

Fittings & Finishes Schedule

Common Area

External Wall

Building facade finished primarily with combination of curtain wall system and aluminium cladding, grille, glass cladding and aluminium fins; others are laid with tiles or external paint.

Entrance and Main Lobby

Walls and floors finished with marble, granite, glass or timber aluminium cladding, stainless steel cladding where applicable. Lobby is fully air-conditioned, with suspended ceiling.

Typical Lift Lobby & Corridor

Floor finished with large size granite/ marble slabs. Walls finished with resin based reconstitute marble. Ceiling finished with long strip suspended aluminum panel completed with energy saving type lighting and Air Conditioning system.

Lifts and Escalators Provision

Totally 10 nos of passengers/ disabled persons lifts (L2 to L11) are provided to serve the office tower; two separate fire services/ disabled persons lifts (L1 & L12) are provided to serve floors from basement car park (B1 & B2), G/F, Shops at 1/F and 2/F (Shop) and offices above; one set of passenger/ disabled persons lift (L13) is provided to serve floors from basement car park (B1 & B2) & 1/F; two nos of passengers/ disabled persons lifts (L12 & L14) operate round the clock from G/F to 1/F in conjunction with the public footbridge and passage through the building. Air Conditioning will be provided for all lifts.

The main entrance is equipped with one pair of escalator from G/F to 1/F main lobbies.

Common Lavatories

Granite and reconstitute marble base stone will be primary finishing materials to wall and floor finishes. False ceiling will be aluminium panel complete with light trough. Cubicles are compressed PVC laminate in wood grain finish. Basin counter top will be granite or marble finish with cabinet underneath. Air Conditioning will be provided to the toilets.

Accessible Unisex Toilet

W.C. wash basin, grab bars and alarm bell are provided all in accordance with BFA2008. Wall and floor are finished with granite/ marble, false ceiling will be aluminium panel. Air Conditioning will be provided to the Accessible Unisex Toilet.

Car Park, Loading/ Unloading

Private parking spaces are provided in two storey basements, whereas loading/ unloading spaces are located on G/F with access from Wai Yip Street. The basement floors will be painted in colour with epoxy paint, acrylic paint to walls and emulsion paint to ceiling. Electric vehicle charger provision is also provided in according to the prevailing code of practice (Electricity meter/ socket shall be installed by individual car parking space owner(s) at his own cost). Basement floors will be fully ventilated.

Greenery

Greenery will be provided mainly on G/F and 2/F. Some walls facing the street(s) will be enhanced with vertical green at G/F level.

Environmental Rating

BEAM plus (Version 1.2) Provisional Gold rating in accordance with Hong Kong Green Building Council standard.

Security System

CCTV system installed at strategic locations throughout the building; watchmen-tour system adopted; professional management team engaged to oversee the daily security need and house-keeping works.

Fire Services

Automatic sprinkler system, hydrants and hose reels are installed on each floor. Smoke alarm, fire shutters and fire extinguishers are provided at various locations in accordance with the standards and requirements of Hong Kong Fire Services Department.

Telecommunications

Telecommunication plant room and vertical risers provided for all services providers, owner can choose one of the services providers for telephone and broadband service. Horizontal trunking or conduit is provided inside corridor false ceiling with tee off to every office unit.

Electrical Installation

Dual power supply risers installed. 380V 3 phases 2000A busbar risers with tapped off unit for every floor.

Backup Power

Essential power supplied by emergency generator is provided for all fire services equipment, emergency lighting and fire evacuation signage.

Water Supply and Pipes

Concealed/ semi-concealed copper pipes for potable water supply.

Refuse Collection

Refuse Storage & Material Recovery Chamber is provided on B1/F and G/F.

Water/ Electricity Meters

Individual owner of Office and Shop unit is to connect his unit to the main electricity power supply meter at his own cost.

Individual Unit

Office Main Door

Fire rated timber door with wood grain PVC laminated finish.
Glass Door installed for G/F to 1/F shop units.

Internal Finishes

Walls and columns finished with emulsion paint on cement/ sand plaster up to beam soffit level. Off-form ceiling without false ceiling, complete with essential lighting only.

