u>	<u>1431</u>
	平方米/ square metres/	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	<u>3.565</u>	<u>38</u>
	平方米/ square metres/	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	<u>1.500</u>	<u>16</u>
	平方米/ square metres/	平方呎為陽台的樓面面積； square feet is the floor area of the verandah; and
	* <u>x</u>	<u>x</u>

(b) 其他量度尺寸為— other measurements are—

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

**出售條款附表 2**  
**Schedule 2 to Conditions of Sale**  
**裝置、裝修物料及設備**  
**Fittings, Finishes and Appliances**

1. EXTERIOR FINISHES 外部裝修物料			
ITEM 細項	DESCRIPTION 描述		
a. External wall 外牆	Type of finishes 裝修物料的類型	Jessville Tower (including podium): Jessville 大廈 (包括裙樓):	Exterior paint, tile, aluminium louvre and cladding, glass, galvanized mild steel louvre 外牆漆、瓷磚、鋁質百葉及飾面、玻璃、鍍鋅低碳鋼百葉
		Jessville Manor: Jessville 大宅:	Shanghai plaster, aluminium louvre, glass, galvanized mild steel louvre 洗水批盪、鋁質百葉、玻璃、鍍鋅低碳鋼百葉
b. Window 窗	Material of the frame and glass 框及玻璃的用料	Jessville Tower: Jessville 大廈:	Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass (For kitchen, living room and dining room of Unit A and B, bedroom A2 and bedroom A3 and master bedroom A1 of Unit A, bedroom B2, bedroom B3, bedroom B4 and master bedroom B1 of Unit B of 1/F to 14/F, bedroom A4 of Unit A of 2/F and 14/F, study room of Unit A of 1/F and 3/F-13/F.) 鋁框配有氟化碳噴塗層鑲透明雙層中空玻璃 (只適用於1樓至14樓A單位及B單位之廚房、客廳及飯廳、A單位之睡房A2、睡房A3及主人睡房A1、B單位之睡房B2、睡房B3、睡房B4及主人睡房B1、2樓及14樓A單位之睡房A4、1樓及3樓至13樓A單位之書房。) Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of frosted glass (For master bathroom A1, bathroom A2 of Unit A, master bathroom B1 of Unit B of 1/F to 14/F only.) 鋁框配有氟化碳噴塗層鑲磨砂雙層中空玻璃 (只適用於1樓至14樓A單位之主人浴室A1、浴室A2及B單位之主人浴室B1。) Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of frosted glass and low-e coating clear glass (For bathroom B2 of Unit B of 1/F to 14/F only.) 鋁框配有氟化碳噴塗層鑲雙層中空玻璃 (一面磨砂玻璃及一面配低輻射鍍膜的透明玻璃) (只適用於1樓至14樓B單位之浴室B2。) Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass, Insulated Glass Unit (IGU) of clear glass and frosted glass and Insulated Glass Unit (IGU) of clear glass and tempered frosted glass (For Lavatory of Units A and B of 1/F to 14/F.) 鋁框配有氟化碳噴塗層鑲透明雙層中空玻璃、雙層中空玻璃 (一面透明玻璃及一面磨砂玻璃) 及雙層中空玻璃 (一面透明玻璃及一面鋼化磨砂玻璃) (只適用於1樓至14樓A單位及B單位之洗手間。)
		Jessville Manor: Jessville 大宅:	Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass (For living room, dining room and kitchen of Units A and B of G/F and 1/F, bedroom 1, bedroom 2, bedroom 3 and bedroom 4 of Unit B of 1/F, bedroom 2 and bedroom 3 of Unit A of G/F, bedroom 1, bedroom 2 and bedroom 3 of Unit A of 1/F, maid room of Unit A of G/F and 1/F and maid room of Unit B of G/F only.) 鋁框配有氟化碳噴塗層鑲透明雙層中空玻璃 (只適用於地下及1樓A單位及B單位之客廳、飯廳及廚房、1樓B單位之睡房1、睡房2、睡房3及睡房4、地下A單位之睡房2及睡房3、1樓A單位之睡房1、睡房2及睡房3、地下及1樓A單位之工人房及地下B單位之工人房。) Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of frosted glass (For bathroom 1 of Unit A of G/F and 1/F and bathroom 1 of Unit B of 1/F only.) 鋁框配有氟化碳噴塗層鑲磨砂雙層中空玻璃 (只適用於地下及1樓A單位之浴室1及1樓B單位之浴室1。) Aluminium window frames finished with fluorocarbon coating fitted with Insulated Glass Unit (IGU) of clear glass (For bedroom 1 of Unit A of G/F and bedroom 1 and bedroom 2 of Unit B of G/F only.) 鋁框配有氟化碳噴塗層鑲透明雙層中空玻璃 (只適用於地下A單位之睡房1及地下B單位之睡房1及睡房2。)

1. EXTERIOR FINISHES 外部裝修物料			
ITEM 細項	DESCRIPTION 描述		
c. Bay window 窗台	Material of bay window 用料		Not Applicable 不適用
	Window sill finishes 窗台板的裝修物料		Not Applicable 不適用
d. Planter 花槽	Type of finishes 裝修物料的類型	Jessville Tower: Jessville 大廈:	Not Applicable 不適用
		Jessville Manor: Jessville 大宅:	Tile, exterior paint 瓷磚、外牆漆
e. Verandah or Balcony 陽台或露台	Type of finishes 裝修物料的類型	Jessville Tower: Jessville 大廈:	Balcony 露台: Balconies are finished with glass and stainless steel balustrade. 露台裝設玻璃及不鏽鋼欄杆。 Floor is finished with tile. Wall is finished with exterior paint. 地台鋪砌瓷磚。牆身髹外牆漆。 Ceiling is finished with exterior paint. 天花髹外牆漆。
		Jessville Manor: Jessville 大宅:	Verandah 陽台: Floor is finished with mosaic tile. 地台鋪砌馬賽克瓷磚。 Wall is finished with shanghai plaster and exterior paint (except for verandah (near flat roof) of Unit B on 1/F). 牆身做洗水批盪及髹外牆漆 (除1樓B單位的陽台(鄰近平台)外)。 Wall is finished with shanghai plaster (For verandah (near flat roof) of Unit B on 1/F). 牆身做洗水批盪 (只適用於1樓B單位的陽台(鄰近平台))。 Balustrade is finished with stone, exterior paint and shanghai plaster (if applicable). 欄杆鋪砌石、髹外牆漆及做洗水批盪 (如適用)。 Ceiling is finished with exterior paint (except for verandah (near flat roof) of Unit B on 1/F). 天花髹外牆漆 (除1樓B單位的陽台(鄰近平台)外)。 Ceiling is finished with shanghai plaster and exterior paint (For verandah (near flat roof) of Unit B on 1/F). 天花做洗水批盪及髹外牆漆 (只適用於1樓B單位的陽台(鄰近平台))。
	Jessville Tower: Jessville 大廈:	Balcony is covered, no verandah 露台有蓋, 沒有陽台	
	Jessville Manor: Jessville 大宅:	Verandah is covered, no balcony 陽台有蓋, 沒有露台	
f. Drying facilities for clothing 乾衣設施	Type 類型		Not Applicable 不適用
	Material 用料		Not Applicable 不適用

**2. INTERIOR FINISHES**  
**室內裝修物料**

ITEM 細項	DESCRIPTION 描述	Wall 牆壁	Floor 地板	Ceiling 天花板
a. Lobby 大堂	LG1 Residential entrance lobby finishes 地下1層住宅大堂裝修物料的類型	Jessville Tower: Tile, timber and metal Jessville 大廈: 瓷磚、木及金屬	Jessville Tower: Tile Jessville 大廈: 瓷磚	Jessville Tower: Interior paint to exposed surfaces. Partial areas of ceiling are equipped with gypsum board false ceiling with interior paint Jessville 大廈: 外露表面髹內牆漆,部份天花位置裝置石膏板假天花及髹內牆漆
	G/F Residential entrance lobby finishes 地下住宅大堂裝修物料的類型	Jessville Manor: Interior paint, shanghai plaster and timber Jessville 大宅: 內牆漆、洗水批盪及木	Jessville Manor: Stone tile and stone skirting Jessville 大宅: 石瓦及石腳線	Jessville Manor: Interior paint Jessville 大宅: 內牆漆
	Residential floor lift lobby finishes for Jessville Tower Jessville 大廈住宅樓層升降機大堂裝修物料的類型	Interior paint, tile, timber and metal 內牆漆、瓷磚、木及金屬	Tile 瓷磚	Interior paint to exposed surfaces. Partial areas of ceiling are equipped with gypsum board false ceiling with interior paint 外露表面髹內牆漆,部份天花位置裝置石膏板假天花及髹內牆漆
	1/F lobby finishes for Jessville Manor Jessville 大宅1樓大堂裝修物料的類型	Interior paint and timber 內牆漆及木	Stone tile and stone skirting 石瓦及石腳線	Interior paint 內牆漆
b. Internal wall and ceiling 內牆及天花板	Living room finishes 客廳裝修物料的類型	Wall 牆壁 Jessville Tower : Interior paint Jessville 大廈: 內牆漆 Jessville Manor: Interior paint and timber Jessville 大宅: 內牆漆及木	Ceiling 天花板	Emulsion paint on the exposed surface, partial areas of the ceiling equipped with gypsum board bulkhead with emulsion paint 外露表面髹乳膠漆,部份天花位置裝設石膏板假陣髹乳膠漆
	Dining room finishes 飯廳裝修物料的類型	Jessville Tower : Interior paint Jessville 大廈: 內牆漆 Jessville Manor: Interior paint and timber Jessville 大宅: 內牆漆及木	Emulsion paint on the exposed surface, partial areas of the ceiling equipped with gypsum board bulkhead with emulsion paint 外露表面髹乳膠漆,部份天花位置裝設石膏板假陣髹乳膠漆	Emulsion paint on the exposed surface, partial areas of the ceiling equipped with gypsum board bulkhead with emulsion paint 外露表面髹乳膠漆,部份天花位置裝設石膏板假陣髹乳膠漆
	Bedroom finishes 睡房裝修物料的類型	Jessville Tower : Interior paint Jessville 大廈: 內牆漆	Jessville Tower: Emulsion paint on the exposed surface, partial areas of the ceiling equipped with gypsum board bulkhead with emulsion paint Jessville 大廈: 外露表面髹乳膠漆,部份天花位置裝設石膏板假陣髹乳膠漆	Jessville Tower: Emulsion paint on the exposed surface, partial areas of the ceiling equipped with gypsum board bulkhead with emulsion paint Jessville 大廈: 外露表面髹乳膠漆,部份天花位置裝設石膏板假陣髹乳膠漆

2. INTERIOR FINISHES  
室內裝修物料

ITEM 細項	DESCRIPTION 描述		
b. Internal wall and ceiling 內牆及天花板	Bedroom finishes 睡房裝修物料的类型	Wall 牆壁	Ceiling 天花板
		Jessville Manor: Interior paint Jessville 大宅: 內牆漆	<p>Jessville Manor:</p> <p>(a) Emulsion paint on the exposed surface, partial areas of the ceiling equipped with gypsum board bulkhead with emulsion paint (Except Bedroom 1 of Unit A and Unit B on G/F, Bedroom 1 of Unit A on 1/F and Bedroom 1 and Bedroom 3 of Unit B on 1/F of Jessville Manor)</p> <p>(b) Interior paint to exposed surfaces. Partial areas of ceiling are equipped with gypsum board false ceiling and gypsum board bulkhead with interior paint (For Bedroom 1 of Unit A and Unit B on G/F, Bedroom 1 of Unit A on 1/F and Bedroom 1 and Bedroom 3 of Unit B on 1/F of Jessville Manor)</p> <p>Jessville 大宅:</p> <p>(a) 外露表面髹乳膠漆, 部份天花位置裝置石膏板假陣髹乳膠漆 (除 Jessville 大宅地下A單位及B單位之睡房1、1樓A單位之睡房1及1樓B單位之睡房1及睡房3外)</p> <p>(b) 外露表面髹內牆漆, 部份天花位置裝置石膏板假天花及假陣髹內牆漆 (只適用於 Jessville 大宅地下A單位及B單位之睡房1、1樓A單位之睡房1及1樓B單位之睡房1及睡房3)</p>
c. Internal floor 內部地板	Material of living room 客廳的用料	Floor 地板	Skirting 牆腳線
	Material of dining room 飯廳的用料	<p>Jessville Tower: Luxury Vinyl Tile (LVT) Jessville 大廈: 膠地板</p> <p>Jessville Manor:</p> <p>(a) Timber flooring and stone border along inside edge of floor in front of door opening to verandah (For Units A and B on G/F only);</p> <p>(b) Vinyl flooring and stone border along inside edge of floor in front of door opening to verandah (For Units A and B on 1/F only)</p> <p>Jessville 大宅:</p> <p>(a) 木地板、另通往陽台的室內地台圍邊部分鋪砌石 (只適用於地下A單位及B單位);</p> <p>(b) 膠地板、另通往陽台的室內地台圍邊部分鋪砌石 (只適用於1樓A單位及B單位)</p>	<p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p> <p>Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆</p> <p>Jessville Manor: Timber Jessville 大宅: 木</p>

**2. INTERIOR FINISHES**  
室內裝修物料

ITEM 細項	DESCRIPTION 描述			
c. Internal floor 內部地板	Material of bedroom 睡房的用料	Floor 地板	Skirting 牆腳線	
		Jessville Tower : Luxury Vinyl Tile (LVT) Jessville 大廈 : 膠地板 Jessville Manor: (a) Timber flooring (For Unit A on G/F only) (b) Timber flooring and stone border along inside edge of floor in front of door opening to deck (For Unit B on G/F only) (c) Vinyl flooring (For Units A and B on 1/F only) Jessville 大宅 : (a) 木地板(只適用於地下A單位) (b) 木地板·另通往平台的室內地台圍邊部分鋪砌石 (只適用於地下B單位) (c) 膠地板 (只適用於1樓A單位及B單位)	Jessville Tower: Timber skirting with interior paint Jessville 大廈: 木牆腳線髹內牆漆 Jessville Manor: Timber Jessville 大宅: 木	
d. Bathroom 浴室	Types of finishes 裝修物料的类型	Wall 牆壁	Floor 地板	Ceiling 天花板
	Whether the wall finishes run up to ceiling 牆壁的裝修物料是否鋪至天花板	Tile 瓷磚	Tile 瓷磚	Gypsum board false ceiling with interior paint 石膏板假天花髹內牆漆
		Up to the bottom level of false ceiling 裝修物料鋪至假天花底		



2. INTERIOR FINISHES  
室內裝修物料

ITEM 細項	DESCRIPTION 描述	Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking bench 灶台
c. Kitchen 廚房	Types of finishes 裝修物料的类型	Jessville Tower : Tile and interior paint Jessville 大廈 : 瓷磚及內牆漆 Jessville Manor: (a) Tile and glass (For Unit A and Unit B on G/F and Unit A on 1/F) (b) Tile, interior paint, glass and metal trim (For Unit B on 1/F) Jessville 大宅 : (a) 瓷磚及玻璃 (只適用於地下A及B單位及1樓A單位) (b) 瓷磚、內牆漆、玻璃及金屬飾邊 (只適用於1樓B單位)	Tile 瓷磚	Jessville Tower: Interior paint to exposed surfaces. Partial areas of ceiling are equipped with gypsum board bulkhead with interior paint Jessville 大廈 : 外露表面髹內牆漆, 部份天花位置裝置石膏板假陣及髹內牆漆 Jessville Manor: (a) Gypsum board false ceiling with interior paint (For Unit A and Unit B on G/F and Unit A on 1/F) (b) Interior paint to exposed surfaces. Partial areas of ceiling are equipped with gypsum board false ceiling with interior paint (For Unit B on 1/F) Jessville 大宅 : (a) 石膏板假天花髹內牆漆 (只適用於地下A單位及B單位及1樓A單位) (b) 外露表面髹內牆漆, 部份天花位置裝置石膏板假天花及髹內牆漆 (只適用於1樓B單位)	Reconstituted stone 人造石
	Whether the wall finishes run up to ceiling 牆壁的裝修物料是否鋪至天花板	Finishes run up to the ceiling (For area without false ceiling); Finishes run up to the bottom level of false ceiling (For area with false ceiling) 裝修物料鋪至天花板(只適用於不設假天花的位置); 裝修物料鋪至假天花底(只適用於設假天花的位置)			

### 3. INTERIOR FITTINGS

#### 室內裝置

ITEM 細項	DESCRIPTION 描述	Material 用料	Finishes 裝修物料	Accessories 配件
a. Doors 門	Main entrance door 單位大門	Timber 木	Jessville Tower: Wood veneer and metal Jessville 大廈: 木皮飾面及金屬 Jessville Manor: Wood veneer and varnish Jessville 大宅: 木皮飾面及光漆	Jessville Tower : Lockset, door hinges, door closer, eye viewer and door handle Jessville 大廈 : 門鎖、門鉸、門鼓、防盜眼及門把手 Jessville Manor : Lockset, door hinges, door closer, eye viewer, door guard and door handle Jessville 大宅 : 門鎖、門鉸、門鼓、防盜眼、門門及門把手
	Balcony door (For Jessville Tower only) 露台門 (只適用於Jessville 大廈)	Aluminium frame and Clear glass 鋁框及清玻璃	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset and door handle 門鎖及門把手
	Utility platform door (For Jessville Tower only) 工作平台門 (只適用於Jessville 大廈)	Aluminium frame and Obscured glass 鋁框及磨砂玻璃	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset, door hinges and door handle 門鎖、門鉸及門把手
	Verandah door (For Jessville Manor only) 陽台門 (只適用於Jessville 大宅)	Aluminium frame and Clear glass 鋁框及清玻璃	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset and door handle 門鎖及門把手
	Verandah door from kitchen (For Unit B on 1/F of Jessville Manor only) 廚房往陽台門 (只適用於Jessville 大宅1樓B單位)	Aluminium frame and Clear glass 鋁框及清玻璃	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset and door handle 門鎖及門把手
	Deck door (For Units on G/F of Jessville Manor only) 平台門 (只適用於Jessville 大宅地下單位)	(a) Aluminium frame and Clear glass (Except those stated below) (b) Aluminium frame, Obscured glass and Clear glass (For deck door in Bedroom 3 of Unit B on G/F) (a) 鋁框及清玻璃 (以下描述除外) (b) 鋁框、磨砂玻璃及清玻璃 (只適用於地下B單位之睡房3之平台門)	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset and door handle 門鎖及門把手
	Flat roof door from kitchen (For Unit B on 1/F of Jessville Manor only) 廚房往平台門 (只適用於Jessville 大宅1樓B單位)	Aluminium frame and Clear glass 鋁框及清玻璃	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset and door handle 門鎖及門把手

