

Tender No.: * 招標號碼：*	<input type="checkbox"/> THB8		
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(Please refer to column (A) of Part I of the Schedule to the Tender Notice for details)

(詳情請參考招標公告附表第 I 部分(A)欄)

*(Please put a tick (✓) in the appropriate box)

*(請以剔號(✓)填於適用的格子內)

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of the following property:-

Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A

at The Holborn, No. 1 Shau Kei Wan Road, Hong Kong

(full description of the property is set out in column (B) of Part I of the Schedule to the Tender Notice)

**Tender commences at the date and time set out in column (C) 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 (D) 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(unless previously withdrawn or sold)**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 during office hours (for this purpose Monday to Sunday (including public holidays) (between 11:00 a.m. to 4:00 p.m.)) between the Tender Commencement Date and Time and the Tender Closing Date and Time to the Tender Box labelled “**THE HOLBORN Tender Box**” placed at 31/F, One International Finance Centre, 1 Harbour View Street, Central, Hong Kong in a sealed plain envelope and clearly marked “**THE HOLBORN (THB8)**”.

<u>Vendor</u>	<u>Vendor's Solicitors</u>	<u>Vendor's Agent</u>
Central Profit Investments Limited (中潤投資有限公司) 72 nd -76 th Floors, Two International Finance Centre, No.8 Finance Street, Central, Hong Kong	Mayer Brown (孖士打律師行) 16 th -19 th Floors, Prince's Building, 10 Charter Road, Central, Hong Kong	Henderson Property Agency Limited (恒基物業代理有限公司) 75/F, Two International Finance Centre, No. 8 Finance Street, Central, Hong Kong
	<u>Contacts</u> Mr. Richard Tang Tel : 2843 2263 Fax : 2845 9121	<u>Contacts</u> Mr. Mark Hahn Tel : 8202 8288 Fax : 2234 7869

招標文件

公開招標承投購買物業

現招標承投購買下列物業：

位於香港筲箕灣道 1 號 The Holborn

第 A 座 32 樓 SA1 室連露台、平台及天台

(物業詳情列於招標公告附表第 I 部分(B)欄)

招標開始日期及時間載於招標公告附表第 I 部分(C)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(D)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期間的辦公時間(就此目的指星期一至星期日(包括公眾假期)由上午 11 時至下午 4 時)，投標書須放入普通信封內密封，信封面上清楚註明「The Holborn (THB8)」，放入位於香港中環港景街 1 號國際金融中心 1 期 31 樓擺放的標示為「The Holborn 投標箱」的投標箱內。

賣方	賣方律師	賣方代理人
Central Profit Investments Limited (中潤投資有限公司) 香港中環金融街 8 號 國際金融中心 2 期 72 樓-76 樓	Mayer Brown (孖士打律師行) 16 th -19 th Floors, Prince's Building, 10 Charter Road, Central, Hong Kong	Henderson Property Agency Limited (恒基物業代理有限公司) 75/F, Two International Finance Centre, No. 8 Finance Street, Central, Hong Kong
	聯絡人 鄧發興律師 電話號碼：2843 2263 傳真號碼：2845 9121	聯絡人 韓家輝先生 電話號碼：8202 8288 傳真號碼：2234 7869

Property :	The Holborn, 1 Shau Kei Wan Road, Hong Kong
	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A

**(full description of the property is set out in column (B) of Part I
of the Schedule to the Tender Notice)**

TENDER SUBMISSION CHECKLIST

<u>Item</u>	<u>Document</u>	<u>Remarks</u>
1)	Form of Tender (Appendix A) duly completed and signed by tenderer(s) and attached with :- (a) Tender Notice (b) Conditions of Sale (Appendix B)	Submit one signed version <u>and dated</u>
2)	Notice Regarding Exclusion Clause on the Contracts (Rights of Third Parties) Ordinance (Appendix C) duly signed by the tenderer(s)	Submit one signed version <u>but left undated</u>
3)	Letter of Confirmation of Relationship with the Vendor (Appendix D) duly signed by the tenderer(s)	Submit one signed version <u>but left undated</u>
4)	Warning to Purchasers (Appendix E) duly signed by the tenderer(s)	Submit one signed version <u>but left undated</u>
5)	Personal Information Collection Statement (Appendix F) duly signed by the tenderer(s)	Submit one signed version <u>but left undated</u>
6)	Tenderer's / Introducer's Declaration (Appendix G) duly signed by the tenderer(s) and the Introducer respectively.	Submit one signed version <u>but left undated</u>
7)	Vendor's Information Form (Appendix H) duly signed by the tenderer(s)	Submit one signed version <u>but left undated</u>
8)	Cashier's Order(s) and/or Cheque(s) (for 5% of purchase price tendered in the Form of Tender) payable to " Mayer Brown " (of which not less than HK\$100,000.00 must be made by way of	

cashier's order(s))

- 9) Copy of Identity Card(s) / Business Registration Certificate(s) of tenderer(s)
- 10) Copy of Estate Agent's Licence of the Introducer (individual)

本物業：	香港筲箕灣道 1 號 The Holborn
	第 A 座 32 樓 SA1 室連露台、平台及天台

(物業詳情列於招標公告附表第 I 部分(B)欄)

投標提交文件清單

項目	文件	備註
1)	經投標者妥當填寫並簽署的投標表格 (附件 A) 連同 下列文件： (a) 招標公告 (b) 出售條款 (附件 B)	提交一份經簽署的版本 <u>及填上日期</u>
2)	經投標者妥當簽署的關於《合約(第三者權利)條例》提交一份經簽署的版本 豁免條款的通知書 (附件C)	<u>不用填寫日期</u>
3)	經投標者妥當簽署的「有關與賣方之關係」的確認書 (附件 D)	提交一份經簽署的版本 <u>不用填寫日期</u>
4)	經投標者妥當簽署的「對買方的警告」(附件 E)	提交一份經簽署的版本 <u>不用填寫日期</u>
5)	經投標者妥當簽署的「個人資料收集聲明」(附件 F)	提交一份經簽署的版本 <u>不用填寫日期</u>
6)	經投標者及介紹人分別妥當簽署的 「投標者/介紹人聲明」 (附件 G)	提交一份經簽署的版本 <u>不用填寫日期</u>
7)	經投標者妥當簽署的 「賣方資料表格」 (附件 H)	提交一份經簽署的版本 <u>不用填寫日期</u>
8)	抬頭寫「孖士打律師行」 的銀行本票或支票 (以支付投標表格中的投標買價的 5%) (其中不少於港幣\$100,000.00 必須以本票支付)	
9)	投標者的身份證/商業登記証副本	
10)	介紹人(個人)的地產代理牌照副本	

TENDER NOTICE

1. Central Profit Investments Limited (中潤投資有限公司) (the “**Vendor**”) invites tenders for the purchase of the property described below (the “**Property for Tender**” which may be revised by the Vendor from time to time at its absolute discretion, and if and when the offer contained in the Form of Tender of the Tendered Property is accepted by the Vendor, the Tendered Property described in such specified Form of Tender shall mean the “**Property**”) on the terms and conditions contained in this Tender Notice, the Form of Tender (the “**Form of Tender**”) and the Conditions of Sale (the “**Conditions of Sale**”) as **Appendix A** and **Appendix B** in the form annexed to this Tender Notice in respect of the Tendered Property.

Property for Tender

Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A

at The Holborn, 1 Shau Kei Wan Road, Hong Kong

(full description of the property is set out in column (B) of Part I of the Schedule to the Tender Notice)

2. (a) 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.
- (b) The Vendor reserves the right, at any time before the Tender Closing Date and Time, to accept any tender submitted.
- (c) The Vendor reserves the right, at any time before acceptance of a tender, to withdraw the Property for Tender from sale or to sell or dispose the Property for Tender or any part thereof to any person by any method (including without limitation private treaty, tender and auction).
- (d) The Tender Document is made available for collection free of charge during the period as specified in column (E) of Part I of the Schedule to this Tender Notice at 31/F, One International Finance Centre, 1 Harbour View Street, Central, Hong Kong. The Vendor reserves the right to adjust the Tender Closing Date and Time of the Property for Tender, remove the property from/add any property to the Property for Tender and to modify, amend or revise any part of the Tender Document. Any adjustment of the Tender Closing Date and Time applicable to the Property for Tender as specified in column (D) of Part I of the Schedule to this Tender Notice, any property removed from or added to the Property for Tender as specified in column (B) of Part I of the Schedule to this Tender Notice and any modification, amendment or revision of this Tender Document will be posted at 31/F, One International Finance Centre, 1 Harbour View Street, Central, Hong Kong. The Vendor is not obliged to separately notify the Tenderers of such adjustment, modification, amendment or revision.
- (e) The Vendor will not consider any tender submitted subject to conditions imposed by the tenderer.
- (f) No tender shall be retractable.
- (g) 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, no submission of tender shall be made on that

particular date and any tender previously submitted on that particular date before such announcement will be disregarded.

3. Tenderers 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 formal Agreement for Sale and Purchase 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 13 of this Tender Notice.
- (b) The Vendor's Solicitors do not act for any tenderers in the process of this tender.

4. A tender must be:-

- (a) made in one counterpart in the **Form of Tender** for the Tendered Property (which Form of Tender should be attached with this Tender Notice and the Conditions of Sale and the Appendices thereto);
- (b) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "**THE HOLBORN (THB8)**"; and
- (c) placed in the Tender Box labelled "**THE HOLBORN Tender Box**" placed at the office of the Vendor's Agent at 31/F, One International Finance Centre, 1 Harbour View Street, Central, Hong Kong during the Daily Tender Period.

5. A TENDERER MUST ALSO FORWARD WITH HIS TENDER in respect of the Tendered Property the following:-

- (a) Cashier's order(s) and (if any) cheque(s) in the total sum equals to 5% of the purchase price tendered, being the preliminary deposit for the tender, made payable to "**Mayer Brown**" and issued by licensed bank(s) in Hong Kong (of which not less than HK\$100,000.00 must be made by way of cashier's order(s)).
- (b) Notice Regarding Exclusion Clause on the Contracts (Rights of Third Parties) Ordinance (in the form annexed hereto as **Appendix C**) duly signed by the tenderer(s) **but left undated**.
- (c) Letter of Confirmation of "Relationship with the Vendor" (in the form annexed hereto as **Appendix D**) duly signed by the tenderer(s) **but left undated**.
- (d) The "Warning to Purchasers" (in the form annexed hereto as **Appendix E**) duly signed by the tenderer(s) **but left undated**.
- (e) The "Personal Information Collection Statement" (in the form annexed hereto as **Appendix F**) duly signed by the tenderer(s) **but left undated**.
- (f) Tenderer's / Introducer's Declaration (in the form annexed hereto as **Appendix G**) duly signed by the tenderer(s) and the Introducer respectively **but left undated**.
- (g) Vendor's Information Form (in the form annexed hereto as **Appendix H**) duly signed by the tenderer(s) **but left undated**.

