

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of
the properties set out in column (B) of Part I of the Schedule to the Tender Notice at

THE PAVILIA FARM III

18 Che Kung Miu Road, Sha Tin,
New Territories, Hong Kong

(unless the properties are previously withdrawn or sold)

Tenders must be submitted during office hours set out in Part II of the Schedule to the Tender Notice during the Tender Period of the Properties for Tender to the Tender Box labelled “**Public Tender For The Pavilia Farm III**” placed at 30/F, Tower B, 83 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong in a plain envelope and clearly marked “**The Pavilia Farm III**” and the relevant tender number.

Vendor: **MTR Corporation Limited**
MTR Headquarters Building, Telford Plaza, Kowloon Bay, Kowloon, Hong Kong

Vendor's agent: **New World Real Estate Agency Limited**
10/F, Tower A, 83 King Lam Street, Cheung Sha Wan, Kowloon
Enquiry Hotline: 8332 2233

招標文件

公開招標承投購買物業

現招標承投購買位於

香港新界沙田車公廟路 18 號

柏傲莊 III

載於招標公告附表第 I 部份 (B)欄之物業

(已被撤回或出售的物業則除外)

投標書須在招標物業的招標期間於招標公告附表第 II 部份所載的辦公時間放入普通信封內，信封面上清楚註明「**柏傲莊 III**」及相關的招標號碼，放入位於香港九龍長沙灣瓊林街 83 號 B 座 30 樓擺放的標示為「**柏傲莊 III 公開招標**」的投標箱內。

賣方： 香港鐵路有限公司
香港九龍九龍灣德福廣場港鐵總部大樓

賣方代理人： 新世界地產代理有限公司
九龍長沙灣瓊林街 83 號 A 座 10 樓
查詢熱線：8332 2233

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 date of submission of tender and the date which is the seventh working day after the Tender Closing Date, applicable to the relevant Properties for 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 3 of the Conditions of Sale;
“Conditions of Sale”	means the Conditions of Sale set out in Part 2 of this Tender Document;
“Information on Sales Arrangements”	means the Information on Sales Arrangements for sale by way of tender of THE PAVILIA FARM III issued by the Vendor (as may be varied by the Vendor from time to time);
“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;
“Properties for Tender”	means the properties set out in column (B) of Part I of the Schedule to the Tender Notice as revised by the Vendor from time to time at its sole and absolute discretion and “Property for Tender” means any one of them;
“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 Office”	means 30/F, Tower B, 83 King Lam Street, Cheung Sha Wan, Kowloon, Hong Kong;
“Tender Closing Date”	means the date and time of closing of tender set out in the Information on Sales Arrangements as applicable to the relevant tender number;
“Tender Commencement Date”	means the date and time of commencement of tender set out in the Information on Sales Arrangements as applicable to the relevant tender number;
“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 the period between the Tender Commencement Date and the Tender Closing Date (both dates inclusive);

“Tender Price”	means the price tendered for the Tendered Property or each of the Tendered Properties (as the case may be) as specified in the Schedule to the Offer Form;
“Tendered Properties”	means the properties as specified in the Schedule to the Offer Form and “Tendered Property” means any one of them;
“Tenderer”	means the person who is specified in the Schedule to the Offer Form as the tenderer;
“Vendor”	means MTR Corporation Limited (香港鐵路有限公司); and
“Vendor’s solicitors”	means any one of the following firms to be designated by the Vendor at its sole and absolute discretion :- • Deacons 6th Floor, Alexandra House, 18 Chater Road, Central, Hong Kong • Johnson Stokes & Master 16th – 18th Floors, Prince's Building, 10 Chater Road, Central, Hong Kong • Kao, Lee & Yip 17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong

2. **Procedures of Tender**

- 2.1 The Vendor invites tenders for the purchase of the Properties 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 Properties for Tender from sale or to sell or dispose all or any of the Properties 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 closing date and time of the tender of any of the Properties for Tender. Any adjustment of the Tender Closing Date applicable to any of the Properties for Tender will be posted at the Sales Office. The Vendor is not obliged to separately notify the Tenderers of such adjustment.
- 2.6 Tenderers should note the Vendor’s solicitors do not act for any Tenderer in the process of this tender.
- 2.7 A tenderer should submit this Tender Document in accordance with the terms and conditions as set out in this Tender Document.
- 2.8 A tender must be:-
 - (a) made in the form of this Tender Document with the Offer Form (Part 3 of this 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's order(s) and/or cheque(s)

