Tender Document No.1
招標文件第1號

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of any one of the following properties:-

Flat A on 3rd Floor
Flat A on 29th Floor

at South Walk • Aura, No. 12 Tin Wan Street, Hong Kong
(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)

Tender commences at the date and time set out in column (B) of Part I of the Schedule to the Tender Notice (the "Tender Commencement Date and Time")
and closes at the date and time set out in column (C) of Part I of the Schedule to the Tender Notice (the "Tender Closing Date and Time")
(unless previously withdrawn or sold)

Tenders must be submitted between the Tender Commencement Date and Time and the Tender Closing Date and Time to the Tender Box labelled **"South Walk • Aura Tender Box"** placed at the venue set out in column (E) of Part I of the Schedule to the Tender Notice in a sealed plain envelope and clearly marked "**South Walk • Aura**".

Vendor
Asia Manor Limited
(遠民有限公司)
72-76/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong

Vendor's Solicitors
Messrs. Woo Kwan Lee & Lo
(胡關李羅律師行)
25th Floor, Jardine House, No.1 Connaught Place, Central, Hong Kong

Vendor's Agent
Henderson Property Agency Limited
(恒基物業代理有限公司)
73/F, Two International Finance Centre,
8 Finance Street, Central, Hong Kong

Contacts
Mr. Otto S T Ng
Tel : 2908 8237
Fax: 2524 7102

Contacts
Mr. Kelvin Tam / Ms. Patricia Wong
Tel : 2847 7888
Fax : 2845 0239

招標文件

公開招標承投購買物業

現招標承投購買下列任何一個單位 ：

位於香港田灣街 12 號南津・迎岸

3 樓 A 單位
29 樓 A 單位

(物業詳情列於招標公告附表第 I 部分(A)欄)

招標開始日期及時間載於招標公告附表第 I 部分(B)欄「招標開始日期及時間」)
而招標截止日期及時間載於招標公告附表第 I 部分(C)欄「招標截止日期及時間」)
(但若在招標截止時限之前物業已被撤回或出售則除外)

在招標開始日期及時間起至招標截止日期及時間止期間，投標書須放入普通信封內密封，信封面上清楚註明「**南津・迎岸**」，放入位於載於招標公告附表第 I 部分(E)欄的地點擺放的標示為「**南津・迎岸投標箱**」的投標箱內。

賣方
Asian Manor Limited
(遠民有限公司)
香港中環金融街 8 號
國際金融中心 2 期
72 樓–76 樓

賣方律師
Messrs. Woo Kwan Lee & Lo
(胡關李羅律師行)
香港中環康樂廣場 1 號
怡和大廈 25 樓

賣方代理人
Henderson Property Agency Limited
(恒基物業代理有限公司)
香港中環金融街 8 號
國際金融中心 2 期 73 樓

聯絡人
吳善同先生

電話號碼 : 2908 8237
傳真號碼: 2524 7102

聯絡人
譚錦源律師 / 黃德琪律師

電話號碼 : 2847 7888
傳真號碼 : 2845 0239

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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 (a) the commencement date of submission of tender and (b) the date falling the 5th working day after the closing date of the tender (both days 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.
"**Daily Tender Period**"	means the Tender Commencement Date and Time and the Tender Closing Date and Time on any one particular date.
"**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.
"**Properties for Tender**"	means all of the properties set out in column (A) of Part I of the Schedule to this Tender Notice, which may be revised by the Vendor for time to time at its absolute discretion.
"**Property**"	means any one of the Properties for Tender and offered to be purchased by any Tenderer as set out in the Offer Form.
"**Purchase Price**"	means the purchase price specified in the Offer Form.
"**Purchaser**"	means the successful Tenderer whose tender in respect of the Property is accepted by the Vendor.
"**Tender Document**"	means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Appendix and the Annex);
"**Tender Notice**"	means the Tender Notice set out in Part 1 of this Tender Document;
"**Tender Venue**"	means the venue set out in column (E) of Part I of the Schedule to this Tender Notice;
"**Tenderer**"	means the person who is specified in the Offer Form as the tenderer;
"**Vendor**"	means Asia Manor Limited; and
"**Vendor's solicitors**"	means Messrs. Woo Kwan Lee & Lo.

2. Procedures of Tender

2.1 The Vendor invites tenders for the purchase of the Property 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, at any time before the Tender Closing Date and Time, accept any tender submitted.

2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw 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 Tender Document is made available for collection free of charge during the period and at the venue as specified in column (D) of Part I of the Schedule to this Tender Notice. The Vendor reserves the right to adjust the Tender Closing Date and Time of any of the Properties for Tender, remove any property from/add any property to the Properties for Tender as specified in column (A) of Part I of the Schedule to this Tender Notice and to modify, amend or revise any part of the Tender Document. Any adjustment of the Tender Closing Date and Time applicable to any of the Properties for Tender as specified in column (C) of Part I of the Schedule to this Tender Notice, any property removed from or added to the Properties for Tender as specified in column (A) of Part I of the Schedule to this Tender Notice and any modification, amendment or revision of this Tender Document will be posted at 73/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong. The Vendor is not obliged to separately notify the Tenderers of such adjustment, modification, amendment or revision.

2.6 The Vendor will not consider any tender submitted subject to conditions imposed by the Tenderer.

2.7 No tender shall be retractable.

2.8 The Tenderer should note the following:-

(a) The successful Tenderer should instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the Agreement to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Property, or he may instruct the Vendor's Solicitors to act for him as well as for the Vendor. Please refer to the bilingual version of the "Warning to Purchasers" referred to in paragraph 15 of the Conditions of Sale.

(b) The Vendor's Solicitors do not act for any Tenderers in the process of this tender.

2.9 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's order(s) and/or bank cheque(s)

Preliminary deposit in the sum which is equal to 5% of the Purchase Price in the form of cashier's order(s) and/or bank cheque(s); and made payable to "WOO KWAN LEE & LO" issued by bank(s) duly licensed under section 16 of the Banking Ordinance (Cap. 155) (of which not less than HK$200,000.00 must be made by way of cashier's order(s)).

(ii) Tenderer's identification document

If the Tenderer is/are individual(s), copy of the HKID Card/Passport of each individual of the Tenderer, (if applicable) and copy of the HKID Card/Passport of the attorney 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) Introducer's licence (if applicable)

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

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

(1) Warning to Purchasers
(2) Personal Information Collection Statement
(3) Letter of Confirmation of Relationship
(4) Notice to Prospective Purchasers Re Open Kitchen Units
(5) Acknowledgement Letter on Benefit(s)
(6) Purchaser's / Introducer's Declaration
(7) Vendor's Information Form
(8) Acknowledgement for Viewing the Property

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

(v) (if applicable) Certified copy of the valid Power of Attorney duly executed by the Tenderer and attested, as certified by a Hong Kong practising solicitor.

(c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**South Walk • Aura**"; and

(d) placed in the Tender Box labelled "**South Walk • Aura Tender Box**" placed at the Tender Venue during the relevant Daily Tender Period. In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced during the Daily Tender Period on a particular date, the Vendor reserves its absolute right to change, postpone, extend or modify the time, period or deadline on that particular date to such other time, period or deadline on that same particular date or to disregard any tender previously submitted on that particular date before such announcement according to the actual circumstances. Details of the arrangement will be posted by the Vendor on the designated website.

2.10 All cashier's order(s) and/or bank 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 the bank 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 bank 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 or by other ways as the Vendor and the unsuccessful tenderer may agree.

2.11 (a) The Tenderer must sign the Offer Form, the other documents of this Tender Document and the Annex personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal. The Vendor does **NOT** accept any person to act as an agent, attorney, representative or trustee of the Tenderer to sign the Offer Form, the other documents of this Tender Document and the Annex, save and except that if the Tenderer shall appoint his attorney to sign the Offer Form, the other documents of this Tender Document and the Annex, the Tenderer shall at the time of submitting the Tender Document, provide the Vendor with a certified copy of a valid Power of Attorney in the form prescribed by the Vendor and duly executed by the Tenderer and attested, as certified by a Hong Kong practicing solicitor.

(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 bank cheque(s).

2.12 (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 as well as 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 as referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK$10.00 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 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 by the Purchaser on the second 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 period and at the venue as specified in column (D) of Part I of the Schedule to this Tender Notice. 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.

4. Miscellaneous

4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property 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, Henderson Property Agency Limited.

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 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 this Tender Document, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter, and vice versa. 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.

Schedule to the Tender Notice

Part I

Tender Document No. 1

(A) Property for Tender (unless previously withdrawn or sold)	(B) Tender Commencement Date and Time	(C) Tender Closing Date and Time	(D) Period and venue for Collection of Tender Document	(E) Tender Venue
Please refer to Part II of this Schedule	10:00 a.m. on every day from 4 August 2026 until 16 March 2027 (both days inclusive) (except Saturday, Sunday and Public Holidays)	5:00 p.m. on every day from 4 August 2026 until 16 March 2027 (both days inclusive) (except Saturday, Sunday and Public Holidays)	4 August 2026 until 16 March 2027 (10:00 a.m. to 5:00 p.m.) (both days inclusive) (except Saturday, Sunday and Public Holidays) – 73/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong	From 4 August 2026 until 16 March 2027 (10:00 a.m. to 5:00 p.m.) (both days inclusive) (except Saturday, Sunday and Public Holidays) – 73/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong

Part II

1. Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong

2. Flat A on 29th Floor with Balcony, Utility Platform, Flat Roof and Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong

[End of Part 1: Tender Notice]

第 1 部份：招標公告

1. 定義

在本招標文件中，除非上下文另有准許或規定，下列詞語應具有下列含義：

「**承約期間**」	指由(a)遞交投標書的開始之日至(b)招標截止之日後起計的第 5 個工作天 (包括首尾兩日)。
「**正式合約**」	指賣方與買方根據出售條款第 4 條擬簽訂的本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。
「**每日投標期間**」	指於任何一日當中的招標開始日期及時間至招標截止日期及時間的期間。
「**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通知書。
「**要約表格**」	指本招標文件第 3 部份的要約表格。
「**招標物業**」	指賣方以其絕對酌情權可不時修訂列於招標公告附表第 I 部分(A)欄的所有物業。
「**本物業**」	指投標者於要約表格中訂明所要約購買的任何一個招標物業。
「**售價**」	指要約表格中訂明的售價。
「**買方**」	指中標者，其對本物業的投標書獲得賣方接納。
「**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，但不包括附錄及附件)。
「**招標公告**」	指本招標文件第 1 部份的招標公告。
「**招標地點**」	指招標公告附表第 I 部分(E)欄中所述的地點。
「**投標者**」	指要約表格中訂明為投標者的人士。
「**賣方**」	指遠民有限公司。
「**賣方律師**」	指胡關李羅律師行。

2. 招標程序

2.1 賣方現按照載於招標文件的條款及條件招標承投購買本物業。

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及時間之前的任何時候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所有或任何招標物業不予出售，或將所有或任何招標物業或其任何部分以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。

2.5 招標文件可於招標公告附表第 I 部分(D)欄中所述時段及地點內免費索取。 賣方保留權利更改任何招標物業的招標截止日期及時間、減少或增加招標公告附表第 I 部分(A)欄中訂明的招標物業，以及變更、修訂或修改招標文件的任何部分。招標公告附表第 I 部分(C)欄中訂明的適用於任何招標物業的招標截止日期及時間如有任何更改、招標公告附表第 I 部分(A)欄中訂明的招標物業如有減少或增加物業，以及招標文件的任何變更、修訂或修改，將會於香港中環金融街 8 號國際金融中心 2 期 73 樓張貼通知。賣方無須就上述更改、變更、修訂或修改另行通知投標者。

2.6 賣方不會考慮由投標者強行附加條件之任何投標書。

2.7 所有投標書不得撤回。

2.8 投標者須注意以下事項:

(a) 中標者必須委托其自己的獨立律師代表其就以下事宜行事: (i)在賣方接納其投標書後將會訂立的正式買賣合約，及(ii) 物業的其後轉讓契；或其可委托賣方律師既代表賣方又代表其本人行事。請參見本出售條款第15段「對買方的警告」的中英文雙語文本。

(b) 賣方律師在本投標過程中不代表任何投標者。

2.9 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/或銀行支票

總金額為售價的 5%的臨時訂金，以銀行本票及/或銀行支票支付；抬頭寫「**胡關李羅律師行**」，銀行本票及/或銀行支票須由根據《銀行業條例》(第 155 章)第 16 條獲妥為發牌的銀行所簽發(其中不少於港幣$200,000.00 必須以銀行本票支付)。

(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，(如適用)及投標者所委托的獲授權人的香港身份證/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) 介紹人的牌照(如適用)

投標者委托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) 對買方的警告
(2) 個人資料收集聲明
(3) 有關關係的確認函
(4) 有關開放式廚房單位的準買家通知
(5) 有關優惠確認函
(6) 買方/介紹人聲明
(7) 賣方資料表格
(8) 參觀承購單位之確認函

請不要在本第(iv)分段所述的任何文件填上日期。

(v) (如適用)由香港執業律師核准一份由投標者妥為簽署及已妥為見証的有效授權書的核准副本。

(c) 放入普通信封內，信封面上寫明賣方收啓，並清楚註明「**南津・迎岸**」；及

(d) 從有關每日投標期間，放入位於招標地點擺放的有「**南津・迎岸 投標箱**」標示的投標箱內。如於任何一日的每日投標期間發出黑色暴雨警告或八號或以上颱風信號，賣方保留絕對權力因應當時實際情況改變、延後、延長或改動該日的時間、期間或期限至該同一日的其他時間、期間或期限或不受理任何於當日發出該信號之前所遞交之投標書。賣方會將安排的詳情於指定網站公布。

2.10 在賣方對遞交的投標書作出決定前，由投標者遞送的所有銀行本票及/或銀行支票均予以保留而不會予以兌現。如某份投標書獲接納，隨投標書遞交的銀行本票及/或銀行支票將被視為臨時訂金而用作支付售價的部份款項。所有其他銀行本票及/或銀行支票將於承約期間屆滿後起計十四(14)天內，按照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，或以賣方及落選投標者雙方另行同意的方式退還給落選投標者。

2.11 (a) 投標者須親身簽署要約表格、招標文件中其他文件及附件(如投標者為公司，須由其董事簽署)，並將被視作為主事人。如投標者委托授權人簽署要約表格及本招標文件的其他文件，投標者必須於入標時向賣方提供一份由香港執業律師所核准，格式由賣方訂明並由投標者妥為簽立及已妥為見証的有效授權書的核准副本。除此以外，賣方**不接受**任何人以代理人、獲授權人、代表或信託人身份代表投標者簽署要約表格、招標文件中其他文件及附件。