6. All cashier's order(s) and (if any) cheque(s) forwarded by the tenderers will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier's order(s) and (if any) cheque(s) submitted therewith will be treated as a deposit towards and applied in part payment of the purchase price tendered. All other cashier's order(s) and (if any) cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days after the Date of Acceptance, to the unsuccessful tenderers at the address stated in their tenders or by other ways as the Vendor and the unsuccessful tenderers may mutually agree.
7. (a) The person who signs a Form of Tender as tenderer shall be deemed to be acting as a principal unless he discloses therein that he is acting as an agent only, in which case he shall also disclose therein the name and address of his principal and the name(s) of the contact person(s) of his principal.
(b) A tenderer who is a body corporate should clearly state its correspondence address, the name of its contact person and its telephone and facsimile numbers in the Form of Tender.
8. (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in paragraph 8(b) below, every tender shall constitute an irrevocable formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Notice, the Form of Tender and the Conditions of Sale on or before the Date of Acceptance. After the Form of Tender has been submitted, no tenderer may withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Date of Acceptance.
(b) In consideration of the provision and undertaking referred to in paragraph 8(a) above, the Vendor promises to pay each tenderer HK\$10.00 upon receipt of a written demand from such tenderer prior to his submission of his tender.
9. If a tender is accepted, the successful tenderer shall be the purchaser of the Property (the **"Purchaser"**) and:-
 - (a) he will be notified of the acceptance of his tender by a letter personally delivered to him at or posted to the address stated in his Form of Tender not later than the Date of Acceptance; and
 - (b) within five (5) working days after the date of the said letter, the Purchaser shall sign the formal Agreement for Sale and Purchase in the form referred to in the Conditions of Sale and in the manner as specified by the Vendor.
10. Tenderers should note that in the event the successful tenderer fails to pay the further deposit or to pay the part payment of the purchase price tendered (if any) or the balance of the purchase price tendered or to complete the purchase of the Property in accordance with the Conditions of Sale

and/or the formal Agreement for Sale and Purchase, the Vendor shall have such rights and remedies against the successful tenderer as specified in the Form of Tender, the Conditions of Sale and/or the formal Agreement for Sale and Purchase.

11. Tenderers should note that the Vendor will not provide legal or other advice in respect of the Conditions of Sale or statutory provisions affecting the Property. All enquiries should be directed to the Vendor's Agent.
12. Tenderers should note that whilst the Vendor may in its discretion answer questions of a general nature concerning the Property, no statement, whether oral or written, made and any action taken by any officer or agent of the Vendor in response to any enquiry made by a prospective or actual tenderer shall form or be deemed to form part of this Tender Notice or to amplify, alter, negate, waive, or otherwise vary any of the terms or conditions as are set out in this Tender Notice, the Form of Tender or the Conditions of Sale or give rise to any legal obligation on the part of the Vendor.
13. A bilingual version of the "Warning to Purchasers" referred to in Condition 9 of the Conditions of Sale is attached hereto as **Appendix E**.
14. A Chinese translation of the Tender Document is attached. In the event of any doubt or dispute in the interpretation of the Tender Document, the Vendor's intention as expressed in the English version shall prevail.

15. For the purpose of this Tender Document, the following expressions shall have the following meanings except where the context otherwise permits or requires :-

- “Daily Tender Period”** means the period between the Tender Commencement Date and Time and the Tender Closing Date and Time on any one particular date.
- “Date of Acceptance”** means the date on which the Vendor accepts a tender, which shall be within the period falling thirty (30) days after the closing date of the tender.
- “Tender Document”** means this Tender Document comprising of:-
- (i) Tender Notice;
 - (ii) Form of Tender (in the form annexed to the Tender Notice as Appendix A);
 - (iii) Conditions of Sale (in the form annexed to the Tender Notice as Appendix B);
 - (iv) Notice Regarding Exclusion Clause on the Contracts (Rights of Third Parties) Ordinance (in the form annexed to the Tender Notice as Appendix C);
 - (v) Letter of Confirmation of Relationship with Vendor (in the form annexed to the Tender Notice as Appendix D);
 - (vi) Warning to Purchasers (in the form annexed to the Tender Notice as Appendix E);
 - (vii) Personal Information Collection Statement (in the form annexed to the Tender Notice as Appendix F); and
 - (viii) Tenderer’s / Introducer’s Declaration (in the form annexed to the Tender Notice as Appendix G); and
 - (ix) Vendor's Information Form (in the form annexed to the Tender Notice as Appendix H)
- “Tendered Property”** means the property set out in the Form of Tender in respect of the Property for Tender.

Schedule to the Tender Notice

Part I

(A) Tender No.	(B) Property for Tender (unless previously withdrawn or sold)	(C) Tender Commencement Date and Time	(D) Tender Closing Date and Time	(E) Period for Collection of Tender Document
THB8	Please refer to Part II of this Schedule	Every day from 8 August 2024 until 30 November 2024 (both days inclusive), 11:00 a.m.	Every day from 8 August 2024 until 30 November 2024 (both days inclusive), 4:00 p.m.	From 8 August 2024 until 30 November 2024 at 11:00 a.m. to 4:00 p.m.

Part II

1. Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A, The Holborn, 1 Shau Kei Wan Road, Hong Kong

招標公告

1. Central Profit Investments Limited (中潤投資有限公司) (以下簡稱「賣方」) 就投標物業而言現按照本招標公告及附連於本招標公告的附件A的投標表格 (以下簡稱「**投標表格**」) 和附件B的出售條款 (以下簡稱「**出售條款**」) 所訂明的條款及條件招標承投購買以下所述的物業(「**招標物業**」由賣方以其絕對酌情權可不時修訂，及如果及一旦就投標物業的投標表格所載的要約獲賣方接納時，投標表格所指明的投標物業稱為「**物業**」)。

招標物業

位於香港筲箕灣道1號 The Holborn

第A座32樓SA1室連露台、平台及天台

(物業詳情列於招標公告附表第I部分(B)欄)

2.
 - (a) 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。
 - (b) 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。
 - (c) 賣方保留權利在接受任何投標書之前的任何時間撤回招標物業不予出售，或將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。
 - (d) 招標文件可於本招標公告附表第I部分(E)欄中所述時段內於香港中環港景街1號國際金融中心1期31樓免費索取。賣方保留權利更改招標物業的招標截止日期及時間、減少或增加本招標公告附表第I部分(B)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。本招標公告附表第I部分(D)欄中訂明的適用於招標物業的招標截止日期及時間如有任何更改，本招標公告附表第I部分(B)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，將會於香港中環港景街1號國際金融中心1期31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。
 - (e) 賣方不會考慮由投標者強行附加條件之任何投標書。
 - (f) 所有投標書不得撤回。
 - (g) 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，當日將不設遞交投標書及任何於當日發出該信號之前所遞交之投標書均不作受理。

3. 投標者須注意以下事項:

- (a) 中標者必須委託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; 或其可委託賣方律師既代表賣方又代表其本人行事。請參見本招標公告第13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。

4. 投標書必須:

- (a) 就投標物業採用夾附的投標表格 (連同本招標公告及出售條款及其附件), 填妥一份;
- (b) 放入普通信封內封密, 信封面上書明賣方收啟, 並清楚註明「**THE HOLBORN (THB8)**」; 以及
- (c) 從每日投標期間, 放入賣方代理人位於香港中環港景街1號國際金融中心1期31樓的辦事處擺放的標示為「**THE HOLBORN 投標箱**」的投標箱內。

5. 投標者就投標物業遞交投標書時, 必須同時附上下列文件:

- (a) 由香港持牌銀行發出之本票及(如有)支票 總金額相等於投標買價的5%作為臨時訂金, 抬頭寫「**孖士打律師行**」(其中不少於港幣\$100,000.00必須以本票支付)。
- (b) 經投標者妥當簽署的關於《合約(第三者權利)條例》豁免條款的通知書(按照附連於本招標公告的**附件C**所列的格式), 不用填寫日期。
- (c) 經投標者妥當簽署的「有關與賣方之關係」的確認書(按照附連於本招標公告的**附件D**所列的格式), 不用填寫日期。
- (d) 經投標者妥當簽署的「對買方的警告」(按照附連於本招標公告的**附件E**所列的格式), 不用填寫日期。
- (e) 經投標者妥當簽署的「個人資料收集聲明」(按照附連於本招標公告的**附件F**所列的格式), 不用填寫日期。
- (f) 經投標者及介紹人分別妥當簽署的「投標者/介紹人聲明」(按照附連於本招標公告的**附件G**所列的格式), 不用填寫日期。
- (g) 經投標者妥當簽署的「賣方資料表格」(按照附連於本招標公告的**附件H**所列的格式), 不用填寫日期。

6. 在賣方就收到的投標書作出決定前, 所有由投標者送交的銀行本票及(如有)支票均不會予以兌現。如某份投標書獲接納, 隨該投標書附上的銀行本票及(如有)支票將被視為訂金以支付投標買價的部分款項。所有其他銀行本票及(如有)支票將於承

約日期後起計**14**天內，按投標書所載地址以專人送達、或通過郵遞方式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。