3. INTERIOR FITTINGS  
室內裝置

ITEM 細項	DESCRIPTION 描述	Material 用料	Finishes 裝修物料	Accessories 配件
a. Doors 門	Bedroom door 睡房門	<p>Jessville Tower: Timber Jessville 大廈：木</p> <p>Jessville Manor: (a) Timber and clear glass (For Bedroom 2 and Bedroom 3 of Unit A on G/F, Bedroom 1, Bedroom 2 and Bedroom 3 of Unit A on 1/F and Bedroom 3 of Unit B on 1/F) (b) Timber and obscured glass (For Bedroom 1, Bedroom 2 and Bedroom 3 of Unit B on G/F and Bedroom 1, Bedroom 2 and Bedroom 4 of Unit B on 1/F) (c) Timber (For Bedroom 1 of Unit A on G/F)</p> <p>Jessville 大宅: (a) 木及清玻璃 (只適用於地下A單位之睡房2及睡房3、1樓A單位之睡房1、睡房2及睡房3及1樓B單位之睡房3) (b) 木及磨砂玻璃 (只適用於地下B單位之睡房1、睡房2及睡房3及1樓B單位之睡房1、睡房2及睡房4) (c) 木 (只適用於地下A單位之睡房1)</p>	<p>Jessville Tower: Paint Jessville 大廈：油漆</p> <p>Jessville Manor: Wood veneer and Varnish Jessville 大宅：木皮飾面及光漆</p>	Lockset, door hinges and door handle 門鎖、門鉸及門把手
	Bathroom door 浴室門	<p>Jessville Tower: Timber Jessville 大廈：木</p> <p>Jessville Manor: (a) Timber (Except for Bathroom 1 of Unit A on G/F and 1/F) (b) Timber and obscured glass (For Bathroom 1 of Unit A on G/F and 1/F)</p> <p>Jessville 大宅： (a) 木 (除地下及1樓A單位之浴室1外) (b) 木及磨砂玻璃 (只適用於地下及1樓A單位之浴室1)</p>	<p>Jessville Tower: (a) Paint (Except Master Bathroom A1 and Master Bathroom B1) (b) Paint and timber louvre (For Master Bathroom A1 and Master Bathroom B1)</p> <p>Jessville 大廈： (a) 油漆 (除主人浴室A1及主人浴室B1外) (b) 油漆及木百葉 (只適用於主人浴室A1及主人浴室B1)</p> <p>Jessville Manor: (a) Wood veneer, varnish and timber louvre (Except for Bathroom 1 of Unit A on G/F and 1/F) (b) Wood veneer and varnish (For Bathroom 1 of Unit A on G/F and 1/F)</p> <p>Jessville 大宅： (a) 木皮飾面、光漆及木百葉 (除地下及1樓A單位之浴室1外) (b) 木皮飾面及光漆 (只適用於地下及1樓A單位之浴室1)</p>	Lockset, door hinges and door handle 門鎖、門鉸及門把手

3. INTERIOR FITTINGS  
室內裝置

ITEM 細項	DESCRIPTION 描述	Material 用料	Finishes 裝修物料	Accessories 配件
a. Doors 門	Corridor door 走廊門	<p>Jessville Tower: Timber Jessville 大廈：木</p> <p>Jessville Manor: (a) Timber and clear glass (For Unit B on G/F and 1/F and second door of corridor of Unit A on G/F) (b) Timber and stained glass (For Unit A on 1/F and first door of corridor of Unit A on G/F)</p> <p>Jessville 大宅： (a) 木及清玻璃 (只適用於地下及1樓B單位及地下A單位走廊第二扇門) (b) 木及彩色玻璃 (只適用於地下及1樓A單位及地下A單位走廊第一扇門)</p>	<p>Jessville Tower: Paint Jessville 大廈：油漆</p> <p>Jessville Manor: Wood veneer and Varnish Jessville 大宅：木皮飾面及光漆</p>	Lockset, door hinges and door handle 門鎖、門鉸及門把手
	Kitchen door 廚房門	<p>Jessville Tower: Timber and clear glass Jessville 大廈：木及清玻璃</p> <p>Jessville Manor: (a) Timber and obscured glass (For Unit A on G/F and 1/F) (b) Timber (For Unit B on G/F and 1/F)</p> <p>Jessville 大宅： (a) 木及磨砂玻璃 (只適用於地下及1樓A單位) (b) 木 (只適用於地下及1樓B單位)</p>	<p>Jessville Tower: Paint and metal Jessville 大廈：油漆及金屬</p> <p>Jessville Manor: Wood veneer and varnish Jessville 大宅：木皮飾面及光漆</p>	<p>Jessville Tower: Door hinges and door closer Jessville 大廈：門鉸及門鼓</p> <p>Jessville Manor: (a) Door hinges and door handle (Except for Unit B on 1/F) (b) Lockset, door hinges and door handle (For Unit B on 1/F)</p> <p>Jessville 大宅： (a) 門鉸及門把手 (除1樓B單位外) (b) 門鎖、門鉸及門把手 (只適用於1樓B單位)</p>
	Back door in kitchen (For Jessville Tower only) 廚房後門 (只適用於 Jessville 大廈)	Timber 木	Wood veneer 木皮飾面	Lockset, door hinges, door closer, eye viewer and door handle 門鎖、門鉸、門鼓、防盜眼及門把手
	Study room door (For Jessville Tower only) 書房門 (只適用於 Jessville 大廈)	Timber 木	Paint 油漆	Lockset and door track 門鎖及門軌

3. INTERIOR FITTINGS  
室內裝置

ITEM 細項	DESCRIPTION 描述	Material 用料	Finishes 裝修物料	Accessories 配件
a. Doors 門	Utility room door (If any) 多功能房門 (如有)	(a) Timber (Except for Unit B on G/F of Jessville Manor) (b) Timber and clear glass (For Unit B on G/F of Jessville Manor) (a) 木 (除 Jessville 大宅地下B單位外) (b) 木及清玻璃 (只適用於 Jessville 大宅地下B單位)	Jessville Manor: (a) Wood veneer, varnish and timber louvre (Except Unit B on G/F) (b) Wood veneer and varnish (For Unit B on G/F) Jessville 大宅: (a) 木皮飾面、光漆及木百葉 (除地下B單位外) (b) 木皮飾面及光漆 (只適用於地下B單位)	Door hinges and door handle 門鉸及門把手
	Utility room door from kitchen (For Unit B on G/F of Jessville Manor only) 廚房往多功能房門 (只適用於 Jessville 大宅地下B單位)	Timber 木	Wood veneer and Varnish 木皮飾面及光漆	Door track and door handle 門軌及門把手
	Maid room door (If any) 工人房門 (如有)	Timber 木	Wood veneer and Varnish 木皮飾面及光漆	Lockset, door hinges and door handle 門鎖、門鉸及門把手
	Store room door (If any) 儲物室門 (如有)	Jessville Tower: Timber Jessville 大廈: 木 Jessville Manor: (a) Timber (except Unit A on G/F and 1/F) (b) Timber and clear glass (For Unit A on G/F and 1/F) Jessville 大宅: (a) 木 (除地下及1樓A單位外) (b) 木及清玻璃 (只適用於地下及1樓A單位)	Jessville Tower: Paint Jessville 大廈: 油漆 Jessville Manor: (a) Wood veneer and varnish (Except store room (near utility room) of Unit B on 1/F) (b) Wood veneer, varnish and louvre (For store room (near utility room) of Unit B on 1/F) Jessville 大宅: (a) 木皮飾面及光漆 (除1樓B單位之儲物室 (鄰近多功能房)外) (b) 木皮飾面、光漆及木百葉 (只適用於1樓B單位之儲物室 (鄰近多功能房))	Jessville Tower: Lockset, door hinges, door closer and door handle Jessville 大廈: 門鎖、門鉸、門鼓及門把手 Jessville Manor: Lockset, door hinges and door handle Jessville 大宅: 門鎖、門鉸及門把手
	Lavatory door 洗手間門	Jessville Tower: Timber Jessville 大廈: 木 Jessville Manor: Timber and clear glass Jessville 大宅: 木及清玻璃	Jessville Tower: Paint Jessville 大廈: 油漆 Jessville Manor: Paint and timber louvre Jessville 大宅: 油漆及木百葉	Lockset, door hinges and door handle 門鎖、門鉸及門把手
	Garden back door (For Units on G/F of Jessville Manor only) 花園後門 (只適用於 Jessville大宅地下單位)	Aluminium 鋁	Aluminium frame with PVF2 coating 氟碳塗層鋁質框	Lockset and door hinges 門鎖及門鉸

3. INTERIOR FITTINGS  
室內裝置

ITEM 細項	DESCRIPTION 描述	Fittings & Equipment 裝置及設備	Type 類型	Material 用料
b. Bathroom 浴室	Type and material of fittings and equipment 裝置及設備的類型及用料	Cabinet 櫃	Counter Top 櫃台面	Jessville Manor: Stone (Except for Bathroom 3 of Unit A on G/F and 1/F) Jessville 大宅 : 石 (除地下及1樓A單位之浴室3外)
			Basin Cabinet 洗手盆櫃	Jessville Tower: Timber (Except for Bathroom A2 of Unit A on 1/F-14/F, Bathroom B2 of Unit B on 1/F-14/F; Master Bathroom A1 of Unit A on 2/F and 14/F and Master Bathroom B1 of Unit B of 2/F and 14/F) Jessville 大廈 : 木 (除1樓至14樓A單位之浴室A2、1樓至14樓B單位之 浴室B2、2樓及14樓A單位之主人浴室A1及2樓及14樓 B單位之主人浴室B1外)
				Jessville Manor: Timber (Except for Bathroom 3 of Unit A on G/F and 1/F) Jessville 大宅 : 木 (除地下及1樓A單位之浴室3外)
			Mirror Cabinet 鏡櫃	Jessville Tower: Timber, mirror, glass and metal Jessville 大廈 : 木、鏡、玻璃及金屬 Jessville Manor: Timber, mirror and glass (Except Bathroom 3 of Unit A on G/F and 1/F) Jessville 大宅 : 木、鏡及玻璃 (除地下及1樓A單位之浴室3外)
		Bathroom fittings 潔具	Wash Basin Mixer 洗手盆水龍頭	Chrome plated 鍍鉻
			Water Closet 座廁	Vitreous China 搪瓷
			Wash Basin 洗面盆	Vitreous China 搪瓷
			Paper Holder 廁紙架	Chrome plated 鍍鉻
			Bidet (For Jessville Tower) 坐盆 (只適用於 Jessville 大廈)	Jessville Tower: Vitreous China (For Master Bathroom A1 of Unit A on 2/F and 14/F and Master Bathroom B1 of Unit B on 2/F and 14/F) Jessville 大廈: 搪瓷 (只適用於2樓及14樓A單位之主人浴室A1及 2樓及14樓B單位之主人浴室B1)

**3. INTERIOR FITTINGS**  
**室內裝置**

ITEM 細項	DESCRIPTION 描述	Fittings & Equipment 裝置及設備	Type 類型	Material 用料
b. Bathroom 浴室	Type and material of fittings and equipment 裝置及設備的類型及用料	Bathroom fittings 潔具	Mirror (For Jessville Manor) 鏡 (只適用於 Jessville 大宅)	Jessville Manor: Mirror (For Bathroom 3 of Unit A on G/F and 1/F) Jessville 大宅: 鏡 (只適用於地下及1樓A單位之浴室3)
			Shower Curtain Rod 浴簾杆	Jessville Tower: Chrome plated (Except Bathroom A2 of Unit A on 2/F and 14/F and Bathroom B2 of Unit B on 2/F and 14/F) Jessville 大廈: 鍍鉻 (除2樓及14樓A單位之浴室A2及2樓及14樓B單位之浴室B2外) Jessville Manor: Chrome plated (For Bathroom 2 of Unit A and Unit B on G/F and 1/F) Jessville 大宅: 鍍鉻 (只適用於地下及1樓A單位及B單位之浴室2)
			Soap Holder (For Jessville Tower) 肥皂架 (只適用於 Jessville 大廈)	Vitreous China 搪瓷
			Towel Bar 毛巾架	Chrome plated 鍍鉻
			Robe Hook 浴袍掛鉤	Chrome plated (Except Bathroom 1 of Unit A on G/F and 1/F of Jessville Manor) 鍍鉻 (除 Jessville 大宅地下及1樓A單位之浴室1外)
			Shower Compartment 淋浴間	Tempered glass 強化玻璃
			Bathroom appliances 浴室設備	For the appliances provision, brand name and model number, please refer to the "Appliances Schedule". 隨樓附送之設備、品牌及型號,請參閱「設備說明表」。
		Type and material of water supply system 供水系統的類型及用料	Hot water supply 熱水喉	Copper water pipes with thermal insulation 隔熱絕緣銅喉
			Cold water supply 冷水喉	Copper water pipes 銅喉
		Type and material of bathing facilities 沐浴設施	Shower 花灑	Shower set 淋浴套裝
Bath tub (If any) 浴缸 (如有)	Bath tub mixer 浴缸龍頭		Chrome plated 鍍鉻	
	Bath tub 浴缸		Enameled press steel bathtub 銅板瓷釉浴缸	

### 3. INTERIOR FITTINGS 室內裝置

ITEM 細項	DESCRIPTION 描述		
b. Bathroom 浴室	Size of bath tub, if applicable 浴缸大小 (如適用的話)	Type 類型	<p>Jessville Tower: Bath tub: 1700mm L x 700mm W x 420mm H (For Master Bathroom A1 in Unit A and Master Bathroom B1 in Unit B on 1/F-14/F only) Bath tub: 1600mm L x 700mm W x 420mm H (For Bathroom A2 in Unit A and Bathroom B2 in Unit B on 1/F, 3/F-13/F only)</p> <p>Jessville 大廈: 浴缸: 1700毫米長 x 700毫米闊 x 420毫米高 (只適用於1樓至14樓A單位之主人浴室A1及B單位之主人浴室B1) 浴缸: 1600毫米長 x 700毫米闊 x 420毫米高 (只適用於1樓、3樓至13樓A單位之浴室A2及B單位之浴室B2)</p> <p>Jessville Manor: Bath tub: 1500mm L x 700mm W x 420mm H (For Bathroom 2 in Unit A and Bathroom 2 in Unit B on G/F and 1/F only) Bath tub: 1600mm L x 700mm W x 420mm H (For Bathroom 1 in Unit A on G/F and 1/F only) Bath tub: 1700mm L x 750mm W x 420mm H (For Bathroom 1 in Unit B on G/F and Bathroom 1 in Unit B on 1/F only)</p> <p>Jessville 大宅: 浴缸: 1500毫米長 x 700毫米闊 x 420毫米高 (只適用於地下及1樓A單位之浴室2及B單位之浴室2) 浴缸: 1600毫米長 x 700毫米闊 x 420毫米高 (只適用於地下及1樓A單位之浴室1) 浴缸: 1700毫米長 x 750毫米闊 x 420毫米高 (只適用於地下B單位之浴室1及1樓B單位之浴室1)</p>
		Material 用料	<p>Stainless Steel 不銹鋼</p>
c. Kitchen 廚房	Sink unit 洗滌盆	Hot water supply 熱水喉	Copper water pipes with thermal insulation 隔熱絕緣銅喉
	Material of water supply system 供水系統的用料	Cold water supply 冷水喉	Copper water pipes 銅喉
		Material 用料	Finishes 裝修物料
	Kitchen cabinet 廚櫃	Timber Cabinet 木製廚櫃	Plastic laminate and metal handle 膠板飾面及金屬把手
	Type of all other fittings & equipment 所有其他裝置的類型及設備的類型	Other fitting 其他裝置的類型	(a) Chrome plated sink mixer (b) Blind (For Unit A on 9/F of Jessville Tower) (a) 鍍鉻水龍頭 (b) 百葉簾 (只適用於 Jessville 大廈9樓A單位)
		Other equipment 其他設備的類型	For the appliances provision and brand name, please refer to the "Appliances Schedule" 隨樓附送之設備及品牌, 請參閱「設備說明表」
		Fire service installations and equipment 消防裝置及設備	Not Applicable 不適用