(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作為收取接受投標書信函或退回銀行本票及/或銀行支票的地址。

2.12 (a) 作爲賣方招標及下文(b)分段所述的承諾的代價，所有投標書均不可撤銷，並且構成正式要約，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要約表格和出售條款所載的條款及條件，隨時接納投標。投標書根據本招標文件所列的程序一經

遞交，投標者即不可撤回投標書，直至承約期間結束之前，投標書均被視為可由賣方隨時接納。

(b) 作為上文(a)分段所提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 10 元。

3. 接受投標

3.1 投標書如獲接納，中標者即成為本物業之買方。

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，接納書將會按要約表格內指明的香港通訊地址以專人送達及/或通過郵遞方式投寄予買方。接納書在投寄後的第 2 個工作日將被視作為買家已經妥為收到。

3.3 在接納書的日期後的五(5)個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約而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公告附表第 I 部分(D) 欄中所述時段及地點內審閱。為免生疑問，買方將被視作為已經審閱正式合約的標準格式，並且買方接受正式合約而不得作出修訂。

4. 其他事項

4.1 投標者請注意，賣方只會回答關於本物業的一般問題，而不會就本招標文件或關於本物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方的代理人，即恒基物業代理有限公司。

4.2 賣方任何人員或代理所作出的任何口頭或書面陳述及所採取的任何行動，或者是賣方的代理人對有意投標者或確實投標者的查詢而所作出的任何口頭或書面陳述及所採取的任何行動，均只作指引及參考之用。任何陳述不得作爲或被視作為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(而且也不被視作為)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 賣方保留權利按其完全酌情權將任何遞交不符合規定的投標書的投標者，或沒有按照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文件的任何種類的改動及／或增加，該投標書將被視作為不符合規定的投標書。

4.4 在本招標文件內，如內文允許或有所規定，所有名詞凡屬單數者，均包括複數在內；凡屬男性之詞語，均包括女性及中性在內，反之亦然。如本招標文件的英文文本與中文譯本有任何不一致之處，則以英文文本為準。

招標公告附表

第 I 部分

招標文件號碼 : 1

(A) 招標物業 (除非物業已被撤回或出售	(B) 招標開始 日期及時間	(C) 招標截止 日期及時間	(D) 索取招標文件期間及地點	(E) 招標地點
請參閱本附表第 II 部分	由 2026 年 8 月 4 日起至 2027 年 3 月 16 日 (包括首尾兩天) 的每日上午 10 時 (星期六、星期日及公眾假期除外)	由 2026 年 8 月 4 日起至 2027 年 3 月 16 日 (包括首尾兩天) 的每日下午 5 時 (星期六、星期日及公眾假期除外)	由 2026 年 8 月 4 日起至 2027 年 3 月 16 日 (上午 10 時至下午 5 時) (包括首尾兩天) (星期六、星期日及公眾假期除外) – 香港中環金融街 8 號國際金融中心 2 期 73 樓	由 2026 年 8 月 4 日起至 2027 年 3 月 16 日 (上午 10 時至下午 5 時) (包括首尾兩天) (星期六、星期日及公眾假期除外) – 香港中環金融街 8 號國際金融中心 2 期 73 樓

第 II 部份

1. 香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台

2. 香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台

[第 1 部份：招標公告完]

PART 2: CONDITIONS OF SALE

1. In these Conditions of Sale, terms defined in the Tender Notice shall have the same meaning when used herein unless otherwise defined below:-

   "**Development**" means the development constructed or to be constructed on Aberdeen Inland Lot No.254, Aberdeen Inland Lot No.255 Aberdeen Inland Lot No.256 and Aberdeen Inland Lot No.257 and now known as "South Walk • Aura";

   "**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.

2. 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.

3. The sale and purchase shall be completed at the office 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) on or before the date on which the balance of Purchase Price is due to be paid by the Purchaser as stated in the Offer Form.

4. It is intended that this Preliminary Agreement is to be superseded by an Agreement to be executed:-

   (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance; and

   (b) by the Vendor on or before a date which is the eighth 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 Purchase Price of the Property is set out in the Offer Form which shall be paid by the Purchaser to the Vendor in the manner as set out in the Offer Form. A preliminary deposit which is equal to five percent (5%) of the Purchase Price is payable by the Purchaser to the Vendor upon signing of this Preliminary Agreement.

8. The preliminary deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.

9. The Purchaser shall attend the office of the Vendor's solicitors together with the Tender Document and the Letter of Acceptance within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor's solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement; and (iii) to pay all stamp duties payable on the Agreement as set out in clause 19.

10. If the Purchaser fails to sign the Agreement within 5 working days after the date on which this Preliminary Agreement is signed:-

(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.

11. This Clause 11 shall apply only to the following properties :

Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong
Flat A on 29th Floor with Balcony, Utility Platform, Flat Roof and Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong

(a) The Property is sold subject to the existing tenancy, the particulars of which are set out in **Schedule 3** attached hereto. Copy of the tenancy agreement in respect of the Property ("the Tenancy Agreement") has been made available for inspection by the Purchaser. The Purchaser(s) have read and understood the contents of the Tenancy Agreement and shall purchase the Property subject to the terms and conditions of the Tenancy Agreement. Save as aforesaid, the Vendor does not warrant whether there is any existing breach or non-performance or there will be any breach or non-performance of any of the terms and conditions of the Tenancy Agreement by the tenant. The Vendor does not warrant whether either party to the Tenancy Agreement will exercise its right to early terminate the Tenancy Agreement on or before the completion date and whether the tenancy granted under the Tenancy Agreement will be subsisting on the completion date. If the tenancy terminates for whatever reason before completion, the Purchaser shall not raise any objection thereto and the Purchaser shall accept the Property with vacant possession on completion notwithstanding anything contained herein. The Vendor also does not warrant whether that vacant possession of the Property will be delivered to the Purchaser on completion. If the Tenant fails to deliver vacant possession of the Property to the Vendor upon expiration or earlier termination of the tenancy agreement for whatever reason, the Purchaser shall not be entitled to raise any objection thereto nor to refuse completion and the Purchaser shall accept the Property subject to the tenancy on completion notwithstanding anything contained herein. It is expressly understood that vacant possession is not an implied condition under this Preliminary Agreement.

(b) The Vendor shall transfer to the Purchaser through the Purchaser's solicitors the rental deposit set out in the Tenancy Agreement paid by the tenant to the Vendor in respect of the tenancy as soon as practicable after completion (after making all lawful deductions from the rental deposit paid by the tenant pursuant to the terms of the Tenancy Agreement) on condition that the Purchaser shall execute an undertaking in favour of the Vendor and the tenant substantially in the form appearing in the Annexure I to the Agreement prior to the transfer of the rental deposit.

12. The measurements of the Property are set out in Schedule 1 attached hereto.

13. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in Schedule 2 attached hereto.

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。

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. (a) If the Purchaser shall also instruct the Vendor's Solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and such subsequent Assignment.

(b) If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.

(c) All plan fees for the plans to be attached to the Agreement and the subsequent Assignment, the costs of certified copies of the relevant title deeds and documents including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage or charge in respect of the Property.

(d) The Purchaser shall pay the respective due proportions of the costs of and incidental to the preparation, completion and registration of the Deed of Mutual Covenant incorporating a Management Agreement in relation to the Development (the "**DMC**") in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules (Cap.159, sub. leg. G) which include the costs for the provision of a certified copy of the DMC and the plan fees thereof.

19. All stamp duty (including without limitation any ad valorem stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap. 117, Laws of Hong Kong) payable on this Preliminary Agreement and/or the Agreement and/or the subsequent Assignment shall be solely borne and paid by the Purchaser.

20. 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:-

(a) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address) of 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 or any other information required under the Stamp Duty Ordinance (Cap.117); and

(b) 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 effect as Clause 20(a) above.

21. On completion of the sale and purchase of the Property:-

(a) The Purchaser shall accept an Assignment of the Property subject to and with the benefit of the DMC; and

(b) The Purchaser shall pay to the manager of the Development, or reimburse 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 and debris removal, due share of deposits for public water and electricity metres and for supply of utilities to the common parts of the Development and other payments which are payable in respect of the Property (including but not limited to management fees payable in respect of the residential unit and car parking space (if any) comprised in the Property) under or pursuant to the DMC. The Purchaser shall reimburse the Vendor for any such payment already paid by the Vendor, whether or not such deposit, advance payment, contribution or other payment are transferable or refundable under the DMC.

22. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).

23. Time shall in every respect be of the essence of this Preliminary Agreement.

24. 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) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and

(d) the area of an item under clause (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

25. The Purchaser shall promptly inform the Vendor in writing of any changes in correspondence address and telephone number.

26. (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.

27. In this Preliminary Agreement, if the context permits or require, the singular number includes the plural and the masculine gender includes the feminine and the neuter.

28. In the event of any discrepancy between the English version of this Preliminary Agreement and the Chinese translation of this Preliminary Agreement, the English version shall prevail.

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

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

物業 Property : 香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台
Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk・Aura, No.12 Tin Wan Street, Hong Kong

(a) 本物業的實用面積為
the saleable area of the Property is 45.817 平方米/ square metres/ 493 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 平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(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 is	—	平方米／ square metres/	—	平方呎； square feet;
窗台的面積為 the area of the bay window is	—	平方米／ square metres/	—	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	—	平方米／ square metres/	—	平方呎； square feet;
平台的面積為 the area of the flat roof is	55.534	平方米／ square metres/	598	平方呎； square feet;
花園的面積為 the area of the garden is	—	平方米／ square metres/	—	平方呎； square feet;
停車位的面積為 the area of the parking space is	—	平方米／ square metres/	—	平方呎； square feet;
天台的面積為 the area of the roof is	—	平方米／ square metres/	—	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	—	平方米／ square metres/	—	平方呎； square feet;
前庭的面積為 the area of the terrace is	—	平方米／ square metres/	—	平方呎； square feet;
庭院的面積為 the area of the yard is	—	平方米／ square metres/	—	平方呎； square feet;

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

物業 Property : 香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台
Flat A on 29th Floor with Balcony, Utility Platform, Flat Roof and Roof, South Walk・Aura, No.12 Tin Wan Street, Hong Kong

(a) 本物業的實用面積為
the saleable area of the Property is 29.173 平方米/ square metres/ 314 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 平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(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 is	—	平方米／ square metres/	—	平方呎； square feet;
窗台的面積為 the area of the bay window is	—	平方米／ square metres/	—	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	—	平方米／ square metres/	—	平方呎； square feet;
平台的面積為 the area of the flat roof is	10.424	平方米／ square metres/	112	平方呎； square feet;
花園的面積為 the area of the garden is	—	平方米／ square metres/	—	平方呎； square feet;
停車位的面積為 the area of the parking space is	—	平方米／ square metres/	—	平方呎； square feet;
天台的面積為 the area of the roof is	22.313	平方米／ square metres/	240	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	—	平方米／ square metres/	—	平方呎； square feet;
前庭的面積為 the area of the terrace is	—	平方米／ square metres/	—	平方呎； square feet;
庭院的面積為 the area of the yard is	—	平方米／ square metres/	—	平方呎； square feet;

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

(Applicable to the following propertyies 適用於下列物業)

South Walk・Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津・迎岸	
Floor 樓	**Flat 單位**
3rd (3 樓)	A
29th (29 樓)	A

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

Window:	Polyvinylidene fluoride coating aluminium frame with tinted glass. Bathrooms fitted with obscure glass.
Balcony:	Balcony is installed with laminated glass balustrade. Floor is finished with ceramic tiles, walls are finished with ceramic tiles. Ceiling is finished with external paint.
Internal wall and ceiling:	The internal walls and ceilings in living/dining room and bedroom (if any) are finished with emulsion paint.
Internal floor:	Living/dining room and bedroom (if any) floors are finished with timber pattern ceramic tiles with timber skirting.
Bathroom finishes:	Floor is finished with tiles to the exposed surface and walls are finished with tiles to the exposed surface up to false ceiling level, and gypsum board false ceiling.
Kitchen finishes:	Floor is finished with timber pattern ceramic tiles to the exposed surface and walls are finished with tiles, glass panel and emulsion paint to the exposed surface up to false ceiling level, gypsum board false ceiling, and cooking bench is finished with reconstituted stone.
Main entrance door:	Fire rated solid core timber door with timber frame and wood veneer panel fitted with lockset, eye viewer, door stopper and door closer.
Bedroom (if any) door:	Hollow core timber door with timber frame and wood veneer panel fitted with lockset and door stopper.
Bathroom door:	Hollow core timber door and wood veneer panel fitted with lockset.
Bathroom fittings:	Timber basin cabinet and timber mirror cabinet with reconstituted stone countertop. Fittings include wash basin with wash basin mixer, water closet, shower compartment with shower mixer and shower set, paper holder and towel bar.

Kitchen fittings:	Timber kitchen cabinet finished with plastic laminate and reconstituted stone countertop, stainless steel sink with sink mixer.
Telephone:	Telephone points are provided.
Aerials:	TV points are provided.
Electrical installations:	Conduits are installed and faceplates are provided for all switches and power sockets. Three phase electricity supply with miniature circuit breaker distribution board is provided.
Air-conditioner:	Split type air-conditioner(s) is/are provided.
Washing machine:	Drain point and water point are provided.

Particulars of Tenancy Agreement

(1) Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong

Tenancy Agreement :	:	Tenancy Agreement dated 3rd September 2025
Term of tenancy	:	2 years from 8th September 2025 to 7th September 2027 (both days inclusive)
Rent	:	HK$24,500.00 per month (inclusive of management fees, government rates and government rent)
Deposit	:	HK$49,000.00
Break Clause	:	Either the landlord or the tenant can early terminate the term by giving not less than 2 months' prior written notice after the lapse of the first 12 months

(2) Flat A on 29th Floor with Balcony, Utility Platform, Flat Roof and Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong

Tenancy Agreement :	:	Tenancy Agreement dated 27th December 2024
Term of tenancy	:	2 years from 7th January 2025 to 6th January 2027 (both days inclusive)
Rent	:	HK$20,000.00 per month (inclusive of management fees, government rates and government rent)
Deposit	:	HK$40,000.00
Break Clause	:	Either the landlord or the tenant can early terminate the term by giving not less than 2 months' prior written notice after the lapse of the first 12 months

Clause 7 of Schedule II to the Tenancy Agreement stated that :

"Advance Payment

Notwithstanding anything to the contrary herein contained, it is mutually agreed that :

(a) the total Rent for each and every period of 12 months during the Term shall be due and payable on the 1st day of such each and every period; and
(b) the Tenant shall pay in advance (i) the total Rent for the 1st period of 12 months of the Term upon the signing of this Agreement; and (ii) the total Rent for each and every subsequent period of 12 months during the Term on the 1st day of such each and every subsequent period until the end of the Term;

provided that if the Term shall have been early terminated, the Rent paid in advance for the residue of the Term shall be deemed for all intents and purposes to form part of the Security Deposit paid under clause 7 of this Agreement."