Lavatory

The following shops/ office units are furnished with lavatory which is finished with granite/ marble to wall and floor and false ceiling will be aluminium panel:

Unit		Facilities
G/F	Shop A & D	lavatory
2/F	Shop E of Tower A	lavatory
3/F - 12/F	Office F of Towers A & B	lavatory
15/F - 16/F	Office E of Towers A & B	lavatory
18/F - 21/F	Office E of Towers A & B	lavatory & shower
18/F - 21/F	Office F of Towers A & B	lavatory
22/F - 23/F	Office E of Tower A	lavatory & shower
22/F - 23/F	Office F of Towers A & B	lavatory
25/F - 26/F	Office of Towers A & B	lavatory & shower
27/F - 30/F	Office of Tower A	lavatory

Flooring

Bare finish raised floor system at 105mm high (inclusive of material) on monolithic concrete trowelled smooth surface (access boxes and Grommets not provided) is provided for office units on 2/F to 30/F. Cement and sand screeding finishing is provided for shop units on G/F to 1/F. Carpet or vinyl finish is not provided.

Curtain Walls

Curtain wall system complete with fixed windows and lockable windows.

Curtain wall is reflective type in combination of single and double glazed tempered/ heat strengthened glasses, with low-E lining if necessary to meet OTTV requirements.

Air-conditioning

Chilled water Fan coil unit(s) with pre-treated fresh air supply will be provided for all office units and shops on 2/F to 30/F. The pre-treated air handling units and fan coil unit(s) to be supported by the water cooled central chiller plant on the roof floor.

Chilled water Fan coil unit(s) with bare fresh air duct/ fresh air louver will be provided for all shops on G/F to 1/F. The fan coil unit(s) to be supported by the water cooled central chiller plant on the roof floor.

Lighting

Lightings will be installed to meet BD/ FSD/ EMSD/ Beam Plus requirement.

Fire Services

Automatic sprinkler system installed in offices are in accordance with FSD requirements.

Automatic fire detection system will be provided for M&E plant rooms. Fire hydrant and hose reel complete with manual fire alarm system are provided in accordance with FSD's standard and requirements. Drencher is also provided on refuge floor.

Remarks

The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard without prior notice to the Purchaser. All of the above items and the others which are not listed above are subject to the final approval by relevant Government Authorities. The fittings and finishes as listed above shall be in accordance with the terms of the formal Agreement for Sale and Purchase. Those provisions may have slight variation in the colour, measurement, grain, texture and/ or workmanship. Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the formal Agreement for Sale and Purchase.

Information for Reference

Standard Information about the Development

Name of Development

CAPITAL TOWER 富臨中心

Address

38 Wai Yip Street

Lot No.

New Kowloon Inland Lot No.6313

Site Area

Approx. 3,795 sq. m.

User Restriction

Non-industrial (excluding residential, hotel, godown, petrol filling station and residential care home) purposes

Lease Term of Land Grant

50 years from 10th June 2015

Government Rent

3% per annum of the rateable value of the property

Vendor

Great Maker Limited (明宏有限公司)

Vendor's Holding Company

Not Applicable

Vendor's Solicitor

Mayer Brown JSM
16th – 19th Floors, Prince's Building,
10 Chater Road,
Central, Hong Kong.
Tel: 2843 2211 Fax: 2845 9121

Purchasers can appoint their own solicitors and should read carefully the attached bilingual "WARNING TO PURCHASERS" notice

Authorised Person

Mr. Leung Sai Hung

Architect

MLA Architects (HK) Limited

Structural Engineer

Paul Wong Consulting Engineers Limited

Building Contractor

W.Hing Construction Co. Limited

Licensed Bank or registered deposit-taking company authorised under section 16 of the Banking Ordinance that has made a loan, or has undertaken to provide finance, for the construction of the Development

The Hongkong and Shanghai Banking Corporation Limited and DBS Bank (Hong Kong) Limited.

