

AVA 228 (the “Development”) (「發展項目」)

TENDER NOTICE CONTAINING TERMS AND CONDITIONS OF THE TENDER SALE OF FLAT G ON 25 TOGETHER WITH THE ROOF HELD THEREWITH IN THE DEVELOPMENT (the “Property”):

載有發展項目中 25 樓 G 室連天台（「該物業」）招標條款及條件之招標公告：

Date of this Tender Notice 本招標公告日期：22-8-2025

Vendor 賣方	Full Well Engineering Limited 裕滿工程有限公司
Sales Arrangement 銷售安排	Information on Sales Arrangement issued on 21 August 2025 (as amended from time to time): 2025年8月21日之銷售安排資料（包括其不時之修定）
Commencement Time of Tender Sale 開始招標時間	See Tender Particulars Table 見招標詳情附表
Closing Time of Tender Sale 截止招標時間	See Tender Particulars Table 見招標詳情附表
Tender Period 招標期間	From Commencement Time of Tender Sale to Closing Time of Tender Sale 由開始招標時間至截止招標時間
Acceptance Period 接受中標期間	The period between (a) Commencement Time of Tender Sale concerned and (b) the date falling the 7 th working day after the date of tender sale concerned (both days inclusive) 指由(a)開始招標時間至(b)相關招標出售日期後起計的第7個工作日內（包括首尾兩日）
Tender Box 投標箱	Tender box located at 投標箱設置於： Unit 1103A, 11/F Carnarvon Plaza, 20 Carnarvon Road, Tsim Sha Tsui, Kowloon 九龍尖沙咀加拿芬道 20 號加拿芬廣場 11/F 1103A室

PLEASE NOTE: the Vendor has the absolute right to change the Tender Period, Commencement Time of Tender Sale and/or Closing Time of Tender Sale from time to time by amending the Sales Arrangement. The tender sale of the Property is subject to availability. Where the Property has been sold under a particular tender sale carried out on a date of tender sale, no tender sale of the Property will be carried out on subsequent date(s) of tender sale. The Vendor has the absolute right to accept or reject any offer for the purchase of the Property. Although the Property may be available for tender on a date of tender sale, it may become unavailable during that date of tender sale because the Vendor may accept a previous tender for the Property after the close of such previous tender exercise. In such event, the Vendor will reject other offer(s) for the Property.

請注意：賣方有全權透過修改銷售安排不時更改招標期間、開始招標時間及／或截止招標時間。該物業的招標出售視供應情況而定。如該物業已在某招標出售日期進行的招標出售中售出，其後的招標出售日期將不會進行該物業的招標出售。賣方有絕對權利接受或拒絕購買該物業的任何要約。儘管該物業可能會在招標出售日期進行招標，但由於賣方可能會在先前的投標結束後接受該物業的先前投標，因此在招標出售日期該物業可能變得不能再出售。在這種情況下，賣方將拒絕該物業的其他要約。

Tender Particulars Table 招標詳情附表:

Date of Tender Sale 招標出售日期	Commencement Time of Tender Sale 開始招標時間	Closing Time of Tender Sale 截止招標時間
Tender on every day from 25 August 2025 to 24 September 2025 both dates inclusive but excluding any Saturday and Sunday 招標於每日由2025年8月25日起至2025年9月24日包括首尾兩日但不包括任何星期六和星期日	10:00 a.m. on the relevant date of tender sale 相關招標出售日期的上午 10時正	11:00 a.m. the relevant date of tender sale 相關招標出售日期的上午11時正