- (1) in respect of each Tendered Property, cashier's order(s) issued by a bank duly licensed under section 16 of the Banking Ordinance for a minimum amount of HK\$1,000,000; and
- (2) in respect of each Tendered Property, cashier's order(s) or cheque(s) in the sum equal to 5% of the Tender Price for the Tendered Property less the amount provided by the cashier's order(s) submitted under paragraph 2.8(b)(i)(1) above.

The cashier's order(s) and cheque(s) shall be made payable to "**Deacons**".

(ii) Tenderer's identification document(s)

If the Tenderer is/are individual(s), copy of the HKID 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 of the Tenderer.

(iii) Intermediary's licence (if applicable)

Copy of licence of the estate agent appointed by the Tenderer (the "**Intermediary**").

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

- (1) Warning to Purchasers
- (2) Personal Information Collection Statement (New World Real Estate Agency Limited) and (if applicable) The People's Republic of China Addendum
- (3) Personal Information Collection Statement (MTR Corporation Limited)
- (4) Declaration of Relationship with the Vendor
- (5) Declaration of Relationship with the Owner
- (6) Declaration Regarding Intermediary
- (7) Acknowledgement Letter Regarding Stamp Duty
- (8) Vendor's Information Form
- (9) Acknowledgement Letter for Viewing of Property
- (10) Acknowledgement Letter Regarding Built-in Items (if applicable)
- (11) Acknowledgement Letter regarding "MAGIC SLIDE" glass sliding door (if applicable)
- (12) Acknowledgement Letter regarding Feature Wall and Thickness of Finishes (if applicable)
- (13) Acknowledgement Letter Regarding Flat Roof(s) and/or Roof of the Property (if applicable)
- (15) Reminder to Prospective Purchasers

For the avoidance of doubt, documents as follows are parts of Annex but not required to be signed and completed by the Tenderer:

- (14) List of gifts, financial advantage or benefits
- (16) Anti-money Laundering Leaflet of the Law Society of Hong Kong

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 "**The Pavilia Farm III**" and the relevant tender number; and

- 2.9 The cashier's 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's 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's orders and/or cheque(s) will be returned by personal delivery or by post, within a period of fourteen (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's 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 in accordance with this Tender Notice and the Offer Form and the terms and conditions contained in the Conditions of Sale annexed to this Tender Notice. 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 Purchaser will also be notified of the name of the Vendor's solicitors in the Letter of Acceptance. The Letter of Acceptance will be deemed to have been duly received on the third 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 office hours set out in Part II of the Schedule to the Tender Notice within 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.
- 3.4 In the event that the Purchaser intends to execute the Agreement by his/her attorney on his/her behalf :-
- (a) 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; and
- (b) 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 Properties 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 agent, New World Real Estate Agency Limited, of 10/F, Tower A, 83 King Lam Street, Cheung Sha Wan, Kowloon (Enquiry Hotline: 8332 2233).
- 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 agent 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 submits any non-conforming tender(s) 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 this Tender Document shall be treated as non-conforming tenders.
- 4.4 Regardless of whether the Tenderers have completed, signed and submitted the English version or the Chinese version of the Offer Form, in the event of any discrepancy between the English version of this Tender Document and the Chinese version of this Tender Document, the English version shall prevail.