Other person who has made a loan for the construction of the Development

Not Applicable

Sales Office

- 32/F, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon
- B27-28, Basement, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong (Entrance at G/F of Bank of America Tower)

Anticipated Completion Date as specified in the Agreement for Sale and Purchase of the Development

31st May 2019

(Subject to such extension of time as may be granted by the Authorised Person in circumstances as specified in the Agreement for Sale and Purchase

Design of the Development**No. of Tower**

2 (Tower A & B)

No. of Storeys for Car Parking

3 Storeys (B2/F, B1/F & G/F)

No. of Storeys for Shopping Arcade

3 Storeys (G/F, 1/F & Part of 2/F)

No. of Storeys for Office

24 Storeys (Part of 2/F, 3/F to 30/F, excluding 17/F Refuge Floor)

Omitted Floor Numbers

4/F, 13/F, 14/F and 24/F

Floor-to-floor Height*

- G/F : approximately 5.800 meters to 6.400 meters
(Note : Certain areas of some shops on G/F are under escalator(s) and/ or staircase(s) and the floor-to-floor height in respect of such areas is lower)
- 1/F : approximately 5.000 meters
- 2/F : approximately 4.200 meters
- 3/F to 16/F : approximately 4.200 meters for each floor
- 18/F to 30/F : approximately 4.200 meters for each floor

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor, and subject to final approved building plans by the Buildings Department and the Lands Department.

Number of Carpark Units**Private Car Parking Space**

240 nos. (Dimension: approximately 5.0m x 2.5m)

Accessible Parking Space

3 nos. (Dimension: approximately 5.0m x 3.5m)

Motor Cycle Parking Spaces

25 nos. (Dimension: approximately 2.4m x 1.0 m)

Heavy Goods Vehicle Loading/ Unloading Space

9 nos. (Dimension: approximately 11.0m X 3.5m)

Light Goods Vehicle Loading/ Unloading Space

16 nos. (Dimension: approximately 7.0m x 3.5m)

Property Management

Expressions used in this "Property Management" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/ or used in the Deed of Mutual Covenant and Management Agreement ("DMC") in respect of the Development.

Terms of Appointment of the Manager

The initial term shall be **TWO** (2) years from the date of the DMC, and such appointment shall continue thereafter until terminated in accordance with the DMC. The appointment of the Manager may be terminated by giving not less than 3 calendar months' notice of termination in writing in accordance with the DMC.

Monthly Management Fees

Based on the annual budget prepared by the Manager, each Owner shall contribute to the expenses in proportion to the undivided shares allocated to his unit in accordance with the DMC.

The actual amount of management expenses will be determined in accordance with the DMC.

Initial Payments upon Handover

1. Management Fee Deposit (transferable but not refundable)
 - a sum equivalent to 3 months' management fee;
2. Special Fund (non-refundable and non-transferable)
 - a sum equivalent to 2 months' management fee;
3. Debris Removal Fee (non-refundable and non-transferable)
 - a sum equivalent to 1 month's management fee;
4. Management Fee payable in advance
 - a sum equivalent to 1 month's management fee; and
5. A proportionate share of deposits payable for electricity and water meters & other utilities deposits.

The purchaser should pay the above amounts notwithstanding that the exact amount of such amounts is yet to be finalised.

Building Rules and Fitting Out Rules

The Owners and occupiers shall observe and obey the Building Rules and Fitting Out Rules stipulated by the Manager and shall submit detailed plans and drawings (supported by written information on all proposals) to the Manager for approval before carrying out fitting out works.

Other Information

Matters Relating to Memorandum for Sale/ Preliminary Agreement for Sale and Purchase

1. The preliminary deposits paid by prospective purchasers at the time of signing a preliminary agreement will be cashed and the proceeds shall be paid into a bank account opened with a licensed bank held in trust for the Vendor by its solicitors and the proceeds shall not be transferred to the Vendor.
2. After the respective Formal Agreements for Sale and Purchase have been signed by the purchasers in respect of the units purchased by them, the preliminary deposits

relating to those units held by the Vendor's solicitors in the stakeholder accounts shall be applied as deposit and in part payment of the purchase price of each unit and shall be held by the Vendor's solicitors as stakeholders.

3. If a person who signed a preliminary agreement does not, for any reason, execute the Formal Agreement for Sale and Purchase, the Vendor shall refund to him the amount of any preliminary deposit already paid by him less an amount of **3%** of the purchase price of the unit in respect of which he signed the preliminary agreement.
4. No interest on the preliminary deposits shall be paid to the prospective purchasers.