TERMS AND CONDITIONS OF THE TENDER SALE
招標條款及條件

1. To make an offer to purchase the Property, a tenderer shall submit the items referred to in paragraph B of the Offer Section of this document below (the “Offer Section”) by delivering the same to the Tender Box during the Tender Period.
如欲作出要約購買該物業，投標人須於招標期間把本文件下文要約部份（「要約部份」）第 B 段所述的項目交回投標箱。
2. A tenderer’s submission of a tender as aforesaid constitutes that tenderer’s agreement to these terms and conditions and a formal offer for the purchase of the Property which shall remain irrevocable and open for acceptance by the Vendor during the Acceptance Period and, on acceptance by the Vendor, a contract shall be constituted between the tenderer and the Vendor.
投標人如前述作出投標即視作投標人同意本文件條款及條件及就購買該物業作出正式要約，且該要約於接受中標期間內不能收回及可供賣方接受，而一經賣方接受，投標人與賣方之間即有合約存在。
3. The Purchaser (i.e. the successful tenderer) will receive the items more particularly described in Schedule 3 hereto as gifts subject to the terms and conditions stated therein.
買方（即成功的投標人）將可獲得於附表 3 列明的物品作為贈品，唯受該附表條款及條件規限。
4. The Vendor may accept an offer by post, telephone, fax or email to the address / numbers / email address specified in the Offer Section or by any other effective means. After acceptance, the Vendor will, as soon as practicable, sign and send to the tenderer concerned a written notice of acceptance and return to the tenderer concerned one duplicate of Agreement for Sale and Purchase of the Property executed by the Vendor and dated not later than the last date of the Acceptance Period, with the original(s) of the plan(s) of the Property attached thereto (copy(ies) of the plan(s) of the Property is/are enclosed herewith for reference only).
賣方可以透過郵寄、電話、傳真或電郵至要約部份填上之地址／號碼／電郵地址或其他任何有效方法接受要約。賣方接受後，將盡快向有關投標人送遞接納投標的書面通知及交回經賣方簽立且日期為不後於接受中標期間最後一日之該物業之買賣合約並將該物業圖則正本附夾其中（該物業的圖則副本附夾於本文件，僅供參考）。
5. Before a tenderer’s offer is accepted, any cashier order submitted by that tenderer will remain uncashed. Once an offer is accepted by the Vendor, all cashier order submitted by the tenderer concerned will be cashed for the payment of the deposit of the Property. If a tenderer’s offer is not accepted, the Vendor will notify that tenderer. All cashier order submitted by that tenderer will be made available for collection by prior appointment Provided That the Vendor shall be entitled to return any cashier order to a tenderer (at the risk of that tenderer) by ordinary or registered post to the

tenderer's address specified in the Offer Section.

投標人的要約未被接受前，投標人所提交之任何本票將不作兌現。一旦賣方接受投標人要約，所有有關投標人遞交的本票將作兌現並用以支付該物業的訂金。倘投標人的要約不被賣方接受，賣方將通知該投標人。經預約該投標人可領回所有該投標人遞交的無兌現之本票，唯賣方亦有權將任何本票以普通或掛號郵遞至該投標人於要約部份填上之地址（遺失風險由該投標人承擔）。

6. The Vendor does not undertake and is under no obligation whatsoever to, review, consider or accept the highest offer or any offer at all for the purchase of the Property. The Vendor shall have the absolute discretion to determine whether to accept any tender of the Property, and the tender results decided by the Vendor are final and the tenderer shall not raise any claims or objections in respect thereof. The Vendor has the absolute right to withdraw from the sale of the Property at any time until the acceptance of an offer to purchase the Property.

賣方並不承諾亦無任何責任閱覽、考慮或接受認購該物業最高出價之要約或任何要約。賣方有絕對酌情權決定是否接受該物業的任何投標，賣方決定的投標結果為最終的，而投標人不得就此提出任何申索或反對。賣方有全權於任何時間撤回出售該物業，直至接受購買該物業之要約。

7. Where a tenderer submits a tender through the introduction of an estate agent (the "Intermediary"), the tenderer shall fill in the details of the Intermediary in the Offer Section. By submitting a tender, the tenderer will be deemed to have acknowledged and confirmed that:

倘投標人經由地產代理（「介紹人」）介紹而投標，投標人須在要約部份填上介紹人資料。投交標書，投標人即被視作知悉和確認：

- (a) the Intermediary represents the tenderer in the transaction (whether or not the Intermediary also represent the Vendor);

介紹人於交易中代表投標人（不論是否亦代表賣方）；

- (b) the Intermediary or any other estate agent has not made and is not authorized or permitted by the Vendor to make any oral or written agreement, promise, undertaking, warranty or representation on behalf of the Vendor or to undertake any obligation or responsibility on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the tenderer or any person for and will not perform on behalf of the Intermediary any such agreement, promise, undertaking, warranty or representation made by or any such obligation or responsibility undertaken by the Intermediary or any other estate agent, which shall under no circumstance bind the Vendor, whether or not the tenderer's offer to purchase is accepted;