Schedule to the Tender Notice

Part I - Properties For Tender

(A) Item	(B) Properties for Tender
1	Flat A, 8/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
2	Flat A, 43/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
3	Flat A, 46/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
4	Flat A, 50/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
5	Flat A, 51/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
6	Flat A, 52/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
7	Flat B, 43/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
8	Flat B, 46/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
9	Flat B, 51/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
10	Flat B, 52/F, Tower 1 (1A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
11	Flat D, 57/F, Tower 8 (8A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
12	Flat D, 58/F, Tower 8 (8A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
13	Flat D, 61/F, Tower 8 (8A)*, The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong

Part II – Office Hours

From 11 a.m. to 5 p.m. daily

[End of Part I: Tender Notice]

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」	指由遞交投標書的日期至適用於相關招標物業的招標截止日期後的第 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 3 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；
「銷售安排資料」	指賣方就柏傲莊 III 發出之以招標形式出售的銷售安排資料(或其不時修改之版本)
「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投標物業；
「該等招標物業」	指按照賣方單獨絕對酌情決定下不時修訂的招標公告附表 第 I 部份(B)欄所列的物業，而「 招標物業 」是指任何一個該等物業；
「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，其對投標物業的投標書獲得賣方接納；
「售樓處」	指香港九龍長沙灣瓊林街 83 號 B 座 30 樓；
「招標截止日期」	指載於銷售安排資料並適用於相關招標號碼的招標截止的日期及時間；
「招標開始日期」	指載於銷售安排資料並適用於相關招標號碼的招標開始的日期及時間；
「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」	指招標開始日期至招標截止日期之期間(包括首尾兩日)；
「投標價」	指要約表格的附表中訂明投購投標物業或該等投標物業的每一個物業(視情況而定)的價格；
「該等投標物業」	指要約表格的附表中訂明的物業，而「 投標物業 」是指任何一個該等物業；
「投標者」	指要約表格的附表中訂明為投標者的人士；

「賣方」	指香港鐵路有限公司 (MTR Corporation Limited)；及
「賣方律師」	指賣方單獨絕對酌情決定下指定的以下任何一家律師行：- • 的近律師行 香港中環遮打道 18 號歷山大廈 6 樓 • 孖士打律師行 香港中環遮打道 10 號太子大廈 16 至 18 樓 • 高李葉律師行 香港中環置地廣場告羅士打大廈 17 樓

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該等招標物業。
- 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等招標物業不予出售，或將全部或任何該等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 賣方保留權利更改任何該等招標物業的招標截止日期及時間。任何更改適用於任何該等招標物業的招標截止日期的通知會張貼於售樓處。賣方無須就該等更改另行通知投標者。
- 2.6 投標者須注意賣方律師在本招標過程中不代表任何投標者。
- 2.7 投標者應按照載於本招標文件的條款及細則遞交本招標文件。
- 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
- (1) 就每一投標物業而言，一張或多張由根據《銀行業條例》第 16 條獲妥為發牌的銀行所簽發的銀行本票，金額最少為 HK\$1,000,000；及
- (2) 就每一投標物業而言，一張或多張銀行本票或支票，金額相等於投標物業的投標價 5% 減去按上述第 2.8(b)(i)(1)段提供的銀行本票的金額
- 銀行本票及支票抬頭請寫「**的近律師行**」。
- (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香港身份證／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的複印本。

(iii) 中介人的牌照(如適用)

投標者委託的地產經紀(「中介人」)的牌照複印本。

(iv) 由投標者填妥並簽署的載於附件的文件

- (1) 對買方的警告
- (2) 收集個人資料聲明(新世界地產代理有限公司)及(如適用)中華人民共和國附錄
- (3) 收集個人資料聲明(香港鐵路有限公司)
- (4) 與賣方關係的聲明
- (5) 與擁有人關係的聲明
- (6) 關於中介人的聲明
- (7) 關於印花稅的確認書
- (8) 賣方資料表格
- (9) 參觀物業確認函
- (10) 有關嵌入式物件之確認函(如適用)
- (11) 有關「MAGIC SLIDE」玻璃趟門之確認函(如適用)
- (12) 有關特色牆和裝修物料厚度之確認函(如適用)
- (13) 有關該物業平台及/或天台之確認函(如適用)
- (15) 給準買家的提醒

為免生疑問，下列文件為附件的一部分，但無需投標者簽署和填寫：

- (14) 贈品、財務優惠或利益的列表
- (16) 香港律師會打擊清洗黑錢活動單張

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「**柏傲莊 III**」及相關的招標號碼；及
- (d) 從招標開始日期起至招標截止日期止的載於招標公告附表第 II 部份的辦公時間放入位於售樓處擺放的標示為「**柏傲莊 III 公開招標**」的投標箱內。