Saleable Area

"Saleable area" (as defined in the Formal Agreement for Sale and Purchase) means:

1. in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; but shall exclude the common parts outside the enclosing walls of such unit provided that if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included;
2. in relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
3. in relation to any bay window which does not extend to the floor level of a unit, the area of such bay window measured from the exterior of the enclosing walls or glass

windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit but excluding the thickness of such wall;

4. in relation to any carparking space, the area of such carparking space (the dimensions of which are more particularly set out in Schedule 3 of the Formal Agreement for Sale and Purchase) measured from the interior of its demarcating lines or enclosing walls, as the case may be;
5. in relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.

The internal areas of the units on the upper floors will generally be slightly larger than the lower floors due to reducing thickness of the structural walls on the upper floors.

Information To Be Disclosed Upon Request

1. Charges of the Vendor's solicitors for conveyancing and mortgage; and stamp duties.
2. A complete set of updated Master Layout Plans (if any) and building plans approved by the Building Authority under the Buildings Ordinance and the Lands Department.
3. The Vendor has deposited in the sales office(s) a copy of the Land Grant, the form of the DMC and the approved building plans for inspection by prospective purchasers free of charge. Copies will be provided upon payment of photocopying charges.
4. The Vendor's solicitors shall keep an updated record on a calendar monthly basis starting from the signing of the first Agreement for Sale and Purchase ("ASP"), of the information as to the total construction costs and total professional fees to complete the Development as well

as the total construction costs and the total professional fees expended and paid from time to time and shall, upon request from any purchasers of units who have signed the ASP, give them a written copy of the updated record as at the end of the preceding calendar month. A nominal fee of not more than HK\$100 may be charged for this service.

Additional Information

1. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding areas and environment and public facilities nearby as well as making reference to the building model placed at the sales office for the physical appearances and/ or architectural features of the Development especially those of or affecting the units they intend to purchase.
2. The Vendor will pay/ has paid all outstanding Government rent in respect of the Lot from the date of the grant of the Lot up to and including the date of the respective Assignments.
3. There are curtain walls and/ or non-structural pre-fabricated external walls in the units above G/F. The saleable area of such unit is measured from the exterior of such wall.

Defects Liability Warranty Period

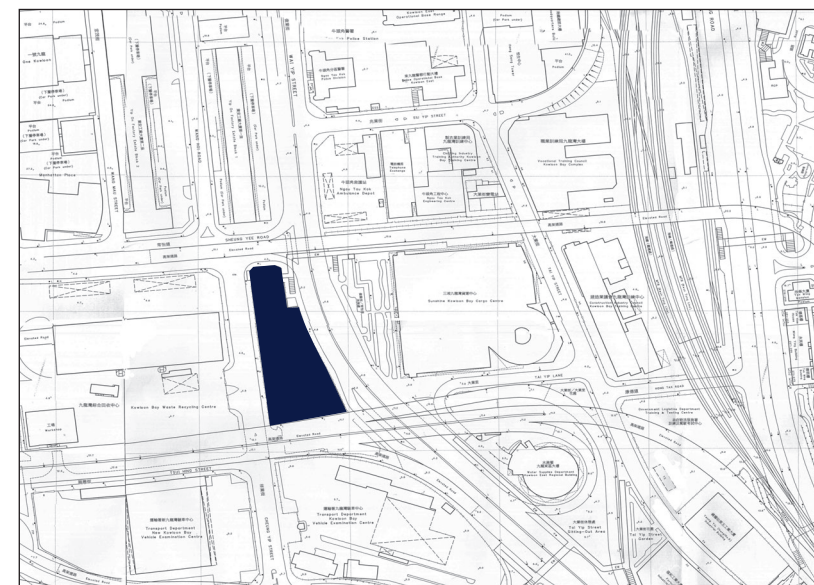
The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase.