介紹人或任何其他地產代理均並無亦沒有被賣方授權或准許代賣方許下任何口頭或書面的協議、允諾、承諾、保證或陳述或代賣方應允任何承擔或責任。介紹人或任何其他地產代理所作出的任何協議、允諾、承諾、保證或陳述或所應允之承擔或責任，無論在任何情況下，賣方均不須向投標人或任何其他人負責，亦不須代介紹人或任何其他地產代理履行，而且賣方也不受其約束（不論投標人的購買要約是否獲接受）；

- (c) the Vendor is not and will not be involved in any dispute between the tenderer and the Intermediary or any other estate agent, whether or not the tenderer's offer to purchase is accepted. If the tenderer's offer is accepted, the sale and purchase of the Property shall proceed in accordance with these terms and conditions and the terms and conditions as set out in the transaction documents; and;

投標人與介紹人或任何其他地產代理之任何爭議（不論投標人的購買要約是否獲接受），一概與賣方無關。倘投標人的購買要約獲接受，該物業之買賣將按照本文件條款及條件及交易文件條款及條件進行；及

- (d) the Vendor has not and has not authorized any of its staff, the Intermediary or any other estate agent to collect directly or indirectly from any tenderer, the Intermediary or any other estate agent any benefits, fees or commission in addition to the purchase price of the Property. If any person demands any other benefit from a tenderer for submission of the offer to purchase the Property, the tenderer has been advised that the tenderer should report promptly to the Independent Commission Against Corruption (ICAC).

賣方並無直接或間接、亦無授權任何其職員、介紹人或任何其他地產代理向任何投標人、介紹人或任何其他地產代理收取樓價以外任何利益、費用或佣金。如遇任何人士就投標人入標

認購該物業向該投標人索取任何其他利益，該投標人已獲建議速向廉政專員公署（ICAC）舉報。

Whether the Intermediary is the estate agent introducing the tenderer to the Vendor for the purpose of the tenderer's submission of the offer to purchase the Property is subject to the Vendor's confirmation.

介紹人是否為介紹投標人予賣方以入標認購該物業之地產代理，須由賣方核實方作準。

8. All tenderers are advised to instruct their own solicitors to advise them on the terms and conditions of this document and of the forms of the documents enclosed herewith. If the offer is accepted, the tenderer concerned shall instruct independent solicitors acting for the tenderer concerned (and not the Vendor at the same time) for the purchase of the Property.

特此建議所有投標人就本文件及附夾於本文件之各文件之條款及條件向其律師尋求意見。如要約獲賣方接受，有關投標人需要就購買該物業聘用獨立律師代表該投標人（而不同時代表賣方）。

9. This document and the enclosed forms are all confidential Provided That they may be disclosed to professional advisor(s) upon reasonable discretion and on a need to know basis but only for purposes of giving professional advice on the matters in connection with the transactions contemplated in these terms and conditions. This document and the enclosed forms are provided in consideration of the agreement to the foregoing.

本文件及所附夾之表格均屬機密，唯可按合理酌情權及只向需要知情者透露需要透露之資料的準則將之透露予專業顧問，唯透露之目的僅限於就本文件條款及條件所預期交易之相關事宜提供專業意見。本文件及所附夾之表格之提供是基於投標人同意上文規定。

10. A person who is not a party to this document shall not have any rights under the Contracts (Rights of Third Parties) Ordinance to enforce, or to enjoy the benefit of, any term and condition of this document.

並非本文件一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本文件任何條款及條件或享有本文件任何條款及條件之利益。

11. In these terms and conditions unless the context requires otherwise words importing the singular number only shall include the plural number and vice versa, words importing a gender (including the neuter gender) only shall include all other genders (including the neuter gender).

本文件條款及條件中，除非文意另有要求，凡指單數的字詞亦指眾數而指眾數的字詞亦指單數，而凡指某一性別（或不屬於男性或女性）的字詞亦指其他性別及不屬於男性或女性者。

12. The Chinese version of this document is for reference only and in case of conflict between the English version and the Chinese version, the English version shall prevail.