7.
 - (a) 以投標者身份簽署投標表格的人士，將被視作為主事人，除非他在投標表格內聲明他僅作為代理人行事；若屬如此，便須同時在投標表格內註明其主事人的姓名/名稱及地址以及聯絡人姓名。
 - (b) 投標者如為法人團體，須於投標表格清楚註明其通訊地址、聯絡人姓名、電話及傳真號碼。
8.
 - (a) 鑒於賣方作出招標和下文第8(b)段所述的承諾而作為代價，投標書均構成不可撤銷之正式要約，賣方可以在承約日期或之前按照本招標公告及投標表格和出售條款所載的條款及條件，隨時接納投標。投標表格一經遞交，投標者不可撤回其投標書，直至承約日期終結之前，投標書均被當作可被賣方隨時接納。
 - (b) 鑒於上文第8(a)段所述的條文與承諾而作為代價，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。
9. 投標如獲接納，中標者即成為物業買方且：
 - (a) 有關通知信會在承約日期之前按投標表格所載的地址以專人送達、或通過郵遞方式寄予中標者；及
 - (b) 在通知信上日期起計5個工作日內，買方應須按照賣方指明的方式，簽署出售條款所述的正式買賣合約。
10. 投標者須注意：中標者如未能按照出售條款及/或正式買賣合約繳付進一步訂金或投標買價部分付款(如有)或投標買價餘額或完成購買物業，賣方保留在投標表格、出售條款及/或正式買賣合約中所指明的權利和補救而向中標者提出申索。
11. 投標者須注意：賣方不會就出售條款或關於物業的法定條文提供法律或其他意見。如有任何查詢，應聯絡賣方的代理人。
12. 投標者須注意：儘管賣方可酌情回答有關物業之一般問題，賣方任何人員或代理人對有意投標者或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動均不得構成或被當作構成本招標公告的一部分，亦不會或不會被當作為闡釋、更改、否定、豁免或在其他方面修改本招標公告、投標表格或出售條款所列出的任何條款或條件，亦不會對賣方產生任何法律責任。
13. 出售條款第9條提及的「對買方的警告」的中英文雙語文本請參見本招標公告夾附的**附件E**。
14. 本招標文件附有中文譯本。倘若對本招標文件的詮釋有任何懷疑或爭議，概以英文文本中所表達的賣方意向為準
15. 在本招標文件中，除非上下文另外准許或規定，下列詞語應具有下列含義：-

「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。
「承約日期」	指賣方接受一項投標的日期，並必須於投標截標日期後30天內。
「招標文件」	指本招標文件，包括 :- <ul style="list-style-type: none"> (i) 招標公告； (ii) 投標表格 (附連於本招標公告的附件A)； (iii) 出售條款 (附連於本招標公告的附件B)； (iv) 關於《合約(第三者權利)條例》豁免條款的通知書 (附連於本招標公告的附件C)； (v) 有關與賣方之關係的確認書 (附連於本招標公告的附件D)； (vi) 對買方的警告 (附連於本招標公告的附件E)； (vii) 個人資料收集聲明 (附連於本招標公告的附件F)； 及 (viii) 投標者/介紹人聲明 (附連於本招標公告的附件G)； (ix) 賣方資料表格(附連於本招標公告的附件H)；
「投標物業」	指就招標物業於投標表格中訂明所投標的物業。

招標公告附表

第I部分

(A) 招標號碼	(B) 招標物業 (除非物業已被撤回或出售)	(C) 招標開始 日期及時間	(D) 招標截止 日期及時間	(E) 索取招標文件期間
THB8	請參閱本附表第II部分	每日由2024年8月8日起至2024年11月30日(包括首尾兩天), 上午十一時	每日由2024年8月8日起至2024年11月30日(包括首尾兩天), 下午四時	每日由2024年8月8日起至2024年11月30日, 上午十一時至下午四時

第II部份

1. 香港筲箕灣道1號 The Holborn第A座32樓SA1室連露台、平台及天台

FORM OF TENDER

Tender for the purchase of a unit in **The Holborn** as described below subject to the terms and conditions contained in the Tender Document.

To: Central Profit Investments Limited (中潤投資有限公司) (the “**Vendor**”)
72nd Floor – 76th Floor, Two International Finance Centre
8 Finance Street
Central
Hong Kong

1. I/We, _____
having read the Tender Document hereby irrevocably offer to purchase the Property for Tender (by putting a tick (✓) in the appropriate box below)

- ☐ 1. Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A, The Holborn, 1 Shau Kei Wan Road, Hong Kong

(the “**Tendered Property**”) at a price of Hong Kong Dollars

(HK\$ _____) (the “**Purchase Price**”) subject to the terms and conditions set forth in the Tender Document (“**this Tender**”) (the Tendered Property will become the “**Property**” once this Tender is accepted by the Vendor).

2. The Purchase Price will be paid in the manner as follows :
(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box below)

<input type="checkbox"/> Payment Method A – Super 180 Days Payment Method		
(a)	HK\$	5% of Purchase Price: being initial deposit which shall be paid by the Purchaser on the date of the Acceptance of Offer.
(b)	HK\$	5% of Purchase Price: being part payment which shall be paid by the Purchaser within 45 days after the date of the Acceptance of Offer.

(c)	HK\$	90% of Purchase Price: being balance of the Purchase Price which shall be paid by the Purchaser within 180 days after the date of the Acceptance of Offer.
<input type="checkbox"/> Payment Method B – <i>Super 180 Days Mortgage Payment Method</i> ***This method is only available to the first hand purchasers***		
(a)	HK\$	5% of Purchase Price: being initial deposit which shall be paid by the Purchaser on the date of the Acceptance of Offer.
(b)	HK\$	5% of Purchase Price: being part payment which shall be paid by the Purchaser within 45 days after the date of the Acceptance of Offer.
(c)	HK\$	90% of Purchase Price: being balance of the Purchase Price which shall be paid by the Purchaser within 180 days after the date of the Acceptance of Offer. (i) "designated bank" offer first mortgage loan, Specified Second Mortgage Loan ("Specified Second Mortgage Loan") will be offered by finance company(ies) arranged by the Vendor (the maximum amount of Specified Second Mortgage Loan offered shall not exceed 30% of the "Net Purchase Price" *, and the total amount of first mortgage loan and Specified Second Mortgage Loan offered shall not exceed 90% of the "Net Purchase Price"). The Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on the Specified Second Mortgage Loan will be calculated at (a) 1.75% below the Hong Kong Dollar Best Lending Rate (P-1.75% 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; (b) 1% below the Best Lending Rate (P-1% p.a.) within the period from the 37th month to the 60th month; and (c) thereafter 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation. The offer of Specified Second Mortgage Loan is subject to the "designated bank" offering the first mortgage loan mentioned above; or

	<p>(ii) the Purchaser can apply to finance company(ies) arranged by the Vendor for the Specified Mortgage Loan ("Specified Mortgage Loan"), the loan amount shall not exceed 85% of the "Net Purchase Price" *. The Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown and interest on the Specified Mortgage Loan will be calculated at (a) 1.75% below the Best Lending Rate (P-1.75% p.a.) from time to time for the first 36 months; (b) 1% below the Best Lending Rate (P-1% p.a.) within the period from the 37th month to the 60th month; and (c) thereafter 1% above the Best Lending Rate (P+1%p.a.), subject to fluctuation.</p> <p>(iii) 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 "Specified Second Mortgage Loan" and "Specified Mortgage Loan" shall be approved by the arranged finance company(ies) independently. The approval or disapproval of the "Specified Second Mortgage Loan" and the "Specified Mortgage Loan" and the terms thereof are subject to the final decision of the arranged finance company(ies).</p> <p>(iv) The "Specified Second Mortgage Loan" and the "Specified Mortgage Loan" are subject to other terms and conditions. No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the "Specified Second Mortgage Loan" and the "Specified Mortgage Loan".</p> <p>(v)* The term "Net Purchase Price" above referred to means the amount of the Purchase Price after deducting any cash rebate (if any).</p>
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Purchaser who chooses Payment Method (A) or (B) shall be entitled to **"First 3 Years Warranty Offer"** and **"Henderson Club" Benefit** referred to below.

"First 3 Years Warranty Offer"

Without affecting the Purchaser's rights under the formal Agreement for Sale and Purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of the Assignment of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding furniture (if any) and landscape area/potted plants (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

"Henderson Club" Benefit

Any "Henderson Club" member who purchases the Property directly through Henderson property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the Property by the Purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

3. If this Tender is accepted, then until the formal Agreement for Sale and Purchase as referred to in paragraph 9(b) of the Tender Notice is signed, this Tender together with the Vendor's written acceptance thereof shall constitute a binding agreement between me/us and the Vendor on the terms and conditions contained in the Tender Document.
4. I/We hereby confirm and acknowledge to the Vendor that, before the signing and submission of this Tender:-
 - (a) The Vendor has made the Tendered Property available for viewing by me/us and:-

<input type="checkbox"/>	I/We acknowledge that I/we have already viewed the Property and agreed to accept the delivery of vacant possession of the Property in "as is" conditions.
<input type="checkbox"/>	I/We understand that I/we have the right to view the Property and acknowledge that the Property has been made available for viewing by me/us. However, I/we have declined to view.

<input type="checkbox"/>	I/We hereby acknowledge and agree that it is not reasonably practicable for the Property to be viewed by me/us and it is not reasonably practicable for any comparable residential property in the Development to be viewed by me/us. Pursuant to Section 44 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621), I/we hereby agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me/us before the Property is sold to me/us.
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(Please tick the appropriate box.)

5. The following are enclosed with this Tender:-

- (a) The cashier's order(s) and (if any) cheque(s) in the **TOTAL SUM** of HK\$ _____, made payable to "**Mayer Brown**" as preliminary deposit, which shall be applied in part payment of the Purchase Price for the Property as per paragraph 6 of the Tender Notice, if my/our Tender is accepted :

(i)	Cashier's Order(s) No(s) :	Bank :	Amount : (not less than HK\$100,000.00 must be paid by way of Cashier's Orders)

And (if any)

(ii)	Cheque(s) No(s) :	Bank :	Amount:

- (b) Notice Regarding Exclusion Clause on the Contracts (Rights of Third Parties) Ordinance (in the form annexed to the Tender Notice as **Appendix C**) duly signed by the tenderer(s) **but left undated**.

- (c) Letter of Confirmation of Relationship with the Vendor (in the form annexed to the Tender Notice as **Appendix D**) duly signed by the tenderer(s) **but left undated**.
 - (d) The “Warning to Purchasers” (in the form annexed to the Tender Notice as **Appendix E**) duly signed by the tenderer(s) **but left undated**.
 - (e) The “Personal Information Collection Statement” (in the form annexed to the Tender Notice as **Appendix F**) duly signed by the tenderer(s) **but left undated**.
 - (f) Tenderer’s / Introducer’s Declaration (in the form annexed to the Tender Notice as **Appendix G**) duly signed by the tenderer(s) and the Introducer respectively **but left undated**.
 - (g) Vendor's Information Form (in the form annexed to the Tender Notice as **Appendix H**) duly signed by the tenderer(s) **but left undated**.
6. I/We agree that in the event that this Tender is accepted by the Vendor, the submission of the Form of Tender by me/us and the Acceptance of Offer by the Vendor in accordance with the Tender Notice, the Form of Tender and the Conditions of Sale shall constitute the Preliminary Agreement (“the Preliminary Agreement”) between the Vendor and me/us for the sale and purchase of the Property and I/we shall :-
- (a) pay the further deposit (if any), the part payment of the Purchase Price (if any) and the balance of the Purchase Price at the times stipulated in Paragraph 2 above;
 - (b) sign the formal Agreement for Sale and Purchase in accordance with Paragraph 9(b) of the Tender Notice; and
 - (c) carry out and complete the purchase of the Property in accordance with the Conditions of Sale and the formal Agreement for Sale and Purchase as signed.
7. I/We agree and accept that:-
- (a) in the event of my/our failure or inability to sign the formal Agreement for Sale and Purchase on or before the date stipulated in the Tender Document, the agreement for the sale and purchase as constituted by the Vendor’s acceptance of this Tender shall be terminated by the Vendor whereupon the preliminary deposit paid by me/us shall be forfeited to the Vendor; or
 - (b) in the event of my/our failure or inability to pay the further deposit or the part payment of the Purchase Price (if any) or the balance of the Purchase Price and

complete the purchase of the Property in accordance with terms of the Tender Document and the formal Agreement for Sale and Purchase as signed, the Vendor shall have the right to rescind or to enforce the sale of the Property, and if the Vendor exercises the right of rescission, all payments of deposits and in part payment of the Purchase Price (if any) to the extent of 10% of the Purchase Price shall be wholly forfeited to the Vendor who shall have the right to resell the Property or any part of it and to recover from me/us any deficiency, expenses and other loss and damages arising from such resale.