[End of Part 2: Conditions of Sale]

第 2 部分：出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義：

「**發展項目**」	指在香港仔內地段第 254 號、香港仔內地段第 255 號、香港仔內地段第 256 號及香港仔內地段第 257 號上興建或將會興建並擬名為「南津・迎岸」的發展項目；
「**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. 賣方須以售價並按照本臨時合約所載的條款及條件出售本物業，而買方須以售價並按照本臨時合約所載的條款及條件購買本物業。

3. 在要約表格中所指明買方應付售價餘額的當日或之前，買賣須於辦公時間(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. 本物業的售價為訂明於要約表格內的售價，並須由買方按要約表格內的方式付予賣方。臨時訂金(即售價的 5%)須於簽署本臨時合約時支付。

8. 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。

9. 買方須於接納書的日期之後的 5 個工作日內携帶招標文件及接納書到賣方律師的辦事處辦理下列手續(按：必須嚴守所訂日期)：(i)簽署賣方代表律師所訂定之標準正式合約而不得作出修改；(ii)在簽署正式合約之同時支付本臨時合約上列明應付之款項；及(iii)同時支付第 19 條所載就正式合約應付之所有印花稅。

10. 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。

11. 本第 11 條條文只適用於下列物業 :

香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台
香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台

(a) 本物業連同現有租約一併出售，有關租約細節已列於附表 3 所列。有關本物業的租約("該租約")的副本已提供予買方參閱。買方已閱讀及知悉於該租約的內容，並會在受限於該租約的條款及條件下購買本物業。除上述以外，賣方並不保證租客現在或將來是否有違反或不履行租約內任何條款及條件。賣方不保證在成交日或之前該租約任何一方會否行使提早終止租約的權利及於該租約下的租賃在成交時是否仍然生效。若該租約因任何原因於成交前終止，買方不能因此提出任何反對，而買方須在成交時接受本物業交吉出售，即使本臨時合約已有任何規定。賣方亦不保證是否以交吉形式完成本物業交易。若租客因任何原因未能於租約屆滿或提前終止時將本物業交吉予賣方，買方不得因此提出任何反對，亦不得拒絕成交，及不受制於本臨時合約的其他條款所述，買方須以連同租約完成本物業交易。雙方明白以交吉形式完成交易並非本臨時合約的隱含條件。

(b) 賣方會於成交後在切實可行範圍內盡快將租務按金(按該租約條款扣除合法之欠款後(如有的話))經買方律師轉予買方，惟買方必須在租務按金轉移前向賣方及租客簽署一份承諾書(實質上與正式合約附錄 I 出現的格式相約)。

12. 本物業的量度尺寸載列於附表 1。

13. 本物業的買賣包括的裝置、裝修物料及設備載列於附表 2。

14. 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。

15. 買方確認已收到第 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 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.

17. 本臨時合約只適用於買方本身， 買方無權要求賣方與任何其他人訂立任何正式合約， 亦無權將本臨時合約的利益轉讓予第三方。

18. (a) 倘若買方委託賣方律師就購買本物業代表其行事，賣方將承擔有關本物業的正式合約及其後轉讓契的律師費。

(b) 倘若買方選擇委託其自己的律師就購買本物業之事代表其行事，則賣方和買方須各自支付其有關本物業的正式合約和其後轉讓契的律師費。

(c) 擬附於正式合約和其後轉讓契的圖則的所有圖則費用、相關所有業權契據及文件的核証副本的費用 (包括該等核証副本的圖則費)、查冊費用、登記費用及其它雜費，均須由買方承擔。買方亦須支付並承擔有關本物業的任何按揭契或押記的所有法律費用和雜費。

(d) 買方須支付依據《律師(一般)事務費規則》(第 159 章，附屬法例 G) 規定的事務費表就擬備、完成並登記包含發展項目的管理協議的公契 (“**公契**”) 所產生或附帶的費用中其應付的部分，該等費用包括提供一份公契的核証副本的費用及其圖則費用。

19. 有關本臨時合約及/或正式合約及/或其後轉讓契之所有印花稅(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的從價印花稅及附加印花稅)，一概由買方負責支付。

20. 買方須在正式合約中向賣方契諾， 倘若買方在本物業的買賣完成之前以任何方式轉售本物業或轉讓正式合約的權益， 買方須要求每一轉購人、獲受贈人、代名人、受益人、受權人或其他承讓人 : -

(a) 在任何其後的買賣轉售合約或其他協議中， 披露已經以任何方式購買或出售本物業或其中任何權益的所有確認人、代名人及其他中介方的全部詳情 (包括身份證號碼和完整地址) ， 以及全部價款或其他代價， 並包括須就購買本物業而支付予賣方的代價以外的已經支付或給予任何中間交易的任何佣金、保留金額或代理費用或任何其他金額，以及任何《印花稅條例》(第 117 章) 要求的任何其它資料 ; 及

(b) 促使任何其後的轉購人或其他承讓人或新買家在其後的買賣轉售合約中作出具有以上第 20(a)條相同效力的契諾， 或在任何其他協議中施加具有以上第 20(a)條相同效力的義務。

21. 當完成本物業的買賣時 :

(a) 在受公契的規定約束且享有公契的利益的前提下， 買方須接受本物業的轉讓契 ; 及

(b) 買方須向發展項目的管理人支付或向賣方付還 (如賣方已向管理人支付任何相關款項) 所有按金及預支款項、特別基金的供款和清除瓦礫費用、其應承擔的公共水電錶的按金中其應付的部分，以及向發展項目的公共部分供應公共設施的按金中其應付的部分，以及在公契規定或依據公契就本物業需要支付的其它款項 (包括但不限於就組成本物業的住宅單位及停車位需要支付的管理費)。買方須付還賣方其已支付的任何該等款項， 無論該等按金、預支款項、供款或其它款項在公契下是否可作轉讓或予退還。

22. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所註釋之住宅用途物業。

23. 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。

24. 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 (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 (b)項所指的項目的面積，按照該條例附表 2 第 2 部計算。

25. 買方的通訊地址及電話號碼如有任何更改， 須盡速以書面通知賣方。

26. (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，並且同意把本臨時合約排除於該條例的適用範圍，惟受以下第(b)款及第(c)款的規定限制。

(b) 本條第(a)款只在並無違反《一手住宅物業銷售條例》(第 621 章)的情況下適用，而本臨時合約的條款亦只在該等情況下排除於該條例的適用範圍之外。

(c) 若本臨時合約任何條款因上述第(b)款的規定没有從該條例的適用範圍內排除，而第三者(定義見該條例)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。

27. 在本臨時合約中，如文義允許及有所規定，所有名詞凡屬單數者，均包括複數在內；凡屬男性之詞語，均包括女性及中性在內。

28. 如本臨時合約的英文文本和中文譯本有任何不一致之處， 則概以英文文本為準。

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

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

物業 Property : 香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台
Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk・Aura, No.12 Tin Wan Street, Hong Kong

(a) 本物業的實用面積為 the saleable area of the Property is	45.817	平方米/ square metres/	493	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	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(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 is	—	平方米／ square metres/	—	平方呎； square feet;
窗台的面積為 the area of the bay window is	—	平方米／ square metres/	—	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	—	平方米／ square metres/	—	平方呎； square feet;
平台的面積為 the area of the flat roof is	55.534	平方米／ square metres/	598	平方呎； square feet;
花園的面積為 the area of the garden is	—	平方米／ square metres/	—	平方呎； square feet;
停車位的面積為 the area of the parking space is	—	平方米／ square metres/	—	平方呎； square feet;
天台的面積為 the area of the roof is	—	平方米／ square metres/	—	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	—	平方米／ square metres/	—	平方呎； square feet;
前庭的面積為 the area of the terrace is	—	平方米／ square metres/	—	平方呎； square feet;
庭院的面積為 the area of the yard is	—	平方米／ square metres/	—	平方呎； square feet;

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

物業 Property : 香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台
Flat A on 29th Floor with Balcony, Utility Platform, Flat Roof and Roof, South Walk・Aura, No.12 Tin Wan Street, Hong Kong

(a) 本物業的實用面積為 the saleable area of the Property is	29.173	平方米/ square metres/	314	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	平方呎為工作平台的樓面面積； square feet is the floor area of the utility platform;

(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 is	—	平方米／ square metres/	—	平方呎； square feet;
窗台的面積為 the area of the bay window is	—	平方米／ square metres/	—	平方呎； square feet;
閣樓的面積為 the area of the cockloft is	—	平方米／ square metres/	—	平方呎； square feet;
平台的面積為 the area of the flat roof is	10.424	平方米／ square metres/	112	平方呎； square feet;
花園的面積為 the area of the garden is	—	平方米／ square metres/	—	平方呎； square feet;
停車位的面積為 the area of the parking space is	—	平方米／ square metres/	—	平方呎； square feet;
天台的面積為 the area of the roof is	22.313	平方米／ square metres/	240	平方呎； square feet;
梯屋的面積為 the area of the stairhood is	—	平方米／ square metres/	—	平方呎； square feet;
前庭的面積為 the area of the terrace is	—	平方米／ square metres/	—	平方呎； square feet;
庭院的面積為 the area of the yard is	—	平方米／ square metres/	—	平方呎； square feet;

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

(Applicable to the following propertyies 適用於下列物業)

South Walk・Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津・迎岸	
Floor 樓	**Flat 單位**
3rd (3 樓)	A
29th (29 樓)	A

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

Window:	Polyvinylidene fluoride coating aluminium frame with tinted glass. Bathrooms fitted with obscure glass.
Balcony:	Balcony is installed with laminated glass balustrade. Floor is finished with ceramic tiles, walls are finished with ceramic tiles. Ceiling is finished with external paint.
Internal wall and ceiling:	The internal walls and ceilings in living/dining room and bedroom (if any) are finished with emulsion paint.
Internal floor:	Living/dining room and bedroom (if any) floors are finished with timber pattern ceramic tiles with timber skirting.
Bathroom finishes:	Floor is finished with tiles to the exposed surface and walls are finished with tiles to the exposed surface up to false ceiling level, and gypsum board false ceiling.
Kitchen finishes:	Floor is finished with timber pattern ceramic tiles to the exposed surface and walls are finished with tiles, glass panel and emulsion paint to the exposed surface up to false ceiling level, gypsum board false ceiling, and cooking bench is finished with reconstituted stone.
Main entrance door:	Fire rated solid core timber door with timber frame and wood veneer panel fitted with lockset, eye viewer, door stopper and door closer.
Bedroom (if any) door:	Hollow core timber door with timber frame and wood veneer panel fitted with lockset and door stopper.
Bathroom door:	Hollow core timber door and wood veneer panel fitted with lockset.
Bathroom fittings:	Timber basin cabinet and timber mirror cabinet with reconstituted stone countertop. Fittings include wash basin with wash basin mixer, water closet, shower compartment with shower mixer and shower set, paper holder and towel bar.

Kitchen fittings:	Timber kitchen cabinet finished with plastic laminate and reconstituted stone countertop, stainless steel sink with sink mixer.
Telephone:	Telephone points are provided.
Aerials:	TV points are provided.
Electrical installations:	Conduits are installed and faceplates are provided for all switches and power sockets. Three phase electricity supply with miniature circuit breaker distribution board is provided.
Air-conditioner:	Split type air-conditioner(s) is/are provided.
Washing machine:	Drain point and water point are provided.

出售條款附表 3
Schedule 3 to Conditions of Sale

該租約細節

(1) 香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台

該租約	:	日期為 2025 年 9 月 3 日的租約
租期	:	2 年由 2025 年 9 月 8 日至 2027 年 9 月 7 日 (包括首尾兩天)
租金	:	每月港幣$24,500.00 (包括管理費，差餉以及地租)
租務按金	:	港幣$49,000.00
退租權	:	業主或租客均有權於租期首 12 個月後發出不少於 2 個月的事先書面通知提早退租

(2) 香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台

該租約	:	日期為 2024 年 12 月 27 日的租約
租期	:	2 年由 2025 年 1 月 7 日至 2027 年 1 月 6 日 (包括首尾兩天)
租金	:	每月港幣$20,000.00 (包括管理費，差餉以及地租)
租務按金	:	港幣$40,000.00
退租權	:	業主或租客均有權於租期首 12 個月後發出不少於 2 個月的事先書面通知提早退租

<u>該租約附表二第 7 條列明 :</u>

"預付款

儘管此合約中另有規定，雙方同意 :

(a) 租期內每期 12 個月的租金總額應在每期的第一天到期支付；及
(b) 租客須(i)在簽署此合約時上期繳付租期內首 12 個月的租金總額;及(ii)在租期內隨後每期 12 個月的第一天上期繳付每期 12 個月的租金總額，直至租期期滿為止。

倘若租期提前被終止，則餘下租期的租客已預繳租金將被視為根據此合約第 7 條保證金的一部分。"

[第 2 部分：出售條款完]

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 Property as indicated in the Schedule to this Offer Form at the Purchase Price specified in the Schedule to this Offer Form subject to the terms and conditions contained in this Tender Document and the Conditions of Sale.

2. Preliminary 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 the Preliminary Agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.

3. Address for receipt of acceptance of tender

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 acceptance of tender or return of cashier's order(s) and/or bank cheque(s). The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.

4. Perusal of Sales Brochure

I/We confirm and declare that I am/we are fully aware that the sales brochure of the Development is made available to me/us for perusal before submitting this Offer Form.

5. 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 Introducer 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 person alleging to be the staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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

TENDERER MUST COMPLETE THIS PAGE

Schedule to the Offer Form

(To be completed by the Tenderer)

Property tendered (choose one of the following properties by putting a tick (✓) in the appropriate box below):

☐	Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong
☐	Flat A on 29th Floor with Balcony, Utility Platform, Flat Roof and Roof, South Walk • Aura, No.12 Tin Wan Street, Hong Kong

TENDERER MUST COMPLETE THIS PAGE

Section 1 - Particulars of the Tenderer				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	E-mail address :			
	Telephone No.		Fax No.	