2.9 在賣方對收到的投標書作出決定前，投標者遞交的銀行本票及/或支票不會予以兌現。如某份投標書獲接納，隨該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 天內，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，

的書面要求時向該投標者支付港幣 1 元。

3. 接受投標

- 3.1 投標書如獲接納，中標的投標者即成為投標物業之買方。
- 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。買方也會在接納書內獲通知賣方律師的名稱。接納書在投郵後的第 3 個工作日視為被中標的投標者已經正式收到。
- 3.3 在接納書的日期後的 5 個工作日內，買方須簽署一份由賣方律師擬備的且未經任何改動或修訂的標準格式的正式合約。正式合約的標準格式可於招標期間於招標公告附表第 II 部份訂明的辦公時間在售楼處審閱。為免生疑問，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作修訂。
- 3.4 如買方有意以其獲授權人代表其簽署正式合約：-
- (a) 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；及
 - (b) 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等招標物業的一般問題，而不會就本招標文件或影響該物業的法例條文提供法律或其他意見。如有任何查詢，應聯絡賣方代理人新世界地產代理有限公司，地址為九龍長沙灣瓊林街 83 號 A 座 10 樓(查詢熱線: 8332 2233)。
- 4.2 賣方的任何人員或代理或賣方的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 賣方保留權利按其全權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的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文件任何種類的改動及/或增加，該投標書將被視為不符合規定的投標書。
- 4.4 不論投標者填妥、簽署及遞交的要約表格為英文文本或中文文本，如本招標文件的英文文本與中文文本有任何不一致，一概以英文文本為準。

招標公告附表

第 I 部份-該等招標物業

(A) 項 目	(B) 該等招標物業
1	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 8 樓 A 單位*
2	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 43 樓 A 單位*
3	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 46 樓 A 單位*
4	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 50 樓 A 單位*
5	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 51 樓 A 單位*
6	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 52 樓 A 單位*
7	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 43 樓 B 單位*
8	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 46 樓 B 單位*
9	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 51 樓 B 單位*
10	香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 52 樓 B 單位*
11	香港新界沙田車公廟路 18 號柏傲莊 III 第 8 座 (8A) 57 樓 D 單位*
12	香港新界沙田車公廟路 18 號柏傲莊 III 第 8 座 (8A) 58 樓 D 單位*
13	香港新界沙田車公廟路 18 號柏傲莊 III 第 8 座 (8A) 61 樓 D 單位*

II 部份 – 辦公時間

每天上午 11 時正至下午 5 時正

[第 I 部份：招標公告完]

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.

11. Subject as mentioned in the Agreement, the Purchaser shall, on completion of the sale and purchase, be entitled to vacant possession of the Property.
12. The measurements of the Property are as follows —
 - (a) for residential property of the Property, see attached Schedule 1; and
 - (b) if the Property comprises any car parking space(s), the area of each parking space is 12.5 square metres.
13. The sale and purchase of the Property includes the fittings, finishes and appliances as follows —
 - (a) for residential property of the Property, see attached Schedule 2; and
 - (b) (if applicable) for car parking space of the Property, Nil.
14. 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.
15. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 16 and fully understands its contents.
16. For the purposes of clause 15, 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

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。
17. 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.
18. The Property is sold on "as is" basis. The Purchaser purchases the Property with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.
19. (a) All stamp duty (including without limitation the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) arising from this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment, 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 Principal Deed of Mutual Covenant and Management Agreement of the Development and the Sub-Deed of Mutual Covenant and Management Agreement of the Phase (collectively, the "DMC") and other charges for any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.
- (b) If an individual Purchaser or a corporate Purchaser which is a limited company registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase and completion of the purchase of the Property and the first mortgagee (if any) shall instruct the Vendor's solicitors to handle the First Mortgage (if any), the Vendor's solicitors shall waive the legal costs in respect of the Agreement and the subsequent Assignment which would otherwise be payable by the Purchaser, exclusive of the legal costs in respect of the First Mortgage (if any), any guarantees and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.
- (c) In any other cases, the Purchaser shall bear his own solicitors' legal costs and

all the deposits and advance payments, contribution to special funds, debris removal fee and all other payments payable under the DMC in relation to the Phase of the Development of which the Property forms part, whether or not any of such deposits, funds and payments are transferable or refundable under the DMC.