**3. INTERIOR FITTINGS**  
**室內裝置**

ITEM 細項	DESCRIPTION 描述	Fittings 裝置	Type 類型	Material 用料
d. Bedroom 睡房	Type and material of fittings (including built-in wardrobe) 裝置(包括嵌入式衣櫃)的類型及用料	Built-in wardrobe 嵌入式衣櫃	Wardrobe 衣櫃	<p>Jessville Tower: Timber wardrobe (Except Bedroom A3 and Bedroom A4 of Unit A on 2/F and 14/F and Bedroom B3 and Bedroom B4 of Unit B on 1/F – 14/F)</p> <p>Jessville 大廈： 木製衣櫃 (2樓及14樓A單位之睡房A3及睡房A4及1樓至14樓B單位之睡房B3及睡房B4除外)</p> <p>Jessville Manor: Timber wardrobe (Except Bedroom 3 of Unit B on G/F)</p> <p>Jessville 大宅： 木製衣櫃 (地下B單位之睡房3除外)</p>
		Other fittings (For Unit A on 9/F of Jessville Tower 其他裝置 (只適用於 Jessville 大廈 9樓A單位)	Curtain (For Master bedroom A1 and bedroom A2 of Unit A on 9/F) 窗簾 (只適用於9樓A單位之主人睡房A1及睡房A2)	Metal curtain track and fabric curtain 金屬窗簾路軌及窗簾布
			Roller blind (For Bedroom A3 of Unit A of 9/F) 捲簾 (只適用於9樓A單位之睡房A3)	Roller blind and fabric 捲簾及布
e. Telephone 電話	Location and number of connection points 接駁點之位置及數目	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units” 請參閱「住宅單位機電裝置及數量說明表」		
f. Aerials 天線	Location and number of connection points 接駁點之位置及數目	Please refer to the “Schedule of Mechanical & Electrical Provisions for Residential Units” 請參閱「住宅單位機電裝置及數量說明表」		

### 3. INTERIOR FITTINGS 室內裝置

ITEM 細項	DESCRIPTION 描述		
g. Electrical installations 電力裝置	(i) Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件	Faceplate for all switches and power sockets 提供所有電掣及電插座之面板
		Safety devices 安全裝置	Three Phase Electricity Supply (Miniature Circuit Breaker Overload Protection Device or Residual-Current Protection Device is provided) 三相電力並裝妥微型斷路器或漏電斷路器
	(ii) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed <sup>1</sup> 導管是部份隱藏及部分外露 <sup>1</sup>	
	(iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units" 請參閱「住宅單位機電裝置及數量說明表」	
h. Gas supply 氣體供應	Type 類型	Town gas 煤氣	
	System 系統	Gas supply to the kitchens with a gas meter 煤氣供應到廚房及已安裝煤氣錶	
	Location 位置	In kitchen 廚房	
i. Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Units" 請參閱「住宅單位機電裝置及數量說明表」	
	Design 設計	Drain point and water point are provided for washing machine 設有洗衣機來水及去水接駁喉位	
j. Water supply 供水	Material of water pipes 水管的用料	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply 冷水喉採用銅喉, 熱水喉採用隔熱絕緣銅喉	
	Whether water pipes are concealed or exposed 水管是隱藏或外露	Both hot and cold water pipes are partly concealed and partly exposed <sup>2</sup> 冷熱水管是部分隱藏及部分外露 <sup>2</sup>	
	Whether hot water is available 有否熱水供應	Hot water supply is provided to kitchens, bathrooms and lavatories 廚房、浴室及洗手間供應熱水	

#### Notes:

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

#### 備註:

- 除部份隱藏於混凝土內之導管外, 其他部份的導管均為外露。外露的導管可能會被假天花、假陣、儲存櫃、覆面、非混凝土間隔牆、指定之槽位或其他物料遮蓋或隱藏。
- 除部份隱藏於混凝土內之水管外, 其他部份的水管均為外露。外露的水管可能會被假天花、假陣、儲存櫃、覆面、非混凝土間隔牆、指定之槽位或其他物料遮蓋或隱藏。

4. MISCELLANEOUS 雜項				
ITEM 細項			JESSVILLE TOWER JESSVILLE 大廈	JESSVILLE MANOR JESSVILLE 大宅
a. Lifts 升降機	Brand name and model number 品牌名稱及產品型號	Brand name 品牌名稱	Mitsubishi Elevator Hong Kong 三菱	Not Applicable 不適用
		Model number 產品型號	NexWay-S	Not Applicable 不適用
	Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	2	Not Applicable 不適用
		Floors served by the lifts 升降機到達的樓層	LG1, LG2, LG3, G/F, M/F & 1/F to 14/F 地下一層、地下二層、地下三層、地下、 夾層及1樓至14樓	Not Applicable 不適用
b. Letter box 信箱	Material 用料		Stainless Steel 不鏽鋼	Stainless Steel 不鏽鋼
c. Refuse collection 垃圾收集	(i) Means of refuse collection 垃圾收集的方法		Collect by cleaners 由工人收集	Collect by cleaners 由工人收集
	(ii) Location of refuse room 垃圾房的位置		Refuse storage and material recovery room is located in the common area of each residential floor of Jessville Tower. Refuse storage and material recovery chamber is located on LG1. Jessville 大廈各住宅層之公用地方設有垃圾及物料回收室。中央垃圾收集房設於地下一層。	Refuse storage and material recovery room is located in the satellite clubhouse on G/F. Refuse storage and material recovery chamber is located on LG1 of Jessville Tower. 垃圾及物料回收室設於地下會所。中央垃圾收集房設於 Jessville 大廈地下一層。
d. Water meter, electricity meter and gas meter 水錶，電錶及氣體錶	Location 位置	Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		Inside water meter room / water meter cabinet located at common area on each residential floor 每層住宅樓層公共部分的水錶房/水錶櫃內	Inside electrical meter room / electrical meter cabinet located at common area on each residential floor 每層住宅樓層公共部分的電錶房/電錶櫃內	Independent Towngas meter located inside kitchen. 獨立煤氣錶安裝於廚房內。
	Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate 獨立	Separate 獨立	Separate 獨立

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

## 5. SECURITY FACILITIES

### 保安設施

ITEM 細項	DESCRIPTION 描述	
Security system & equipment 保安系統及設備	<p>Access control 入口通道控制</p> <p>Jessville Tower: Jessville 大廈:</p> <p>Jessville Manor: Jessville 大宅:</p>	<p>Visitor call panel integrate with card readers are installed at Lift Lobby on LG1 to G/F and are connected to the watchman counter; card readers are provided at G/F &amp; M/F internal doors of Jessville Tower.</p> <p>Jessville 大廈的地下一層至地下電梯大堂入口裝有對講機結合智能讀咭機並連接保安員櫃檯; 地下及夾層的室內門均裝有智能讀咭機。</p> <p>Visitor call panel integrate with card readers are installed at main entrance lobby and rear door of Jessville Manor at G/F and are connected to the watchman counter.</p> <p>Jessville 大宅的地下入口大堂及後門裝有對講機結合智能讀咭機並連接保安員櫃檯。</p>
	CCTV 閉路電視	CCTV system is installed at the main entrance lobby and lift car of the Jessville Tower and the main entrance lobby of the Jessville Manor. Jessville 大廈的的入口大堂及升降機以及 Jessville 大宅的入口大堂均裝有閉路電視。
Details and location of built-in provisions 嵌入式裝備的細節及位置	Video door phone in each residential unit is provided, which is connected to the visitor panel at main entrance lobby. 各住宅單位均設有視像對講機並連接入口大堂對講機。	

## 6. APPLIANCES

### 設備

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

## Appliances Schedule 設備說明表

### JESSVILLE TOWER JESSVILLE 大廈 UNIT A A 單位

Floor 樓層		1/F, 3/F to 13/F 1樓, 3樓至 13樓		2/F, 14/F 2樓及 14樓	
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量	
Living/Dining Room 客飯廳	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	1	1
			FXAQ40P	1	1
			FXAQ20P	-	1
Master Bedroom A1 主人睡房 A1	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1	1
Bedroom A2 睡房 A2	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1	1
Bedroom A3 睡房 A3	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	-	1
			FXAQ32P	1	-
Bedroom A4 睡房 A4	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	/	1
Study Room 書房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1	/
			FXAQ32P	1	1
Kitchen 廚房	Exhaust Fan 抽氣扇	KDK	15WHC08	1	1
	Box Chimney Cookerhood 煙囪式抽油煙機	Whirlpool 惠而浦	AKR3060/ IX	1	1
	Built-in Ceramic Hob 發熱線電爐頭	Candy 金鼎	CH64MB	1	1
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB 533ABR0H	1	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1	1

#### Notes:

1. The symbol “-” as shown in the above table denotes “Not Provided”.
2. 1, 2,... as shown in the above table denotes “the number of appliances provided”.
3. The symbol “/” as shown in the above table denotes “no such room” in the unit.

### JESSVILLE TOWER JESSVILLE 大廈 UNIT A A 單位

Floor 樓層		1/F, 3/F to 13/F 1樓, 3樓至 13樓		2/F, 14/F 2樓及 14樓	
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量	
Master Bathroom A1 主人浴室 A1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1	1
Bathroom A2 浴室 A2	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1	1
Store Room 儲物室	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	KDK	15WHC08	1	1
Air-conditioning Platform 空調機平台	VRV Air-conditioner (Outdoor Unit) 智能式中央空調機(室外機)	Daikin 大金	RJZQ5AAV	2	2

#### 備註:

1. 上表“-”代表不提供。
2. 上表1, 2,.. 代表提供的裝備數量。
3. 上表“/”代表單位沒有此房間。

## Appliances Schedule 設備說明表

JESSVILLE TOWER JESSVILLE 大廈 UNIT B B 單位					
Floor 樓層		1/F, 3/F to 13/F 1樓, 3樓至 13樓		2/F, 14/F 2樓及 14樓	
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量	
Living/Dining Room 客飯廳	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	1	1
			FXAQ40P	1	1
Master Bedroom B1 主人睡房 B1	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1	1
Bedroom B2 睡房 B2	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1	1
Bedroom B3 睡房 B3	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1	1
Bedroom B4 睡房 B4	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1	1
Kitchen 廚房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1	1
	Exhaust Fan 抽氣扇	KDK	15WHC08	1	1
	Box Chimney Cookerhood 煙囪式抽油煙機	Whirlpool 惠而浦	AKR3060/ IX	1	1
	Built-in Ceramic Hob 發熱線電爐頭	Candy 金鼎	CH64MB	1	1
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB 533ABR0H	1	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1	1

### Notes:

1. 1, 2,... as shown in the above table denotes "the number of appliances provided".

JESSVILLE TOWER JESSVILLE 大廈 UNIT B B 單位					
Floor 樓層		1/F, 3/F to 13/F 1樓, 3樓至 13樓		2/F, 14/F 2樓及 14樓	
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量	
Master Bathroom B1 主人浴室 B1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1	1
Bathroom B2 浴室 B2	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1	1
Store Room 儲物室	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	KDK	15WHC08	1	1
Air-conditioning Platform 空調機平台	VRV Air-conditioner (Outdoor Unit) 智能式中央空調機(室外機)	Daikin 大金	RJZQ5AAV	2	2

### 備註:

1. 上表 1, 2,... 代表提供的裝備數量。

## Appliances Schedule 設備說明表

JESSVILLE MANOR JESSVILLE 大宅 UNIT A, G/F A 單位, 地下				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Living/Dining Room 客飯廳	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	3
Bedroom 1 睡房 1	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Bedroom 2 睡房 2	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1
Bedroom 3 睡房 3	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	2
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-20NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	2
Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-20NS3H	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-20NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
Store Room 儲物室	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1
Maid Room 工人房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1
Kitchen 廚房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1
	Exhaust Fan 抽氣扇	Xeclair	GX9	1
	Wall-mount Cooker Hood 掛牆式抽油煙機	Siemens 西門子	LC91BUR50B	1

### Notes:

1. 1, 2,... as shown in the above table denotes "the number of appliances provided".

JESSVILLE MANOR JESSVILLE 大宅 UNIT A, G/F A 單位, 地下				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Kitchen 廚房	5-zone Built-in Ceramic Hob 內置式五頭電陶爐	Fisher & Paykel 飛雪	CE905CBX2	1
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB533ABR0H	1
	Built-in Dishwasher 半嵌式洗碗機	Siemens 西門子	SN578S36TE	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
Roof Floor 天台	VRV Air-conditioner (Outdoor Unit) 智能式中央空調機(室外機)	Daikin	RJZQ8AAY	1
		Daikin	RMXS140EY1C	1

JESSVILLE MANOR JESSVILLE 大宅 UNIT B, G/F B 單位, 地下				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Living/Dining Room 客飯廳	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin	FXAQ63P	2
		Daikin	FXAQ50P	1
Bedroom 1 睡房 1	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	1
Bedroom 2 睡房 2	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Bedroom 3 睡房 3	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ25P	1
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-20NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	2
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1

### 備註:

1. 上表1, 2,... 代表提供的裝備數量。

## Appliances Schedule 設備說明表

JESSVILLE MANOR JESSVILLE 大宅 UNIT B, G/F B 單位, 地下				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-20NS3H	1
Maid Room 工人房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1
	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Kitchen 廚房	Exhaust Fan 抽氣扇	Xeplair	GX9	1
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI97SA530B	1
	5-zone Built-in Ceramic Hob 內置式五頭電陶爐	Fisher & Paykel	CE905CBX2	1
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB533ABR0H	1
	Built-in Dishwasher 半嵌式洗碗機	Siemens 西門子	SN578S36TE	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
Roof Floor 天台	VRV Air-conditioner (Outdoor Unit) 智能式中央空調機(室外機)	Daikin 大金	RJZQ8AAY	1
			RMXS160EY1C	1

JESSVILLE MANOR JESSVILLE 大宅 UNIT A, 1/F A 單位, 1樓				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Living/Dining Room 客飯廳	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	3
Bedroom 1 睡房 1	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Bedroom 2 睡房 2	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1

Notes:

1. 1, 2,... as shown in the above table denotes "the number of appliances provided".

JESSVILLE MANOR JESSVILLE 大宅 UNIT A, 1/F A 單位, 1樓				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Bedroom 3 睡房 3	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	2
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	KDK	20DLC07	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	2
Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	KDK	20DLC07	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
Utility Room 多功能房	Exhaust Fan 抽氣扇	KDK	20DLC07	1
Store Room 儲物室	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1
Maid Room 工人房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1
	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1
Kitchen 廚房	Exhaust Fan 抽氣扇	Xeplair	GX9	1
	Wall-mount Cooker Hood 掛牆式抽油煙機	Siemens 西門子	LC91BUR50B	1
	5-zone Built-in Ceramic Hob 內置式五頭電陶爐	Fisher & Paykel 飛雪	CE905CBX2	1

備註:

1. 上表 1, 2,... 代表提供的裝備數量。



## Appliances Schedule 設備說明表

JESSVILLE MANOR JESSVILLE 大宅 UNIT A, 1/F A單位, 1樓				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Kitchen 廚房	Built-in Oven 內置式電焗爐	Siemens 西門子	HB533ABR0H	1
	Built-in Dishwasher 半嵌式洗碗機	Siemens 西門子	SN578S36TE	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
Roof Floor 天台	VRV Air-conditioner (Outdoor Unit) 智能式中央空調機(室外機)	Daikin 大金	RJZQ8AAY	1
			RMXS140EY1C	1

JESSVILLE MANOR JESSVILLE 大宅 UNIT B, 1/F B單位, 1樓				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Living/Dining Room 客廳	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ63P	2
			FXAQ50P	1
Bedroom 1 睡房 1	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	1
Bedroom 2 睡房 2	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ50P	1
Bedroom 3 睡房 3	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ40P	1
Bedroom 4 睡房 4	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ32P	1
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	2
Bathroom 2 浴室 2	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-18NS3H	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1

Notes:

1. 1, 2,.. as shown in the above table denotes "the number of appliances provided".

JESSVILLE MANOR JESSVILLE 大宅 UNIT B, 1/F B單位, 1樓				
Location 位置	Appliance 設備	Brand Name 品牌	Model No. 型號	Qty. 數量
Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	KDK	20DLC07	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
Store Room (near Utility Room) 儲物室(鄰近多功能房)	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	Daikin 大金	FXAQ20P	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	KDK	20DLC07	1
Utility Room 多功能房	VRV Air-conditioner (Indoor Unit) 智能式中央空調機(室內機)	KDK	20DLC07	1
		Daikin 大金	FXAQ32P	1
	Electrical Instantaneous Water Heater 電即熱式熱水爐	Stiebel Eltron 斯寶亞創	DHE27SLi	1
			FXAQ50P	1
Kitchen 廚房	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI97SA530B	1
	5-zone Built-in Ceramic Hob 內置式五頭電陶爐	Fisher & Paykel 飛雪	CE905CBX2	1
	Built-in Oven 內置式電焗爐	Siemens 西門子	HB533ABR0H	1
			SN578S36TE	1
Roof Floor 天台	VRV Air-conditioner (Outdoor Unit) 智能式中央空調機(室外機)	Daikin 大金	RMXS112EY1C	1
			RJZQ7AAY	2

備註:

1. 上表1, 2,.. 代表提供的裝備數量。

## PART 3: OFFER FORM

*(To be completed by the Tenderer)*

To: **The Vendor**

1. Offer

I/We (whose name(s) and address(es) specified in the Schedule to this Offer Form), the Tenderer, hereby irrevocably offer to purchase the Tendered Property at the Tender Price specified in the Schedule to this Offer Form subject to the terms and conditions of this Tender Document and the Conditions of Sale.

I/We confirm that this tender is submitted on the basis that the Vendor will accept my/our tender for the purchase of all the Tendered Property and that I/we will be required to sign only one (1) Agreement covering all the Tendered Property.

2. Binding agreement if offer is accepted

I/We agree, accept and declare that in the event that this tender is accepted by the Vendor, then until the Agreement is signed, this Tender Document (together with the Vendor's written acceptance thereof and the Conditions of Sale) shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.