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

Dated the _____ day of _____ 20_____.

Name of Tenderer(s)	:	_____
Signature of Tenderer(s)	:	_____
Name(s) and Signature(s) of Authorised Officer(s) of Tenderer(s)	:	_____
Identity Card No(s). Business Registration No(s), (with copy(ies) of Identity Card(s) Business Registration Certificate(s) attached hereto)	:	_____
Residential Address Correspondence Address	:	_____
Telephone No(s).	:	_____
E-mail Address	:	_____
Facsimile No(s).	:	_____
Name of Contact Person of Tenderer(s)	:	_____
Type of Ownership	:	*as Sole Owner/ Joint Tenants / Tenants in Common (in equal shares) * <i>Delete where inapplicable and initial against deletion</i>
Name of Principal (if applicable)	:	_____
Address of Principal (if applicable)	:	_____
Name of Contact Person of Principal (if applicable)	:	_____

Signature of Witness : _____

Name of Witness : _____

Occupation of Witness : _____

Address of Witness : _____

ACCEPTANCE OF OFFER

The above offer is accepted by the Vendor on the _____ day of _____ 20 _____
subject to the Tender Document.

Authorized Agent of the Vendor
Henderson Property Agency Limited
(恒基物業代理有限公司)
(For and on behalf of Central Profit Investments
Limited (中潤投資有限公司))

Authorised Signatory(ies)

投標表格

在受到招標文件所載的條款及條件約束的前提下，茲投標承購位於 The Holborn 的單位。

致： Central Profit Investments Limited (中潤投資有限公司)

(以下簡稱「賣方」)

香港中環金融街 8 號

國際金融中心 2 期

72 樓-76 樓

1. 本人/我們 _____
已閱讀招標文件，特此不可撤銷地提出要約，在受到招標文件所列的條款及條件（以下簡稱「本投標書」）約束的前提下，以港幣 _____ 元
(HK\$ _____) (以下簡稱「買價」) 購買下列招標物業(以
剔號(✓)填於適用的格子內)

(以下簡稱「投標物業」，而當賣方接納本投標書時，投標物業即成為「物業」)。

☐ 香港筲箕灣道 1 號 The Holborn 第 A 座 32 樓 SA1 室連露台、平台及天台

2. 買方將按照下列方式支付買價：

(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 – 至尊 180 天優惠付款計劃

(a) 港幣_____元	買價 5%：臨時訂金於接受要約之日支付。
(b) 港幣_____元	買價 5%：部份買價於接受要約之日後 45 天內支付。
(c) 港幣_____元	買價 90%：買價餘額於接受要約之日後 180 天內支付。

□ 付款計劃 B – 至尊180天優惠按揭付款計劃

只提供予第一手買家

(a) 港幣_____元	買價 5%：臨時訂金於接受要約之日支付。
(b) 港幣_____元	買價 5%：部份買價於接受要約之日後 45 天內支付。
(c) 港幣_____元	<p>買價 90%：買價餘額於接受要約之日後 180 天內支付。</p> <p>(i) 「特約銀行」提供即供首按；並由賣方安排的財務公司提供特定第二按揭貸款(「特定第二按揭貸款」)(特定第二按揭貸款金額最高為「淨樓價」三成，首按加特定第二按揭貸款合共提供不超過「淨樓價」*九成按揭)。買方於提款日起息供分期，特定第二按揭貸款之利息計算如下：(a)首三十六個月，特定第二按揭貸款之利率按香港上海滙豐銀行之港元最優惠利率(「優惠利率」)減1.75%(P-1.75%p.a.)計算；(b)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；及(c)其後全期利率按優惠利率加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</p> <p>(ii) 買方可向由賣方安排的財務公司申請特定按揭貸款(「特定按揭貸款」)，貸款額不超過「淨樓價」*八成半。買方於提款日起息供分期，特定按揭貸款之利息計算如下：(a)首三十六個月，特定按揭貸款之利率按優惠利率減1.75%(P-1.75%p.a.)計算；(b)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；及(c)其後全期利率按優惠利率加1%(P+1%p.a.)計算，利率浮動。</p> <p>(iii) 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。「特定第二按揭貸款」及「特定按揭貸款」申請須由安排的財務公司獨立審批。「特定第二按揭貸款」及「特定按揭貸款」批出與否及其條款，安排的財務公司有最終決定權。</p>

	<p>(iv) 「特定第二按揭貸款」及「特定按揭貸款」受其他條款及細則約束。賣方無給予或視之為已給予任何就「特定第二按揭貸款」及「特定按揭貸款」之批核的陳述或保證。</p> <p>(v) 以上提及之「淨樓價」一詞指買價扣除任何現金回贈(如有)後的金額。</p>
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選擇付款計劃(A)或(B)的買方可獲以下提及之「**首3年保修優惠**」及「**恒地會**」優惠。

「首3年保修優惠」

在不影響買方於正式買賣會合約下之權利的前提下，凡物業(但不包括傢具(如有)及園景/盆栽(如有)) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於物業之轉讓契日期起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保修優惠受其他條款及細則約束。

「恒地會」優惠

「恒地會」會員如直接經由「恒基物業代理有限公司」購入物業（並非經由其他地產代理公司中介成交），於簽契入伙後可獲贈24個月管理費。（如買家為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。）

3. 倘若本投標書被賣方接納，則在招標公告第9(b)段所提述的正式買賣合約簽署之前，本投標書連同賣方書面承約將構成本人/我們與賣方之間按照招標文件所載的條款及條件而訂立的一份具約束力協議。
4. 本人/我們特此向賣方確認和通知在簽署和提交本投標書之前：-
 - (a) 賣方已開放投標物業予本人/我們參觀，並且：-

<input type="checkbox"/>	本人/我們確認已參觀上述之單位，並同意接受該物業根據已建成之現狀為賣方交吉之交樓標準。
<input type="checkbox"/>	本人/我們明白本人/我們有權確認賣方已開放該物業供我們參觀。但本人/我們拒絕參觀該物業。

□	本人/我們現確認及同意，開放該物業供本人/我們參觀，並非合理地切實可行，以及開放該發展項目中與該物業相若的住宅物業供本人/我們參觀，並非合理地切實可行。根據《一手住宅物業銷售條例》(第 621 章) 第 44 條，本人/我們現同意賣方無須在該物業售予本人/我們之前，開放該物業或與該物業相若的住宅物業供本人/我們參觀。
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(請在適當方格別)

5. 下列文件連同本投標書一併附上：-

- (a) **總金額**為港幣_____元且抬頭為“孖士打律師行”的銀行本票及(如有)支票，若本人/我們的投標書獲得接納，該臨時訂金將按招標公告第 6 段規定用以支付物業買價的部分款項。

(i) 銀行本票

號碼	銀行	金額(不少於港幣\$100,000.00 必須以本票支付)

及(如有)

(ii) 支票

號碼	銀行	金額

- (b) 經投標者妥當簽署的關於「合約(第三者權利)條例」豁免條款的通知書(按照附連於招標公告的**附件 C** 所列的格式)，不用填寫日期。
- (c) 經投標者妥當簽署的「有關與賣方之關係」的確認書 (按照附連於招標公告的**附件 D** 所列的格式)，不用填寫日期。
- (d) 經投標者妥當簽署的「對買方的警告」(按照附連於招標公告的**附件 E** 所列的格式)，不用填寫日期。
- (e) 經投標者妥當簽署的「個人資料收集聲明」(按照附連於招標公告的**附件 F** 所列的格式)，不用填寫日期。

- (f) 經投標者及介紹人分別妥當簽署的「投標者/介紹人聲明」(按照附連於招標公告的**附件 G** 所列的格式), 不用填寫日期。
- (g) 經投標者妥當簽署的「賣方資料表格」(按照附連於招標公告的**附件 H** 所列的格式), 不用填寫日期。
6. 本人/我們同意如果賣方接納本投標書, 本人/我們根據招標公告、投標表格及出售條款遞交的投標表格, 以及賣方根據招標公告、投標表格及出售條款接受要約, 將成為就有關買賣物業的臨時合約(「臨時合約」), 且本人/我們必須:-
- (a) 於上述第 2 段規定的時間支付進一步訂金(如有)、買價部分付款(如有)和買價餘款;
- (b) 按照招標公告的第 9(b)段簽署正式買賣合約; 及
- (c) 按照出售條款和簽署的正式買賣合約進行並完成購買物業。
7. 本人/我們同意並接受:-
- (a) 如果本人/我們沒有或未能於招標文件訂明簽署的日期簽署正式買賣合約, 則賣方將終止由賣方接納本投標書而構成的買賣協議, 而本人/我們已支付的臨時訂金將被賣方沒收; 或
- (b) 如果本人/我們沒有或未能支付進一步訂金或買價部分付款(如有)及/或買價餘款, 並且沒有或未能按照招標文件和已簽署的正式買賣合約完成購買物業, 賣方有權撤銷或強制執行物業的出售, 若賣方行使撤銷權, 所有已付的訂金和買價的部分付款(如有)當中達至買價的 10%的款額全歸賣方沒收, 而賣方有權再出售物業或其任何部分並向本人/我們追討因上述再出售物業而引致的任何差額、開支及其他損失及損害。
8. 本人/我們確認及聲明, 於遞交本投標書前, 已知悉發展項目售樓說明書可供本人/我們參閱。
9. 本人/我們授權賣方完成連同本投標書遞交的文件中的細節/日期(現在留白)(如有)。