本文件之中文譯本謹供參考之用，如與英文本有歧義，將以英文本為準。

OFFER SECTION 要約部份

To be completed and signed by the tenderer:
由投標者填妥及簽署：

- A. I/We hereby specify my/our offer to purchase the Property.
我/我們特此指明我/我們之要約購買該物業。
- B. I/We hereby submit the following materials to the Vendor, namely :
我/我們特此向賣方提交以下各項：

Part I 第 I 部分

	Item(s) 項目	No. of counterpart needed for submission 需遞交份數	Need dated by Tenderer? 需要投標人在 文件填上日期 嗎?	Submitted? 是否已提 交?
1	This document together with Offer Section completed 已填妥之本文件連同要約部份	1	✓	<input type="checkbox"/>
2	Completed Agreement for Sale and Purchase 已填妥之之買賣合約	2	X	<input type="checkbox"/>

Note: the forms of this Part are enclosed in this document. No amendment is allowed.
註：本部分項目的格式附夾於本文件，不得修改。

Part II 第 II 部分

	Item(s) 項目	Submitted? 是否已提 交?
1	one or more Hong Kong Dollar cashier orders issued by a licensed bank in Hong Kong in the amount of 10% of the purchase price offered. 一張或多張由香港持牌銀行發出金額合共等於出價 10% 的港幣銀行本票。 <i>(all cashier orders mentioned above made payable to "Grandall Zimmern Law Firm")</i> 所有上述本票抬頭人為「國浩律師（香港）事務所」)	<input type="checkbox"/>
2	copy(ies) of identification document(s) of the tenderer (if the tenderer comprises more than one person, each such person) <i>note: i. If the tenderer concerned is a natural person, HKID and where not applicable, other valid identification document such as passport.</i> <i>ii. If the tenderer concerned is a company, certificate of incorporation and certificate of change of name (if any), business registration certificate,</i>	<input type="checkbox"/>

	<p><i>the latest register of directors and annual return of the tenderer (if applicable). If the tenderer concerned is a foreign company, the relevant company documents duly certified by the a director of the company proving the company is duly incorporated in its place of incorporation and proving details of its directors.</i></p> <p>所有投標人的身份證明文件之副本</p> <p>註：i. 若投標人為自然人，指香港身份證，如不適用，則指其他有效身份證明文件（如護照）；</p> <p>ii. 而若投標人為公司，指公司註冊證書及公司更改名稱註冊證書（如有）及商業登記證、投標人最新的董事名冊及週年申報表（如適用）。如果有關投標人是外國公司，則需提供經該公司董事正式認證的相關公司文件，證明該公司在其註冊地正式成立並證明其董事的詳細信息。</p>	
3	<p>If the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Offer Section of this document, the Preliminary Agreement for Sale and Purchase and other documents mentioned above in the manner as they are signed.</p> <p>若投標人為公司，投標人的董事決議副本以授權公司簽署本文件要約部分、臨時買賣合約及其他上述文件。</p>	<input type="checkbox"/>

C. I/we hereby confirm that I/we agree to and am/are bound by the above terms and conditions, in consideration of the Vendor's payment of HK\$10 to me/us after receiving my/our written demand.

我／我們特此確認我／我們同意上述條款及條件並受上述條款約束（以賣方收到我／我們書面通知後向我／我們支付港幣 10 元為代價）。

D. I/we hereby confirm that, prior to my/our signing of the Agreement for Sale and Purchase, the Vendor has made the Property available for viewing by me/us:-

本人／我們確認於簽署該物業之買賣合約前，賣方已開放該物業供本人／我們參觀：

☐ And I/we have viewed the Property on _____ prior to my/our signing of the Agreement for Sale and Purchase; or
且本人／我們已於_____於簽署該物業之買賣合約前參觀過該物業；或

☐ but after due consideration and out of my/our free will and choice I/we decided not to view the Property prior to my/our signing of the Agreement for Sale and Purchase.
但經充份考慮後本人／我們自主選擇決定於簽署該物業之買賣合約前不參觀該物業。

E. I/We hereby make the following declaration on related party (please choose one of the following):

我／我們特此確認作出以下關於有關連人士的聲明（請選擇以下其一）：

☐ I/We/one or more of us am/is/are a related party(ies)* of the Vendor.
我／我們／我們中有一名或多於一名人士乃賣方的有關連人士。

☐ I am not/We are not/None of us is a related party* of the Vendor.
我／我們均並非賣方的有關連人士。

* A person is a related party to the vendor if the person is (i) a director of that vendor, or a parent, spouse or child of such a director; (ii) a manager of that vendor; (iii) a private company of which such a director, parent,

spouse, child or manager is a director or shareholder; (iv) an associate corporation or holding company of that vendor; (v) a director of such an associate corporation or holding company, or a parent, spouse or child of such a director; or (vi) a manager of such an associate corporation or holding company.