3. Address for receipt of Letter of Acceptance

I/We agree that the Hong Kong correspondence address specified in the Schedule to this Offer Form shall be the address for the purpose of receipt of Letter of Acceptance and/or return of cashier order(s) and/or cheque(s). The Letter of Acceptance will be deemed to have been duly received on the second (2<sup>nd</sup>) working day after the day of posting.

4. Declarations, representations and warranties

I/We hereby declare, represent and warrant to the Vendor as follows:-

(a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far it is within my/our knowledge.**

(b) 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, provision of information or copies of documents, etc. If there are any persons 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 Tendered Property, the Purchaser should report the case to the Independent Commission Against Corruption.

5. I/We authorize the Vendor to complete the particulars (now in blank) (if any) in the documents submitted together with this Tender Document.

**Schedule to the Offer Form**

*(To be completed by the Tenderer)*

<i>Section 1 – Particulars of the Tenderer</i>				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	Telephone		Fax	

<i>Section 2 – Tendered Property *</i>				
	Jessville Manor/Jessville Tower	Floor	Unit	Residential Parking Space No.
1.	Jessville Tower	11th	A	

- \*(a) A Tenderer of any one residential property set out in the Sales Arrangements shall be eligible to purchase **not more than one** unsold residential parking space in the Development as part of the Tendered Property.
- (b) For the avoidance of doubt, the Tender Price stated by the Tenderer in Section 3 below shall cover the total consideration of the residential property and the residential parking space (if any) that the Tenderer offers to purchase. The relevant residential property and residential parking space (if any) shall be covered by one single Agreement and one single Assignment. The Vendor has no responsibility to apportion the Tender Price for the residential property and the residential parking space (if any) for the Tenderer.

<i>Section 3 – Tender Price</i>			
Tender price (HK\$)			
Cashier order *	Amount (HK\$)	Bank	Cashier order no.
Cheque	Amount (HK\$)	Bank	Cheque no.

\* Provided that the following minimum amount shall be paid by cashier order(s):-

<u>Amount of 5% of Tender Price</u>	<u>Minimum amount to be paid by cashier order(s)</u>
HK\$7,000,000 or above	HK\$7,000,000

Less than HK\$7,000,000 but not less than HK\$2,000,000	HK\$2,000,000
Less than HK\$2,000,000 but not less than HK\$1,000,000	HK\$1,000,000
Less than HK\$1,000,000	HK\$500,000

**Section 4 – Payment plan**

(If applicable) If the Tendered Property comprises more than one (1) property, the Tenderer must choose the same payment plan for all the Tendered Property. For details of the gifts, financial advantage or benefits, please refer to Annex 17.

<b>Payment Plan AA</b>	<p><b>Cash Payment Plan</b></p> <p><u>Terms of Payment</u></p> <ul style="list-style-type: none"> <li>• A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).</li> <li>• A further deposit equivalent to 5% of the Purchase Price shall be paid within 30 days after the date of the Letter of Acceptance.</li> <li>• 90% of the Purchase Price being balance of the Purchase Price shall be paid by the purchaser(s) within 120 days after the date of the Letter of Acceptance.</li> </ul> <p><u>Gift, or any financial advantage or benefit</u></p> <ul style="list-style-type: none"> <li>• All the existing furniture and chattels as set out in the list of Furniture and Chattels in Annex 17 (This benefit is applicable to purchaser(s) of Unit A on 9<sup>th</sup> Floor of Jessville Tower only.)</li> </ul>
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**Section 5 – Intermediary (if any)**

Name of sales person	
EA Licence No.	
Estate agency	
Contact No.	

**Declaration regarding Intermediary (applicable only if an Intermediary is specified)**

I/We declare and confirm that the Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary. 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 this Tender Document.

**Section 6 – Declaration of relationship with the Vendor († *Please tick as appropriate*)**

I/We [ **are** /  **are not**] a related party to the Vendor for the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

*(A person is a related party to the Vendor if that person is:*

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

*For the purpose of this Declaration, "manager" has the meaning given by section 2(1) of the Companies Ordinance (Cap. 622) and "private company" has the meaning given by section 11 of the Companies Ordinance (Cap. 622).*

*Section 7 – Submission checklist*

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.8 of the Tender Notice):-

1.  Tender Document with the Offer Form completed and signed
2.  Cashier order(s) and /or cheque(s)
3.  Tenderer's identification documents
4.  Intermediary's licence (if applicable)
5. Documents in Annex, duly signed and completed by the Tenderer:
  - (1)  Personal Information Collection Statement (undated)
  - (2)  Warning to Purchasers (undated)
  - (3)  Acknowledgement Letter Regarding Stamp Duty (undated)
  - (4)  Acknowledgement Letter Regarding External Appearance (undated)
  - (5)  Acknowledgement Letter Regarding Recreational Facilities (undated)
  - (6)  Acknowledgement Letter Regarding Jessville Manor mailboxes located in Jessville Tower (if applicable) (undated)
  - (7)  Acknowledgement Letter Regarding Power of Manager to Repair and Inspect External Walls of Jessville Manor (applicable to Units A and B on Ground Floor of Jessville Manor only) (undated)
  - (8)  Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor (applicable to Unit A on Ground Floor of Jessville Manor only) (undated)
  - (9)  Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor (applicable to Unit B on Ground Floor of Jessville Manor only) (undated)
  - (10)  Acknowledgement Letter Regarding Viewing of Property (undated)
  - (11)  Vendor's Information Form (undated)
  - (12)  Acknowledgement Letter Regarding Availability of Property for Viewing by Potential Purchasers (undated)
  - (13)  Acknowledgement Letter relating to Furniture and Chattels (applicable to Unit A on 9<sup>th</sup> Floor of Jessville Tower only) (undated)
  - (14)  Acknowledgement Letter Regarding Operation of Building Management Units (undated)
  - (15)  Acknowledgement Letter Regarding Parking Spaces (undated)
  - (16)  Acknowledgement Letter Relating to Provisional Government Rent (undated)

*Section 8 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)*

We declare and agree as follows:-

1. The table below sets out the particulars of all the current directors of the Tenderer as at the date of this Offer Form.
2. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
3. If we are the successful Tenderer, except with the Vendor's prior written approval, there shall be no change (including any reduction, increase, substitution or replacement) of any of the Tenderer's directors for the period from (i) the date of the Offer Form to (ii) the date of the Letter of Acceptance.
4. The Vendor may at any time request and we shall at our own cost and expense provide all relevant corporate documents and information in relation to the Tenderer to show and prove the number and identity of all of the Tenderer's directors as set out in the table below.
5. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.

<b>Director(s)</b>		
	Name	Identity Card No. / Passport No. / B.R. No.
1.		
2.		
3.		
4.		

*Section 9 – Signature of the Tenderer and witness*

I/We, the Tenderer, have read the entire Tender Document, the documents in the Annex, completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Document.

*(Note: The Offer Form must be signed by ALL of the Tenderers if there is more than one Tenderer. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)*

Signed by the Tenderer:

Witnessed by:

X

X

Name of the authorized signature (if the Tenderer is a company):

Name of the witness:

Date:

*[End of Part 3: Offer Form]  
[End of the Tender Document]*



## 第 3 部份：要約表格

(由投標者填寫)

致：賣方

### 1. 要約

本人／我們(其名稱與地址載於本要約表格的附表)，即投標者，現不可撤銷地提出要約以本要約表格的附表中指明的投標價購買該投標物業，並受本招標文件及出售條款的條款及細則所約束。

本人／我們確認，本投標書當作基於賣方將會接納本人／我們投標一併購買全部該投標物業，以及本人／我們只須簽署一份包括全部該投標物業的正式合約而遞交。

### 2. 如要約獲接納將構成有效協議

本人／我們同意及聲明，如本投標書獲賣方接納，則在正式合約簽署之前，本招標文件(連同賣方的書面承約及出售條款) 構成本人／我們與賣方之間按照招標文件訂立的一份具約束力的協議。

### 3. 收取接納書的地址

本人／我們同意於本要約表格的附表中指明的香港通訊地址將作為收取接納書及退回銀行本票及／或支票的地址。接納書在投郵後的第 2 個工作日視為已經正式收到。

### 4. 聲明、陳述及保證

本人／我們現聲明、陳述及保證如下：

- (a) **本要約表格的附表中指明的資料，在本人／我們的所知的範圍內，均為真實及正確。**
- (b) 除樓價、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投標物業時向其索取任何金錢或其他利益，買方應向廉政公署舉報。

### 5. 本人／我們授權賣方完成連同本招標文件遞交的文件中的細節(現在留白)(如有)。

要約表格的附表

(由投標者填寫)

第1節 – 投標者的資料				
名稱				
身份證／護照／商業登記證號碼				
地址／註冊辦事處				
香港通訊地址(如與上面不同)				
聯絡資料	聯絡人			
	電話		傳真	

第2節 – 投標物業*				
	Jessville 大宅 / Jessville 大廈	樓層	單位	住宅停車位號碼
1.	Jessville 大廈	11 樓	A	

\*(a) 購買列於銷售安排內任何一個住宅物業之買方可購買不超過一個發展項目尚未出售的住宅停車位作為該投標物業的一部分。

(b) 為免疑問，投標者在下述第3節所填寫之投標價代表其投標認購的住宅物業及住宅停車位(如有)的總價值。相關住宅物業及住宅停車位(如有)必須受同一份正式合約及轉讓契所涵蓋。賣方無責任為投標者將投標價攤分予住宅物業及住宅停車位(如有)。

第3節 – 投標價			
投標價 (HK\$)			
銀行本票 *	金額 (HK\$)	銀行	本票編號
支票	金額 (HK\$)	銀行	支票編號

\*惟當中須以銀行本票支付以下最低金額：-

投標者須  
填妥本頁

<u>投標價 5%的金額</u>	<u>以銀行本票支付的最低金額</u>
港幣 7,000,000 元或以上	港幣 7,000,000 元
少於港幣 7,000,000 元但不少於港幣 2,000,000 元	港幣 2,000,000 元
少於港幣 2,000,000 元但不少於港幣 1,000,000 元	港幣 1,000,000 元
少於港幣 1,000,000 元	港幣 500,000 元

第 4 節 – 支付辦法

(如適用) 如投標物業有多於一個物業，投標者須就全部投標物業選擇相同的付款計劃。有關贈品、財務優惠或利益的詳情，請參閱附件 17。

付款計劃 AA

現金付款計劃

支付條款

- 相等於樓價 5%之臨時訂金於投標書獲賣方接納當日(即接納書的日期)繳付
- 相等於樓價 5%之加付訂金於接納書的日期後 30 天內繳付。
- 買方須於接納書的日期後 120 天內繳付樓價 90%作為樓價餘款。

贈品、財務優惠或利益

- 附件 17 中列出的傢俱及物件表中的現有傢俱及物件  
(此項優惠只適用於購買 Jessville 大廈 9 樓 A 單位的買方。)

**第5節 – 中介人(如有)**

地產代理姓名

地產代理牌照號碼

公司名稱

聯絡電話

**關於中介人的聲明(僅於有指明中介人時適用)**

本人/我們確認及聲明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、承諾或陳述，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、承諾或陳述向買方、中介人或任何其他人士負責。買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據招標文件進行。

**第6節 – 與賣方關係的聲明(†請剔適用者)**

就《一手住宅物業銷售條例》(第621章)而言，本人/我們 [是/不是] 賣方的「有關連人士」。

(如有以下情況，某人即屬賣方的「有關連人士」：

- (a) 該人是賣方的董事，或該董事的父母、配偶或子女；
- (b) 該人是賣方的經理；
- (c) 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) 該人是賣方的有聯繫法團或控權公司；
- (e) 該人是上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
- (f) 該人是上述有聯繫法團或控權公司的經理。

就本聲明而言，「經理」具有《公司條例》(第622章)第2(1)條給予該詞的涵意及「私人公司」具有《公司條例》(第622章)第11條給予該詞的涵意。

第7節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 2.8 段)：

1.  招標文件及要約表格已填妥及簽署
2.  銀行本票及/或支票
3.  投標者的身份證明文件
4.  中介人的牌照 (如適用)
5. 由投標者填妥並簽署的附件的文件：
  - (1)  個人資料收集聲明 (未有填上日期)
  - (2)  對買方的警告 (未有填上日期)
  - (3)  關於印花稅的確認書 (未有填上日期)
  - (4)  關於外觀的確認書 (未有填上日期)
  - (5)  關於康樂設施的確認書 (未有填上日期)
  - (6)  關於 Jessville 大宅信箱設在 Jessville 大廈內的確認書(如適用) (未有填上日期)
  - (7)  關於管理人有權修理及檢視 Jessville 大宅外牆的確認書 (只適用於 Jessville 大宅地下 A 單位及 B 單位)(未有填上日期)
  - (8)  關於業主有權修理及檢視 Jessville 大宅外牆的確認書 (只適用於 Jessville 大宅地下 A 單位)(未有填上日期)
  - (9)  關於業主有權修理及檢視 Jessville 大宅外牆的確認書 (只適用於 Jessville 大宅地下 B 單位)(未有填上日期)
  - (10)  關於參觀物業的確認書 (未有填上日期)
  - (11)  賣方資料表格 (未有填上日期)
  - (12)  關於繼續開放物業予有興趣買家參觀的確認書 (未有填上日期)
  - (13)  關於傢俬及物件的確認書 (只適用於 Jessville 大廈 9 樓 A 單位) (未有填上日期)
  - (14)  關於建築物管理組件操作的確認書 (未有填上日期)
  - (15)  關於停車位的確認書 (未有填上日期)
  - (16)  關於臨時地稅的確認書 (未有填上日期)

**第 8 節 – 關於公司投標者的聲明(不適用於個人投標者)**

我們聲明並同意如下：

1. 在本要約表格的日期之時投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
3. 如我們成為中標者，除非得到賣方事先書面同意，在本要約表格的日期至接納書的日期，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有相關商業文件及資料以核實於下表列出的投票者的董事的資料，而投標者必須遵從該要求並自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將物業出售予投標者。

<b>董事</b>		
	名稱	身份證號碼 / 護照號碼 / 商業登記號碼
1.		
2.		
3.		
4.		

**第9節 – 投標者及見證人的簽署**

本人／我們，即投標者，已閱讀整份招標文件及附件中的文件，填妥要約表格及其附表。本人／我們同意遵守及接受招標文件的條款及細則。

*(註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其獲授權人士簽署及蓋上公司印章。)*

投標者簽署：

見證人簽署：

X

X

獲授權人士的名稱(如投標者為公司)：

見證人名稱：

日期：

[第3部份：要約表格完]  
[招標文件完]



# 附件

## Annex

(附件不屬於招標文件的一部份。然而，投標者須簽署以下標有“#”號的文件並連同招標文件一併遞交及(如適用)須簽署以下標有“\*”號的文件連同招標文件一併遞交。)

*(The Annex does not form part of the Tender Document. However, the Tenderer should note documents marked with “#” should be signed and submitted together with the Tender Document and (if applicable) documents marked with “\*” should be signed and submitted together with the Tender Document.)*

1. 個人資料收集聲明 #  
Personal Information Collection Statement #
2. 對買方的警告 #  
Warning to Purchasers #
3. 關於印花稅的確認書 #  
Acknowledgement Letter Regarding Stamp Duty #
4. 關於外觀的確認書 #  
Acknowledgement Letter Regarding External Appearance #
5. 關於康樂設施的確認書 #  
Acknowledgement Letter Regarding Recreational Facilities #
6. 關於 Jessville 大宅信箱設在 Jessville 大廈內的確認書(如適用) \*  
Acknowledgement Letter Regarding Jessville Manor mailboxes located in Jessville Tower (if applicable) \*
7. 關於管理人有權修理及檢視 Jessville 大宅外牆的確認書(只適用於 Jessville 大宅地下 A 單位及 B 單位) \*  
Acknowledgement Letter Regarding Power of Manager to Repair and Inspect External Walls of Jessville Manor (applicable to Units A and B on Ground Floor of Jessville Manor only) \*
8. 關於業主有權修理及檢視 Jessville 大宅外牆的確認書(只適用於 Jessville 大宅地下 A 單位) \*  
Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor (applicable to Unit A on Ground Floor of Jessville Manor only) \*
9. 關於業主有權修理及檢視 Jessville 大宅外牆的確認書(只適用於 Jessville 大宅地下 B 單位) \*  
Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor (applicable to Unit B on Ground Floor of Jessville Manor only) \*
10. 關於參觀物業的確認書 #  
Acknowledgement Letter Regarding Viewing of Property #
11. 賣方資料表格 #  
Vendor's Information Form #
12. 關於繼續開放物業予有興趣買家參觀的確認書 #  
Acknowledgement Letter Regarding Availability of Property for Viewing by Potential Purchasers #
13. 關於傢俬及物件的確認書(只適用於 Jessville 大廈 9 樓 A 單位) \*  
Acknowledgement Letter Relating to Furniture and Chattels (applicable to Unit A on 9<sup>th</sup> Floor of Jessville Tower only) \*
14. 關於建築物管理組件操作的確認書 #  
Acknowledgement Letter Regarding Operation of Building Management Units #
15. 關於停車位的確認書 #  
Acknowledgement Letter Regarding Parking Spaces #

16. 關於臨時地稅的確認書 #  
Acknowledgement Letter Relating to Provisonal Government Rent #
17. 贈品、財務優惠或利益的列表  
List of gifts, financial advantage or benefits
18. 嚴禁清洗黑錢宣傳單張  
"Keep Money Laundering Away from Hong Kong" Leaflet

**Samsbury Investments Limited**  
**Personal Information Collection Statement**  
**個人資料收集聲明**

**Collection of your personal information**  
**收集閣下的個人資料**

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

Samsbury Investments Limited (「本公司」或「我們」)為提供服務及產品(包括處理閣下的物業交易)，需要閣下不時向我們或我們的代理人提供閣下的個人資料及詳情。若沒有所需的資料及詳情，我們可能無法提供閣下要求的服務及產品。