日期為 20____年____月____日。

投標者名稱	:	<hr/>
投標者簽名/獲授權的投標者 職員的名稱及簽名	:	<hr/>
身份證號碼/商業登記證號碼 (連同其副本附連於本投標表格)	:	<hr/>
住宅地址/通訊地址	:	<hr/>
電話號碼	:	<hr/>
電郵地址	:	<hr/>
傳真號碼	:	<hr/>
投標者聯絡人的名稱	:	<hr/>
擁有權種類	:	*作為唯一擁有人/聯權共有人/ 分權共有人 (相同份數) *請刪除不適用者並在旁加簽
委託人名稱 (如適用)	:	<hr/>
委託人地址 (如適用)	:	<hr/>
委託人聯絡人的名稱 (如適用)	:	<hr/>

CONDITIONS OF SALE

1. In these Conditions of Sale, the following expressions shall have the following meanings except where the context otherwise permits or requires:-

“Acceptance of Offer”	means the Vendor’s acceptance of the Purchaser’s tender by signifying its acceptance in the Acceptance of Offer at the end of the Form of Tender and notifying the Purchaser pursuant to paragraph 9(a) of the Tender Notice.
“these Conditions”	means these Conditions of Sale.
“Form of Tender”	means the Form of Tender annexed hereto.
“Formal Agreement”	means the formal Agreement for Sale and Purchase to be executed by the Vendor and the Purchaser in accordance with Condition 5 of these Conditions.
“Development”	means THE HOLBORN , No. 1 Shau Kei Wan Road, Hong Kong erected on Section B of Shaukiwan Marine Lot No.2, and the Property forms part of the Development.
“Preliminary Agreement/this Preliminary Agreement”	means the agreement made hereunder by virtue of the submission of the Form of Tender by the Purchaser and the Acceptance of Offer by the Vendor in accordance with the Tender Notice, the Form of Tender and these Conditions.
“Preliminary Deposit”	has the meaning ascribed to it under Condition 4 of these Conditions.
“Property”	means the Tendered Property set out in the Form of Tender immediately after the offer to purchase under the Form of Tender has been accepted by the Vendor.
“Purchase Price”	means the purchase price tendered in the Form of Tender by the Purchaser.
“Purchaser”	means the successful tenderer whose tender in respect of the Property is accepted by the Vendor.
“Tender Notice”	means the Tender Notice annexed hereto.
“Vendor”	means Central Profit Investments Limited (中潤投資有限公司).
“Vendor’s Agent”	means Henderson Property Agency Limited.

“Vendor’s Solicitors” means Messrs. Mayer Brown.

2. The Form of Tender (with the Tender Notice and these Conditions of Sale) and the Acceptance of Offer shall constitute a binding agreement between the Vendor and the Purchaser for the sale and purchase of the Property. The Vendor shall sell and the Purchaser shall purchase the Property at the Purchase Price and on the terms and conditions contained in this Preliminary Agreement.
3. In this Preliminary Agreement:-
 - (a) **“saleable area”** has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (**“the ‘Ordinance’**);
 - (b) the floor area of an item under Condition 6 and clause (a) of **Schedule 1** hereto is calculated in accordance with section 8(3) of the Ordinance;
 - (c) the area of an item under Condition 6 and clause (b) of **Schedule 1** hereto is calculated in accordance with Part 2 of Schedule 2 to the Ordinance; and
 - (d) **“working day”** has the meaning given by section 2(1) of the Ordinance.
4. Pursuant to paragraph 6 of the Tender Notice, if a tender is accepted, the cashier’s order(s) and (if any) cheque(s) in a total sum which is equal to 5% of the Purchase Price submitted along with the Form of Tender (with the Tender Notice and these Conditions) will be treated as preliminary deposit (**“Preliminary Deposit”**) (of which not less than HK\$100,000.00 of the Preliminary Deposit must be made by way of cashier’s order(s)) payable by the Purchaser and shall be held by the Vendor’s Solicitors as stakeholder.
5. If a tender is accepted:-
 - 5.1 It is intended that this Preliminary Agreement is to be superseded by the Formal Agreement to be executed:-
 - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Acceptance of Offer;
 - (b) by the Vendor on or before a date which is the eighth working day after the date of the Acceptance of Offer.
 - 5.2 The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Formal Agreement and the Assignment shall be borne by the Purchaser.
 - 5.3 The special stamp duty, if any, payable on this Preliminary Agreement, the Formal Agreement and the Assignment shall be borne by the Purchaser.
 - 5.4 The buyer’s stamp duty, if any, payable on this Preliminary Agreement, the Formal Agreement and the Assignment shall be borne by the Purchaser.

- 5.5 The Purchaser shall attend at the Vendor's Solicitors' office with this Preliminary Agreement within 5 working days after the date of the Acceptance of Offer (in this respect time shall be of the essence) to sign the Formal Agreement in the standard form prepared by the Vendor's Solicitors without amendment.

The standard form of the Formal Agreement is available for inspection at the offices of the Vendor's Agent during the period as set out in column (E) of the Part I of Schedule to the Tender Notice. The Purchaser shall be deemed to have inspected the standard form of the Formal Agreement and the Purchaser will accept the same without amendments.

- 5.6 If the Purchaser fails to execute the Formal Agreement within 5 working days after the date of the Acceptance of Offer:-

- (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.

- 5.7 The sale and purchase shall be completed at the Vendor's Solicitors' office 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 the date of completion.

- 5.8 The Purchaser shall complete the purchase of the Property and pay such part and balance of the Purchase Price at the Vendor's Solicitors' office in such time and manner as provided in the Form of Tender and the Formal Agreement.

6. The measurements of the Property are set out in **Schedule 1** hereto.

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

8. Without Prejudice to section 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.

9. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in Condition 10 below (and attached as **Appendix E** to the Tender Notice) and fully understands its contents.

10. For the purposes of Condition 9 above, the following is the "**Warning to Purchasers**" :-

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。
11. The further deposit, the part payment of the Purchase Price (if any) and the balance of the Purchase Price shall be made by cashier's orders or solicitors' cheques. The Purchaser shall pay the Purchase Price pursuant to the terms and conditions herein. All such payments of the Purchase Price shall be paid at or before 4:30 p.m. on Mondays to Fridays.
12. The Purchaser purchase with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand. The Property is sold on "as is" basis.
13. This Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Formal Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.
14. (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 Formal 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 Formal Agreement and the subsequent Assignment.
- (c) All plan fees for the plans to be attached to the Formal 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.
15. The Purchaser shall not sub-sell the Property to any third party prior to the signing of the Formal Agreement.
16. The Purchaser will be required to covenant with the Vendor in the Formal Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Formal 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 Condition 16(a) above.
17. On completion of the sale and purchase of the Property, the Purchaser shall:-
- (a) either enter into the DMC with the Vendor or, at the Vendor’s option, accept an Assignment of the Property from the Vendor subject to and with the benefit of the DMC entered into by the Vendor with another purchaser or purchasers in respect of the Development; and
 - (b) (i) reimburse the Vendor a due proportion of any deposits paid by the Vendor for the supply of water, electricity and gas (if any) to the common areas and common parts of the Development; and

- (ii) pay to the Vendor or the manager of the Development all the deposits, contributions to special fund, advance payments and the like payable under the DMC and the deposit/costs/fees for the removal of debris left by the Purchaser, his agents or contractors.
- 18. Time is of the essence of this Preliminary Agreement.
- 19. The Purchaser shall promptly inform the Vendor in writing of any changes in correspondence address and telephone number.
- 20.
 - (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.
- 21. Without affecting the Purchaser’s rights under the Formal Agreement, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of the Assignment of the Property rectify any defects (fair wear and tear excepted) to the Property (excluding furniture (if any) and landscape area/potted plants (if any)) caused otherwise than by the act or neglect of any person (“First 3 Years Warranty Offer”). The First 3 Years Warranty Offer is subject to other terms and conditions.
- 22. If the Purchaser is a member of the “Henderson Club” and purchases the Property directly through the Vendor’s Agent (but not through the other estate agents), the Purchaser will be given management fees of the Property for the period of 24 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.

23. 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.
24. 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.

Schedule 1

The measurements of the Property

In this Schedule 1, only the measurements of the property(ies) which the Property comprises are applicable to this Preliminary Agreement.

Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A, The Holborn, 1 Shau Kei Wan Road, Hong Kong

- (a) The saleable area of the Property is 53.334 square metres / 574 square feet of which-
- 2.000 square metres/ 22 square feet is the floor area of the balcony;
 - square metres/ — square feet is the floor area of the utility platform; and
 - square metres/ — square feet is the floor area of the verandah.
- (b) Other measurements are –
- the area of the air-conditioning plant room is — square metres/ — square feet;
 - the area of the bay window is — square metres/ — square feet;
 - the area of the cockloft is — square metres/ — square feet;
 - the area of the flat roof is 11.487 square metres/ 124 square feet;
 - the area of the garden is — square metres/ — square feet;
 - the area of the parking space is — square metres/ — square feet;
 - the area of the roof is 43.802 square metres/ 471 square feet;
 - the area of the stairhood is — square metres/ — square feet;
 - the area of the terrace is — square metres/ — square feet;
 - the area of the yard is — square metres/ — square feet.

Schedule 2

Fittings, finishes and appliances

Internal wall and ceiling	<p>Typical Units and Special Unit</p> <p>Internal wall : Living room, Dining room are finished with :</p> <ul style="list-style-type: none"> (a) emulsion paint (Except for Flat B5 on 31/F); (b) wallpaper, metal, special glass and timber veneer (For Flat B5 on 31/F). <p>Bedroom is finished with :</p> <ul style="list-style-type: none"> (a) emulsion paint (Except for Flats A2, A3, A5, A6, A10, B2, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F and Flats A2, A10 and B2 on 32/F); (b) emulsion paint and metal (For Flats A2, A3, A5, A6, A10, B2, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-30/F, Flats A2, A3, A5, A6, A10, B2, B3 and B6 on 31/F and Flats A2, A10 and B2 on 32/F); (c) wallpaper, metal, resin, vinyl, special glass and mirror finish (For Flat B5 on 31/F). <p>Ceiling : Living room, Dining room and Bedroom are finished with emulsion paint.</p>
Internal floor	<p>Typical Unit and Special Unit</p> <p>Internal floor : Living room, Dining room and Bedroom are finished with :</p> <ul style="list-style-type: none"> (a) ceramic tiles and timber skirting (Except for Flat B5 on 31/F); (b) ceramic tiles and metal skirting (For Flat B5 on 31/F).
Door	<p>Typical Unit</p> <p>Fire-rated solid core timber main entrance door, aluminium frame balcony and utility platform door (If any), solid core timber bedroom door (For Flat A2 on 3/F, Flats A1, A2, A10, B1 and B2 on 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F and Flat B8 on 17/F), aluminium frame bedroom door (For Flats A3, A5, A6, B3, B5 and B6 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F), hollow core timber bathroom door, hollow core timber store room door (For Flats A1 on 3/F, 5/F-12/F, 15/F, 17/F-23/F, 25/F-32/F), solid core timber store room door (For Flats B8 on 17/F).</p> <p>Special Unit</p> <p>Fire-rated solid core timber main entrance door, aluminium frame balcony and flat roof door (If any), solid core timber bedroom door (If any), hollow core timber bathroom door, aluminium store room door (If any), aluminium lavatory door (If any), aluminium roof door (If any).</p>
Bathroom	<p>Typical Unit and Special Unit</p> <p>Sanitary fittings are provided. Wall is finished with ceramic tiles to the exposed surface up to the bottom level of false ceiling only; Floor is finished with ceramic tiles to the exposed surface; gypsum board false ceiling with</p>

emulsion paint.