TENDERER MUST COMPLETE THIS PAGE

Section 2 - Purchase Price			
Purchase Price (HK$)			
Cashier's order(s) and/or bank cheque(s) representing the preliminary deposit (5% of the Purchase Price)	Amount (HK$) (of which not less than HK$200,000.00 shall be made by way of **cashier's order(s)**)	Bank	Cashier's order no.
CASHIER'S ORDER(S):			
BANK CHEQUE(S):	Amount (HK$)	Bank	Bank Cheque no.

Section 3 – Manner of payment *(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)*	
☐ ***Payment Method (A) – Cash or Immediate Mortgage Payment Method - 120 days Completion***	
1. HK$_____	5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The Agreement shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
2. HK$_____	5% of Purchase Price: being further deposit which shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement.

TENDERER MUST COMPLETE THIS PAGE

3. HK$_____	90% of Purchase Price: being balance of Purchase Price which shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement.
☐ ***Payment Method (B)- Privilege Mortgage Payment Method - 120 days Completion*** ******This method is only available to the first hand purchasers ******	
1. HK$_____	5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The Agreement shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
2. HK$_____	5% of Purchase Price: being further deposit which shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement.
3. HK$_____	90% of purchase price: being balance of Purchase Price which shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement; (i) <u>Second Mortgage</u> "designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage and second mortgage offered shall not exceed 90% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 120 days from signing of the Preliminary Agreement and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P - 2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months and at 1% below the Best Lending Rate (P - 1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation. The second mortgage is subject to the "designated bank" offering the first mortgage loan mentioned above; or (ii) <u>First Mortgage</u> the Purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 90% of the Purchase Price. Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 120 days from signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Best Lending Rate (P – 2% p.a.) from time to time for the first 36 months and at 1% below the Best Lending Rate (P – 1% p.a.) within the period from the 37th month to the 60th

	month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation. The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).
☐ ***Payment Method (C) - Flexible Payment Method***	
1. HK$_____	5% of Purchase Price: being preliminary deposit which shall be paid by the Purchaser upon signing of the Preliminary Agreement. The Agreement shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement.
2. HK$_____	_____% of Purchase Price: being further deposit/ part payment of Purchase Price # which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.
3. HK$_____	_____% of Purchase Price: being further deposit/ part payment of Purchase Price # which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.
4. HK$_____	_____% of Purchase Price: being further deposit/ part payment of Purchase Price # which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.
5. HK$_____	_____% of Purchase Price: being further deposit/ part payment of Purchase Price # which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.
6. HK$_____	_____% of Purchase Price: being further deposit/ part payment of Purchase Price # which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.
7. HK$_____	_____% of Purchase Price: being further deposit/ part payment of Purchase Price # which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.
8. HK$_____	_____% of Purchase Price: being balance of the Purchase Price which shall be paid by the Purchaser within _____days after signing of the Preliminary Agreement.

TENDERER MUST COMPLETE THIS PAGE

	# The total amount of the preliminary deposit and the further deposit shall amount to 10% of Purchase Price, while the amount exceeding 10% of Purchase Price shall be part payment of Purchase Price.

If arrangement of first mortgage loan or second mortgage loan by the Vendor is required, please tick (✓) in the appropriate box.

***** only available to the first hand purchasers*****

☐ (i) "Designated bank" offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 40% of the Purchase Price, and the total amount of first mortgage and second mortgage offered shall not exceed 90% of the Purchase Price). Purchasers will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within _____days after signing of the Preliminary Agreement and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P – 2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months and at 1% below the Best Lending Rate (P – 1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation. The second mortgage is subject to the "designated bank" offering the first mortgage loan mentioned above; or

☐ (ii) the Purchaser can apply to finance company arranged by the Vendor for mortgage loan, the loan amount shall not exceed 90% of the Purchase Price. Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within _____days after signing of the Preliminary Agreement and interest on mortgage loan will be calculated at 2% below the Hong Kong Dollar Best Lending Rate (P – 2% p.a.) as quoted by The Hongkong and Shanghai Banking Corporation Limited ("the Best Lending Rate") from time to time for the first 36 months and at 1% below the Best Lending Rate (P – 1% p.a.) within the period from the 37th month to the 60th month; and thereafter will be calculated at 1% above the Best Lending Rate (P + 1% p.a.), subject to fluctuation.

The Purchaser and his/her/its guarantor(s) (if any) shall upon request from the finance company(ies) as arranged by the Vendor provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of income proof and/or banking record of the Purchaser and his/her/its guarantor(s). The mortgage loan(s) shall be approved by the arranged finance company(ies) independently. The arranged finance company(ies) reserve(s) the final decision of the approval of mortgage loan(s).

TENDERER MUST COMPLETE THIS PAGE

Section 4 - Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 2.9 of the Tender Notice):-

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier's order(s) and/or bank cheque(s)
3. ☐ Copy of the Tenderer's identification documents and (if applicable) the attorney's identification documents
4. ☐ Copy of the Introducer's licence (if applicable)
5. ☐ (if applicable) Certified copy of the valid Power of Attorney duly executed by the Tenderer and attested, as certified by a Hong Kong practising solicitor
6. Documents in Annex duly completed and signed by the Tenderer or (if applicable) by his attorney:

   (1) ☐ Warning to Purchasers (undated)
   (2) ☐ Personal Information Collection Statement (undated)
   (3) ☐ Letter of Confirmation of Relationship (undated)
   (4) ☐ Notice to Prospective Purchasers Re Open Kitchen Units (undated)
   (5) ☐ Acknowledgement Letter on Benefit(s) (undated)
   (6) ☐ Purchaser's / Introducer's Declaration (undated)
   (7) ☐ Vendor's Information Form (undated)
   (8) ☐ Acknowledgement for Viewing the Property (undated)

TENDERER MUST COMPLETE THIS PAGE

Section 5 – Declaration regarding corporate Tenderer (not applicable to individual Tenderer)

We declare and agree as follows:-

1. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
2. 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.
3. 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.
4. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.

Section 6 - Signature of the Tenderer and witness

I/We, the Tenderer, have read the entire Tender Document with the documents in the Annex and 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 PERSONS of the Tenderer if the Tenderer consists of more than one person. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.)

Signed by the Tenderer: X	Witnessed by: X
Name of the authorized signature (if the Tenderer is a company):	Name of the witness:
Name of the attorney of the Tenderer (if applicable and where the Tenderer is an individual):	Identification No. of the attorney: HKID / Passport / Other (please specify) * ** delete as appropriate*
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售價購買列於本要約表格的附表內的本物業，並受本招標文件所載的條款及條件及出售條款所約束。

2. 如要約獲接納將構成臨時合約

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本招標文件所載的條款及條件而訂立的臨時合約。

3. 收取接受投標書信函的地址

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受投標書信函或退回銀行本票及/或銀行支票的地址。接納書在投寄後的第 2 個工作日被視為已獲正式收到。

4. 參閱售樓說明書

本人/我們確認及聲明，於遞交本要約表格前，已知悉發展項目的售樓說明書可供本人/我們參閱。

5. 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) 除售價、提供資料或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介紹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賣本物業的過程中向其索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。

6. 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)(如有的話)。

投標者須
填妥本頁

要約表格的附表

(由投標者填寫)

所承投購買的本物業 (選擇以下其中一個物業，並以剔號(✓)填於適用格子內):

☐	香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台
☐	香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台

投標者須
填妥本頁

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 (如與上面地址不同)				
聯絡資料	聯絡人			
	電郵地址			
	電話號碼		傳真號碼	

投標者須
填妥本頁

第 2 節 – 售價			
售價 (港幣)			
臨時訂金的銀行本票及/或銀行支票(即售價 5%) 銀行本票	金額 (港幣) (當中不少於港幣 $200,000.00 必須以銀行本票支付)	銀行	銀行本票編號
銀行支票	金額 (港幣)	銀行	銀行支票編號

投標者須
填妥本頁

第 3 節 –付款辦法
(請選擇下列其中一項付款計劃，並在適當的格子加上剔號(✓)標示。

☐ **付款計劃(A) –現金或即時按揭付款計劃 - 120 天成交**

1. 港幣_____元	售價 5%：於買方簽署臨時合約時支付，作為臨時訂金，並於 5 個工作日內到指定律師樓簽署正式合約。
2. 港幣_____元	售價 5%：於買方簽署臨時合約後 30 天內支付作為進一步訂金。
3. 港幣_____元	售價 90%：於買方簽署臨時合約後 120 天內支付作為售價餘額。

☐ **付款計劃(B) – 優惠按揭計劃 - 120 天成交**
*****只提供予第一手買家*****

1. 港幣_____元	售價 5%：於買方簽署臨時合約時支付，作為臨時訂金，並於 5 個工作日內到指定律師樓簽署正式合約。
2. 港幣_____元	售價 5%：於買方簽署臨時合約後 30 天內支付作為進一步訂金。
3. 港幣_____元	售價 90%：於買方簽署臨時合約後 120 天內支付作為售價餘額; (i) <u>第二按揭</u> 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為售價四成，首按加二按合共提供不超過售價九成按揭)，買方於簽署臨時合約後 120 天內於提款日起息供分期，第二按揭首三十六個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減 2% (P – 2% p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減 1% (P - 1% p.a.)計算；其後全期按優惠利率加 1% (P + 1% p.a.) 計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或 (ii) <u>第一按揭</u> 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過售價九成。買方於簽署臨時合約後 120 天內於提款日起息供分期，首三十六個月之利率按優惠利率減 2% (P –2% p.a.)計算，第三十七個月至第六十個月之利率按優惠利率減 1% (P - 1% p.a.)計算；其後全期按優惠利率加 1% (P + 1% p.a.) 計算，利率浮動。 買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

投標者須
填妥本頁

☐ 付款計劃 (C) – 靈活付款計劃	
1. 港幣_____元	售價 5%：於買方簽署臨時合約時支付，作為臨時訂金，並於 5 個工作日內到指定律師樓簽署正式合約。
2. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為進一步訂金/售價部分#。
3. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為進一步訂金/售價部分#。
4. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為進一步訂金/售價部分#。
5. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為進一步訂金/售價部分#。
6. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為進一步訂金/售價部分#。
7. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為進一步訂金/售價部分#。
8. 港幣_____元	售價_____%：於買方簽署臨時合約後_____天內支付作為售價餘額。 # 臨時訂金及進一步訂金總和為售價 10%，超過售價 10%之款項為售價部分。

如須要賣方安排第一按揭或第二按揭，在格子加上剔號(✓)。

*****只提供予第一手買家(*****

☐ (i) 「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭 (第二按揭金額最高為售價四成，首按加二按合共提供不超過售價九成按揭)，買方於簽署臨時合約後_____天內於提款日起息供分期，第二按揭首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率 (後稱“優惠利率”) 減 2% (P – 2% p.a.) 計算；第三十七個月至第六十個月之利率按優惠利率減 1% (P – 1% p.a.) 計算；其後全期按優惠利率加 1% (P + 1% p.a.) 計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立；或

☐ (ii) 買方可向由賣方安排的財務公司申請按揭貸款，貸款額不超過售價九成，買方於簽署臨時合約後_____天內於提款日起息供分期，首三十六個月之利率按香港上海滙豐銀行之港元最優惠利率 (後稱“優惠利率”) 減 2% (P – 2% p.a.) 計算，第三十七個月至第六十個月之利率按優惠利率減 1% (P – 1% p.a.)計算；其後全期按優惠利率加 1% (P + 1% p.a.) .計算，利率浮動。

買方及其擔保人(如有的話)須按賣方安排的財務公司的要求提供足夠文件以証明其還款能力，包括但不限於買方及其擔保人的收入證明及/或銀行紀錄。按揭貸款申請須由安排的財務公司獨立審批。安排的財務公司保留最終批核按揭貸款的決定權。

投標者須
填妥本頁

第 4 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 2.9 段)：

1. ☐ 招標文件連同已填妥及簽署的要約表格
2. ☐ 銀行本票及/或銀行支票
3. ☐ 投標者的身份證明文件副本及(如適用)受托人的身份證明文件副本
4. ☐ 介紹人的牌照副本(如適用的話)
5. ☐ (如適用)由香港執業律師核准一份由投標者妥為簽署及已妥為見証的有效授權書的核准副本
6. 由投標者或(如適用)其獲受權人填妥並簽署的附件的文件：
   - (1) ☐ 對買方的警告(未有填上日期)
   - (2) ☐ 個人資料收集聲明(未有填上日期)
   - (3) ☐ 有關關係的確認函(未有填上日期)
   - (4) ☐ 有關開放式廚房單位的準買家通知(未有填上日期)
   - (5) ☐ 有關優惠確認函(未有填上日期)
   - (6) ☐ 買方/介紹人聲明(未有填上日期)
   - (7) ☐ 賣方資料表格(未有填上日期)
   - (8) ☐ 參觀承購單位之確認函(未有填上日期)

第 5 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. 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。
2. 如我們成為中標者，除非得到賣方事先書面同意，由(i)本要約表格的日期至(ii)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)。
3. 賣方可在任何時間要求我們提供所有與投票者相關的公司文件及資料以顯示及核實投票者的董事的數目和身份，而投標者將自費提供所有上述文件及資料。
4. 如有任何違反本節的規定，賣方有權拒絕將本物業出售予該投標者。

投標者須
填妥本頁

第 6 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，並填妥要約表格及其附表。本人/我們同意遵守及確認接受招標文件的條款及條件。 *(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： X	見證人簽署： X
獲授權人士的姓名(如投標者為公司)：	見證人姓名：
獲授權人的姓名(如適用及投標者為個人)：	獲授權人身份證明文件號碼: 香港身份證 / 護照 / 其他 (請說明)* * *刪去不適用者*
日期：	

[第 3 部份：要約表格完]
[招標文件完]

附錄 : 接受要約
APPEDNIX : ACCEPTANCE OF OFFER

(附錄不屬於招標文件的一部份。)
(The Appendix does not form part of the Tender Document.)