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

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

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

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

**Purposes for which Your Information may be used**  
**閣下資料可能被用作的用途**

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

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;  
處理閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；
- (ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;  
向閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益(不論屬財務性質或以贈品或其他形式提供)；
- (iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;  
向閣下尋求按揭、第二按揭、信貸融資或財務融通，與承按人或信貸融資或財務融通提供者聯絡以處理閣下的申請；
- (iv) enabling our associated corporation's engaged mortgage coordinator to provide its credit assessment advisory services to our associated corporation as first mortgagee or second mortgagee; and to distribute mortgage applications to relevant potential mortgagees and to provide support in dealing with relevant potential mortgagees in respect of such mortgage applications, priority deeds and referral arrangement;  
致使我們的聯繫法團所聘任的按揭協調公司能夠向我們的聯繫法團(作為第一按揭人或第二按揭人)提供信貸評核服務及向有關潛在承按人提供按揭申請，以及就有關按揭申請、優先權契約及轉介安排，提供有關的支援，以處理有關潛在承按人的要求；
- (v) handling your applications or requests for services, products, memberships or benefits;  
處理閣下就服務、產品、會籍或利益的申請或要求；
- (vi) facilitating property management and security;  
促進物業管理及保安
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below);  
促銷服務、物業、物業發展項目、產品及其他標的(詳情請參閱以下「在直接促銷中使用閣下資料」部分)；
- (viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);  
進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分)；
- (ix) communicating with you;  
與閣下溝通；
- (x) investigating and handling complaints;  
調查及處理投訴；
- (xi) conducting surveys (which are wholly on voluntary basis) on the quality of services, properties, loans, property developments or products provided by Samsbury Investments Limited or any of its associated corporation(s);  
就Samsbury Investments Limited 或其任何 或其任何有聯繫發團提供的服務、物業、貸款、物業發展項目或產品的質量進行調查(完全是自願性質參與)
- (xii) preventing or detecting illegal or suspicious activities; and  
預防或偵測非法或可疑活動；及
- (xiii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.  
在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

**Transfer of Your Information**

轉移閣下資料

To facilitate the purposes set out above, we may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any transfer of Your Information to another person for it to use in direct marketing will be subject to "Use of Your Information in direct marketing" section below. Your Information may be transferred outside Hong Kong:

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

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

**Use of Your Information in direct marketing**

在直接促銷中使用閣下資料

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

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

In connection with direct marketing, we intend:

就直接促銷，我們有意：

- (a) to use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time; 使用我們不時收集、產生、編制或持有的閣下姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
- (b) to market the following classes of services and products to you: 向閣下促銷以下類別的服務及產品：
  - (1) properties or property developments offered by Samsbury Investments Limited or any of its associated corporation(s); Samsbury Investments Limited 的任何有聯繫法團提供的物業或物業發展項目；
  - (2) services and products offered by Samsbury Investments Limited or any of its associated corporation(s) (including property agency services, credit facilities, its engaged mortgage coordinator's services); Samsbury Investments Limited 的任何有聯繫法團提供的服務及產品(包括地產代理服務信貸融資、財務服務及其聘任的按揭協調公司所提供的服務)；
  - (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by Samsbury Investments Limited or any of its associated corporation(s); and Samsbury Investments Limited 的任何有聯繫法團提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
  - (4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities; 為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；
- (c) in return for money or other property, to provide Your Information described in (a) above to other associated corporation(s) of Samsbury Investments Limited for their use in direct marketing the classes of services and products described in (b) above. 為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予Samsbury Investments Limited 的任何有聯繫法團以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

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

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

**Access to, and correction of, Your Information**  
**查閱及改正閣下資料**

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to Samsbury Investments Limited, Flat 2A, 163 Hennessy Road, Wanchai, Hong Kong.

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向Samsbury Investments Limited 提出，其地址為香港灣仔軒尼詩道163號2A室。

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

根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

\*\*\*\*\*

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

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

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

Signed by the Purchaser(s)

買方簽署

Name 姓名: \_\_\_\_\_

Date 日期: \_\_\_\_\_

**WARNING TO PURCHASERS**  
**PLEASE READ CAREFULLY**

**對買方的警告**  
**買方請小心閱讀**

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED				
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE				
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Residential Parking Space No. 住宅停車位號碼
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A	
Purchaser(s) 買方					
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)				

- (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。

Dated this                      day of                      (Please leave undated upon tender submission)  
公曆      年                      月                      日                      (請勿於入標時填寫日期)

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter regarding Stamp Duty**  
**關於印花稅的確認書**

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED				
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE				
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Residential Parking Space No. 住宅停車位號碼
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A	
Purchaser(s) 買方					
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)				

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上述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：

**New rates of Ad Valorem Stamp Duty ("AVD") and Buyer's Stamp Duty ("BSD")**  
**從價印花稅及買家印花稅新稅率**

1. On 25 October 2023, the Chief Executive announced in his 2023 Policy Address the proposed reduction of the rate of AVD at Part 1 of Scale 1 from 15% to 7.5% and the proposed reduction of the rate of BSD from 15% to 7.5% with effect from 25 October 2023.  
2023 年 10 月 25 日，行政長官在 2023 年施政報告中宣布，建議由 2023 年 10 月 25 日起，將從價印花稅第 1 標準第 1 部的稅率由 15% 下調至 7.5% 及將買家印花稅的稅率由 15% 下調至 7.5%。

**Stamp duty suspension for eligible incoming talents**  
**暫免合資格外來人才繳付印花稅**

2. On 25 October 2023, the Chief Executive announced in his 2023 Policy Address that the Government would introduce a stamp duty suspension mechanism for eligible incoming talents purchasing residential property in Hong Kong. For eligible incoming talents who bought the first residential property in Hong Kong on or after 25 October 2023, they can apply for a suspension of the liabilities in respect of BSD (at new rate 7.5%) and AVD (at new rate 7.5%) for the residential property purchased, but they still need to pay AVD at Scale 2 rates. Such that the overall stamp duty charged will be on par with that charged on first-time home buyers who are permanent residents. Such arrangement applies to any sale and purchase agreement entered into on 25 October 2023 and onwards. Upon becoming a Hong Kong permanent resident, they can apply for waiver in relation to the stamp duty suspended.  
2023 年 10 月 25 日，行政長官在 2023 年施政報告中宣布，政府會為在港購置住宅物業的合資格外來人才引進暫免繳付印花稅的機制。如合資格外來人才在 2023 年 10 月 25 日或之後在香港購買首個住宅物業，可申請暫免繳付買家印花稅（新稅率 7.5%）及從價印花稅（新稅率 7.5%），但他們仍需按第 2 標準稅率繳付從價印花稅。這將使其印花稅負擔與首次置業的香港永久性居民看齊。此安排適用於在 2023 年 10 月 25 日或之後簽訂的買賣協議。在他們成為香港永久性居民後，可申請免除暫免繳付的印花稅。
3. Specifically, the Government will introduce the Stamp Duty (Amendment) (Residential Properties) Bill 2023 (the "**Bill**") to take forward the initiative. Subject to the enactment of the Bill by the Legislative Council, unless otherwise provided, 具體而言，政府將提交《2023 年印花稅（修訂）（住宅物業）條例草案》（下稱《條例草案》），以推進相關措施。待立法會制定有關《條例草案》成為法例後，除另有規定外，
  - (a) the new rate of AVD will be applicable to any instrument executed on or after 25 October 2023 for the sale and purchase or transfer of residential property that is subject to AVD at Part 1 of Scale 1 rate  
從價印花稅新稅率將適用於在 2023 年 10 月 25 日或之後所簽立以買賣或轉讓住宅物業而須按第 1 標準第 1 部繳納從價印花稅的文書；

- (b) the new rate of BSD will be applicable to any instrument executed on or after 25 October 2023 for the sale and purchase or transfer of residential property that is subject to BSD; and  
買家印花稅新稅率將適用於在 2023 年 10 月 25 日或之後所簽立以買賣或轉讓住宅物業而須繳納買家印花稅的文書；及
- (c) the upfront stamp duty relief will be applicable to any instrument executed on 25 October 2023 and thereafter for the acquisition of the first residential property by eligible incoming talents.  
即時印花稅寬免措施將適用於在 2023 年 10 月 25 日或之後，合資格外來人才為購買首個住宅物業而簽署的文書。

### **Adjusting the value bands of Ad Valorem Stamp Duty at Scale 2 rates**

#### **調整從價印花稅（第 2 標準稅率）的稅階**

- 4. The Stamp Duty (Amendment) (No. 2) Ordinance 2023 (“**2023 (No. 2) Amendment Ordinance**”) was gazetted on 25 May 2023 to give effect to a proposal in the 2023-24 Budget to make adjustments in the value bands on which the AVD at Scale 2 rates apply. Under the 2023 (No. 2) Amendment Ordinance, unless otherwise provided, the new value bands are applicable to any instrument executed at 11 a.m. on 22 February 2023 or thereafter for the sale and purchase or transfer of residential property or non-residential property that is subject to AVD at Scale 2 rates.  
《2023 年印花稅(修訂)(第 2 號)條例》(2023(第 2 號)修訂條例)已於 2023 年 5 月 25 日刊憲，以實施 2023-24 年度財政預算案中一項建議，即調整「從價印花稅」第 2 標準稅率的稅階。根據 2023(第 2 號)修訂條例，除另有規定外，新稅階適用於任何在 2023 年 2 月 22 日上午 11 時或之後所簽立以買賣或轉讓住宅物業或非住宅物業而須按第 2 標準稅率予以徵收「從價印花稅」的文書。

### **Tightening Up of Exemption Arrangement**

#### **收緊豁免安排**

- 5. The Stamp Duty (Amendment) (No.2) Ordinance 2018 was gazetted on 20 April 2018 with retrospective effect from 12 April 2017. Unless specifically exempted or otherwise provided by law, any instrument executed on or after 12 April 2017 for the sale and purchase or transfer of residential property, if covering more than one residential property, will be subject to AVD at Part 1 of Scale 1 rate (which is from 25 October 2023 onwards, at 7.5%) even though those residential properties are acquired by a HKPR who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition.  
2018 印花稅(修訂)(第 2 號)條例》已於 2018 年 4 月 20 日刊憲，法例具有追溯效力至 2017 年 4 月 12 日。除獲特定豁免或另有法律規定外，任何在 2017 年 4 月 12 日或以後簽立以買賣或轉讓住宅物業的文書，若該文書包含多於一個住宅物業，則即使該等住宅物業是由香港永久性居民代表自己行事取得，而該香港永久性居民在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業，仍須按第 1 標準第 1 部的稅率(由 2023 年 10 月 25 日起，為 7.5%)繳付從價印花稅。
- 6. There is no change to the circumstances under which AVD at Scale 2 rates is applicable or AVD is exempt.  
可按第 2 標準稅率繳納「從價印花稅」或可獲豁免「從價印花稅」的情況沒有改變。
- 7. For details of the stamp duty and the applicable exemptions, please browse the Inland Revenue Department website ([www.ird.gov.hk](http://www.ird.gov.hk)).  
有關印花稅及適用的豁免，詳情請瀏覽稅務局網頁 ([www.ird.gov.hk](http://www.ird.gov.hk))。

### **Procedures to be followed by the Purchaser**

#### **買方須遵守的程序**

- 8. If the Purchaser claims that the AVD at Scale 2 rates shall apply and/or BSD shall be exempted and/or the upfront stamp duty relief for eligible incoming talent shall be applicable :-  
如買方聲稱應適用以第 2 標準稅率計算的從價印花稅及/或應豁免買家印花稅及/或合資格外來人才的即時印花稅寬免措施適用：
  - (a) The Purchaser or each of the Purchaser (as the case may be) shall make a statutory declaration (the “**Statutory Declaration**”) (in the prescribed form) accompanied with a copy of his/her Hong Kong Identity Card(s).  
買方或每名買方(視適用情況而定)須作出法定聲明(依照指定表格)及附上他/她的香港身分證副本。
  - (b) The Purchaser undertakes to deliver and shall procure the Purchaser’s solicitors to deliver to the Vendor’s Solicitors :-  
買方承諾向賣方律師交付並促使其律師向賣方律師交付：



- (i) within 17 days from the date of the Agreement for Sale and Purchase, a certified true copy of the Statutory Declaration together with a duly completed Form IRSD 118 or Form IRSD 125E, as the case maybe, and other supporting documents which the Stamp Office may from time to time require; and  
在買賣合約訂立之日起 17 天內，「法定聲明」的認證副本連同已填妥的 IRSD118 表格或 IRSD125E 表格(視情況而定)及印花稅署不時要求的其他證明文件；及
- (ii) 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.  
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。

**Other Matters**  
**其他事項**

9. I/We confirm and acknowledge that I/we 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 me/us.  
本人／我們確認及知悉，若本人／我們不能全數或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，本人／我們須就此向賣方作出十足的彌償。
10. I/We understand that I/we shall be solely responsible for ascertaining whether I/we am/are HKPR, subject to the BSD and subject to the AVD at new rate and whether upfront stamp duty relief for eligible incoming talent is applicable.  
本人／我們明白，本人／我們有責任確定本人／我們是否香港永久性居民、是否需要繳付「買家印花稅」及是否需要繳付以新稅率計算的「從價印花稅」及合資格外來人才的即時印花稅寬免措施是否適用。
11. I/We acknowledge and agree that I/we shall pay all legal costs and disbursements of and incidental to all necessary statutory declaration(s) to be made by me/us or any third party (if applicable) if I/we claim exemption from BSD or AVD at new rate or apply for upfront stamp duty relief for eligible incoming talent, as the case may be.  
本人／我們知悉及同意，若本人／我們有意申請豁免「買家印花稅」或豁免以新稅率計算「從價印花稅」(視情況而定)或申請合資格外來人才的即時印花稅寬免措施，本人／我們須支付所有就該申請而必需由本人／我們或第三方(如適用)作出的「法定聲明」所涉及的法律費用及開銷。
12. I/We acknowledge that this acknowledgement letter does not constitute any advice or representation from you to me/us. I/We understand that advice from the professionals should be sought if in doubt. Whether the AVD at Scale 2 rates will be applicable to me/us and/or whether I/we shall be exempted for BSD and/or whether the upfront stamp duty relief for eligible incoming talent is applicable is subject to the decision of the Collector of Stamp Revenue.  
本確認書不構成你們給予本人／我們任何意見或陳述。本人／我們明白如有疑問，本人／我們應徵詢專業人士之意見。印花稅署署長對於以第 2 標準稅率計算的「從價印花稅」是否適用於本人／我們及／或本人／我們是否可獲豁免「買家印花稅」及／或合資格外來人才的即時印花稅寬免措施是否適用有決定權。
13. 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.  
本確認書任何條款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細則。
14. The Chinese translation of this acknowledgement letter is for reference purposes only. In case of any dispute, the English version shall prevail.  
本確認書中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding External Appearance**  
**關於外觀的確認書**

**TENDERER MUST  
COMPLETE THIS PAGE  
投標者須填妥本頁**

Vendor 賣方	SAMBURY INVESTMENTS LIMITED				
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE				
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Residential Parking Space No. 住宅停車位號碼
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A	
Purchaser(s) 買方					
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)				

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

Under the approved form of Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of JESSVILLE (the "Development"):-  
按照所批核之 JESSVILLE (「發展項目」)的公契及管理合約(「公契」)規定：

Subject to the rights of the First Owner (as defined in the DMC) under the DMC and the provisions of the Conservation Management Plan (as defined in the DMC), no Owner shall :-  
除第一擁有人(定義見公契)在公契之下及根據保育管理計劃(定義見公契)的條文享有的權利外，任何業主不得：

- (a) do or permit to be done any act or thing which may or will interfere with or alter the facade or external finishes or appearance of the Land (as defined in the DMC) or the Development (including any part owned by him) in any way whatsoever, and in particular and save as herein expressly provided :-  
作出或允許作出可能會或將會在任何方面干擾或改動該土地(定義見公契)或發展項目(包括該業主擁有的任何部分)正面外牆或外部裝修物料或外觀的任何行為或事宜，尤其是(除按本公契明示規定外)：

- (i) the colour, materials, configuration and appearance of the window, glass panels, glass panes, window frames, louvered-shutters and their sub-frames and rails, balustrade and railings (if any), balcony, utility platform, verandah of a Residential Unit (as defined in the DMC) and private gates leading to the private garden of a Residential Unit shall not be changed without the prior consent in writing of the Manager (as defined in the DMC);  
未經管理人(定義見公契)事先書面同意，不得更改住宅單位(定義見公契)窗戶、玻璃面板、玻璃片、窗框、百葉窗及其副框和路軌、欄杆及扶手(如有)、露台、工作平台、陽台及通往住宅單位私家花園的私家門閘的顏色、物料、配置及外觀；

- (ii) no external shades, awnings, canopies, fences, partitions, or any other structure or thing, additions or alterations (including iron bars and external window grilles) whatsoever either of a permanent or temporary nature shall be placed, installed, exhibited, affixed, erected or attached or caused or permitted to remain in, on or at any part of the external walls or windows of the Development and the Manager shall have the right to enter and remove from such external walls or windows such unauthorised structure, or thing, additions or alterations (including iron bars and external window grilles) at the cost and expense of the defaulting Owner;  
不得在發展項目外牆或窗戶的任何部分之內、之上或之處放置、安裝、展示、固定、豎設或附著或促使保留或允許保留任何外部遮光簾、遮篷、簷篷、柵欄、隔板或任何其他構築物或物件、附加物或改動(包括鐵枝及外部窗戶格柵)，不論其屬永久或臨時性質，而且管理人有權進入，從上述外牆或窗戶拆除該等未經授權的構築物、物件、附加物或改動(包括鐵枝及外部窗戶格柵)，費用及開支由違約業主承擔；

- (b) permit or suffer to be erected, affixed, installed or attached in, on or at the windows of any part of his Residential Unit any internal grille except with the permission of the Manager and where such installations have been approved in writing by the Manager the same shall be erected, affixed or installed at the sole cost and expense of the Owner of the Residential Unit concerned and in accordance with (i) such design, colour and material as shall be specified by the Manager and (ii) any other conditions that may be imposed by the Manager and shall thereafter be maintained to such standard as may from time to time be laid down by the Manager;  
允許或容許在其住宅單位任何部分的窗戶之內、之上或之處豎設、固定、安裝或附著任何內部格柵，但如得到管理人允許則除外，而在該等安裝物得到管理人書面批准的情況下，應按照 (i) 管理人指明的設計、顏色及物料，和 (ii) 管理人規定的任何其他條件豎設、固定或安裝，費用及開支由有關住宅單位的業主獨自承擔，並且其後應按照管理人不時釐定的標準進行維修保養；

(c) in respect of a Residential Unit in the Jessville Manor, permit or suffer to be erected, affixed, installed or attached in or on or at the verandah of the Residential Unit any sun-shading louvers or blinds except with the permission of the Manager and where such installations have been approved in writing by the Manager the same shall be erected, affixed or installed at the sole cost and expense of the Owner of the Residential Unit concerned and in accordance with (i) such design, colour and material as shall be specified by the Manager and (ii) any other conditions that may be imposed by the Manager and shall thereafter be maintained to such standard as may from time to time be laid down by the Manager;

就 Jessville 大宅的住宅單位而言，允許或容許在住宅單位的陽台之內、之上或之處豎設、固定、安裝或附著任何遮陽百葉窗或百葉簾，但如得到管理人允許則除外，而在該等安裝物得到管理人書面批准的情況下，應按照 (i) 管理人指明的設計、顏色及物料，和 (ii) 管理人規定的任何其他條件豎設、固定或安裝，費用及開支由有關住宅單位的業主獨自承擔，並且其後應按照管理人不時釐定的標準進行維修保養；

(d) remove or alter any grille, louvered-railing or any structures which are installed, exhibited, affixed, erected or attached to the air-conditioning platform of his Residential Unit.