Kitchen

Typical Unit and Special Unit

Wall is finished with :

- (a) sintered stone, metal and timber veneer to the exposed surface (Except for Flat B8 on 31/F);
- (b) sintered stone, metal and frosted tinted mirror to the exposed surface (For Flat B8 on 31/F);

Wall finishes are up to the exposed surface up to the bottom level of false ceiling only.

Floor is finished with ceramic tiles to the exposed surface.

Ceiling is finished with gypsum board false ceiling with emulsion paint.

Cooking bench is finished with reconstituted stone.

Other Provisions

Typical Unit

- i) Built-in gas cooker, telescopic hood, washer dryer, built-in refrigerator, built-in steam oven (Except for Flats A7, A8, A9, B7, B8 and B9 on 5/F-12/F, 15/F, 18/F-23/F, 25/F-32/F and Flats A7, A8, A9 and B9 on 17/F), built-in microwave oven (For Flats A7, A8, A9, B7, B8, B9 on 5/F-12/F, 15/F, 18/F-23/F, 25/F-32/F and Flats A7, A8, A9 and B9 on 17/F);
- ii) Installed with thermal ventilator, gas water heater;
- iii) Split type air-conditioner for Living Room / Dining Room, Master Bedroom, Bedroom, Bedroom 1, Store room;
- iv) Built-in wardrobe (For Bedroom of Flats A2, A3, A5, A6, B3, B5 and B6 on 3/F, Flats A2, A3, A5, A6, A10, B1, B2, B3, B5 and B6 on 5/F-12/F, 15/F, 17/F-23/F, 25/F-31/F, Flat B8 on 17/F and Flats A2, A10, B1 and B2 on 32/F).

Special Unit

- i) Built-in gas cooker, telescopic hood, washer dryer, built-in refrigerator, built-in steam oven (Except for Flats A7, A8, A9, B7, B8, B9 on 3/F), built-in microwave oven (For Flats A7, A8, A9, B7, B8, B9 on 3/F), wine cellar (For Flats SA1 and SB1 on 32/F)
- ii) Installed with thermal ventilator, gas water heater;
- iii) Split type air-conditioner for Living room, Dining room, Master Bedroom, Bedroom, Bedroom 1, Bedroom 2, Store room;
- iv) Built-in wardrobe (For Bedroom of Flats A10, B1 and B2 on 3/F and Master bedroom of Flats SA1 and SB1 on 32/F).

Definition

Special Unit

Flats A1, A7, A8, A9, A10, B1, B2, B7, B8, B9 on 3/F, Flats SA1 and SB1 on 32/F

Typical Unit

Flats other than Special Unit

[中文譯本僅供參考]

出售條款

1. 除以下內容另有准許或規定外， 在本出售條款中所採用的下列詞語具有以下含義 :-

「接受要約」 指賣方透過在投標表格之末表明接受要約，並且按照招標公告第 9(a)段通知買方， 從而接納買方的投標。

「出售條款」 指本出售條款。

「投標表格」 指附連於出售條款的投標表格。

「正式合約」 指賣方與買方根據出售條款第 5 條擬簽訂的正式買賣合約。

「發展項目」 指建於筲箕灣海旁地段第 2 號 B 分段位於香港筲箕灣道 1 號 THE HOLBORN，該物業為發展項目的一部分。

「臨時合約/
本臨時合約」 指買方根據招標公告、投標表格及出售條款遞交的投標表格， 以及賣方根據招標公告、投標表格及出售條款接受要約，並按照出售條款而訂立的協議。

「臨時訂金」 具有出售條款第 4 條所給予該詞的涵義。

「物業/該物業」 指緊接投標表格內的購買要約被賣方接納後，投標表格中所指的「投標物業」。

「買價」 買方於投標表格中提出的購買價格。

「買方」 就物業的投標書獲得賣方接納的中標者。

「招標公告」 指附連於出售條款的招標公告。

「賣方」 指 Central Profit Investments Limited (中潤投資有限公司)。

「賣方代理人」 指恒基物業代理有限公司。

「賣方律師」 指孖士打律師行。

2. 投標表格（連同招標公告和出售條款）以及接受要約構成賣方與買方就有關買賣物業的有約束力協議。賣方須以買價並按本臨時合約所載的條款及條件出售物業，而買方須以買價並按本臨時合約所載的條款及條件購買物業。

3. 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)（「該條例」）第 8 條給予該詞的涵義；

(b) 出售條款第 6 條及附連的附表 1 第(a)條所指的項目的樓面面積，按照該條例第 8(3)條之規定計算；

(c) 出售條款第 6 條及附連的附表 1 第(b)條所指的項目的面積，按照該條例附表 2 第 2 部之規定計算；及

(d) 「工作日」具有該條例第 2(1)條給予該詞的涵義。

4. 根據招標公告第 6 段，倘若投標書獲接納，則連同投標表格（以及招標公告和出售條款）一併遞交的不少於一張總金額為買價的 5% 的銀行本票及(如有)支票將成為買方支付的臨時訂金（以下簡稱「臨時訂金」）(其中該臨時訂金當中不少於港幣\$100,000.00 必須以本票支付)，該臨時訂金應由賣方律師作為保證金保存人而持有。

5. 如果投標書獲接納 :-

5.1 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) 由買方於接受要約之日後的第 5 個工作日或之前簽立；
 - (b) 由賣方於接受要約之日後的第 8 個工作日或之前簽立。
- 5.2 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。
- 5.3 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。
- 5.4 須就本臨時合約、正式合約及轉讓契支付的買家印花稅（如有的話），由買方承擔。
- 5.5 買方須於接受要約之日後起計的 5 個工作日內（在此方面時間為關鍵元素）攜同本臨時合約前往賣方律師的辦事處簽署正式合約，其格式按照賣方律師編製，不得作出修訂。:-
- 買方可於招標公告附表第 I 部分(E)欄之時段內在賣方代理人的辦事處查閱正式合約的標準格式。買方將被當作已審閱正式合約的標準格式，並且接受該正式合約而不得對該正式合約作出任何修改。
- 5.6 如買方沒有在接受要約之日之後的 5 個工作日內簽立正式合約 :-
- (a) 本臨時合約即告終止；
 - (b) 買方支付的臨時訂金，即被沒收歸於賣方；及
 - (c) 賣方不就買方沒有簽署正式合約，而對買方提出任何進一步申索。
- 5.7 買賣須於成交日於辦公時間內(即由上午 10 時起至同日下午 4 時半)於賣方律師的辦事處完成。
- 5.8 買方須完成購買物業，並按投標表格和正式合約規定的時間和方式，在賣方律師的辦事處支付投標表格和正式合約規定的部分買價及買價餘款。
6. 物業的量度尺寸附連的**附表 1** 所列。

7. 物業的買賣包括附連的**附表 2** 所列的裝置、裝修物料及設備。
8. 在不損害《物業轉易及財產條例》(第 219 章) 第 13 條及第 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。
9. 買方已確認收到以下第 10 條所列出的「對買方的警告」的中英雙語文本(夾附於招標公告的**附件 E**)，並完全明白其內容。
10. 就上述第 9 條而言，「**對買方的警告**」內容如下：

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。

11. 所有進一步訂金、買價的部分付款(如有)和買價的餘款應以銀行本票或律師樓支票的方式支付。買方須按照本臨時合約所列的條款及條件支付買價。所有支付買價的款項應於星期一至星期五的下午 4 時 30 分或之前支付。
12. 買方在購買本物業時完全知悉本物業及本物業內的裝置，裝修物料及設備的實質狀況，並接受本物業及該等裝置，裝修物料及設備的現狀。本物業以現狀形式出售。
13. 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。
14.
 - (a) 倘若買方委託賣方律師就購買物業代表其行事，賣方將承擔有關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該物業之事代表其行事，則賣方和買方須各自支付其有關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。

15. 買方在簽妥正式合約前，不得轉讓該物業。
16. 買方須在正式合約中向賣方契諾，倘若買方在物業的買賣完成之前以任何方式轉售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 16(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 16(a)條相同效力的義務。
17. 當完成該物業的買賣時，買方須：
 - (a) 與賣方訂立公契，或按賣方的選擇接納賣方作出有關該物業的轉讓契，並受制於賣方與發展項目的另一買方或眾買方訂立的公契及享有其權益；及
 - (b)
 - (i) 向賣方退還其就發展項目公用地方或公共部分的供水、供電及氣體供應(如有的話)所支付的任何按金的某個適當比例；及
 - (ii) 向賣方或發展項目的管理人支付所有按金、特別基金供款、預付款及在公契下應支付的類似費用，以及清除買方、及其代理或承判商所遺留的泥頭的按金/費用/收費。
18. 時間為本臨時合約的關鍵元素。
19. 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。

20. (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)(「**合約(第三者權利)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合約(第三者權利)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合約(第三者權利)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)款的規定沒有從合約(第三者權利)條例的適用範圍內排除，而第三者(定義見合約(第三者權利)條例)可依據合約(第三者權利)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)，而合約(第三者權利)條例第 6(1)條將不適用於本臨時合約；及
- (ii) 賣方和買方依據合約(第三者權利)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。
21. 在不影響買方於正式合約下之權利的前提下，凡該物業(但不包括傢俱(如有)及園景/盆栽(如有)) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於該物業之轉讓契日期起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補(「首 3 年保修優惠」)。首 3 年保修優惠受其他條款及細則約束。
22. 如買方為「恒地會」會員並直接經賣方代理人購買物業(而並非經任何其他地產代理中介)，買方簽署轉讓契後可獲贈 24 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。
23. 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。
24. 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。