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 by a person who is not a party to this Preliminary Agreement 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.
28. 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 Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
- (d) the area of an item under clause (b) of Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

第 2 部分：出售條款

1. 除非下文另有定義，招標公告中定義的詞語在本出售條款中使用時將具有相同的含義。下列詞語應具有下列含義：

「發展項目」	指柏傲莊。
「期數」	指香港新界沙田車公廟路 18 號柏傲莊 III。
「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；
2. 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細則出售該物業，而買方須以樓價並按本臨時合約所載條款及細則購買該物業。
3. 買賣須在完成日期（定義見要約表格附表第 3 節）當天或之前於辦公時間（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。
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. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
8. 買方需於本臨時合約之簽署日期之後五個工作日內攜帶香港身份證或護照或商業登記證（如買方為公司）及本臨時合約的正本到賣方律師辦公地點辦理下列手續：(a) 簽署一份由賣方律師擬備的標準格式正式合約而該正式合約內容買方不能更改，(b) 交付根據本臨時合約付款方式所述到期應付之款項，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。
9. 如買方沒有在接納書的日期之後的 5 個工作日內簽立正式合約：
 - (a) 本臨時合約即告終止；
 - (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。
10. 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、委任人、受益人、獲授權人或其他承讓人(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），及全數金額或其它代價，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。
11. 除正式合約另有規定外，在買賣合約完成時，買方有權獲得該物業的空置管有權（交吉）。
12. 該物業的量度尺寸如下—

- (a) 就該物業的住宅物業而言，見附表 1；及
- (b) 如該物業包括任何停車位，該物業的停車位的量度尺寸為每個 12.5 平方米。
13. 該物業的買賣包括的裝置、裝修物料及設備如下—
- (a) 就該物業的住宅物業而言，見附表 2；及
- (b) (如適用) 就該物業的停車位而言，沒有。
14. 在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方依據法律就業權提出要求或反對的權利。
15. 買方已確認收到第 16 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。
16. 就第 15 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

本之費用、所有登記費、圖則費及適當比例之發展項目主公契及管理協議及期數的副公契及管理協議(統稱「公契」)的製作、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，概由買方單獨承擔及繳付。

- (b) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買及完成購買該物業以及賣方律師獲第一按揭人(如有)委託處理第一按揭(如有)，賣方律師將豁免買方原先須支付有關處理正式合約及其後之轉讓契之律師費用，但不包括第一按揭(如有)、任何擔保與其他抵押文件、其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。
 - (c) 在任何其他情況下，買方須負責其在有關該物業的購買及任何按揭(如適用)之所有律師費用及代墊付費用。
20. 所有加付訂金、部份售價餘款、售價餘款及印花稅需以抬頭寫上賣方律師之銀行本票支付。
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於土地註冊處登記，賣方或其銷售代理人可單方面簽署及於土地註冊處登記備忘錄將本臨時合約由該登記冊或紀錄上刪除或取消。
22. 買方如有更改地址或電話，須以書面通知賣方。
23. 該物業乃屬印花稅條例第 29A(1) 條所指的住宅物業。
24. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。
25. 如本臨時合約下的該物業包括住宅物業也同時包括任何住宅停車位或電單車停車位，該物業必須由單一份正式合約及其後的單一份轉讓契涵蓋。
26. 買方須在成交時須按有關發展項目的期數的公契所規定向發展項目及/或期數的管理人繳交所有按金、上期預繳、其須分擔的特別基金的部分、清理廢料費用及所有須繳交的其他費用。如任何上述繳款已由賣方繳款予管理人，不管有關按金、基金及繳款是否可按

- (d) 附表 1 載列之(b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat A, 8/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 8 樓 A 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.111	平方米／ square metres/	991	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的樓面面積；<