拆除或改動其住宅單位的空調機平台已安裝、展示、固定、豎設或附著的任何格柵、百葉欄杆或任何構築物。

2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.

本人 / 吾等確認及聲明本人 / 吾等同意購入物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

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

如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter regarding Recreational Facilities**  
**關於康樂設施的確認書**

**TENDERER MUST**  
**COMPLETE THIS PAGE**  
**投標者須填妥本頁**

Vendor 賣方	SAMBURY INVESTMENTS LIMITED				
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE				
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Residential Parking Space No. 住宅停車位號碼
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A	
Purchaser(s) 買方					
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)				

1. I/We, the undersigned, hereby acknowledge that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that I am / we are aware of and understand that the facilities of the clubhouse and/or recreational facilities in JESSVILLE are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The use and opening time of the clubhouse and recreational facilities are subject to the relevant laws, conditions of land grant, the Deed of Mutual Covenant and Management Agreement, terms and conditions of the clubhouse rules and the actual site condition. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties in JESSVILLE. The use or operation of some of the facilities and/or services of the clubhouse may be subject to the consent or licences issued by the relevant government departments, and may be subject to extra charges.

本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白 JESSVILLE 會所及/或康樂設施內的設施以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所及康樂設施之開放時間及使用受相關法律、批地文件、公契條款、會所使用守則及現場環境狀況限制。會所 / 康樂設施於 JESSVILLE 住宅物業交樓時未必能即時啓用。部份設施及 / 或服務的使用或操作可能受制於政府有關部門發出之同意書或許可証，或需額外付款。

2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned, provisions and restrictions and shall fully comply with the same without any objection.

本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之規定和限制，並將完全遵守該等規定和限制而不會作出任何反對。

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

如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding  
Jessville Manor mailboxes located in Jessville Tower  
關於 Jessville 大宅信箱設在 Jessville 大廈內的確認書**

**TENDERER MUST  
COMPLETE THIS PAGE  
投標者須填妥本頁(如適用)  
(IF APPLICABLE)**

Only applicable to the following units: 只適用於下列單位

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED			
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE			
Property 本物業	Jessville Manor Jessville 大宅		Floor 樓層	Unit 單位
		1.	G/F 地下	A
		2.	G/F 地下	B
		3.	1/F 1 樓	A
		4.	1/F 1 樓	B
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

- I/We, the undersigned, hereby acknowledge and am/are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-  
本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：
  - the mailboxes for the units in the Jessville Manor are located on Lower Ground Floor 1 (LG1) in the Jessville Tower instead of in the Jessville Manor.  
Jessville 大宅單位的信箱設於 Jessville 大廈的低層 1 (LG1)，而不是設於 Jessville 大宅內。
  - I am/we are heeded to go to the Lower Ground Floor 1 (LG1) in the Jessville Tower to collect my/our mail.  
本人 / 吾等被告知須前往 Jessville 大廈的低層 1 (LG1) 收取本人 / 我們的郵件。
- I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned provisions and shall fully observe and comply with the same without any objection.  
本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之規定，並將完全遵守及履行該等規定而不會作出任何反對。
- In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding Power of Manager to Repair and Inspect External Walls of Jessville Manor**  
**關於管理人有權修理及檢視 Jessville 大宅外牆的確認書**

Only applicable to the following units: 只適用於下列單位

Vendor 賣方	SAMBURY INVESTMENTS LIMITED			
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE			
Property 本物業	Jessville Manor Jessville 大宅		Floor 樓層	Unit 單位
		1.	G/F 地下	A
		2.	G/F 地下	B
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

1. I /We, the undersigned, hereby acknowledge and am/are fully aware of and understand that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-  
本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：
  - (a) under the approved form of the Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of JESSVILLE (the "Development"), during the subsistence of the Conservation Management Plan (as defined in the DMC), the Manager (as defined in the DMC) shall have power to enter with or without workmen, contractors, public officers and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice the Residential Units (as defined in the DMC) on the Ground Floor of Jessville Manor and erect, install and remove temporary platforms, scaffoldings and other similar erections and structures on the private garden and deck of the Residential Units on the Ground Floor of Jessville Manor for the purpose of inspecting, repairing, maintaining and replacing the external walls, finishes, features and other elements of Jessville Manor or to abate any hazard or nuisance which does or may affect the external walls, finishes, features and other elements of Jessville Manor PROVIDED THAT the Manager shall cause as little disturbance as possible and shall forthwith make good any damage caused thereby at its own costs and expense and shall be liable for the negligent, wilful or criminal acts of the Manager, its staff, agents and contractors in the course of exercising the aforesaid rights; 按照所批核之 JESSVILLE (「發展項目」) 的公契及管理合約(「公契」) 規定，在保育管理計劃(定義見公契)存續期間，管理人(定義見公契)在事先發出合理通知後，有權在一切合理時間進入 Jessville 大宅地下的住宅單位(定義見公契)，不論是否連同工人、承辦商、公職人員及其他人以及有否攜帶設備與器具，在 Jessville 大宅地下的住宅單位的私家花園及戶外平台豎設、安裝及拆除臨時的平台、棚架及其他類似豎設物及構築物，目的是檢視、修理、維修和更換 Jessville 大宅的外牆、裝修物料、裝飾及其他物件，或減緩任何確實或可能影響 Jessville 大宅的外牆、裝修物料、裝飾及其他物件的危害或滋擾，條件是管理人應盡可能減低干擾，如因此導致任何損壞，應立即修復，費用及開支由管理人自行承擔，而且對行使上述權利過程中管理人、其員工、代理人及承辦商的疏忽、故意或刑事行為負法律責任；
  - (b) my/our enjoyment of the Property may be adversely affected during the said entrance by the Manager, workmen, contractors, public officers and others.  
在管理人、工人、承辦商、公職人員及其他人按以上所述進入期間，本人/吾等對本物業的享用可能受到不利影響。
2. This Acknowledgement Letter shall have effect notwithstanding and prevail over any representations, commitments, agreements, warranties or understandings, written or verbal, that the parties hereto may have had with respect to the subject matter of this letter.  
本確認書具有之效力凌駕於任何各方有關本確認書內容之書面或口頭陳述、承諾、協議、保證或理解。
3. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.  
本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

**TENDERER MUST  
COMPLETE THIS PAGE  
投標者須填妥本頁 (如適用)  
(IF APPLICABLE)**

4. In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor**  
**關於業主有權修理及檢視 Jessville 大宅外牆的確認書**

Only applicable to the following unit: 只適用於下列單位

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE
Property 本物業	Unit A on Ground Floor of Jessville Manor Jessville 大宅地下 A 單位
Purchaser(s) 買方	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

1. I/We, the undersigned, hereby acknowledge and am/are fully aware of and understand that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-  
本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：
  - (a) under the approved form of the Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of JESSVILLE (the "Development"), during the subsistence of the Conservation Management Plan (as defined in the DMC), the Owner of Unit A on the First Floor of Jessville Manor ("1A Owner") shall have power to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice the private garden and deck of Unit A on the Ground Floor of Jessville Manor and erect, install and remove temporary platforms, scaffoldings and other similar erections and structures on the private garden and deck of Unit A on the Ground Floor of Jessville Manor for the purpose of inspecting, repairing, maintaining and replacing the elements on or attaching to the external walls of Jessville Manor which belong to the 1A Owner (including but not limited to glass glazing) PROVIDED THAT the 1A Owner shall cause as little disturbance as possible and shall forthwith make good any damage caused thereby at its own costs and expense and shall be liable for the negligent, wilful or criminal acts of the 1A Owner, its staff, agents and contractors in the course of exercising the aforesaid rights;  
按照所批核之 JESSVILLE (「發展項目」) 的公契及管理合約(「公契」)規定，在保育管理計劃(定義見公契)存續期間，Jessville 大宅一樓 A 單位的業主(「1A 業主」)在事先發出合理通知後，有權在一切合理時間進入 Jessville 大宅地下 A 單位的私家花園及戶外平台，不論是否連同工人、承辦商及其他人以及有否攜帶設備與器具，在 Jessville 大宅地下 A 單位的私家花園及戶外平台豎設、安裝及拆除臨時的平台、棚架及其他類似豎設物及構築物，目的是檢視、修理、維修和更換屬於 1A 業主的 Jessville 大宅外牆(包括但不限於玻璃窗)之上或附著的物件，條件是 1A 業主應盡可能減低干擾，如因此導致任何損壞，應立即修復，費用及開支由 1A 業主自行承擔，而且對行使上述權利過程中 1A 業主、其員工、代理人及承辦商的疏忽、故意或刑事行為負法律責任；
  - (b) my/our enjoyment of the private garden and deck pertaining to the Property may be adversely affected during the said entrance by the 1A Owner, workmen, contractors and others.  
在 1A 業主、工人、承辦商及其他人按以上所述進入期間，本人/吾等對本物業私家花園及戶外平台的享用可能受到不利影響。
2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.  
本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
3. In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署



**Acknowledgement Letter Regarding Power of Owner to Repair and Inspect External Walls of Jessville Manor**  
**關於業主有權修理及檢視 Jessville 大宅外牆的確認書**

Only applicable to the following unit: 只適用於下列單位

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE
Property 本物業	Unit B on Ground Floor of Jessville Manor Jessville 大宅地下 B 單位
Purchaser(s) 買方	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

- I/We, the undersigned, hereby acknowledge and am/are fully aware of and understand that prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-  
本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：
  - under the approved form of the Deed of Mutual Covenant and Management Agreement (the "DMC") in respect of JESSVILLE (the "Development"), during the subsistence of the Conservation Management Plan (as defined in the DMC), the Owner of Unit B on the First Floor of Jessville Manor ("1B Owner") shall have power to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice the private garden and deck of Unit B on the Ground Floor of Jessville Manor and erect, install and remove temporary platforms, scaffoldings and other similar erections and structures on the private garden and deck of Unit B on the Ground Floor of Jessville Manor for the purpose of inspecting, repairing, maintaining and replacing the elements on or attaching to the external walls of Jessville Manor which belong to the 1B Owner (including but not limited to glass glazing) PROVIDED THAT the 1B Owner shall cause as little disturbance as possible and shall forthwith make good any damage caused thereby at its own costs and expense and shall be liable for the negligent, wilful or criminal acts of the 1B Owner, its staff, agents and contractors in the course of exercising the aforesaid rights;  
按照所批核之 JESSVILLE (「發展項目」)的公契及管理合約(「公契」)規定，在保育管理計劃(定義見公契)存續期間，Jessville 大宅一樓 B 單位的業主(「1B 業主」)在事先發出合理通知後，有權在一切合理時間進入 Jessville 大宅地下 B 單位的私家花園及戶外平台，不論是否連同工人、承辦商及其他人以及有否攜帶設備與器具，在 Jessville 大宅地下 B 單位的私家花園及戶外平台豎設、安裝及拆除臨時的平台、棚架及其他類似豎設物及構築物，目的是檢視、修理、維修和更換屬於 1B 業主的 Jessville 大宅外牆(包括但不限於玻璃窗)之上或附著的物件，條件是 1B 業主應盡可能減低干擾，如因此導致任何損壞，應立即修復，費用及開支由 1B 業主自行承擔，而且對行使上述權利過程中 1B 業主、其員工、代理人及承辦商的疏忽、故意或刑事行為負法律責任；
  - my/our enjoyment of the private garden and deck pertaining to the Property may be adversely affected during the said entrance by the 1B Owner, workmen, contractors and others.  
在 1B 業主、工人、承辦商及其他人按以上所述進入期間，本人/吾等對本物業私家花園及戶外平台的享用可能受到不利影響。
- I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.  
本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
- In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding Viewing of Property**  
**關於參觀物業的確認書**

**TENDERER MUST  
COMPLETE THIS PAGE**  
投標者須填妥本頁

Vendor 賣方	SAMBURY INVESTMENTS LIMITED			
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE			
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and confirm my/our understanding and acceptance prior to my/our signing of this Preliminary Agreement that :-

本人／吾等，下方簽署人，特此確認，本人／吾等在簽署本臨時合約前明白和接納：

1.  The Vendor has made arrangements for me/us to view the Property and I/we have viewed the Property on the following date and at the following time :-

賣方已安排本人／吾等參觀該物業，而本人／吾等已於下列日期和時間參觀該物業:-

Date 日期 \_\_\_\_\_  
Time 時間 \_\_\_\_\_

- I/we hereby confirm that since it is not reasonably practicable for the Property to be viewed by me/us, the Vendor has made the comparable residential property stated below available for viewing by me/us and I/we viewed the comparable residential property on the following date and at the following time prior to my/our signing of this Preliminary Agreement of the Property :-

本人／吾等現確認由於開放該物業予本人／吾等並非合理地切實可行，於簽署該物業之本臨時合約之前，賣方已開放下述與該物業相若的住宅物業供本人／吾等於下列日期和時間參觀:-

The comparable residential property(ies)  
與該物業相若的住宅物業 \_\_\_\_\_

Date 日期 \_\_\_\_\_  
Time 時間 \_\_\_\_\_

- I/We understand that I/we have the right to view the Property /comparable residential property prior to my/our signing of this Preliminary Agreement and the Vendor has made the Property /comparable residential property available for viewing by me/us, however, I/we have decided not to do so.

- 本人／吾等明白本人／吾等有權在簽署本臨時合約前參觀該物業/與該物業相若的住宅物業，而賣方已開放該物業/與該物業相若的住宅物業以供本人／吾等參觀，但本人／吾等決定不參觀該物業/與該物業相若的住宅物業。

- I/We hereby acknowledge and agree that it is not reasonably practicable for the Property to be viewed by me/us and it is not reasonably practicable for any comparable residential property to be viewed by me/us. Pursuant to Section 44 of the Residential Properties (First-hand Sales) Ordinance, I/we hereby agree that you, as the Vendor of the Property, are not required to make such a comparable residential property available for viewing by me/us before the Property is sold to me/us.

- 本人／吾等現確認及同意，開放該物業供本人／吾等參觀，並非合理地切實可行；及開放與該物業相若的住宅物業供本人／吾等參觀，並非合理地切實可行。根據香港法例第 621 章《一手住宅物業銷售條例》第 44 條，本人／吾等現同意賣方無須在該物業售予本人／吾等之前開放與該物業相若的住宅物業以供本人／吾等參觀。

2. The Vendor is deemed to have complied with Division 5 of Part 2 of the Residential Properties (First-hand Sales) Ordinance regarding the requirements for viewing of property in completed development.  
賣方視為已符合《一手住宅物業銷售條例》第 2 部第 5 分部有關參觀已落成發展項目中的物業之要求。
3. In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Vendor's Information Form**  
**賣方資料表格**

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED		
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong (the "Development") 香港薄扶林道 128 號 JESSVILLE (「發展項目」)		
Property 本物業	Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位
		11/F 11 樓	A
Purchaser(s) 買方			
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)		

- a) The amount of the management fee that is payable for the Property  
須就本物業支付的管理費用的款額

Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Amount (HK\$ per month) 每月款額(港幣)
	11/F 11 樓	A	12,635

- b) The amount of the Government rent (if any) that is payable for the Property  
須就本物業繳付的地稅 (如有的話) 的款額

As at the date of printing of this Vendor's Information Form, (a) the total annual Government rent of Rural Building Lot No. 324 on which the Development is erected is HK\$671,670, (b) there has been no apportionment of Government rent for the individual units in the Development from the Government and (c) the figures of the annual Government Rent for each individual unit in the Development (including the Property) are not yet available.