附表 1

物業的量度尺寸

於本附表 1，只有構成「物業」的物業的量度尺寸方適用於本臨時合約。

香港筲箕灣道 1 號 The Holborn 第 A 座 32 樓 SA1 室連露台、平台及天台

- (a) 該物業的實用面積為 53.334 平方米 / 574 平方呎， 其中 :-
2.000 平方米 / 22 平方呎為露台的樓面面積；
— 平方米 / — 平方呎為工作平台的樓面面積；及
— 平方米 / — 平方呎為陽台的樓面面積；
- (b) 其他量度尺寸為 :-
空調機房的面積為 — 平方米/ — 平方呎；
窗台的面積為 — 平方米/ — 平方呎；
閣樓的面積為 — 平方米/ — 平方呎；
平台的面積為 11.487 平方米/ 124 平方呎；
花園的面積為 — 平方米/ — 平方呎；
停車位的面積為 — 平方米/ — 平方呎；
天台的面積為 43.802 平方米/ 471 平方呎；
梯屋的面積為 — 平方米/ — 平方呎；
前庭的面積為 — 平方米/ — 平方呎；
庭院的面積為 — 平方米/ — 平方呎。

附表 2
裝置、裝修物料及設備

請參閱英文版本及售樓說明書。

Notice Regarding Exclusion Clause
on the Contracts (Rights of Third Parties) Ordinance
關於《合約(第三者權利)條例》的通知書

Property : * 本物業 : *	The Holborn, 1 Shau Kei Wan Road, Hong Kong ("the Development") 香港筲箕灣道 1 號 The Holborn
<input type="checkbox"/>	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A (第 A 座 32 樓 SA1 室連露台、平台及天台)

*(Please put a tick (✓) in the appropriate box)

*(請以剔號(✓)填於適用的格子內)

**(full description of the property is set out in column (B) 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(B)欄)

I/We, the undersigned, acknowledge and am/are fully aware, prior to my/our signing of the preliminary agreement for sale and purchase of the Property, that:-

本人 / 吾等(買方)確認本人 / 吾等簽署本物業的臨時買賣合約前已清楚明白以下事項 :-

1. The proforma form of the Agreement for Sale and Purchase in respect of the residential units of the Development which is subject to the application of the Residential Properties (First-hand Sales) Ordinance (Cap. 621) contains the following clause ("the Exclusion Clause") (English version only) :-
在《一手住宅物業銷售條例》(香港法例第 621 章)適用範圍內的本發展項目住宅單位的正式買賣合約範本載有以下條文 (「豁免條文」) (只備有英文版本) :-

35. (1) Subject to the provisions of sub-clauses (2) and (3) below, the Vendor and the Purchaser do not intend any term of this Agreement to be enforceable by any person who is not a party to this Agreement pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the "CRTPO") and agree that this Agreement shall be excluded from the application of the CRTPO.

(2) Sub-clause (1) shall only apply and a term of this 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).

(3) If any term of this Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (2) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-

- (a) this 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 Agreement; and
- (b) 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 (3)(a) above.¹

2. I/We confirm and declare that I am/we are fully aware of the existence of the Exclusion Clause under the Contracts (Rights of Third Parties) Ordinance (Cap. 623) in the Agreement for Sale and Purchase of the Property.

¹ 正式買賣合約範本只有英文版本，其中文翻譯大意为：「35. (1) 除下文第(2)及(3)款的規定外，賣方及買方不擬將本合約的任何條款，根據《合約(第三者權利)條例》(香港法例第 623 章)(「該條例」)由並非本合約一方的人士強制執行，並同意本合約須剔除於該條例的適用範圍之外。(2) 僅在該剔除並不違反《一手住宅物業銷售條例》(香港法例第 621 章)的情況下，第(1)款才適用於本合約及本合約的某一條款才被剔除於該條例的適用範圍之外。(3) 如果本合約的任何條款沒有因上述第(2)款而被剔除於該條例的適用範圍之外，並且任何該等條款可由第三者 (根據該條例的定義) 根據該條例強制執行，則 (a) 本合約仍可在未經該第三者同意的情況下不時修改或 (如果存在這種取消權) 取消，該條例第 6(1)條不適用於本合約；以及 (b) 賣方及買方現根據該條例第 6(4)(b)條，就上文第(3)(a)款所載的條文向該第三者發出通知。」

本人 / 吾等確認本人 / 吾等已清楚明白根據《合約(第三者權利)條例》（香港法例第 623 章）的「豁免條文」存在於本物業的正式買賣合約內。

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

本通知書的中英文文本如有歧義，一切以英文文本為準。

投標者簽署/ Signature of the Tenderer(s):

姓名/Name:

日期/Date:

LETTER OF CONFIRMATION OF RELATIONSHIP WITH THE VENDOR

有關與賣方之關係的確認書

To: Central Profit Investments Limited (“the Vendor”), a corporation whose members’ liability is limited, is incorporated in the British Virgin Islands and registered in Hong Kong as a registered non-Hong Kong company. (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited, Broadwin Int’l Limited and Parabond Limited)

致：中潤投資有限公司(「賣方」)(並以中潤地產有限公司之名稱在香港經營業務)，其成立為法團所在地為英屬維爾京群島，並於香港註冊為註冊非香港公司，而賣方的成員之法律責任屬有限。(亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited、Broadwin Int’l Limited 及愛邦有限公司)

Dear Sirs,
敬啟者

Re: Confirmation of relationship with the Vendor
確認與賣方之關係

Property : * 本物業 : *	The Holborn, 1 Shau Kei Wan Road, Hong Kong (“the Development”) 香港筲箕灣道 1 號 The Holborn
<input type="checkbox"/>	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A (第 A 座 32 樓 SA1 室連露台、平台及天台)

*(Please put a tick (✓) in the appropriate box)

*(請以剔號(✓)填於適用的格子內)

**(full description of the property is set out in column (B) 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(B)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 Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited, Broadwin Int’l Limited and Parabond Limited nor the relatives of any directors of Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited, Broadwin Int’l Limited and Parabond Limited.

We/I hereby further confirm that we are/I am not: —

- a director of the Vendor, or a parent, spouse or child of such a director;
- a manager of the Vendor;
- a private company of which such a director, parent, spouse, child or manager is a director or shareholder;
- an associate corporation or holding company of the Vendor;
- a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or
- a manager of such an associate corporation or holding company.

We/I hereby undertake to notify you in writing of any change in the above information on or prior to our/my signing of the Formal Agreement for Sale & 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）為獨立人士，並非恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited、Broadwin Int'l Limited 及愛邦有限公司之關連人士（按上市規則之闡釋），亦非恒基兆業有限公司、恒基兆業地產有限公司、謙耀置業有限公司、Good Time Limited、Broadwin Int'l Limited 及愛邦有限公司之董事之親屬。

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/本人茲承諾吾等/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 貴公司。

投標者簽署/Tenderer(s):

投標者姓名/Name of Tenderer(s):

Date/日期:

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

Vendor : Central Profit Investments Limited, a corporation whose members' liability is limited, is incorporated in the British Virgin Islands and registered in Hong Kong as a registered non-Hong Kong company

賣方 : 中潤投資有限公司 (並以中潤地產有限公司之名稱在香港經營業務), 其成員之法律責任是有限的, 而其成立為法團所在地為英屬維爾京群島, 並於香港註冊為註冊非香港公司

Property : * 本物業 : *	The Holborn, 1 Shau Kei Wan Road, Hong Kong ("the Development") 香港筲箕灣道1號 The Holborn
<input type="checkbox"/>	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A (第A座32樓SA1室連露台、平台及天台)

*(Please put a tick (✓) in the appropriate box)

*(請以剔號(✓)填於適用的格子內)

**(full description of the property is set out in column (B) 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(B)欄)**

Tenderer
投標者

I.D./B.R. No.
身分證/商業登
記證號碼 :

- (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。

Date 日期：

Signature(s) of Tenderer 投標者簽署

Personal Information Collection Statement

個人資料收集聲明

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 : *	The Holborn, 1 Shau Kei Wan Road, Hong Kong (“the Development”) 香港筲箕灣道1號 The Holborn
<input type="checkbox"/>	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A (第A座32樓SA1室連露台、平台及天台)

*(Please put a tick (✓) in the appropriate box)

*(請以剔號(✓)填於適用的格子內)

Tenderer's / Introducer's Declaration

PART I – Tenderer's Declaration

Property tendered : *	The Holborn, 1 Shau Kei Wan Road, Hong Kong (“the Development”)
<input type="checkbox"/>	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A

(referred to below as “the Property”)

*(Please put a tick (✓) in the appropriate box)

**(full description of the property is set out in column (B) of Part I
of the Schedule to the Tender Notice)**

Vendor: Central Profit Investments Limited (referred to below as “**Vendor**”), a corporation, whose members’ liability is limited, incorporated in the British Virgin Islands and registered in Hong Kong as a registered non-Hong Kong company; “Henderson Property Agency Limited” (referred to below as “**HPAL**”) is the sole agent appointed by Vendor in relation to matters concerning the sale of the Property by way of tender.

Tenderer: (Name of the individual / Name of company)

ID Card No. / Business Registration No. _____ (referred to below as “**the Tenderer**”)

Address : _____

Introducer: _____ (Company Name)

Business Registration No. _____

Address: _____

Name of the responsible staff of Introducer _____

ID Card No. _____ Tel No. _____

(the said introducer, the abovenamed responsible staff of the said introducer and all other staff of the said introducer involved in promoting the Property to the Tenderer are referred to below collectively as “**Introducer**”)

Regarding the matter of the purchase of the Property by way of tender by the Tenderer from Vendor, the Tenderer hereby makes the following declarations and confirmation at the request of HPAL / Vendor:

1. The Tenderer is introduced by the Introducer to purchase the Property by way of tender.

2. The Tenderer acknowledges that HPAL is the sole agent authorised and appointed by the Vendor to handle all matters concerning the transaction of the sale of the Property to the Tenderer on behalf of the Vendor.
3. The Introducer, as middleman between the Vendor / HPAL and the Tenderer, promotes the Property to the Tenderer in its capacity as middleman.
4. The Tenderer knows and acknowledges that HPAL as Vendor's agent is responsible for accepting payment of deposit by the Tenderer, and dealing with the tender matters on behalf of the Vendor.
5. The Introducer has not made any representation, declaration or undertaking on behalf of HPAL / the Vendor to the Tenderer. The Tenderer has obtained from the Vendor the Sales Brochure in respect of the Development, and has acquired and learnt about detailed information concerning the Property via the Sales Brochure which sets out the information of the Property.
6. If the Introducer / Introducer's staff made any misrepresentations, false statements, false declarations, false undertakings or disseminated false or misleading information to the Tenderer during the course of promotion of the Property, all such acts and deeds are purely the personal acts and deeds of the Introducer / Introducer's staff, and HPAL / the Vendor 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 the Introducer / Introducer's staff. For the avoidance of doubt, the Introducer is not the agent of the Vendor or HPAL in respect of the sale and promotion of the Property.
7. Any dealing or dispute between the Tenderer and the Introducer (including but not limited to the acts of the Introducer / Introducer's staff referred to in paragraph 6 above) does not concern or involve HPAL / the Vendor, and the Tenderer shall not refuse to complete or delay the completion formalities of the sale and purchase of the Property because of such dealing or dispute between the Tenderer and the Introducer, and the Tenderer shall not seek indemnification or reduction of purchase price of the Property from HPAL/the Vendor because of such dealing or dispute between the Tenderer and the Introducer.
8. The Tenderer does not object to the payment of commission to the Introducer by the Vendor / HPAL.