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat A, 43/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 43 樓 A 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.111	平方米／ square metres/	991	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	N/A	平方米／ square		

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat A, 46/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 46 樓 A 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.111	平方米／ square metres/	991	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat A, 50/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 50 樓 A 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.111	平方米／ square metres/	991	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat A, 51/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 51 樓 A 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.111	平方米／ square metres/	991	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;
	N/A			

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat A, 52/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 52 樓 A 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.111	平方米／ square metres/	991	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat B, 43/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 43 樓 B 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.725	平方米／ square metres/	998	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat B, 46/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 46 樓 B 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.725	平方米／ square metres/	998	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

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

Property 該物業: Flat B, 51/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 51 樓 B 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.665	平方米／ square metres/	997	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat B, 52/F, Tower 1 (1A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 1 座 (1A) 52 樓 B 單位

(a) 該物業的實用面積為 the saleable area of the Property is	92.725	平方米／ square metres/	998	平方呎，其中— square feet of which—
	2.800	平方米／ square metres/	30	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat D, 57/F, Tower 8 (8A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 8 座 (8A) 57 樓 D 單位

(a) 該物業的實用面積為 the saleable area of the Property is	94.903	平方米／ square metres/	1022	平方呎，其中— square feet of which—
	2.000	平方米／ square metres/	22	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat D, 58/F, Tower 8 (8A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 8 座 (8A) 58 樓 D 單位

(a) 該物業的實用面積為 the saleable area of the Property is	94.903	平方米／ square metres/	1022	平方呎，其中— square feet of which—
	2.000	平方米／ square metres/	22	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	16	平方呎為

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(即該物業)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 (i.e. the Property) shall be applicable to this Preliminary Agreement.

該物業的量度尺寸如下—

The measurements of the Property are as follows—

Property 該物業: Flat D, 61/F, Tower 8 (8A), The Pavilia Farm III, 18 Che Kung Miu Road, Sha Tin, New Territories, Hong Kong
香港新界沙田車公廟路 18 號柏傲莊 III 第 8 座 (8A) 61 樓 D 單位

(a) 該物業的實用面積為 the saleable area of the Property is	94.903	平方米／ square metres/	1022	平方呎，其中— square feet of which—
	2.000	平方米／ square metres/	22	平方呎為露台的樓面面積； square feet is the floor area of the balcony;
	1.500	平方米／ square metres/	1	

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

在本附表 2，只有買方根據本臨時合約購買的物業(即該物業)之裝置、裝修物料及設備才適用於本臨時合約。

In this Schedule 2, only the Fittings, Finishes and Appliances of the property purchased by the Purchaser under this Preliminary Agreement (i.e. the Property) shall be applicable to this Preliminary Agreement.

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(a) Lobby	Clubhouse shuttle lift lobby (1) on 5/F and 6/F - Wall finished with plaster with paint, metal, wooden veneer finish, aluminium and glass. - Floor finished with wood and fibre mat. - False ceiling finished with plaster with paint and wood batten. Shuttle lift lobby (3) on G/F - Wall finished with paint, metal and plastic laminate. - Floor finished with natural stone. - False ceiling finished with emulsion paint and aluminium ceiling. Shuttle lift lobby (3) on 6/F - Wall finished with plastic laminate, metal and tiles. - Floor finished with tiles. - False ceiling finished with plastic laminate. Shuttle lift lobby (5) on B1/F, B2/F and B3/F - Wall finished with metal and plastic laminate. - Floor finished with tiles. - False ceiling finished with emulsion paint. Shuttle lift lobby (5) on G/F - Wall finished with tiles. - Floor finished with tiles. - False ceiling finished with emulsion paint. Lift lobbies on 6/F, Tower 1 and Tower 8 - Wall finished with plastic laminate, metal and mirror. - Floor finished with natural stone. - False ceiling finished with plastic laminate, mirror and metal .