Outline Zoning Plan



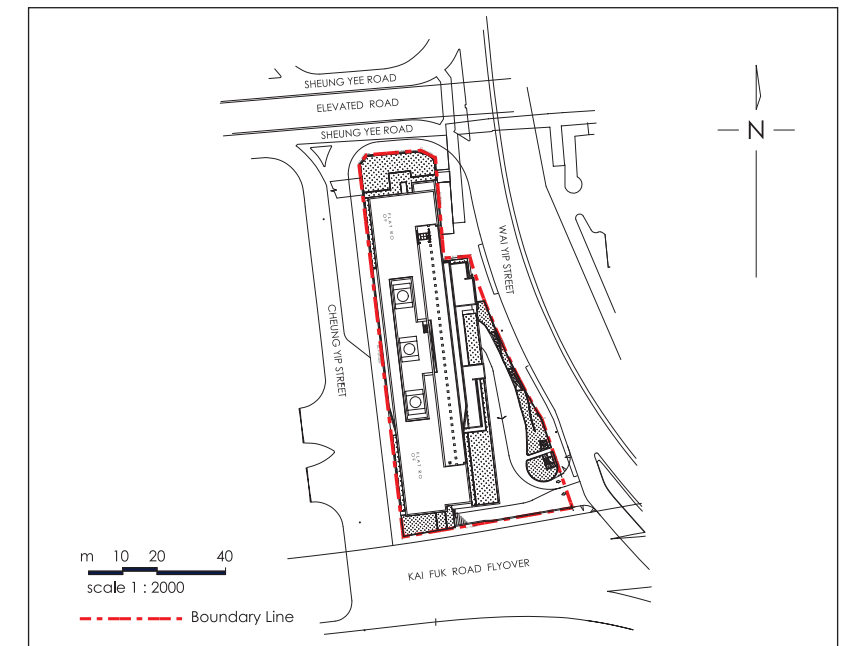
Part of the Kowloon Planning Area No.13 & 17 - Ngau Tau Kok & Kowloon Bay - Outline Zoning Plan S/K13/29 dated 13/04/2017
 摘錄自2017年04月13日印刷之香港城市規劃委員會依據城市規劃條例擬備的牛頭角及九龍灣(九龍規劃區第13及17區)分區計劃大綱圖 - 圖則編號 S/K13/29

Location Plan



Source of information: Survey sheet No. 11-NE-17A dated 04/03/2019, 11-NE-17B dated 17/05/2019
 資料來源: 測繪圖編號11-NE-A, 修訂於 04/03/2019; 11-NE-17B, 修訂於 17/05/2019

Layout Plan Of The Development



Information for Other Enquiries

1. Consumer Council
 Enquiry Hotline: 2929 2222
 Website: <http://www.consumer.org.hk>
2. Estate Agents Authority
 Enquiry Hotline: 2111 2777
 Fax: 2598 9596/ 2598 9597
 Website: <http://www.eaa.org.hk>
3. The Real Estate Developers Association of Hong Kong
 Enquiry Hotline: 2826 0111
 Website: <http://www.reda.hk>

Salient Points of the Land Grant

Extracts from Conditions of Exchange No. 20253 dated 10th June 2015 (the "Land Grant") in respect of New Kowloon Inland Lot No.6313 (the "Lot").