(只限於賣方同意接受要約後由賣方填寫)
(*To be completed ONLY by the Vendor after the Vendor agreeing to accept the Offer*)

接受要約 ACCEPTANCE OF OFFER

The above offer is accepted by the Vendor on the date stated below subject to the Tender Notice and the Conditions of Sale.
在受到招標公告和出售條款約束的前提下，上述要約在下述日期獲賣方接納。

Authorised Agent of the Vendor 賣方授權代理人
Henderson Property Agency Limited
恒基物業代理有限公司
(for and on behalf of **Asia Manor Limited** 代表(**遠民有限公司**))

_____
Authorised Signatory(ies)
獲授權之簽署人

Date 日期 : _____

[End of the Appendix]

[附錄完]

附件
Annex

*(附件不屬於招標文件一部分。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**。)*
*(The Annex does not form part of the Tender Document. However, the Tenderer should note the documents marked with "#" **should be signed and submitted** together with the Tender Document.)*

1. 對買方的警告 #
   Warning to Purchasers #

2. 個人資料收集聲明 #
   Personal Information Collection Statement #

3. 有關關係的確認函#
   Letter of Confirmation of Relationship #

4. 有關開放式廚房單位的準買家通知#
   Notice to Prospective Purchasers Re Open Kitchen Units#

5. 有關優惠確認函#
   Acknowledgement Letter on Benefit(s) #

6. 買方/介紹人聲明#
   Purchaser's / Introducer's Declaration #

7. 賣方資料表格#
   Vendor's Information Form#

8. 參觀承購單位之確認函#
   Acknowledgement for Viewing the Property#

Annex 1
附件 1

WARNING TO PURCHASERS
PLEASE READ CAREFULLY
對買方的警告
買方請小心閱讀

(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。

Property : * 本物業 : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津 • 迎岸	
	Floor 樓	**Flat 單位**
☐	3rd (3 樓)	A
☐	29th (29 樓)	A

*(Please put a tick (✓) in the appropriate box)
*(請以剔號(✓)填於適用的格子內)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

買方/ Purchaser(s)

_____
姓名/Name of Purchaser(s)：
Date 日期 ：

Personal Information Collection Statement
個人資料收集聲明

Annex 2
附件 2

We, Henderson Property Agency Limited, respect your personal data privacy when collecting, storing, using and transferring personal data and are committed to complying with the requirements of the Personal Data (Privacy) Ordinance (Cap.486) (the "**Ordinance**"). This Personal Information Collection Statement ("**PICS**") explains our privacy policy and sets out the purposes for which your personal data may be used. If you supply personal data relating to any other person, please give a copy of the PICS to that person to enable him/her to see how we handle and use his/her personal data.
我們，恒基物業代理有限公司，在收集、保存、使用及轉移個人資料時，尊重 閣下的個人資料私隱；並致力遵守香港法例第 486 章《個人資料(私隱) 條例》(「**該條例**」) 的規定。而本「個人資料收集聲明」 (「**本聲明**」) 旨在說明我們處理個人資料私隱的政策以及列出 閣下的個人資料可能被用作的用途。如 閣下提供有關任何其他人士的個人資料，請向該名人士提供本聲明副本讓其了解我們如何處理及使用其個人資料。

If there is any inconsistency between the English and Chinese versions of this PICS, the English version shall prevail.
倘若本聲明的英文文本與中文文本有任何不相同之處，概以英文文本為準。

A. Data Collection and Use
個人資料的收集及使用

We may collect your personal data in order to provide you with our services, products and facilities, including handling your property transaction(s). We may also generate and compile information about you. In this PICS, the references to "you" include (as appropriate) each individual who is a purchaser or customer, a beneficial owner, and an attorney or other representative of the purchaser or customer and, where a purchaser or customer is a company or other entity, also include each of its directors and shareholders and individuals in an equivalent capacity; and the references to "your personal data" include (as appropriate) the personal data of each of these individuals.
為向 閣下提供我們的服務、產品及設施(包括處理 閣下的物業交易)，我們將收集 閣下的個人資料。我們亦可能擬訂及編制有關 閣下的資料。在本聲明中，對「閣下」的提述包括(按情況適用)下述每位個人：買家或客戶、實益擁有人及買家或客戶的獲授權人或其他代表，及如買家或客戶為一間公司或其他實體，亦包括其每位董事及股東及具有同等身份的個人; 以及對「閣下的個人資料」的提述包括(按情況適用) 上述每位個人的個人資料。

You are not obliged to supply your personal data, but if you do not, we may not be able to provide the requested services and products.
閣下並非必須提供個人資料，但如 閣下沒有提供個人資料，這可能導致我們無法向 閣下提供閣下要求的服務及產品。

We may use your personal data for one or more of the following purposes from time to time :-
我們可能不時使用 閣下的個人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;
如 閣下尋求按揭、第二按揭、信貸融資或財務融通，與抵押權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) 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；

(v) facilitating property management and security;
促進物業管理及保安；

(vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments, facilities or products provided by us or any of Henderson Land Group members (as defined below) or Group Partners (as defined below);
就我們或任何恒基兆業地產集團成員(定義見下文)或集團夥伴(定義見下文)提供的的服務、物業、物業發展項目、設施或產品的質素進行調查 (完全屬自願性質參與)；

(vii) promoting, improving and/or further the provision of facilities, services and products of the Henderson Land Group members and/or the Group Partners (please see further details in "**Use and/or transfer of Your Personal Data for direct marketing**" section below);
就恒基兆業地產集團成員及/或集團夥伴的設施、服務及產品之提供作出推廣、改進及/或進一步提供 (請參閱下文部份「在直接促銷中使用及/或轉移閣下的個人資料」)；

(viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析 (統計結果將不會揭露閣下的身分) ；

(ix) contacting you regarding administrative notices, communication and overall customer relationship management;
就有關行政通知、通訊及整體客戶關係管理等事宜而聯絡 閣下；

(x) following up on comments, inquiries and investigating and handling complaints;
跟進意見、查詢，以及調查及處理投訴；

(xi) preventing or detecting illegal or suspicious activities; and
防止或偵測非法或可疑活動；及

(xii) meeting the obligations (including any obligations to conduct customer due diligence and/or to make disclosure within or outside Hong Kong) when required by any law, court order, direction, code or guideline applicable to any Henderson Land Group member, or required by policies implemented by the Henderson Land Group, for prevention or detection of money laundering, terrorist financing or other unlawful activities or suspicious activities.
讓各恒基兆業地產集團成員根據適用於彼等的任何法律、法院命令、指令、守則或指引的要求，或按恒基兆業地產集團為相關事項而實施的政策的要求，遵守就防止或偵測洗錢、恐怖分子資金籌集或其他非法或可疑活動的責任(包括任何執行客戶盡職審查及/或於香港境內或境外披露資料的責任)。

For the purpose of this PICS,
就本聲明的目的，

"Henderson Land Group" or "Henderson Land Group members" means Henderson Land Development Company Limited and its subsidiaries and associated companies, and any entity controlled by it or any of its subsidiaries or associated companies from time to time; and an entity is treated as controlled by another if:
「**恒基兆業地產集團**」或「**恒基兆業地產集團成員**」指恒基兆業地產有限公司及其子公司及附屬公司，及不時由恒基兆業地產有限公司或其任何子公司或附屬公司控制的任何實體，而在下列情況下，一個實體將被視作受另一實體控制：

(i) that other entity is able to direct its affairs or to control the composition of its board of directors or governing body; or
該另一實體可就其事務作出指示，或控制其董事局或管轄組織的組成；或
(ii) that other entity holds not less than 20% of its issued share capital or has an interest in its shares which entitles that other entity to exercise or control the exercise of not less than 20% of the voting power at its general meetings.
該另一實體持有其不少於 20%的已發行股本，或擁有其股份利益致使該另一實體在其股東大會上，有權行使或控制行使不少於 20%的表決權。

"Group Partner" means (i) any joint venture company set up by a Henderson Land Group member with any other real estate developer or any other person for offering real properties and/or products, services or facilities relating to real properties, or (ii) any person who has engaged us to promote or sell real properties (including car parking spaces) on its behalf.
「**集團夥伴**」指 (i) 恒基兆業地產集團成員與任何其他地產發展商或任何其他人士，為提供地產物業及／或與地產物業有關的產品、服務或設施而成立的任何合營公司，或 (ii) 委任我們為其推廣或銷售地產物業(包括泊車位)的任何其他人士。

B. Transfer of Your Personal Data
轉移 閣下的個人資料

To facilitate the purposes set out above, we may disclose or transfer your personal data to the following parties (whether within or outside Hong Kong) except that any transfer of your personal data to another person for it to use in direct marketing will be subject to "**Use and/or transfer of Your Personal Data for direct marketing**" section below :-
為促進上述用途，我們可能於香港境內或海外披露或轉移 閣下的個人資料予下列各方，但任何披露或轉移 閣下的個人資料予其他人士以供其在直接促銷中使用將受以下「**在進行直接促銷中使用及/或轉移 閣下的個人資料**」部分所限：-

(i) (a) Henderson Land Group members; and (b) Group Partners;
（a）恒基兆業地產集團成員; 及（b）集團夥伴；
(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, information technology or other services to or support the operation of our or the Henderson Land Group's business;
提供行政、電訊、資訊科技或其他服務以支援我們的或恒基兆業地產集團的業務運作的任何代理人、承辦商或第三方服務供應商 ；

(iv) 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；

(v) any person who has any interest, right or obligation in respect of your property transaction; and
對閣下的物業交易有任何權益、權利或義務的任何人士； 及

(vi) 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、守則或指引所要求必須向其作出披露的任何人士。

C. Use and/or transfer of Your Personal Data for direct marketing
在進行直接促銷中使用及/或轉移 閣下的個人資料

We intend to use your personal data (i.e. name, contact details, services and products portfolio information, financial background and demographic data) for direct marketing and/or provide your personal data to the persons set out in B (i) above for direct marketing. We may not:-
我們擬使用 閣下的個人資料(即姓名、聯絡資料、服務及產品組合資料、財務背景及人口統計資料）作直接促銷及/或提供 閣下的個人資料予上述 B（i）段所述的人士用於直接促銷，我們不得：

(i) so use your personal data; or
在直接促銷中使用 閣下的個人資料；或

(ii) so provide your personal data to other person(s),
向其他人士提供 閣下的個人資料

unless we have received your written consent (which includes an indication of no objection) to the intended use and/or provision.
除非我們已經收到 閣下的書面同意（當中包括表示不反對）。

In connection with direct marketing, we intend:-
就直接促銷而言，我們有意:-

(a) to use and analyze your personal data collected, generated, compiled or held by us from time to time for understanding the needs and preferences of real estate property purchasers;
使用及分析我們不時收集、擬訂、編制或持有 閣下的個人資料，以便了解地產物業的買家需求和偏好;

(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 us or any of the persons set out in B(i) above;
由我們或上述 B（i）段所述的任何人士提供的物業或物業發展項目；

(2) services, products and facilities offered by us or any of the persons set out in B(i) above (including real estate agency services, credit facilities and financial services);
由我們或上述 B（i）段所述的任何人士提供的服務、產品及設施 (包括地產代理服務、信貸融資及財務服務)；

(3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us or any of the persons set out in B(i) above; and
由我們或上述 B（i）段所述的任何人士提供的優惠、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) to provide your personal data to any of the persons set out in B(i) above, in return for money or other property, for their use in direct marketing the classes of services and products described in C(b) above.

提供閣下的個人資料予上述 B(i)段所述的任何人士以獲取金錢或其他財產的回報，以供其在直接促銷上述 C(b)段所述的服務及產品類別中使用。

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

如 閣下不欲我們在上述情況直接促銷中使用 閣下的個人資料，或向任何人士提供 閣下的個人資料，以供其在上述情況在直接促銷中使用，請在本聲明末端適當的方格內加上剔號以行使 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下述「D. 查閱及更正 閣下的個人資料」部分所列的地址，以選擇不接受直接促銷。

D. **Access to and correction of Your Personal Data**
查閱及更正 閣下的個人資料

You may at any time request access to and correct the personal data relating to you in any of our records.

You may send data access or data correction request to our Personal Data (Privacy) Officer:
Address: 71/F – 76/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong
Email address: sales.hk@hld.com
Hotline: 2908 8111

閣下可隨時要求查閱及更正我們紀錄中與 閣下有關的個人資料。
閣下可向我們的個人資料（私隱）主任發送資料存取或資料更正要求：
地址：香港中環金融街八號國際金融中心二期七十一樓至七十六樓
電郵地址：sales.hk@hld.com
熱線：2908 8111

***

Use of Personal Data in Direct Marketing

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 and/or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, Henderson Property Agency Limited may regard me as having given consent and 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 "**C. Use and/or transfer of Your Personal Data in direct marketing**" section above.

在直接促銷中使用個人資料

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的有關資訊。本人明白本人有權在下列方內加上剔號 ("✓") 表示拒絕該等使用及/或轉移。若本人不在有關方格內加上剔號 ("✓")，恒基物業代理有限公司可視本人已給予同意讓其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（視屬何情況而定），有關詳情載於上述「C. **在進行直接促銷中使用及/或轉移 閣下的個人資料**」部分。

□ Please do NOT send direct marketing information to me.
請不要向我發送直接促銷資訊。

□ Please do NOT provide my personal data to other person(s) 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。

Signature 簽署 :

_____
Name 姓名 :
Date 日期:

Property : * 本物業 : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津 • 迎岸	
	Floor 樓	**Flat 單位**
☐	3rd (3 樓)	A
☐	29th (29 樓)	A

*(Please put a tick (✓) in the appropriate box)
*(請以剔號(✓)填於適用的格子內)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

Annex 3
附件 3

有關關係的確認函
Letter of Confirmation of Relationship

To 致: 1) Henderson Land Development Company Limited (恒基兆業地產有限公司)；and
2) Asia Manor Limited (遠民有限公司)(as the owner and whose holding companies 作為擁有人及其控權公司) are Henderson Development Limited (恒基兆業有限公司), Henderson Land Development Company Limited (恒基兆業地產有限公司), Mightymark Investment Limited (謙耀置業有限公司), Good Time Limited and Broadwin Int'l Limited

Dear Sirs,
敬啟者

Re: Letter of Confirmation of Relationship
有關關係的確認函

Property : * 本物業 : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津 • 迎岸	
	Floor 樓	**Flat 單位**
☐	3rd (3 樓)	A
☐	29th (29 樓)	A

*(Please put a tick (✓) in the appropriate box)
*(請以剔號(✓)填於適用的格子內)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

We/I, the undersigned, being so far as we are/I am aware, hereby confirm that we are/I am (in case of corporation, including our controlling shareholder(s)) independent third party(ies) and neither the connected person(s) (as defined in the Listing Rules) of Henderson Land Development Company Limited nor the relatives of any directors of Henderson Land Development Company Limited.

We/I hereby further confirm that we are/I am not:-
(i) a director of the Vendor, or a parent, spouse or child of such a director ;
(ii) a manager of the Vendor ;
(iii) a private company of which such a director, parent, spouse, child or manager is a director or shareholder ;
(iv) an associate corporation or holding company of the Vendor ;
(v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director ; or
(vi) a manager of such an associate corporation or holding company.