直至在此賣方資料表格的印刷日期，(a) 發展項目所處之鄉郊建屋地段第 324 號的總年度地稅為港幣 671,670 元，(b) 香港政府尚未對發展項目內個別單位作分攤地稅安排，及 (c) 發展項目內每個個別單位(包括本物業)之年度地稅數字尚未有提供。

Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Amount (HK\$ per quarter) 每季款額(港幣)
	11/F 11 樓	A	Information not yet available 暫時沒有資料

- c) The name of the owners' incorporation (if any)  
業主立案法團 (如有的話) 的名稱

No  
沒有

- d) The name of the manager of the Development  
發展項目的管理人的姓名或名稱

Savillis Property Management Limited  
第一太平戴維斯物業管理有限公司

- e) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development  
賣方自政府或管理處接獲的關乎期發展項目的住宅物業的擁有人須分擔的款項的任何通知

No  
沒有

f) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知	No 沒有
g) Any pending claim affecting the Property that is known to the Vendor 賣方所知的影響本物業的任何待決的申索	No 沒有

Date of Printing: 1/12/2023

印製日期: 1/12/2023

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding Availability of Property for Viewing by Potential Purchasers**  
**關於繼續開放物業予有興趣買家參觀的確認書**

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED			
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE			
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

I/We, the undersigned, hereby acknowledge and confirm that before the signing of the Preliminary Agreement for Sale and Purchase ("**Preliminary Agreement**") of the Property, I am/we are fully aware of and accept the following matters:-

本人/我們，下述簽署人，僅此聲明及確認在簽署該物業之臨時買賣合約(「**臨時合約**」)之前，本人/我們清楚明白及接受下列事項:-

1. After my/our signing of the Preliminary Agreement of the Property, the Property will continue to be made available for viewing by potential purchasers until completion of the sale and purchase of the Property.  
在本人/我們簽署該物業的臨時合約之後直至該物業的買賣完成之前，該物業將會繼續開放供有興趣買家參觀。
2. In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Relating to Furniture and Chattels**  
**關於傢俬及物件的確認書**

Only applicable to the following unit: 只適用於下列單位

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE
Property 本物業	Unit A on 9 <sup>th</sup> Floor of Jessville Tower Jessville 大廈 9 樓 A 單位
Purchaser(s) 買方	
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)

To: Vendor  
致: 賣方

The Purchaser, the undersigned, hereby acknowledges and is fully aware and understands that prior to the Purchaser's signing of the Preliminary Agreement for Sale and Purchase ("**Preliminary Agreement**") of the Property:

買方, 即下方簽署人, 謹此確認及知悉在簽署本物業之臨時買賣合約(「**臨時合約**」)之前, 買方已獲悉以下事項及其影響:

- (i) The Purchaser agrees that all existing furniture and chattels provided in the Property (collectively the "**Items**") will be provided to the Purchaser on an "as-is", "the then as-is" and "where is" basis as at the date of completion of the sale and purchase of the Property. The Purchaser has duly inspected (or has been advised by the Vendor and offered the opportunity to inspect) the Items.

買方同意本物業內之現有傢俱及物件(統稱「**該等物件**」)將於本物業買賣成交時以「現狀」、「屆時之現狀」及所在位置給予買方。買方已妥為視察(或賣方已建議及買方已獲機會視察)該等物件。

- (ii) The Items are shown in the Schedule hereto for indicative/reference purpose only. The Purchaser hereby declares that the Purchaser fully understands and accepts in all respects the existing state, quality, condition, fitness and finishes of the Items without any requisition or objection whatsoever in respect of the same and shall not be entitled to any claim and/or compensation in relation to the Items nor terminate the Preliminary Agreement and/or the agreement for sale and purchase ("**Agreement for Sale and Purchase**") (when signed) by reason of the aforesaid. No warranty or representation whatsoever has been given or is made by the Vendor as to the state, condition, quality, fitness or finishes of the Items or as to whether any of the Items is or will be in working condition for any purpose.

該等物件列於確認書附表。該附表只供指示/參考用途。買方聲明買方完全明白及接受該等物件之現況、品質、狀態、性能及裝修物料並且沒有對該等物件有任何質詢或反對。買方不得就前述事宜作出任何有關該等物件之申索或/及賠償亦不得終止臨時合約及/或買賣合約(「**買賣合約**」)(當已簽署)。賣方沒有為該等物件的狀況、品質、狀態、性能或裝修物料或其是否或將會否在可運作狀況提供或作出任何保證或陳述。

- (iii) The Purchaser has been specifically requested by the Vendor to seek independent legal advice on the foregoing and the Purchaser is fully aware of the legal consequences thereof. The Purchaser hereby agrees to waive any requisitions, objection and/or claim in relation to any and all of the Items and shall not be entitled to refuse to complete the purchase of the Property or to seek reduction in the purchase price or other relief by reason of the Vendor's failure to deliver any of the Items or any damage to any of the same.

賣方特別要求買方就以上諮詢獨立的法律意見, 買方充份明白上述事宜的法律後果。買方茲同意不會要求賣方就該等物件的任何或所有部份提出任何質詢, 反對或/及索償。如賣方未能提供該等物件或如該等物件有任何損毀, 買方不能因此拒絕完成本物業的買賣交易或尋求減買價或其他緩解。

- (iv) If any of the Items is out of stock, an Item of comparable quality will be provided by the Vendor.

如任何該等物件的貨源短缺, 賣方會提供品質相約的物件。

- (v) This letter is independent of the Preliminary Agreement and the Agreement for Sale and Purchase. Nothing herein shall supersede or vary or modify and terms or conditions of the Preliminary Agreement and the Agreement for Sale and Purchase.

This letter does not affect the rights and remedies of the Vendor or the Purchaser under the Preliminary Agreement and the Agreement for Sale and Purchase. In case the Vendor fails to observe or perform any of its obligations in this letter, the operation, validity or enforceability of any provision in the Preliminary Agreement and the Agreement for Sale and Purchase will not in any way be prejudiced, varied or affected, and the Purchaser shall remain liable to and be bound to observe and perform all the terms and conditions in the Preliminary Agreement and the Agreement for Sale and Purchase.

本確認書是獨立於臨時合約及買賣合約。本確認書不取代或修改或變更臨時合約及買賣合約的條款。本確認書不影響賣方或買方在臨時合約及買賣合約下的權利和賠償。如賣方未能遵守或履行本確認書的任何責任，臨時合約及買賣合約的所有條款的運作，有效性或可執行性將不受損害，變更或影響，而買方仍須遵守及履行臨時合約及買賣合約的所有條款。

- (vi) The benefit in this letter is personal to the Purchaser and is only available to the Purchaser as a purchaser of the Property only (which for the avoidance of doubt excludes any other properties in JESSVILLE which the Purchaser has purchased or may purchase). The rights or benefits conferred on the Purchaser under this letter are non-assignable and non-transferable.

本確認書之利益為買方個人擁有，並只限於作為本物業之買方（為免生疑問，不包括買方已購入或將購入 JESSVILLE 的其他物業）。本確認書賦予買方的權利和利益不能轉讓或轉移。

- (vii) The Purchaser undertakes to the Vendor the following: (a) to keep the existence and contents of this letter in strictest confidence; (b) not to disclose this letter or any part hereof to any third party (save and except the Purchaser's own professional advisors or bankers or as may be required by law); and (c) not to register this letter at the Land Registry.

買方向賣方作出以下承諾：(a) 將本確認書的存在及其內容嚴格保密；(b) 不會向任何第三方（買方的專業顧問、銀行或按法例規定除外）透露本確認書或其任何部份；及(c) 不會將本確認書於土地註冊處登記。

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

買賣雙方無意賦予任何第三者權利以《合約(第三者權利)條例》(第 623 章)(「該條例」) 為依據強制執行本確認書下任何條款，並且同意摒除該條例適用於本確認書。

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

經過詳盡及細心考慮本確認書之內容後，本人/吾等同意接受並同意接受並受本確認書所載之條款約束。

Signed by the Purchaser(s) 買方簽署

Note: The Chinese version is for reference only. In the event of any discrepancy between the English and the Chinese version of this letter, the English version shall prevail.

註： 中文版本只作參考。倘若本確認書的中、英文文版本有歧義，以英文版本為準。



**Schedule**  
**附表**

Description 描述	Quantity 數量	Description 描述	Quantity 數量
<b>Dining Room 飯廳</b>			
Dining table 餐檯	1	Mirror 鏡	1
Dining chair 餐椅	6	Ceiling lamp 天花燈	2
Curtain 窗簾	1		
<b>Balcony 露台</b>			
Table 檯	1	Foldable chair 摺疊椅	2
<b>Living Room 客廳</b>			
Sofa 梳化	1	Chair 椅子	2
Side table 角几	2	Rug 地毯	1
Coffee table 茶几	1	Floor lamp 座地燈	1
Curtain 窗簾	1	TV cabinet 電視櫃	1
Ceiling lamp 天花燈	1		
<b>Study Room 書房</b>			
Curtain 窗簾	1	Desk 書桌	1
Chaise 躺椅	1	Chair 椅子	1
Ceiling lamp 天花燈	1	Table lamp 座檯燈	1
Open shelve bookcase 書架	1		
<b>Kitchen 廚房</b>			
High chair 高椅	2	Refrigerator 雪櫃	1
Built-In Combination Microwave, Steam, Fan & Grill Oven 嵌入式四合一燒烤微波蒸焗爐	1	Washer 洗衣機	1
Dryer 乾衣機	1		
<b>Bedroom A2 睡房 A2</b>			
Mirror 鏡	1	Bed Base 床架	1
Hat and coat stand 衣帽架	1	Mattress 床褥	1
Rug 地毯	1	Side table 角几	2
Ceiling lamp 天花燈	1	Table lamp 座檯燈	2
Chest of drawers 抽屜櫃	1		
<b>Bedroom A3 睡房 A3</b>			
Bed base 床架	2	Chair 椅子	1

Mattress 床褥	2	Table lamp 座檯燈	2
Shelf with canvas box 架子連帆布箱	1	Rug 地毯	1
Desk 書桌	1	Ceiling lamp 天花燈	1
Master Bedroom A1 主人睡房 A1			
Bed Base 床架	1	Dressing table 梳妝檯	1
Mattress 床褥	1	Rug 地毯	1
Bedside table 床頭櫃	1	Stool 凳子	1
Table lamp 座檯燈	2	Ceiling lamp 天花燈	1

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Regarding Operation of  
Building Management Units**  
關於建築物管理組件操作的確認書

Vendor 賣方	SAMBURY INVESTMENTS LIMITED			
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE			
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A
Purchaser(s) 買方				
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)			

1. I/We, the undersigned, hereby acknowledge and am/are fully aware, prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property, that:-

本人/吾等，即下方簽署人，特此確認本人/吾等簽署本物業的臨時買賣合約前已清楚明白以下事項：

(a) Under the approved form of Deed of Mutual Covenant and Management Agreement (the “DMC”) in respect of JESSVILLE (the “Development”):-  
按照所批核之 JESSVILLE (「發展項目」) 的公契及管理合約草稿 (「公契」) 規定：

(i) In respect of any flat roof forming part of a Residential Unit (as defined under the DMC), the Manager (as defined under the DMC), its employees, agents or contractors shall have the right at all times on reasonable notice (except in an emergency) to extend, maintain, operate, move and have access to, over and into or partly into the portion of airspace above the flat roof as may be determined by the Manager, its employees, agents or contractors, a tracked telescopic jib gondola or any jib, davit arm, other equipment or device of management (collectively referred to in the DMC as the “building management units” which expression shall include all jibs, brackets, hinges, posts or other related equipment) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve or replace any part of any exterior of the Development, and to remain temporarily over or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Residential Accommodation (as defined under the DMC) Provided that the use and enjoyment by the Owner of the Residential Unit shall not be affected or prejudiced thereby; and the Manager, its employees, agents or contractors shall make good any damage caused thereby at its own costs and expenses and ensure that the least disturbance is caused and the Manager shall be liable for negligent, wilful or criminal acts of the Manager, its staff, agents and contractors.

就構成住宅單位 (如公契中所定義) 部分之任何平台而言，管理人 (如公契中所定義)、其僱員、代理人或承辦商有權在任何時候在給予合理通知 (緊急情況除外) 的情況下，將軌導式旋轉伸縮吊臂吊船或任何吊臂、吊艇架吊臂、其他設備或管理裝置 (在公契中統稱「建築物管理組件」)，當中包括所有吊臂、托架、鉸鏈、柱或其他相關器材) 延伸、維持、運作、移動及進入至管理人、其僱員、代理人或承辦商所確定的該平台上空或部份上空之內，以進行檢修、清潔、加強、保養、維修、翻新、裝飾、改善或替換發展項目的任何部分外牆，及暫時性地停留在該上空一段必要時間作檢查、重建、維修、翻新、保養、清潔、塗漆或裝飾所有或任何部分的住宅樓宇 (如公契中所定義)，惟業主使用或享用住宅單位不應因上述權力之行使而受影響或受損；及管理人、其僱員、代理人或承辦商須自行承擔費用彌補因行使上述權力而造成的任何損害，並確保所造成的干擾減至最低，而且管理人須為其自己、其員工、代理人及承辦商的疏忽、故意或犯罪行為負責。

(ii) No Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the flat roof, balcony, utility platform, verandah, private garden pertaining to his Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of building management unit(s) (including, without limitation, gondola system and mobile elevated working platform) or building maintenance equipment at any time in the course of the management and/or the maintenance of the Development.

業主不得在屬於其住宅單位的平台、露台、工作平台、陽台、私家花園作出或者容許或任由其租戶、佔用人或被許可人作出任何行為、行動、事情、事項或放置任何物品以干擾、影響或可能干擾或影響於管理及/或維修發展項目期間任何時候操作建築物管理組件 (包括但不限於吊船系統及流動升降工作平台) 或建築物維修設備。

- (b) My/our enjoyment of the flat roof(s), balcony(ies), utility platform(s), verandah(s) and/or private garden(s) (if any) pertaining to the Property may be adversely affected during the operation of the building management units in the course of the management and/or the maintenance of the Development by the Manager.  
管理人在管理及/或維修發展項目期間操作建築物管理組件時，可能對本人/吾等享用屬於本物業的平台、露台、工作平台、陽台及/或私家花園(如有者)造成不利影響。
2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.  
本人 / 吾等確認及聲明本人 / 吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。
3. In the event of any conflict or discrepancy between the Chinese and the English version of this letter, the English version shall prevail.  
如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

Acknowledgement Letter Regarding Parking Spaces  
關於停車位的確認書

Vendor 賣方	SAMBURY INVESTMENTS LIMITED				
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong 香港薄扶林道 128 號 JESSVILLE				
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Residential Parking Space No. 住宅停車位號碼
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A	
Purchaser(s) 買方					
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)				

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

- (i) My/our attention has been drawn to and I/we fully understand that pursuant to clause (26)(a) of the Second Schedule to the Modification Letter dated 23 April 2014 and registered at the Land Registry by Memorial No.14042401030038 which modifies the Government Lease of Rural Building Lot No.324 (the "Lot") (the Government Lease as modified as aforesaid is hereinafter called the "Land Grant"), the Residential Parking Spaces and the Motor Cycle Parking Spaces (both as defined in the Land Grant) provided in the Lot and/or JESSVILLE (the "Development") shall not be:

本人/吾等曾被要求特別留意而本人/吾等亦已完全明白，按照日期為 2014 年 4 月 23 日並在土地註冊處以註冊摘要編號 14042401030038 號註冊的《批地條款修訂書》（其修訂了鄉郊建屋地段第 324 號（「該地段」）之政府租契，經上述修訂的政府租契在以下稱為「批地文件」）第二附錄第 (26)(a) 條，該地段及/或 JESSVILLE（「發展項目」）內提供之住宅停車位及電單車停車位（兩者都在批地文件中定義）不得：-

- (A) assigned except  
轉讓，除非
- (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or  
連同賦予該地段上已建或擬建的一或多幢建築物中之住宅單位獨有享用及管有權之該地段之不分割業權份數同時一併轉讓；或
- (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or  
轉讓予已經擁有賦予該地段上已建或擬建的一或多幢建築物中之住宅單位獨有享用及管有權之該地段不分割業權份數之擁有人；或
- (B) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.  
轉租，除非租予該地段上已建或擬建的一或多幢建築物中之住宅單位的住戶。

Provided that in any event not more than three in number of the total of Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

但無論如何轉讓予該地段上已建或擬建的一或多幢建築物中之任何一個住宅單位的業主或轉租予該地段上已建或擬建的一或多幢建築物中之任何一個住宅單位的住戶之住宅停車位及電單車停車位不得超過三個。

- (ii) I/we hereby further warrant that I/we shall be owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the Development and not more than three in number of the Residential Parking Spaces including the Property on completion of the sale and purchase of the Property and I/we shall upon request produce such documentary evidence as required by the Vendor to prove such ownership and compliance with the Land Grant to the satisfaction of the Vendor. Should there be any breach of the warranties by the Purchaser in this letter, the Purchaser shall be deemed to be in breach of the terms and conditions of the Preliminary Agreement and the Agreement for Sale and Purchase to be made pursuant thereto and the Vendor shall be entitled to determine the Preliminary Agreement and the Agreement for Sale and Purchase, forfeit the deposit(s) paid by me/us, re-sell the Property and recover from me/us all losses and damages, as may be suffered by the Vendor. I/we shall indemnify the Vendor and keep the Vendor indemnified against all losses damages actions suits costs expenses claims and demands whatsoever on account of or in respect of any breach of the warranty given by me/us in this letter.