如有以下情況，某人即屬賣方的有關連人士－該人是－(i) 該賣方的董事，或該董事的父母、配偶或子女；(ii) 該賣方的經理；(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) 該賣方的有聯繫法團或控股公司；(v) 上述有聯繫法團或控股公司的董事，或該董事的父母、配偶或子女；或(vi) 上述有聯繫法團或控股公司的經理。

Remarks 備註：

For the purpose of this Paragraph E, Vendor means Full Well Engineering Limited.
為本 E 段目的，「賣方」指裕滿工程有限公司。

- (i) “holding company of that vendor” means Magic Sight Holdings Limited.
“賣方的控股公司” 指 Magic Sight Holdings Limited。
- (ii) “associate corporation”, in relation to a corporation or specified body, means –
“有聯繫法團” 就某法團或指明團體而言，指 -
 - (a) a subsidiary of the corporation or specified body; or
該法團或指明團體的附屬公司；或
 - (b) a subsidiary of a holding company of the corporation or specified body;
該法團或指明團體的控股公司的附屬公司；
- (iii) “manager” has the meaning given by section 2(1) of the Companies Ordinance (Cap 622);
“經理” 具有《公司條例》(第 622 章)第 2(1)條給予該詞的涵義；
- (iv) “private company” has the meaning given by section 11 of the Companies Ordinance (Cap 622); and
“私人公司” 具有《公司條例》(第 622 章)第 11 條給予該詞的涵義；及
- (v) “subsidiary” means a subsidiary within the meaning of the Companies Ordinance (Cap 622).
“附屬公司” 指《公司條例》(第 622 章)所指的附屬公司。

E. Contact Information of the Tenderer(s) 投標人資料

Name of tenderer(s) 投標人的姓名: _____

(applicable if the tenderer is a natural person 適用於投標人為自然人)

Identification documents no. 身份證明文件號碼: _____

Note: please state HKID no. and where not applicable, no. of other valid identification document such as passport (please specify).

註: 請填上香港身份證號碼 (如不適用則填上其他有效身份證明文件號碼如護照 (請列明))

(applicable if the tenderer is a company 適用於投標人為公司)

- (i) Certificate of incorporation. number and/or business registration number
公司註冊證號碼及／或商業登記證號碼 (i) _____
- (ii) Place of incorporation 公司成立地點 (ii) _____

Address地址:

Correspondence address 聯絡地址 (if different from address above 如與上述地址不同):

Telephone number 電話號碼:

Fax number 傳真號碼:

Email address 電郵地址:

*(applicable for tenderer (natural person) who is not in Hong Kong OR for tenderer (company) which is not incorporated in Hong Kong (適用於投標人(自然人)並非身處香港或投標人(公司)並非於香港成立)**

i. Contact person in Hong Kong 在港聯絡人:

(i) _____

ii. Hong Kong telephone number 香港電話號碼:

(ii) _____

iii. Correspondence address in Hong Kong 香港通訊地址:

(iii) _____

*If the tenderer is a foreign company, the tenderer must provide a correspondence address in Hong Kong and a contact person in Hong Kong with a Hong Kong telephone number.

*如投標人是海外公司，投標人必須提供其香港通訊地址、香港聯絡人及其香港電話號碼。

F. Particulars of Intermediary 介紹人資料

Name of Intermediary 介紹人姓名:

Estate Agent's/Salesperson's Licence No.

地產代理／營業員牌照號碼:

Estate Agency 所屬地產代理公司:

Please attach estate agent's name card and a copy of valid Estate Agent's/ Salesperson's Licence which was issued by Estate Agents Authority.

請附上地產代理名片及由地產代理監管局發出之有效地產代理／營業員牌照副本。

G. Personal Data 個人資料

- ☐ I/We hereby acknowledge the contents of Schedule 1 hereto and disclosure of my/our personal data as mentioned in paragraph 1 in that Schedule.
我/我們茲確認本文件附表及該附表1第 1 段所述使用及披露我/我們的個人資料。
- ☐ I/We object to the use and provision of my/our personal data for direct marketing purposes as mentioned in Schedule 1 hereto. * (*Should the tenderer finds such use or provision of the tenderer's personal data not acceptable, please indicate objection by ticking this box before signing.)
我/我們反對使用及提我/我們的個人資料作本文件附表 1 所述的直接促銷用途。
* (*如投標人不同意對投標人的個人資料之該等使用或提供，請在空格加上剔號，然後簽署。)

I/We hereby confirm and declare that I/we tender to purchase the Property with full knowledge of the notes attached hereto as Schedule 2 and shall fully observe and comply with the same if my/our tender offer is accepted.