We/I hereby further undertake to notify you in writing on any change of the above information on or prior to our/my signing of the Formal Agreement for Sale and Purchase.

吾等/本人乃下述簽署者，就吾等/本人所知悉，茲確認吾等/本人(如簽署者為一間公司，則包括其控權股東)為獨立第三者，並非恒基兆業地產有限公司之關連人士(按〈上市規則〉之闡釋)，亦非恒基兆業地產有限公司董事之親屬。

吾等／本人茲進一步確認吾等／本人不是：—
(i) 賣方的董事，或該董事的父母、配偶或子女；
(ii) 賣方的經理；
(iii) 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；
(iv) 賣方的有聯繫法團或控權公司；
(v) 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
(vi) 上述有聯繫法團或控權公司的經理。

吾等/本人茲進一步承諾如吾等/本人在簽署正式合約或之前就上述資料有任何改變，吾等/本人將以書面通知 貴公司。

買方簽署/ Purchaser(s):

_____
姓名/Name of Purchaser(s)：
Date/日期：

Annex 4
附件 4

Property : * 本物業 : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津 • 迎岸	
	Floor 樓	**Flat 單位**
☐	3rd (3 樓)	A
☐	29th (29 樓)	A

*(Please put a tick (✓) in the appropriate box)
*(請以剔號(✓)填於適用的格子內)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

有關開放式廚房單位* 的準買家通知
NOTICE TO PROSPECTIVE PURCHASERS RE OPEN KITCHEN UNITS*

SOUTH WALK·AURA 南津·迎岸

As set out in the draft Deed of Mutual Covenant and Management Agreement ("the DMC") in respect of the development annexed to a Statutory Declaration to be registered in the Land Registry, the DMC will contain the following provisions regarding the Open Kitchen Units: -

Clause 83 (a) to (d) of the DMC

"83. (a) The Owners of the Open Kitchen Units shall at their own expense ovserve and comply with the Fire Safety Management Plan. Without prejudice to the generality of but in addition to the foregoing, the Owner of an Open Kitchen Unit shall ovserve and comply with the following provisions: -

(i) not to alter, remove or obstruct (a) the sprinkler head(s) provided at the ceiling immediately above the open kitchen;(b) the sounder-based multi-sensor smoke detector(s) provided inside his Open Kitchen Unit and (c) the addressable smoke detectors at the common lobby or corridor outside his Open Kitchen Unit, except with the prior written approval of the Buildings Department, the Fire Services Department, all relevant Government authority or authorities and the Manager;

(ii) not to remove or alter the full height fire resistance wall having an FRR of not less than 30 minutes integrity fire resistance rating and 30 minutes insulation fire resistance rating (-/30/30), adjacemt to the flat exit door in his Open Kitchen Unit, except with the prior written approval aof the Buildings Department, the Fire Services Department, all relevant Government authority or authorities and the Manager;

(iii) not to remove or alter the self-closing devices of the main entrance door of his Open Kitchen Unit;

(iv) to maintain and keep the fire services installations specified in the Fire Safety Management Plan and installed in his Open Kitchen Unit in good order and working condition; and

(v) to let, lease, license or otherwise part with the possession of his Open Kitchen Unit upon the condition that the tenant(s), lessee(s), licensee(s) or occupier(s) thereof shall allow access for the RFSIC to carry out annual check and inspection (as referred to in Sub-clause (b) below) and agree to observe and comply with the provisions contained in this Deed relating to and/or applicable to the Open Kitchen Units.

(b) The Manager shall on behalf of the Owners of the Open Kitchen Units carry out and implement the plans relating to maintenance, inspection and check, staff training, fire action and fire prevention as set out in the Fire Safety Management Plan. Without limiting the generality of the foregoing, the Manager is hereby given full authority by the Owners of the Open Kitchen Units to engage or employ RFSIC for the annual inspection and check, testing, keeping and maintaining in good of the substantial repair and condition , and carrying out any necessary works in respect fire services installations (including but not limited to the sprinkler head(s) and the smoke detectors, the fire alarm system and the sprinkler system within the Open Kitchen Units and the common corridors and the full height fire resistance wall respectively described to in Sub-clauses (a)(i) and (a)(ii) above) as specified in and in accordance with the Fire Safety Management Plan and submit the maintenance certificate to the Fire Services Department.

(c) The Manager and the RFSIC shall have the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required) any Open Kitchen Unit to carry out check, inspection, testing or maintenance of the fire services installations therein (at the cost of the Owner of that Open Kitchen Unit) or verify observance and compliance of provisions referred to in Sub-clause (a) above.

(d) The First Owner shall deposit a copy of the Fire Safety Management Plan in the management office of the Estate within one month of the date of this Deed for reference by all Owners and the Manger."

*All Residential Units are Open Kitchen Units

Remark: 1. This Notice does not form part of the sales brochure of "South Walk Aura".
2. Unless otherwise defined in this Notice, the capitalized terms used in this Notice shall have the same meaning of such terms in the DMC.
Date of printing of this Notice: 20th December 2024

Where there is discrepancy in the meaning(s) between the English and Chinese versions of this Notice, the English version shall prevail.

有關開放式廚房單位* 的準買家通知
NOTICE TO PROSPECTIVE PURCHASERS RE OPEN KITCHEN UNITS*

SOUTH WALK·aura 南津·迎岸

根據附於將在土地註冊處註冊的法定聲明內有關發展項目的公契及管理協議（「公契」）的擬稿，公契將載有下列有關「開放式廚房單位」的條文：-

公契第83(a)至(d)條

"83. (a) 所有開放式廚房單位的擁有人須自費遵守及履行消防安全管理計劃。在不損害上文一般性的原則下，但除了上述條文外，每位開放式廚房單位的擁有人須遵守及履行下列條文：-

(i) 除非事先獲得屋宇署、消防處、所有有關政府部門及管理人的書面准許外，不准改動、移走或阻礙(a)設置在開放式廚房天花板上的灑水頭；(b)在其開放式廚房單位內所提供的複合式煙霧探測器及聲響警報基座，以及(c)其開放式廚房單位外的公共大堂或走廊的定位煙霧探測器；

(ii) 除非事先獲得屋宇署、消防處、所有有關政府部門及管理人的書面准許外，不准移走或改動設置在其開放式廚房單位內毗鄰於單位出口門，而高度與室內的整個高度相同的防火牆，該防火牆具有不少於30分鐘耐火完整性的等級及30分鐘隔熱等級(-/30/30)；

(iii) 不准移走或改動其開放式廚房單位主入口大門的自動關門裝置；

(iv) 保養及保持根據消防安全管理計劃訂明，並設置在其開放式廚房單位內的消防設備在良好的運作狀況；及

(v) 在開放式廚房單位的租客、承租人、獲許可的人或佔用人容許註冊消防裝置承判商出入以進行每年檢驗及檢查（如下文（b）款所提述）及同意遵守及履行本公契所載的有關及/或適用於開放式廚房單位的條文的情況下，方可出租、租賃、許可或以其他方式放棄管有其開放式廚房單位。

(b) 管理人須代表開放式廚房單位的擁有人推行及實施在消防安全管理計劃內列出有關保養、檢驗和檢查、員工訓練、消防行動及預防火警的計劃。在不損害上文一般性的原則下，管理人在此獲得開放式廚房單位的擁有人授權僱用或聘請註冊消防裝置承判商，就有關根據消防安全管理計劃內所指明並須遵守的消防裝置（包括但不限於上文(a)(i)及(a)(ii)款分別所提述設置在開放式廚房單位內及在公共走廊的灑水頭及煙霧探測器、消防警鐘系統及灑水系統及高度與室內的整個高度相同的防火牆），須每年檢驗及檢查、測試、保持及保養其在良好修葺的狀況，以及進行任何必要的工程，並須向消防處呈交保養證明書。

(c) 管理人及其僱用的註冊消防裝置承判商有權在發出合理通知後（若遇緊急情況則無須通知）於所有合理時間內，不論有否帶同工人、裝備或材料，進入任何開放式廚房單位為單位內的消防裝置進行檢驗、檢查、測試或保養（有關費用則由該開放式廚房單位的擁有人負責），或核實上文(a)款所提述的條文是否已獲遵從及遵守。

(d) 首位擁有人須自本公契日期起計一個月內在屋苑的管理處存放一份消防安全管理計劃的副本，以供所有擁有人及管理人參考。"

此通知的中英文文本如有歧義，則以英文文本為準。

* 所有住宅單位均為開放式廚房單位

備註: 1. 此通知並不構成「南津·迎岸」售樓說明書之一部分。
2. 除非本通知另有規定，本通知內所採用的詞彙與該詞彙在公契內的意思相同。
此通知之印刷日期：2024年12月20日。

買方/ Purchaser(s)

_____

姓名/Name of Purchaser(s)：

Date 日期 ：

Annex 5
附件 5

Acknowledgement Letter on Benefit(s)
有關優惠確認函

To 致 : Asia Manor Limited (遠民有限公司)
(as the Vendor 作為賣方)

Re: Acknowledgement Letter on Benefit(s)

確認函：有關優惠

Property : * 本物業 : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津 • 迎岸	
	Floor 樓	**Flat 單位**
☐	3rd (3 樓)	A
☐	29th (29 樓)	A

*(Please put a tick (✓) in the appropriate box)
*(請以剔號(✓)填於適用的格子內)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

I/We hereby acknowledges that 本人/我們知悉如下:

1. Legal Cost 律師費

If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent Assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

若買方選用賣方推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。

2. "Henderson Club"「恒地會」

If the Purchaser is a member of the "Henderson Club" and purchases the Property directly through Henderson Property Agency Limited (but not through the other estate agents), the Purchaser will be given the management fees of the Property for a period of 36 months after the execution of the Assignment by the Purchaser.

(If the Purchaser is a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

如買方為「恒地會」會員並直接經由「恒基物業代理有限公司」購入本物業 (並非經由其他地產代理公司中介成交)，買方簽署轉讓契後可獲贈 36 個月管理費

(如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。)

☐ 3. Other Benefit(s)(if any) 其他優惠（如有）

☐ 4. Not applicable.
不適用。

買方/ Purchaser(s)

_____
姓名/Name of Purchaser(s)：
Date 日期：

Purchaser's / Introducer's Declaration
PART I – Purchaser's Declaration

Annex 6
附件 6

Unit purchased : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong (referred to below as "**Development**")	
	Floor	**Flat**
☐	3rd	A
☐	29th	A

(referred to below as "the said unit")
*(Please put a tick (✓) in the appropriate box)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)

Vendors : Asia Manor Limited (referred to below as "**Vendors**"); "Henderson Property Agency Limited" (referred to below as "**HPAL**") is the sole agent appointed by Vendors in relation to matters concerning the sale of the said unit

Purchaser(s) : (Name of the individual / Name of company) _____
ID Card No. / Business Registration No. _____
(referred to below as "**Purchaser(s)**")

Introducer : _____(Company Name) Business Registration No. _____
Address:_____ Tel No. _____

Responsible staff of Introducer (referred to below as "Estate Agent"):

Name _____ Estate Agent's Licence / Salesperson's Licence No. _____
(the said introducer, the abovenamed Estate Agent and all other staff of the said introducer involved in promoting the said unit to Purchaser(s) are referred to below collectively as "**Introducer**")

Regarding the matter of the purchase of the said unit by Purchaser(s) from Vendors, Purchaser(s) hereby makes the following declarations and confirmation at the request of HPAL / Vendors:

1. Purchaser(s) is/are introduced by Introducer to purchase the said unit.
2. Purchaser(s) acknowledges that HPAL is the sole agent authorised and appointed by Vendors to handle all matters concerning the transaction of the sale of the said unit to Purchaser(s) on behalf of Vendors.
3. Introducer, as middleman between Vendors / HPAL and Purchaser(s), promotes the said unit to Purchaser(s) in its capacity as middleman.
4. Purchaser(s) knows and acknowledges that HPAL as Vendors' agent is responsible for accepting payment of deposit by Purchaser(s), and signing the Preliminary Agreement for Sale and Purchase on behalf of Vendors with Purchaser(s).
5. Introducer has not made any representation, declaration or undertaking on behalf of HPAL / Vendors to Purchaser(s). Purchaser(s) has/have obtained from Vendors the Sales Brochure in respect of the Development, and has acquired and learnt about detailed information concerning the said unit via the Sales Brochure which sets out the information of the said unit.
6. If Introducer / Estate Agent made any misrepresentations, false statements, false declarations, false

undertakings or disseminated false or misleading information to Purchaser(s) during the course of promotion of the said unit, all such acts and deeds are purely the personal acts and deeds of Introducer / Estate Agent, and HPAL / Vendors shall not in any way be held responsible for such misrepresentations, false statements, false declarations, false undertakings or such dissemination of false or misleading information (if any) by Introducer / Estate Agent. For the avoidance of doubt, Introducer is not the agent of Vendors or HPAL in respect of the sale and promotion of the said unit.

7. Any dealing or dispute between Purchaser(s) and Introducer (including but not limited to the acts of Introducer / Estate Agent referred to in paragraph 6 above) does not concern or involve HPAL / Vendors, and Purchaser(s) shall not refuse to complete or delay the completion formalities of the sale and purchase of the said unit because of such dealing or dispute between Purchaser(s) and Introducer, and Purchaser(s) shall not seek indemnification or reduction of purchase price of the said unit from HPAL/Vendors because of such dealing or dispute between Purchaser(s) and Introducer.
8. Purchaser(s) does/do not object to the payment of commission to Introducer by Vendors / HPAL.

Purchaser(s)'s Signature _____

Purchaser(s)'s ID / B. R. No. _____

Date: _____

PART II – Introducer and Estate Agent's Declaration

Unit purchased : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong (referred to below as "**Development**")	
	Floor	**Flat**
☐	3rd	A
☐	29th	A

(referred to below as "**the said unit**")
*(Please put a tick (✓) in the appropriate box)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)

Introducer: _____(Company Name) (referred to below as "**Introducer**")

Responsible staff of Introducer (referred to below as "Estate Agent"):

Name _____Estate Agent's Licence / Salesperson's Licence No. _____

Vendors : Asia Manor Limited (referred to below as "**Vendors**")

Purchaser(s): _____ ID Card No. / Business Registration No. _____
(referred to below as "**Purchaser(s)**")

Introducer, in its capacity as middleman, promotes the said unit to Purchaser(s).