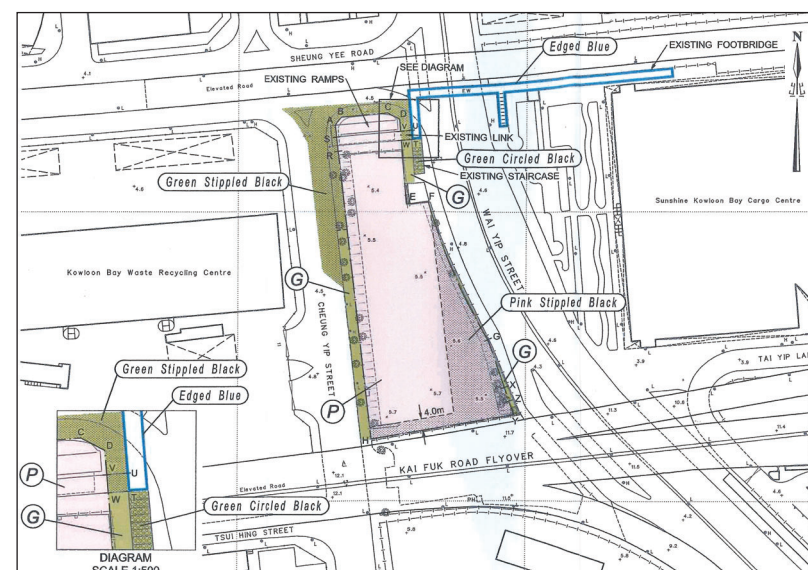
1. The Development is constructed on New Kowloon Inland Lot No.6313.
2. Lease term: 50 years commencing from 10th June 2015.
3. The annual Government rent of the Lot is 3% of the rateable value from time to time of the Lot.
4. The Lot shall not be used for any purpose other than for non-industrial (excluding: residential, hotel, godown, petrol filling station and residential care home) purposes.
5. The parking spaces provided in the Lot shall not be used for any purposes other than for the parking of motor vehicles or motor cycles (as the case may be) licensed under the Road Traffic Ordinance (Cap.374) and belonging to the owners or occupiers of the Development and their bona fide guests, visitors or invitees, loading and unloading of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the owners or occupiers of the Development and their bona fide guests, visitors or invitees. Such parking spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
6. Special Condition No.(27)(b) of the Land Grant provides that "Upon completion of the construction of the Internal Pedestrian Walkway (as to which decision of the Director shall be final and conclusive), the Purchaser shall throughout the term hereby agreed to be granted at his own expenses and in all respects to the satisfaction of the Director, keep the Internal Pedestrian Walkway and the Structural Support and Connection VW (or such part thereof as the Director may require or approve) illuminated and open for the public 24 hours a day to pass and repass on foot or by wheelchair along, to, from, through and over the Internal Pedestrian Walkway and the Structural Support and Connection VW (or such part

thereof as the Director may require or approve) free of charge and without any interruption."

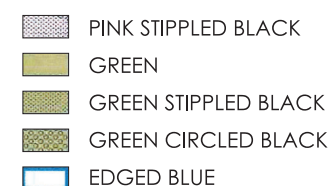
7. Special Condition No.(30) of the Land grant provides that "the Purchaser shall maintain the Covered Footbridge Link in good and substantial repair and condition in all respects to the satisfaction of the Director until such time as the same shall have been delivered to the Government in accordance with sub-clause (h) of this Special Condition."

The above information is for reference only. For full details, please refer to the Conditions of Exchange registered and deposited in the Land Registry as Conditions of Exchange No. 20253 and any other document affecting the Lot.

Lot Plan of New Kowloon Inland Lot No.6313



The above plan is simplified and may be inaccurate. The plan is subject to final approval by relevant Government authorities.



Salient Points Of The Deed Of Mutual Covenant and Management Agreement ("DMC")

Expressions used in this "Salient Points of the Deed of Mutual Covenant and Management Agreement" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/ or used in the DMC in respect of the Development.

1. Each Owner has to contribute towards the Management Expenses of the Building in proportion to the undivided shares allocated to his Unit.
2. Management fees are payable in advance on the first day of each month.
3. The first manager for the Building will be appointed for an initial term of 2 years from the date of the DMC.
4. The Manager's annual remuneration for managing the Building will not exceed 15% of the total annual Management Expenses.
5. The following covenants and restrictions are to be included:
 - (a) No Owner shall make any structural alteration to his Unit which will damage or interfere with the use and enjoyment of other parts of the Building.
 - (b) No Owner shall use or permit or suffer his Unit to be used for any illegal or immoral purposes.
 - (c) Every Owner shall observe and perform all the covenants conditions and provisions of the Conditions, the DMC and the Building Rules which may be in force from time to time.
 - (d) No Owner (other than Owners of the Signage Units) shall do anything that may change or alter the external appearance or facade of th Building.
 - (e) No air-conditioning unit or other fixtures shall without the prior written consent of the Manager be installed through any window or external wall of the Building.
 - (f) No Owner shall keep any live poultry, birds or other animals which cause a nuisance in any part of the Building.