我/我們確認及聲明我/我們出標認購該物業時已完全知悉附夾於本文件附表 2 之注意事項，並倘我/我們之出標獲接受將完全遵守及履行該等限制及責任及注意事項。

I/We, the Tenderer, have read the entire Tender Notice and completed (i) the Offer Section and (ii) the documents in Part I of Paragraph B. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Notice.
我/我們，投標人，已閱覽整份招標公告及填妥 (i) 要約部份及(ii) B 段第 I 部分的文件。我/我們同意受招標公告的條款和條件的約束並確認我/我們接受招標公告的條款和條件。

(Note: The Offer Section must be signed by ALL of the Tenderers, if there is more than one Tenderer. If the Tenderer is a corporation, the Offer Section must be signed by its authorized signatory(s) with company chop) (註: 如投標人多於一位則所有投標人均須簽署要約部份。如投標人是公司，要約部份必須由其獲授權簽署人並加蓋公司印章。)

Tenderer's Signature 投標人簽署

Name of the authorized signatory (if the Tenderer is a corporation) 獲授權簽署人姓名 (如投標人是公司):

Date 日期: _____

Schedule 附表 1
Personal Information Collection Statement
個人資料收集聲明

1. The Vendor (“we” or “us”) needs the personal data of you (i.e. the tenderer) for purposes including: dealing with matters relating to the tender and the sale and purchase of the Property, providing services to you and meeting requirements imposed by law. Your provision of personal data is voluntary but we may not be able to process your request or provide the required services to you if you do not provide us with the required data. We will keep your personal data confidential at all times, but may disclose and transfer your data to our group companies, and/or any appropriate government or regulatory authorities for one or more of the purposes stated above.
賣方（「我們」）需要閣下（即投標人）個人資料作不同用途，包括處理該物業之招標及買賣相關事宜、為閣下提供服務及遵守法律的規定。閣下的個人資料為自願提供的，但如果閣下未能供我們所需的資料，我們可能無法處理閣下的要求或向閣下提供服務。我們在任何時候都會將閣下的個人資料保密，惟我們可能將閣下的個人資料，就上述一項或多項用途向我們的集團公司，及/或任何適當的政府或監管機構作出披露和移轉。
2. We intend to use your personal data in direct marketing and provide your personal data to our group for use by them in direct marketing.
我們擬使用閣下的個人資料作直接促銷及提供閣下的個人資料給我們的集團公司供他們作直接促銷之用。
3. We may not so use or provide your personal data unless we have received your written consent to the intended use and provision.
我們不得如此使用或提供閣下的個人資料，除非已獲得閣下有關於此等使用及提供的書面同意。
4. Your personal data to be used and provided includes your name, contact number and address.
將會被使用及提供的閣下個人資料包括閣下的姓名、聯絡電話號碼及地址。
5. Your personal data will be used and provided for marketing property development projects including but not limited to:
閣下的個人資料會被使用及提供作促銷物業發展項目包括但不限於：
 - The leasing/sales information and promotional activities in relation to the Development on the understanding that the sale or leasing arrangements shall be determined by the Vendor at its sole discretion; and
有關發展項目之租售資料及推廣活動，而閣下明白租售之安排將由賣方全權決定；及
 - The promotional materials of the properties marketed by the Vendor and/or its group companies.
賣方及/或其集團公司所推廣的物業的相關宣傳資料。
6. If you do not consent to the use and provision of your personal data for direct marketing purposes as stated above, you may tick the relevant box in the Offer Section. If you consent to the use and provision of your personal data for direct marketing but wish to withdraw your consent at a later stage, please inform us in writing at the address below. Any such request should clearly state the details of the personal data in respect of which the request is made.
若閣下不同意個人資料被使用及提供作上述的直接促銷用途，閣下可在要約部分相關空格加上剔號。若閣下同意個人資料被使用及提供作直接促銷用途但日後希望撤回同意，請致函下列地址通知我們。任何此等要求均須清楚說明相關要求所針對的個人資料的詳情。
7. You have the right to ascertain whether we hold your personal data, to obtain a copy of the data, and to correct any data that is inaccurate. You may also request us to inform you of the type of personal data held by us. Requests for access and correction or for information regarding our privacy policies and practices should be addressed to our Marketing Officer by writing at the following address: Unit 1103A, 11/F Camarvon Plaza, 20 Camarvon Road, Tsim Sha Tsui, Kowloon.