At the request of "Henderson Property Agency Limited" ("HPAL", the sole agent appointed by Vendors to handle the transaction of the sale of the said unit to Purchaser(s)) / Vendors, Introducer and Estate Agent hereby make the following declarations and confirmation:

1. When the Estate Agent accompanies Purchaser(s) to proceed with registration and/or purchase of unit(s) of the Development, the Estate Agent must (1) show his/her staff card with his/her photo affixed thereon and clearly stating his/her Estate Agent's Licence / Salesperson's Licence number or his/her Hong Kong Identity Card, and (2) provide his/her name card clearly stating his/her Estate Agent's Licence / Salesperson's Licence number, for verification and recording of such information by staff of HPAL. If the above documents and personal data are not provided by the Estate Agent, HPAL / Vendors will be unable to process the payment of commission in respect of such sale and purchase transaction, and no commission will be calculated and paid to Introducer.
2. Introducer undertakes that Introducer and the Estate Agent or other staff will not make any misrepresentations, false statements, false declarations, false undertakings or disseminate false or misleading information to Purchaser(s) during the course of promoting the said unit. If Introducer and/or the Estate Agent or other staff made any misrepresentations, false statements, false declarations, false undertakings or disseminated false or misleading information during the course of promotion of the said unit, all such acts and deeds are purely the personal acts and deeds of Introducer and/or the Estate Agent or other staff, and HPAL / Vendors shall not in any way be held responsible for such misrepresentations, false statements, false declarations, false undertakings or such dissemination of false or misleading information (if any) by Introducer and/or the Estate Agent or other staff. For the avoidance of doubt, Introducer is not the agent of HPAL or Vendors in respect of the sale and promotion of the said unit of the Development.
3. If any person (including Purchaser(s) or its agent) makes any claim (or via other person makes any claim) in respect of any misrepresentations, false statements, false declarations, false undertakings or any dissemination of false or

misleading information by Introducer and/or the Estate Agent or other staff, Introducer shall indemnify HPAL / Vendors in respect of such claim as well as any fees, losses, damages or expenses paid, suffered or incurred by HPAL / Vendors relating to and arising from such claim.HPAL collects the personal data of the Estate Agent for verifying the identity of the Estate Agent for the purpose of handling the payment of commission to Introducer by Vendors / HPAL in respect of such sale and purchase transaction, and related matters. HPAL may disclose or transfer the Estate Agent's personal data to Vendors, and/or to other persons as required or permitted by law or applicable legal or regulatory requirements.

4. Subject to the provisions of the Personal Data (Privacy) Ordinance (Cap. 486 Laws of Hong Kong), the Estate Agent has the right to request access to or correction of his/her personal data held by HPAL. The Estate Agent may send data access or data correction request to our Personal Data (Privacy) Officer:

Address	:	71/F – 76/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong
Email address	:	sales.hk@hld.com
Hotline	:	2908 8111

Signed by the Estate Agent for himself/herself and for and on behalf of Introducer:

_____

Estate Agent's Licence / Salesperson's Licence No. of the Estate Agent: _____

Date: _____

買方/介紹人聲明

第一部分 – 買方聲明

購買單位: *	香港田灣街 12 號南津・迎岸 **(**後稱「**發展項目**」**)**	
	樓	**單位**
☐	3	A
☐	29	A

(後稱「上述單位」)
*(請以剔號(✓)填於適用的格子內)

(物業詳情列於招標公告附表第 I 部分(A)欄)

賣方： 遠民有限公司 (後稱「**賣方**」),就出售上述單位事宜賣方所指派的唯一代理人為「恒基物業代理有限公司」(後稱「**恒物**」)

買方： (買方姓名/公司名稱)_____

身份證/商業登記證號碼:_____ **(**後稱「**買方**」**)**

介紹人: (公司名稱) _____商業登記證: _____
地址: _____電話:_____

介紹人公司負責職員 (後稱「**地產代理**」)**:**

姓名: _____ 地產代理牌照/營業員牌照號碼:_____
(上述介紹人公司、上述地產代理、以及上述介紹人公司所有其他有參與向買方推介上述單位的職員,後統稱「**介紹人**」**)**

就買方向賣方購買上述單位的事宜,買方現應恒物/賣方要求,作出下列聲明及確認 :-

(一) 買方乃經由介紹人之推介購買上述單位。

(二) 買方知悉恒物為唯一獲賣方授權、由賣方指派的代理人,代賣方處理所有關於出售上述單位予買方之交易的事宜。

(三) 介紹人,作為賣方/恒物與買方之間的中介人,以中介人身份,向買方推介上述單位。

(四) 買方知悉及確認恒物作為賣方代理人負責接收買方所支付的訂金及代表賣方與買方簽署臨時買賣合約。

(五) 介紹人並無代恒物/賣方向買方作出任何陳述、聲明或承諾。 買方已從賣方取得有關發展項目的售樓說明書,並透過售樓說明書列載有關上述單位的資料,得悉上述單位的詳細資料。

(六) 若介紹人/地產代理在推介上述單位之過程中曾向買方所作出任何失實陳述、虛假陳述、虛假的

聲明、虛假的承諾，或傳布虛假的或具誤導性的資料，此等行為純屬介紹人/地產代理的個人行為，恒物/賣方不須就有關失實陳述、虛假陳述、虛假的聲明、虛假的承諾或傳布虛假的或具誤導性的資料（如有的話）負上任何責任。為免生疑問，介紹人並非賣方或恒物就出售、推介上述單位之代理人。

(七) 買方與介紹人之任何轇轕或糾紛(包括，但不限於，上述第六款提及的介紹人/地產代理的行為)，概與恒物/賣方無涉，買方不會以此拒絕或拖延完成買賣上述單位之交易，亦不會就此向恒物/賣方索取彌償或要求減價。

(八) 買方不反對賣方/恒物支付佣金予介紹人。

買方簽署_____

買方 I.D./B.R. No: _____

日期:

第二部分 - 介紹人聲明

購買單位: *	香港田灣街 12 號南津・迎岸 **(**後稱「**發展項目**」**)**	
	樓	**單位**
☐	3	A
☐	29	A

(後稱「上述單位」**)**

*(請以剔號(✓)填於適用的格子內)

(物業詳情列於招標公告附表第 I 部分(A)欄)

介紹人： _____(公司名稱)(後稱「**介紹人**」)

介紹人公司負責職員(後稱「**地產代理**」)**:**

姓名: _____ 地產代理牌照/營業員牌照號碼:_____

賣方 : 遠民有限公司(後稱「賣方」)

買方 :(買方姓名/公司名稱)_____

身份證/商業登記證號碼:_____(後稱「**買方**」)

介紹人以中介人身份，向買方推介上述單位。

介紹人及地產代理現應「恒基物業代理有限公司」(即賣方指派處理出售上述單位予買方之交易的唯一代理人，後稱「**恒物**」) / 賣方要求，作出下列聲明及確認:

(一) 地產代理於陪同買方登記及/或選購發展項目的單位時，必須(1)出示其附有相片並清楚列明其地產代理牌照/營業員牌照號碼之職員證或香港身分證，及(2)提供其清楚列明其地產代理牌照/營業員牌照號碼之公司名片，讓恒物職員核對及記錄所需資料。如地產代理未有提供以上文件及個人資料，恒物/賣方將無法處理該宗買賣交易的佣金支付，亦不會計算及向介紹人支付佣金。

(二) 介紹人承諾介紹人及地產代理在推介上述單位之過程中不會向買方作出任何失實陳述、虛假陳述、虛假的聲明、虛假的承諾或傳布虛假的或具誤導性的資料。 若介紹人及/或地產代理或其他職員在推介上述單位之過程中作出任何失實陳述、虛假陳述、虛假的聲明、虛假的承諾、或傳布虛假的或具誤導性的資料，此等行為純屬介紹人及/或地產代理或其他職員的個人行為，恒物/賣方不須就介紹人及/或地產代理或其他職員的有關失實陳述、虛假陳述、虛假的聲明、虛假的承諾或傳布虛假的或具誤導性的資料(如有的話)負上任何責任。為免生疑問，介紹人並非恒物或賣方就出售、推介發展項目上述單位之代理人。

(三) 如任何人(包括買方或其代理人)因介紹人及/或地產代理或其他職員所作出任何失實陳述、虛假陳述、虛假的聲明、虛假的承諾或傳布虛假的或具誤導性的資料而提出(或由他人代其提出)申索，介紹人須就該申索及與該申索相關而招致的任何費用、損失、損害或開支，向恒物/賣方作出彌償。

恒物為了核實地產代理的身分而收集地產代理的個人資料，用作處理賣方/恒物向介紹人支付有關買賣交易的佣金及相關事宜。恒物可按法律或適用的法律或監管規定的要求或允許範圍內，向賣方及/或其他人士披露或轉移地產代理的個人資料。

（四）根據個人資料（私隱）條例（香港法例第 486 章）的條文，地產代理有權要求查閱或改正恒物所持有與其有關的個人資料。地產代理可向我們的個人資料（私隱）主任發送查閱資料或改正資料要求：

地址　　：香港中環金融街八號國際金融中心二期七十一樓至七十六樓
電郵地址：sales.hk@hld.com
熱線　　：2908 8111

地產代理以個人名義及代表介紹人簽署: _____

地產代理的地產代理牌照/營業員牌照號碼:_____

日期:

Annex 7
附件 7

VENDOR'S INFORMATION FORM
賣方資料表格

The Vendor(賣方)	:	Asia Manor Limited (遠民有限公司)
The Development	:	South Walk・Aura
發展項目	:	南津・迎岸
Residential Property	:	Flat A on 3rd Floor with Balcony, Utility Platform and Flat Roof, South Walk・Aura, No.12 Tin Wan Street, Hong Kong
該住宅物業	:	香港田灣街 12 號南津・迎岸 3 樓 A 單位連露台、工作平台及平台

The date on which this Vendor's Information Form is printed : 8 September 2026
本賣方資料表格的印製日期：2026 年 9 月 8 日

(a) The amount of the management fee that is payable for the Residential Property:
須就該住宅物業支付的管理費用的款額：
每月/per month : 港幣/HK$3,250.00

(b) The amount of the Government rent (if any) that is payable for the Residential Property:
Information not yet available
須就該住宅物業繳付的地稅（如有的話）的款額：
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：
The owners' incorporation of the Development has not yet been formed.
發展項目仍未有成立業主立案法團。

(d) The name of the manager of the Development:
發展項目的管理人的姓名或名稱：
H-PRIVILEGE LIMITED
尊家管業有限公司

(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發展項目中的該住宅物業的擁有人須分擔的款項的任何通知：
NIL
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該項目的任何部分恢復原狀的任何通知：
NIL
沒有

(g) Any pending claim affecting the Residential Property that is known to the Vendor:
賣方所知的影響該住宅物業的任何待決的申索：

NIL
沒有

Acknowledged by :
確認 :

_____ _____

Purchaser(s)/買方 Date 日期

VENDOR'S INFORMATION FORM
賣方資料表格

The Vendor(賣方)	:	Asia Manor Limited (遠民有限公司)
The Development	:	South Walk・Aura
發展項目	:	南津・迎岸
Residential Property	:	Flat A on 29th Floor with Balcony, Utility Platform and Flat Roof, South Walk・Aura, No.12 Tin Wan Street, Hong Kong
該住宅物業	:	香港田灣街 12 號南津・迎岸香港田灣街 12 號南津・迎岸 29 樓 A 單位連露台、工作平台、平台及天台

The date on which this Vendor's Information Form is printed : 8 September 2026
本賣方資料表格的印製日期：2026 年 9 月 8 日

(a) The amount of the management fee that is payable for the Residential Property:
須就該住宅物業支付的管理費用的款額：
每月/per month : 港幣/HK$2,080.00

(b) The amount of the Government rent (if any) that is payable for the Residential Property:
Information not yet available
須就該住宅物業繳付的地稅（如有的話）的款額：
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：
The owners' incorporation of the Development has not yet been formed.
發展項目仍未有成立業主立案法團。

(d) The name of the manager of the Development:
發展項目的管理人的姓名或名稱：
H-PRIVILEGE LIMITED
尊家管業有限公司

(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發展項目中的該住宅物業的擁有人須分擔的款項的任何通知：
NIL
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該項目的任何部分恢復原狀的任何通知：
NIL
沒有

(g) Any pending claim affecting the Residential Property that is known to the Vendor:
賣方所知的影響該住宅物業的任何待決的申索：

NIL
沒有

Acknowledged by :
確認 :

_____ _____

Purchaser(s)/買方 Date 日期

Annex 8
附件 8

參觀承購單位之確認函
Acknowledgement for Viewing the Property

(Only apply to properties to be sold with existing tenancy)
(只適用於連租約出售的物業)

To : Asia Manor Limited
致 : 遠民有限公司

Property : * 本物業 : *	South Walk • Aura, No.12 Tin Wan Street, Hong Kong 香港田灣街 12 號南津 • 迎岸	
	Floor 樓	**Flat 單位**
☐	3rd (3 樓)	A
☐	29th (29 樓)	A

*(Please put a tick (✓) in the appropriate box)
*(請以剔號(✓)填於適用的格子內)

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

投標者/ The Tenderer(s)_____

身份證/商業登記 I.D./B.R. No. _____

投標者確認及同意該物業是連租約出售故不能合理地切實可行供投標者參觀。
The Tenderer(s) acknowledge(s) and agree(s) that the Property is sold subject to a tenancy agreement and therefore it is not reasonably practicable for the Property to be viewed by the Tenderer(s).

投標者簽署
TENDERER(S)

_____
Name/姓名 :
Date/日期 :

Reminder to Prospective Purchasers

If you intend to opt for any financing plan (such as mortgage, charge or loan) offered by the vendor or vendor's designated financing company(ies) (Designated FC), BEFORE entering into a preliminary agreement for sale and purchase (PASP), you should:

(a) **Study carefully** the information of the financing plans (including terms and conditions, etc) as set out in **the Price List(s)** and other relevant document(s);

(b) Always be **cautious about verbal undertaking**, for example, guaranteed or ease of approval of any mortgage, charge or loan, made by third party (such as an estate agent), whether the financing plan will be available at the time of completion of the transactions, etc. Verbal undertaking should be **put in writing** with endorsement from the company concerned to avoid dispute;

(c) **Enquire with the vendor or Designated FC** (as the case may be) **direct** about the details of the terms and conditions of the financing plan(s) (including any penalty on early redemption), approval conditions and application procedures, including whether there will be time limit within which the financing plan is available;

(d) **Do NOT enter into PASP rashly** before ascertaining from the vendor or Designated FC (as the case may be) **in writing** the amount of loan that can be obtained and the terms under the financing plan(s). Read the contractual documents carefully and seek legal advice if considered necessary before you sign any document; and

(e) **Remain cool-headed** and critically consider the followings:

- Be mindful of any requirement on minimum income level, provision of income proof and passing of stress test. Check the maximum loan repayment period, interest rate and loan limit under the first mortgage and second mortgage;

- Be mindful of risk of change of financial condition, approval criteria and other circumstances that may occur between the date of purchase and date of payment and may affect your ability to obtain loan under the financing plan;

- Pay attention to mortgage loan plans with high loan-to-value ratio, particularly if you are selecting stage payment. Should the market value of the residential property fall below the original transaction price or when there is an increase in the interest rates during the interim period, you may not be able to borrow enough money from the vendor or Designated FC or bank to complete the transaction. If you have no extra funds to complete the transaction, your down payment will very likely be forfeited;

- Affordability and repayment ability - after the end of interest and repayment holidays, the mortgage repayment amount and the interest incurred may increase significantly. Taking into account the rising cycle of interest rate, the interest payable will likely increase further; and

- Seek legal advice on your rights and obligations under the financing plan and the sale and purchase agreement. For instance, what are your options if the financing plan is no longer available or you are not able to obtain a loan thereunder?