本人/吾等現進一步保證於本物業買賣完成時將為附有發展項目住宅單位獨有使用及管有權之該地段不分割業權份數及包括本物業總數不多於三個住宅停車位的業主；本人/吾等須於賣方要求時提供賣方所要求之文件證據以證明至賣方滿意程度其為該指定住宅單位業主及已遵從批地文件。如有任何違反本確認書內所作之保證，本人/吾等將被當作違反臨時合約及其後所訂正式買賣合約之條款及條件及賣方將有權終止臨時合約及正式買賣合約，沒收買方已付之訂金，再次出售本物業及向本人/吾等討回賣方所遭受之一切損失及損害賠償。本人/吾等須就本人/吾等違反按照本確認書內所作之保證而引至之一切損失、損害賠償、法律行動、訴訟、費用、開支、申索及索求對賣方作出彌償。

- (iii) This letter shall take effect and shall prevail over the terms of the Preliminary Agreement and the Agreement for Sale and Purchase of the Property and shall not be superseded by any terms or conditions in the Preliminary Agreement or the Agreement for Sale and Purchase to the contrary.

本確認書將凌駕於本物業臨時合約及正式買賣合約之條款而生效，而且將不會被臨時合約或正式買賣合約中任何相反條款或條件所取代。

2. I/We hereby confirm and declare that I/we have agreed to purchase the Property with full knowledge of the abovementioned restrictions and obligations and shall fully observe and comply with the same without any objection.

本人/吾等確認及聲明本人/吾等同意購入本物業時已完全知悉上述之限制及責任，並將完全遵守及履行該等限制及責任而不會作出任何反對。

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

如本確認書之中、英文文本有任何歧義，一切以英文文本為準。

Signed by the Purchaser(s) 買方簽署

**Acknowledgement Letter Relating to Provisional Government Rent**  
**關於臨時地稅的確認書**

Vendor 賣方	SAMSBURY INVESTMENTS LIMITED				
Address 地址	JESSVILLE, No.128 Pok Fu Lam Road, Hong Kong ("the Development") 香港薄扶林道 128 號 JESSVILLE (「發展項目」)				
Property 本物業		Jessville Manor Jessville 大宅 / Jessville Tower Jessville 大廈	Floor 樓層	Unit 單位	Residential Parking Space No. 住宅停車位號碼
	1.	Jessville Tower Jessville 大廈	11/F 11 樓	A	
Purchaser(s) 買方					
Date 日期	(Please leave undated upon tender submission) (請勿於入標時填寫日期)				

To: Vendor  
致: 賣方

1. The Purchaser, the undersigned, hereby acknowledges and is fully aware and understands that prior to the Purchaser's signing of the Preliminary Agreement for Sale and Purchase ("**Preliminary Agreement**") of the Property:  
買方，即下方簽署人，謹此確認及知悉在簽署本物業之臨時買賣合約(「**臨時合約**」)之前，買方已獲悉以下事項及其影響：
  - (i) As at the date of printing of the Vendor's Information Form under Annex 11, (a) the total annual Government rent of Rural Building Lot No. 324 ("the Lot") on which the Development is erected is HK\$671,670, (b) there has been no apportionment of Government rent for the individual units in the Development from the Government and (c) the figures of the annual Government Rent for each individual unit in the Development (including the Property) are not yet available.  
直至在附件 11 賣方資料表格的印刷日期，(a) 發展項目所處之鄉郊建屋地段第 324 號(「該地段」)的總年度地稅為港幣 671,670 元，(b) 香港政府尚未對發展項目內個別單位作分攤地稅安排，及 (c) 發展項目內每個個別單位(包括本物業)之年度地稅數字尚未有提供。
  - (ii) The Vendor has fully paid all the Government rent relating to the Lot and the Development demanded by the Government to date.  
賣方已經悉數繳付香港政府迄今為止徵收的關於該地段及發展項目的所有地稅。
  - (iii) The Vendor has applied to the Government for apportionment of the Government rent to the individual units in the Development. The result of the Government rent apportionment from the Government is as at the date of this acknowledgment letter still pending.  
賣方已向香港政府申請安排將地稅分攤至發展項目內的個別單位。截至本確認書之日期為止，仍然等待來自香港政府的地稅分攤結果。
  - (iv) Pending the issuance of the first Government rent demand note for each individual unit in the Development by the Government, the Vendor has apportioned the Government rent to each individual unit in the Development based on the method of calculation as set out in the Table attached ("Method of Calculation").  
在等待香港政府就發展項目內每個個別單位發出首次地稅繳款通知書的同時，賣方已根據附於本確認書的列表所示之計算方法(「**計算方法**」)，將地稅分攤至發展項目內每個個別單位。
  - (v) The Purchaser hereby agrees and accepts that in the event that the first Government rent demand note relating exclusively to the Property is not yet issued by the Government before completion of the sale and purchase of the Property ("Completion"), the amount of the Government rent apportioned to the Property according to the Method of Calculation shall be treated as the amount of the Government rent of the Property for the purpose of the apportionment account apportioning, inter alia, the rates, Government rent and management fee which are payable by the Purchaser on Completion pursuant to the provisions of the Agreement for Sale and Purchase. The Purchaser hereby further agrees and accepts that

such apportionment shall be final and conclusive and shall not be affected or adjusted by the amount of Government rent as assessed under the first Government rent demand note relating exclusively to the Property issued by the Government on or after Completion and the Purchaser shall have no claim whatsoever against the Vendor.

買方謹此同意並接受，倘若於本物業之買賣完成(「買賣完成」)之前香港政府仍未發出單與本物業有關的首次地稅繳款通知書，則根據計算方法分攤至本物業的地稅金額，就分攤帳目而言應視作為本物業的地稅金額；該分攤帳目包含(除還有其他分項外)買方按照正式合約條文須在買賣完成時繳付的差餉、地稅及管理費。買方謹此進一步同意並接受，此種分攤為最後及最終定論，不受買賣完成之時或之後由香港政府發出的單與本物業有關的首次地稅繳款通知書之下評定的地稅金額所影響或調整，而且買方對賣方沒有任何申索權。

2. Nothing herein shall supersede or vary or modify and terms or conditions of the Preliminary Agreement and the Agreement for Sale and Purchase.

本確認書任何內容均不取代或更改或變更臨時合約及正式合約的條款或條件。

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

買賣雙方無意賦予任何第三者權利以《合約(第三者權利)條例》(第 623 章)(「該條例」)為依據強制執行本確認書下任何條款，並且同意摒除該條例適用於本確認書。

4. The Chinese version is for reference only. In the event of any discrepancy between the English and the Chinese version of this acknowledgement letter, the English version shall prevail.

中文版本只作參考。倘若本確認書的中、英文文版本有歧義，以英文版本為準。

Signed by the Purchaser(s) 買方簽署



**Jessville Manor and Jessville Tower Provisional Government Rent Payable**

Jessville Manor / Jessville 大宅	Floor 樓層	Unit 單位	Rateable Value 2004/2005 (HK\$) <sup>(1)</sup> (A) (港幣)	Rateable Value 2019/2020 (HK\$) <sup>(2)</sup> (港幣)	Apportionment of Rateable Value (B)	Provisional Government Rent Payable (HK\$ per Annum) (C) 每年繳納地稅(港幣)
	G/F 地下	A	1,879,800.00	936,000.00	24%	13,410.77
	G/F 地下	B		972,000.00	25%	13,926.57
	1/F 1 樓	A		924,000.00	23%	13,238.84
	1/F 1 樓	B		1,104,000.00	28%	15,817.83
Total			1,879,800.00	3,936,000.00	100%	56,394.00

Method: (A) x (B) = (C)

- (1) Rateable Value calculated upon renewal of lease in 2004.  
(2) First Interim Valuation from RVD for Jessville individual tenements.

Jessville Tower / Jessville 大廈	Floor 樓層	Unit 單位	Rateable Value 2019/2020 (HK\$) <sup>(3)</sup> (D) (港幣)	Provisional Government Rent Payable (HK\$ per Annum) (E) 每年繳納地稅(港幣)
	1/F 1 樓	A	708,600.00	21,258.00
	1/F 1 樓	B	648,000.00	19,440.00
	2/F 2 樓	A	713,400.00	21,402.00
	2/F 2 樓	B	649,200.00	19,476.00
	3/F 3 樓	A	729,000.00	21,870.00
	3/F 3 樓	B	651,000.00	19,530.00
	4/F 4 樓	A	730,800.00	21,924.00
	4/F 4 樓	B	652,800.00	19,584.00
	5/F 5 樓	A	732,600.00	21,978.00
	5/F 5 樓	B	654,000.00	19,620.00
	6/F 6 樓	A	734,400.00	22,032.00
	6/F 6 樓	B	655,800.00	19,674.00
	7/F 7 樓	A	735,600.00	22,068.00
	7/F 7 樓	B	657,600.00	19,728.00
	8/F 8 樓	A	737,400.00	22,122.00
	8/F 8 樓	B	659,400.00	19,782.00
	9/F 9 樓	A	740,400.00	22,212.00
	9/F 9 樓	B	661,800.00	19,854.00
	10/F 10 樓	A	744,000.00	22,320.00
	10/F 10 樓	B	664,800.00	19,944.00
	11/F 11 樓	A	747,000.00	22,410.00
	11/F 11 樓	B	667,800.00	20,034.00
	12/F 12 樓	A	750,000.00	22,500.00
	12/F 12 樓	B	670,800.00	20,124.00
	13/F 13 樓	A	753,000.00	22,590.00
	13/F 13 樓	B	673,800.00	20,214.00
	14/F 14 樓	A	730,800.00	21,924.00
	14/F 14 樓	B	665,400.00	19,962.00
Total			19,519,200.00	585,576.00

Method: (D) x 3% = (E)

- (3) First Interim Valuation from RVD for Jessville Tower individual tenements.

	Rateable Value 2019/2020 (HK\$) <sup>(4)</sup> (港幣)	Provisional Government Rent Payable (HK\$ per Annum) 每年繳納地稅(港幣)
Carpark Total	990,000.00	29,700.00
Car Parking Space (x33*)	978,143.71	889.22
Motorcycle Parking Space (x2*) <sup>(5)</sup>	11,856.29	177.84
<b>Tower Grand Total</b>	<b>20,509,200.00</b>	<b>615,276.00</b>

Method for carparking space: (Carpark Total Rateable Value x Apportionment (33/33.4)) / 33 spaces x 3%  
for motorcycle space: (Carpark Total Rateable Value x Apportionment (0.4/33.4)) / 33 spaces x 3%

\* Does not include visitor parking and disabled parking

- (4) First Interim Valuation from RVD for the individual parking spaces.  
(5) Motorcycle parking space is assumed to be 1/5 in value of car parking spaces.

Signed by the Purchaser(s) 買方簽署

## 贈品、財務優惠或利益的列表

### List of gifts, financial advantage or benefits

#### 第 I 部份 Part I

1. 視乎買方其要約表格所選擇的支付辦法，賣方將就購買該物業向買方提供以下該支付辦法相關的贈品、財務優惠或利益。  
Depending on the payment plan selected by the Purchaser in his/her/its Offer Form, the relevant gifts, financial advantage or benefits of the payment plan will be made available by the Vendor to the Purchaser in connection with the purchase of the Property.
2. 除非本列表另有定義，招標文件中各用語的定義適用於本贈品、財務優惠或利益的列表的用語。  
All capitalised items in this list of gifts, financial advantage or benefits, unless otherwise defined, shall have the meanings ascribed to them in the Tender Document.
3. 如臨時合約及正式合約因任何原因終止或取消，則賣方提供贈品、財務優惠及利益的協議將無效。  
The Vendor's offer to provide the gifts, financial advantage or benefits shall be withdrawn if the Preliminary Agreement and the Agreement is/are terminated or cancelled for whatever reason.
4. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）而有關還款能力之要求包括但不限於供款與入息比率之上將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the purchaser(s) in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
5. 所有就購買該項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand purchaser(s) as specified in the Preliminary Agreement only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser(s) is/are entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the purchaser(s).
6. 由賣方指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等（不論是否對指定財務機構有約束力）影響。  
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser(s) shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.
7. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時合約後 30 日但不遲於付清樓價餘額之日或買賣合約內訂明的買賣成交日期（以較早者為準）前 30 日向賣方提出申請。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。  
If the purchaser(s) wish(es) to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the purchaser(s) can apply to the Vendor for such change not earlier than 30 days after the date of signing of the Preliminary Agreement but not later than 30 days before the date of settlement of the balance of the purchase price or not later than 30 days before the date of completion of the sale and purchase as specified in the agreement for sale and purchase (whichever is earlier). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

## 第 II 部份

## Part II

1. All the existing furniture and chattels provided in Unit A on 9<sup>th</sup> Floor of Jessville Tower (collectively the “Items”) are as set out in the list of Furniture and Chattels below:

Jessville 大廈 9 樓 A 單位內之現有傢俱及物件（統稱「該等物件」）列出在以下的傢俱及物件表中：

Description 描述	Quantity 數量	Description 描述	Quantity 數量
Dining Room 飯廳			
Dining table 餐檯	1	Mirror 鏡	1
Dining chair 餐椅	6	Ceiling lamp 天花燈	2
Curtain 窗簾	1		
Balcony 露台			
Table 檯	1	Foldable chair 摺疊椅	2
Living Room 客廳			
Sofa 梳化	1	Chair 椅子	2
Side table 角几	2	Rug 地毯	1
Coffee table 茶几	1	Floor lamp 座地燈	1
Curtain 窗簾	1	TV cabinet 電視櫃	1
Ceiling lamp 天花燈	1		
Study Room 書房			
Curtain 窗簾	1	Desk 書桌	1
Chaise 躺椅	1	Chair 椅子	1
Ceiling lamp 天花燈	1	Table lamp 座檯燈	1
Open shelve bookcase 書架	1		
Kitchen 廚房			
High chair 高椅	2	Refrigerator 雪櫃	1
Built-In Combination Microwave, Steam, Fan & Grill Oven 嵌入式四合一燒烤微波蒸焗爐	1	Washer 洗衣機	1
Dryer 乾衣機	1		
Bedroom A2 睡房 A2			
Mirror 鏡	1	Bed Base 床架	1
Hat and coat stand 衣帽架	1	Mattress 床褥	1
Rug 地毯	1	Side table 角几	2

Ceiling lamp 天花燈	1	Table lamp 座檯燈	2
Chest of drawers 抽屜櫃	1		
<b>Bedroom A3 睡房 A3</b>			
Bed base 床架	2	Chair 椅子	1
Mattress 床褥	2	Table lamp 座檯燈	2
Shelf with canvas box 架子連帆布箱	1	Rug 地毯	1
Desk 書桌	1	Ceiling lamp 天花燈	1
<b>Master Bedroom A1 主人睡房 A1</b>			
Bed Base 床架	1	Dressing table 梳妝檯	1
Mattress 床褥	1	Rug 地毯	1
Bedside table 床頭櫃	1	Stool 凳子	1
Table lamp 座檯燈	2	Ceiling lamp 天花燈	1

2. Applicable to Unit A on 9<sup>th</sup> Floor of Jessville Tower ("Unit 9A") only

只適用於 Jessville 大廈 9 樓 A 單位「9A 單位」

- (i) The Items as shown on the list of Furniture and Chattels above are for indicative/reference purpose only.  
以上傢俱及物件表中列出之該等物件，該表只供指示／參考用途。
- (ii) All the Items will be provided to the Purchaser of Unit 9A on an "as-is", "the then as-is" and "where is" basis as at the date of completion of the sale and purchase of Unit 9A. The Purchaser has duly inspected (or has been advised by the Vendor and offered the opportunity to inspect) the Items. 9A 單位內之該等物件將於 9A 單位買賣成交時以「現狀」、「屆時之現狀」及所在位置給予買方。買方已妥為視察（或賣方已建議及買方已獲機會視察）該等物件。
- (iii) No warranty or representation whatsoever has been given or is made by the Vendor as to the state, condition, quality, fitness or finishes of the Items or as to whether any of the Items is or will be in working condition for any purpose.  
賣方沒有為該等物件的狀況、品質、狀態、性能或裝修物料或其是否或將會否在可運作狀況提供或作出任何保證或陳述。
- (iv) The Purchaser agrees to waive any requisitions, objection and/or claim in relation to any and all of the Items and shall not be entitled to refuse to complete the purchase of Unit 9A or to seek reduction in the purchase price or other relief by reason of the Vendor's failure to deliver any of the Items or any damage to any of the same.  
買方茲同意不會要求賣方就該等物件的任何或所有部份提出任何質詢，反對或/及索償。如賣方未能提供該等物件或如該等物件有任何損毀，買方不能因此拒絕完成 9A 單位的買賣交易或尋求減買價或其他緩解。
- (v) If any of the Items is out of stock, an Item of comparable quality will be provided by the Vendor.  
如任何該等物件的貨源短缺，賣方會提供品質相約的物件。

## 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 fulfill 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 1991 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.

A secretive entity

Unusual instructions

Unusual settlement requests



## 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，律師在接受市民委託辦理任何事務前，會要求他們合作提供以下資料：

### 個別人士

- 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擔。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，才能夠做好把關的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。

通過向律師提供所需的資料，公眾人士便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子濫用香港法律服務，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，包括資產交易和遺產管理，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。律師只會向可疑交易或恐怖分子融資活動時，才按法律規定向執法機構舉報。根據香港法例，若發現任何懷疑與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

**香港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，律師還會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?

如果是較複雜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，才會按法律規定向執法機構舉報。

身份不明

不尋常的指示

不尋常的結算要求



## 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

嚴禁清洗黑錢

Laundering