2. 室內裝修物料	
細項	描述

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes		
Item	Description	
(b) Internal wall and ceiling	- Ceiling of living room and dining room in the following residential properties finished with emulsion paint where exposed; other parts provided with false ceiling and bulkhead, finished with emulsion paint and plastic laminate: (i) Flats D, 7/F to 12/F, 15/F to 23/F, 25/F to 29/F, Tower 1 (1A) (ii) Flats E, 7/F to 12/F, 15/F to 23/F, 25/F to 29/F, 31/F to 33/F, 35/F to 43/F, 45/F to 52/F & 55/F to 61/F, Tower 1 (1A) (iii) Flat D, 7/F to 12/F, 15/F to 23/F, 25/F to 29/F, 31/F to 33/F, 35/F to 43/F & 45/F to 51/F, Tower 1 (1B) (iv) Flats E, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F & 35/F to 39/F, Tower 8 (8A) (v) Flats F, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F, 35/F to 39/F, 41/F to 43/F, 45/F to 53/F & 55/F to 62/F, Tower 8 (8A) (vi) Flats D, 7/F to 12/F, 15/F to 16/F, 1	

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(c) Internal floor	- Internal floor of master bedroom finished with engineered timber floor, tiles, metal trimming and timber skirting, except master bedroom in the following residential properties finished with engineered timber floor and timber skirting: (i) Flats A, 55/F to 61/F, Tower 1 (1A) (ii) Flat A, 62/F, Tower 1 (1A) (iii) Flats D, 7/F to 12/F, 15/F to 23/F, 25/F to 29/F, Tower 1 (1A) (iv) Flat E, 7/F, Tower 1 (1A) (v) Flats D, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F & 35/F to 39/F, Tower 8 (8A) (vi) Flats E, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F & 35/F to 39/F, Tower 8 (8A) (vii) Flats F, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F, 35/F to 39/F, 41/F to 43/F, 45/F to 53/F & 55/F to 62/F, Tower 8 (8B) - Internal floor of bedroom finished with engineered timber floor and timber skirting, except bedroom in the following residential properties finished with engineered timber floor, tiles, metal trimming and timber skirting: (i) Flat A, 51/F, Tower 1 (1B)(Bedroom 3) (ii) Flats A, 55/F to 61

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(h) Gas supply	- Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A, B & C, 7/F to 12/F, 15/F to 23/F, 25/F to 29/F,31/F to 33/F, 35/F to 43/F & 45/F to 52/F, Tower 1 (1A). - Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A & C, 55/F to 62/F, Tower 1 (1A). - Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A, B & C, 7/F to 12/F, 15/F to 23/F, 25/F to 29/F,31/F to 33/F, 35/F to 43/F & 45/F to 52/F, Tower 1 (1B). - Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A & C, 51/F, Tower 1 (1B). - Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A, B, C & D, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F & 35/F to 39/F, Tower 8 (8A). - Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A, B & D, 41/F to 43/F, 45/F to 53/F & 55/F to 62/F, Tower 8 (8A). - Town gas supply pipes are connected to gas water heater and gas cooker hob for Flats A, B & C, 7/F to 12/F, 15/F to 16/F, 18/F to 23/F, 25/F to 33/F & 35/F to 39/F, 41

Fittings, finishes and appliances

裝置、裝修物料及設備

5. Security Facilities
Description
- CCTV cameras are provided at entrance lobby, lift cars, refuge floor and roof. Visitor intercom panel is provided at entrance lobby, with intercom connected to caretaker's counter at 6/F entrance lobby. Smart card readers are provided at entrance lobby, lift cars and roof. - Each residential property is equipped with a handfree type door phone, connected to caretaker's counter at entrance lobby. - Intercom with CCTV cameras are equipped at temporary refuge space of each residential floor, connected to 5/F estate management office.

6. Appliances
Description
- As set out in the "Appliances Schedule".

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

5. 保安設施
描述
- 入口大堂、大廈升降機、庇護層及天台均裝設有閉路電視，入口大堂設有對講機，對講機接駁至6樓入口大堂接待處。入口大堂、大廈升降機及天台均設有智能讀卡器。 - 每個住宅物業均裝設有免提式對講機，接駁至入口大堂接待處。 - 每層住宅樓層臨時庇護處均裝設有對講機及閉路電視，接駁至5樓屋苑管理辦公室。

6. 設備
描述