給準買家的提醒

如你擬選用由賣方或其指定財務公司提供的財務計劃（例如按揭、押記或貸款），你應在簽訂臨時買賣合約**前**：

(a) **細閱**有關**價單**和其他相關文件內列出的財務計劃資料（包括條款及條件等）；

(b) **不要輕信**地產代理等第三方的**口頭承諾**，例如保證獲得或易於取得按揭、押記或貸款的批核，並注意在交易完成時是否仍有相關的財務計劃等。口頭承諾應**書寫下來**，並經有關公司加簽，以避免爭議；

(c) **直接向賣方或其指定財務公司**（視屬何種情況而定）**查詢**有關財務計劃的條款及條件（包括任何提早還款的罰款）、批核條件和申請手續（包括有關財務計劃是否只在特定時限內提供）等詳情；

(d) 在賣方或其指定財務公司（視屬何種情況而定）**以書面形式**確認根據財務計劃可取得的貸款額及相關條款前，**切勿貿然簽訂臨時買賣合約**。在簽署任何文件前，應小心閱讀合約文件內容，並在有需要時徵詢法律意見；以及

(e) **保持冷靜**並審慎考慮以下事項：

- 留意任何有關最低入息水平、提供收入證明及通過壓力測試的規定。查看一按和二按的最長還款期、利率及貸款上限；

- 注意在購買日與付款日之間財務狀況、批核準則和其他情況可能有變的風險，因而影響你根據財務計劃取得貸款的能力；

- 對按揭成數高的按揭貸款計劃要特別留神，尤其是擬選用建築期付款方式的準買家。如在此期間，住宅物業的市值跌至低於買入價或利率上升，你未必可以向賣方、其指定財務公司或銀行借得足夠款額以完成交易。如你並沒有額外資金完成交易，你的首期付款很可能會被沒收。

- 負擔能力與還款能力 — 在免息免供期完結後，按揭還款額及利息可能會大幅增加。鑑於利息處於上升周期，利息支出可能會進一步上升；以及

- 就你在財務計劃和買賣合約方面的權利與義務徵詢法律意見。舉例說，如有關財務計劃不再接受申請，或你未能根據有關計劃取得貸款，你有什麼選擇？

南津・迎岸 South Walk・Aura

按揭貸款條款（只提供予第一手買家)

付款辦法 / 貸款條款	B、C
	九成按揭
1. 貸款公司：	華盈財務有限公司
2. 貸款額：	最高可達售價90%
3. 貸款利率：	首36個月按香港上海匯豐銀行之港元最優惠利率(後稱"優惠利率") 減2厘計算; 第37至60個月之利率按優惠利率減1厘 計算; 其後全期按優惠利率加1厘計算，利率浮動。
4. 還款年期：	最長可達30年，惟每月供款金額不少於HK$3,000.00。
5. 起供日期：	貸款後一個月開始，每月供款。
6. 手續費：	免。
7. 樓宇火險：	抵押樓宇之火險**必須**經由本公司代為投保及續保(根據投保及續保時貸款結欠餘額)，有關保費由借款人繳付。
8. 提早還款：	須於一個月前書面通知，最低還款額為港幣十萬元。

其他條款:

1) (適用於有限公司買家) 簽妥正式買賣合約後至提取貸款前，不可以變更公司股東及董事。如有任何股權變動，貸款公司將拒絕該按揭貸款申請。
2) (適用於第二按揭) 第一按揭及第二按揭需獨立審批及第一按揭銀行必須為貸款公司指定銀行。
3) 申請人/擔保人須於簽妥正式買賣合約後及需不遲於預計買賣成交日的六十(60)天前，帶同臨時買賣合約、身份證明文件及入息証明（**最近三至六個月的銀行戶口簿或月結單之出糧入帳記錄、糧單及稅單等**），親身前往本司辦理按揭貸款申請**(敬請預約)**。所有申請人及擔保人必須親身前往律師樓簽署有關法律文件。
4) 按揭及其他有關的貸款文件必須經由貸款公司指定律師樓辦理，一切有關費用概由借款人繳付。
5) 所有分期供款及火險保費必須以自動轉賬形式支付。
6) 有關信貸之條款及細則，以實際批核時為準。 貸款公司有權保留更改上述貸款條件之權利，恕不另行通知。
7) 貸款公司保留最終批核按揭貸款的決定權。

請提早致電預約辦理按揭申請 (電話: 2908 5070)

辦公時間: 星期一至五: 上午九時半至十二時； 下午二時至五時; (星期六、日及公眾假期休息)

辦公地址: 香港中環德輔道中十九號環球大廈4樓
對按揭申請如有任何疑問，請致電 2908 5070 / 2908 5249 號碼垂詢。

南津・迎岸 South Walk・Aura

Mortgage Loan Terms and Conditions (Only available to the first hand purchasers)

Payment Terms / Terms and conditions	B、C **Mortgage Loan**
1. Lender:	World Finance Limited
2. Loan Amount:	Up to 90% of Purchase Price.
3. Interest Rate:	1st 36 months : 2% p.a. below the Hong Kong Dollar Best Lending Rate per annum from time to time quoted by HSBC (the "Best Lending Rate"); 37th to 60th months: 1% p.a. below the Best Lending Rate; and thereafter: 1% p.a. above the Best Lending Rate, subject to fluctuation.
4. Loan Tenor:	Up to 30 years, but always subject to a minimum monthly instalment payment of HK$3,000.00.
5. Payment Start Date:	The first instalment payment is payable after one month from the date of drawdown of the Loan, and payable on monthly basis thereafter.
6. Handling Fee:	Waived.
7. Fire Insurance:	Fire insurance of the mortgaged property and annual renewal thereof should be arranged based on the Current Loan Value from time to time through the Lender, insurance premium should be borne by the borrower(s).
8. Early Repayment:	Early repayment in full or in part of Loan is permitted subject to a minimum prepaid amount of HK$100,000.00 each and giving not less than one month's prior written notice to the Lender.

Other terms and conditions:

1) (Applicable to company purchasers) After signing the formal Agreement for Sales and Purchase and before loan drawdown, the shareholder(s) and director(s) of the company cannot be changed. If there is any change in shareholding, the Lender will decline the mortgage loan application.
2) (Applicable to second mortgage loan) The application of first mortgage loan and second mortgage loan will be examined and approved separately and independently and the first mortgagee bank must be designated by the Lender.
3) The borrower(s)/guarantor(s) has/have to come to the Lender's office in person **(By Appointment)** and bring along the Preliminary Agreement for Sale and Purchase, his/her/their identity document(s), income proof **(recent 3-6 months bank book/statements, salary payroll slips, Tax Demand Note & etc)** to process the application of mortgage loan after execution of Sale and Purchase Agreement and no later than sixty (60) days prior to the anticipated completion date of sale and purchase of the property concerned. All the borrower(s) / guarantor(s) must sign the relevant legal documents personally at the office of our designated solicitor.
4) The mortgage or second mortgage and other related loan documents must be processed through the solicitor firm designated by the Lender. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
5) All monthly instalment payments and fire insurance premium must be paid through autopay services.
6) All terms and conditions are subject to the Lender's final approval and the Lender reserves the right to amend the terms and conditions of this loan arrangement without notice.
7) The Lender reserve(s) the final decision of the approval of mortgage loan(s).

For processing the loan application, please make appointment at Tel. 2908 5070 in advance.

Office Hour: Monday – Friday: 9:30a.m.- 12:00p.m. and 2:00p.m.– 5:00p.m.;
(Saturday, Sunday and Public Holidays Closed)

Office address: 4/F, World Wide House, No.19 Des Voeux Road Central, Hong Kong.
For any enquiries on loan application, please contact 2908 5070 / 2908 5249.

南津・迎岸 South Walk・Aura

按揭貸款條款 (只提供予第一手買家)

付款辦法 / 貸款條款	B、C 第二按揭
1. 貸款公司：	華盈財務有限公司
2. 貸款額：	最高可達售價40% (一按加二按總貸款額最高為售價90%)
3. 貸款利率：	首36個月按香港上海匯豐銀行之港元最優惠利率(後稱"優惠利率") 減2厘計算; 第37至60個月之利率按優惠利率減1厘計算; 其後全期按優惠利率加1厘計算，利率浮動。
4. 還款年期：	最長可達30年或等同或不超過特約按揭銀行之首按年期，以較短者 為準，惟每月供款金額不少於HK$3,000.00。
5. 起供日期：	貸款後一個月開始，每月供款。
6. 手續費：	免。
7. 樓宇火險：	抵押樓宇之火險**必須**經由本公司代為投保及續保(根據投保及續保時貸款結欠餘額)，有關保費由借款人繳付。
8. 提早還款：	須於一個月前書面通知，最低還款額為港幣十萬元。

其他條款:

1) (適用於有限公司買家) 簽妥正式買賣合約後至提取貸款前，不可以變更公司股東及董事。如有任何股權變動，貸款公司將拒絕該按揭貸款申請。
2) (適用於第二按揭) 第一按揭及第二按揭需獨立審批及第一按揭銀行必須為貸款公司指定銀行。
3) 申請人/擔保人須於簽妥正式買賣合約後及需不遲於預計買賣成交日的六十(60)天前，帶同臨時買賣合約、身份證明文件及入息証明（最近三至六個月的銀行戶口簿或月結單之出糧入帳記錄、糧單及稅單等），親身前往本司辦理按揭貸款申請(敬請預約)。所有申請人及擔保人必須親身前往律師樓簽署有關法律文件。
4) 按揭及其他有關的貸款文件必須經由貸款公司指定律師樓辦理，一切有關費用概由借款人繳付。
5) 所有分期供款及火險保費必須以自動轉賬形式支付。
6) 有關信貸之條款及細則，以實際批核時為準。 貸款公司有權保留更改上述貸款條件之權利，恕不另行通知。
7) 貸款公司保留最終批核按揭貸款的決定權。

請提早致電預約辦理按揭申請 (電話: 2908 5070)

辦公時間: 星期一至五: 上午九時半至十二時； 下午二時至五時; (星期六、日及公眾假期休息)

辦公地址: 香港中環德輔道中十九號環球大廈4樓
對按揭申請如有任何疑問，請致電 2908 5070 / 2908 5249 號碼垂詢。

南津・迎岸 South Walk・Aura

Mortgage Loan Terms and Conditions (Only available to the first hand purchasers)

Payment Terms / Terms and conditions	B、C Second Mortgage Loan
1. Lender:	World Finance Limited
2. Loan Amount:	Up to 40% of Purchase Price. (aggregate amount of first mortgage and second mortgage loan shall not exceed 90% of Purchase Price.)
3. Interest Rate:	1st 36 months : 2% p.a. below the Hong Kong Dollar Best Lending Rate per annum from time to time quoted by HSBC (the "Best Lending Rate"); 37th to 60th months: 1% p.a. below the Best Lending Rate; and thereafter: 1% p.a. above the Best Lending Rate, subject to fluctuation.
4. Loan Tenor:	Up to 30 years or same as or not exceeding the first mortgage loan tenor of the appointed first mortgagee banks, whichever is the shorter, but always subject to a minimum monthly instalment payment of HK$3,000.00.
5. Payment Start Date:	The first instalment payment is payable after one month from the date of drawdown of the Loan, and payable on monthly basis thereafter.
6. Handling Fee:	Waived.
7. Fire Insurance:	Fire insurance of the mortgaged property and annual renewal thereof should be arranged based on the Current Loan Value from time to time through the Lender, insurance premium should be borne by the borrower(s).
8. Early Repayment:	Early repayment in full or in part of Loan is permitted subject to a minimum prepaid amount of HK$100,000.00 each and giving not less than one month's prior written notice to the Lender.

Other terms and conditions:

1) (Applicable to company purchasers) After signing the formal Agreement for Sales and Purchase and before loan drawdown, the shareholder(s) and director(s) of the company cannot be changed. If there is any change in shareholding, the Lender will decline the mortgage loan application.
2) (Applicable to second mortgage loan) The application of first mortgage loan and second mortgage loan will be examined and approved separately and independently and the first mortgagee bank must be designated by the Lender.
3) The borrower(s)/guarantor(s) has/have to come to the Lender's office in person **(By Appointment)** and bring along the Preliminary Agreement for Sale and Purchase, his/her/their identity document(s), income proof **(recent 3-6 months bank book/statements, salary payroll slips, Tax Demand Note & etc)** to process the application of mortgage loan after execution of Sale and Purchase Agreement and no later than sixty (60) days prior to the anticipated completion date of sale and purchase of the property concerned. All the borrower(s) / guarantor(s) must sign the relevant legal documents personally at the office of our designated solicitor.
4) The mortgage or second mortgage and other related loan documents must be processed through the solicitor firm designated by the Lender. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
5) All monthly instalment payments and fire insurance premium must be paid through autopay services.
6) All terms and conditions are subject to the Lender's final approval and the Lender reserves the right to amend the terms and conditions of this loan arrangement without notice.
7) The Lender reserve(s) the final decision of the approval of mortgage loan(s).

For processing the loan application, please make appointment at Tel. 2908 5070 in advance.

Office Hour: Monday – Friday: 9:30a.m.- 12:00p.m. and 2:00p.m.– 5:00p.m.;
(Saturday, Sunday and Public Holidays Closed)

Office address: 4/F, World Wide House, No.19 Des Voeux Road Central, Hong Kong.
For any enquiries on loan application, please contact 2908 5070 / 2908 5249.