Tenderer's Signature _____

Tenderer's ID / B. R. No. _____

Date: _____

PART II - Introducer's Declaration

Property tendered : *	The Holborn, 1 Shau Kei Wan Road, Hong Kong (“the Development”)
<input type="checkbox"/>	Flat SA1 on 32nd Floor with Balcony, Flat Roof and Roof of Tower A

(referred to below as “the Property”)

*(Please put a tick (✓) in the appropriate box)

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

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

Vendor: Central Profit Investments Limited (referred to below as “Vendor”), a corporation, whose members’ liability is limited, incorporated in the British Virgin Islands and registered in Hong Kong as a registered non-Hong Kong company; “Henderson Property Agency Limited” (referred to below as “HPAL”) is the sole agent appointed by Vendor in relation to matters concerning the sale of the Property by way of tender.

Tenderer: _____ ID Card No. / Business Registration No. _____ (referred to below as “**the Tenderer**”)

The Introducer, in its capacity as middleman, promotes the Property to the Tenderer.

At the request of “Henderson Property Agency Limited” (“HPAL”, the sole agent appointed by Vendor to handle the transaction of the sale of the Property to the Tenderer) / Vendor, the Introducer hereby makes the following declarations and confirmation:

1. When the responsible staff of Introducer accompanies the Tenderer to proceed with the purchase of the Property of the Development by way of tender, such staff of the Introducer must (1) show his/her Identity Card, (2) show his/her staff card with his/her photo affixed thereon, and (3) provide his/her name card, for verification and recording of such information by staff of HPAL. If the above personal information provided by the staff of the Introducer is inadequate, no commission will be calculated and paid to the Introducer in respect of such successful sale and purchase transaction.
2. The Introducer undertakes that the Introducer and its staff will not make any misrepresentations, false statements, false declarations, false undertakings or disseminate

false or misleading information to the Tenderer during the course of promoting the Property. If the Introducer and/or its staff made any misrepresentations, false statements, false declarations, false undertakings or disseminated false or misleading information during the course of promotion of the Property, all such acts and deeds are purely the personal acts and deeds of the Introducer and/or its staff, and HPAL / the Vendor 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 the Introducer / Introducer's staff. For the avoidance of doubt, the Introducer is not the agent of HPAL or the Vendor in respect of the sale and promotion of the Property of the Development.

3. If any person (including the Tenderer 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 the Introducer or its staff, the Introducer shall indemnify HPAL / the Vendor in respect of such claim as well as any fees, losses, damages or expenses paid, suffered or incurred by HPAL / the Vendor relating to and arising from such claim.

Signed by the Introducer's responsible person for and on behalf of the Introducer:

ID No. / Estate Agent's Licence No. of responsible staff of the Introducer:

Date: _____

投標者/介紹人聲明

招標物業：*	香港筲箕灣道 1 號 The Holborn (後稱「發展項目」)
<input type="checkbox"/>	第 A 座 32 樓 SA1 室連露台、平台及天台

(後稱「上述物業」)

*(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(B)欄)

第一部分 - 投標者聲明

賣方： 中潤投資有限公司(並以中潤地產有限公司之名稱在香港經營業務)(後稱「賣方」)，其成員之法律責任是有限的，而其成立為法團所在地為英屬維爾京群島，並在香港註冊為非香港公司；就招標出售上述物業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」)

投標者： (投標者姓名/公司名稱)_____ 身份證/商業登記證號碼:_____ (後稱「投標者」)
地址: _____

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

介紹人公司負責職員的姓名: _____
身份證號碼: _____ 電話: _____

(上述介紹人公司、上述介紹人公司負責職員、以及上述介紹人公司所有其他有參與向投標者推介上述物業的職員，後統稱「介紹人」)

就投標者向賣方投標認購上述物業的事宜，投標者現應恒物/賣方要求，作出下列聲明及確認 :-

- 一 投標者乃經由介紹人之推介投標認購上述物業。
- 二 投標者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物業予投標者之交易的事宜。

- 三 介紹人，作為賣方/恒物與投標者之間的中介人，以中介人身份，向投標者推介上述物業。
- 四 投標者知悉及確認恒物作為賣方代理人負責接收投標者所支付的訂金及代表賣方處理招標事宜。
- 五 介紹人並無代恒物/賣方向投標者作出任何陳述、聲明或承諾。 投標者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物業的資料，得悉上述物業的詳細資料。
- 六 若介紹人/介紹人的職員在推介上述物業之過程中曾向投標者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/介紹人的職員的個人行為，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、推介上述物業之代理人。
- 七 投標者與介紹人之任何纏繞或糾紛（包括，但不限於，上述第六款提及的介紹人/介紹人的職員的行為），概與恒物/賣方無涉，投標者不會以此拒絕或拖延完成買賣上述物業之交易，亦不會就此向恒物/賣方索取彌償或要求減價。
- 八 投標者不反對賣方/恒物支付佣金予介紹人。

投標者簽署_____

投標者 I.D./B.R. No: _____

二零二 年 月 日

第二部分 - 介紹人聲明

招標物業：*	香港筲箕灣道 1 號 The Holborn (後稱「發展項目」)
<input type="checkbox"/>	第 A 座 32 樓 SA1 室連露台、平台及天台

(後稱「上述物業」)

*(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(B)欄)

介紹人： _____ (公司名稱) (後稱「介紹人」)

賣方： 中潤投資有限公司，(並以中潤地產有限公司之名稱在香港經營業務) (後稱「賣方」)，其成員之法律責任是有限的，而其成立為法團所在地為英屬維爾京群島，並在香港註冊為非香港公司

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

介紹人以中介人身份，向投標者推介上述物業。

介紹人現應「恒基物業代理有限公司」(即賣方指派處理出售上述物業予投標者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) 介紹人的職員於陪同投標者投標認購發展項目的物業時，必須(1)出示其身分證，(2)出示其附有相片之職員證，及(3)提供其公司名片，讓恒物職員核對及記錄。如介紹人的職員所提供以上之個人資料不詳，則介紹人於該宗交易完成後的佣金將不被計算及支付。
- (二) 介紹人承諾介紹人及其職員在推介上述物業之過程中不會向投標者作出任何失實陳述、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/或其職員在推介上述物業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/或其職員的個人行為，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，介紹人並非恒物或賣方就出售、推介發展項目上述物業之代理人。
- (三) 如任何人(包括投標者或其代理人)因介紹人/其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。

介紹人（由其負責人）簽署: _____

介紹人的職員 ID No./ 地產代理牌照號碼: _____

二零二 年 月 日

VENDOR'S INFORMATION FORM
賣方資料表格

The Vendor (賣方) : Central Profit Investments Limited (中潤投資有限公司)
The Development : The Holborn
Residential Property : Flat [SA1] on [32] Floor, Tower [A] of the Development
該住宅物業 : 發展項目[A]座 [32]層數 [SA1]室

The date on which this Vendor's Information Form is printed : 8-8-2024
本賣方資料表格的印製日期: 8-8-2024

(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\$ 3,188

(b) The amount of the Government rent (if any) that is payable for the Residential Property:

Please refer to the attached.

須就該住宅物業繳付的地稅(如有的話)的款額:

請參照附件。

(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:

NIL

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:

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:

NIL

賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將發展項目的任何部分恢復原狀的任何通知:

沒有

(g) Any pending claim affecting the Residential Property that is known to the Vendor:

NIL

賣方所知的影響該住宅物業的任何待決的申索:

沒有

Acknowledged by:

確認:

Tenderer(s) 投標者

Date 日期

繳納地稅通知書
GOVERNMENT RENT DEMAND NOTE

地政總署
Lands Department

地稅編號 Government Rent Reference

08-854676-000

☎ 2231 3033

傳真 Fax 2117 1099

發出日期
Date of Issue

05/04/2024

繳納地稅人名稱及通訊地址 Rent Payor's Name and Mailing Address

CENTRAL PROFIT INVESTMENTS LIMITED
8 FINANCE ST
TWO INTERNATIONAL FINANCE CENTRE
75/F
CENTRAL HK
ATTN: SALES(2)DEPT

如有變更，請填妥背頁
空格及交還本署。
For change, please fill in
the space overleaf and
return it to this office.

地稅編號
Government Rent Reference

08-854676-000

物業所在地點 Location of Property

SHAU KEI WAN MARINE LOT 2 SB
32/F FLAT SA1 & ROOF TOWER A
THE HOLBORN
1 SHAU KEI WAN RD

每年地稅 (\$)
Annual Government Rent (\$)

12,448.00

準時繳納地稅 - 以免業權受損
Don't put your property at risk
- Make sure the Government
rent is paid!

上次繳款 (\$)
Last Payment (\$)

已於下列日期收到
made on

應繳地稅細節 Details of Government Rent Due

有關期間	PERIOD	01/06/2023 - 24/06/2024	13,273.28
撥入下期	ODD CENTS C/F		-0.08

附註 Remarks

地稅已重估
RENT REASSESSED

應繳金額 Amount Due (\$)

13,273.20

繳款限期 Due Date

24/06/2024

請參閱此單背面的繳款辦法。

For details of payment methods, please see overleaf.

以上數目請示金額，呈收收據。 RECEIVED THE SUM IMPRINTED ABOVE.

LHD 459 A (02/2023)

GR(S)

郵寄付款回條
Slip for Payment by Post

繳納地稅通知書
GOVERNMENT RENT DEMAND NOTE

地稅編號 Government Rent Reference	分類 Type	應繳總額 Amount Due (\$)	繳款限期 Due Date
08-854676-000	1	13,273.20	24/06/2024



「轉數快」PPS

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