6. Common Areas and Facilities of the Building

- (a) The Common Areas and Facilities will comprise the Building Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities, the Office Common Areas and Facilities and Office/ Commercial Common Areas and Facilities.
- (b) Building Common Areas and Facilities shall include, among other things, part of the Greenery Area, part of the Internal Pedestrian Walkway, the Structural Support and Connection RS, the Structural Support and Connection VW, main entrance, passages, foundations and structures, external walls and curtain walls (excluding those parts of the external walls and curtain walls forming part of the Units), canopies, architectural features, entrances, staircases, escalators, landings, the run-in and run-out, driveways, ramps, lift(s), lift shaft(s), lift pit(s), lift machine room, refuse storage and material recovery chambers, recycle chamber, and such other areas and any other systems, services, devices and facilities provided or installed in the Building intended for the common use and benefit of the Building as a whole or otherwise not of any individual Owner
- (c) Commercial Common Areas and Facilities shall include, among other things, part of the Internal Pedestrian Walkway, entrance lobby, passages, corridors, lavatories, toilets, electrical meter room, arcade, fan room and such areas and facilities of and in the Land and the Building intended for the use and benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner
- (d) Office Common Areas and Facilities shall include, among other things, the passages, corridors, staircases, lavatories, toilets, and such areas and facilities of and in the Land and the Building intended for the use and benefit of the Office Accommodation as a whole or otherwise not of any individual Owner.
- (e) Carpark Common Areas and Facilities shall include, among other things, the whole of the Carpark (except

the Accessible Car Parking Spaces and the Loading and Unloading Spaces), ramps, driveways, circulation areas, passages, lift lobbies, smoke seal lift lobby, voids, staircases, passages, fan rooms, and such areas and facilities of and in the Land and the Building intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner.

- (f) Office/ Commercial Common Areas and Facilities shall include, among other things, the Accessible Car Parking Spaces, the Loading and Unloading Spaces, part of the Greenery Area, part of the Internal Pedestrian Walkway, telecommunications and broadcasting equipment rooms, flushing water pump room/ tank, driveways, circulation areas, air handling unit room, electrical meter rooms, refuge area, pipe duct rooms, arcades, lifts, lift shafts, lift pits, lift machine rooms, lift lobbies, staircases, passages, corridors, flat roofs (other than those held or intended to be held together with any Unit), drencher water tank, potable water pump room and such areas and facilities of and in the Land and the Building intended for the use and benefit of the Commercial Accommodation and the Office Accommodation as a whole or otherwise not of any individual Owner.

7. Manager's Power

The Manager shall have the power to enter with or without agents workmen and others at all reasonable times on reasonable notice (except in case of emergency) into and upon any Unit or any part thereof for the purposes of repairing or maintaining such Unit or the Building or any part thereof or any of the Common Areas and Facilities.

8. Manager's Duty

The Manager shall be responsible for the management of the Building and the Land and shall hold the Common Areas and Facilities, upon assignment of the same by the Vendor to the Manager, as trustee and for the general benefit of all the Owners.

9. Change of Ownership

Each Owner shall notify the Manager in writing of any change of ownership within one month from the date of the assignment.

10. All Owners shall observe and comply with all provisions of the Conditions and the DMC so long as they remain as owners of the Building.

Please refer to the latest draft of the DMC for details. A full script of the latest draft of the DMC is available for inspection in the sales office upon request and copies will be provided on payment of photocopying charges.

Remarks:

The above information is for reference only. For details of the Land Grant and full details of the DMC, please refer to the Land Grant and the DMC. A copy of the full script of the Land Grant and DMC is available upon request and on paying necessary photocopying charges.

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochures

Provisional
GOLD



PROVISIONAL
GOLD
NB V1.2 2017
HKGBC
BEAM Plus

Preliminary Agreement For Sale and Purchase and Legal Representation

In respect of the Preliminary Agreement for Sale and Purchase, please read the following carefully.

WARNING TO PURCHASERS PLEASE READ CAREFULLY

對買方的警告買方請小心閱讀

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。

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。

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

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。

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。

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 .
公曆 年 月 日

A potential purchaser may wish to make any enquiry with The Law Society of Hong Kong. The contact details are set out below:
Enquiry Telephone Number: 2846 0500
Website address: www.hklawsoc.org.hk

準買家可向香港律師會查詢，該會聯絡方法如下：
查詢電話：2846 0500
網址：www.hklawsoc.org.hk

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