閣下有權確認我們是否持有閣下的個人資料，並獲取該等資料之副本，以及改正任何錯誤之資料。閣下亦可要求我們通知閣下我們持有之個人資料類別。閣下可透過書面方式聯絡我們的市場推廣主任（地址：九龍尖沙咀加拿芬道20號加拿芬廣場11/F 1103A室）要求查閱或改正閣下的個人資料或了解我們的資料保護政策和實務詳情。

Schedule 附表 2
NOTES 注意事項

1. There are davit arm racks at the roofs forming part of the Property. However, these davit arm racks do not form part of the Property, but form part of the common parts.
該物業的天台上有吊船吊臂架。然而，該等吊船吊臂架並非該物業的一部分，而屬公用部分的一部分。
2. The Manager of the Development has a right under the Deed of Mutual Covenant and Management Agreement (the “DMC”) to enter any residential property (i) to cleanse, maintain, repair, replace or improve any davit arm rack; (ii) to assemble, set up, move, relocate or dismantle any davit arm system(s) or gondola in any flat roof or roof forming part of a residential property; and (iii) to install, connect or erect davit arm system(s) or gondola to any davit arm rack and operate the same in and from any flat roof or roof forming part of a residential property of the Development and in or through the airspace over any flat roof or roof forming part of a residential property. The existence of the davit arm rack, the maintenance and repair thereof and the operation of the davit arm system may affect the enjoyment of the owner concerned of the residential properties.
發展項目的管理人於公共契約暨管理協議（以下簡稱「公契」）下(i)有權進入任何住宅物業以清潔、保養、維修、更換或改善任何吊船吊臂架；(ii)有權於任何住宅物業的平台或天台內組裝、設置、移動、重置或拆除任何吊船吊臂系統或吊船；及(iii)有權於任何住宅物業將吊船吊臂系統或吊船安裝、連接或豎立到吊船吊臂架上並於或自任何住宅物業的平台或天台運作吊船系統及使其進入或穿過任何住宅物業的平台或天台的上空。吊船吊臂架的存在及吊船吊臂系統的運作可能影響住宅物業業主對其住宅物業的享用。
3. According to the DMC of the Development:
根據發展項目公契：
 - (a) The owner of any Unit:
任何單位業主：
 - (i) shall not remove, tamper or alter any fire service installations (Note: Please refer to the Fire Safety Management Plan on what constitutes the fire service installations).
不得移除、竄改或變更任何消防服務裝置（註：就何謂消防服務裝置，請參閱消防安全管理計劃）；
 - (ii) shall allow the fire service installations to be subject to annual check and maintenance conducted by the Manager’s registered fire service installation contractor, to allow access to his Unit to the Manager and the Manager’s registered fire service installation contractor for the purpose of carrying out such check and maintenance; and
須容許消防服務裝置接受由管理人的註冊消防服務裝置承辦商進行的每年檢查及保養，及容許管理人及管理人的註冊消防服務裝置承辦商進入其單位以進行該等檢查及保養；及
 - (iii) shall observe and comply with the Fire Safety Management Plan.
須遵守和遵從消防安全管理計劃。
 - (b) The Manager:
管理人：
 - (i) shall assist the Owners of the residential properties to carry out, and shall arrange and coordinate the annual maintenance and check referred to in paragraph 11(b) of Schedule 5 of the DMC and submit the maintenance certificate to the Fire Services Department;
須協助住宅物業業主進行公契第五附件第 11(b)條提及的每年保養及檢查，及須安排及協調該等保養及檢查，並向消防署遞交保養證書；
 - (ii) shall observe and comply with the Fire Safety Management Plan and shall take such actions as

the Manager may reasonably decide to prevent Owners from carrying out any illegal alteration of the fire services installations;
須遵守和遵從消防安全管理計劃，並須採取其可合理地決定的行動以防止業主對消防服務裝置進行任何非法改動；

- (iii) shall display permanent notices at the Common Parts (such as in lift lobbies and on public notice boards) to remind Owners and occupants not to remove or tamper any fire services installations;
須於公用部分（例如升降機大堂內及公眾告示板上）展示固定的通告，提醒業主及佔用人不得移除或竄改任何消防服務裝置；
- (iv) shall arrange annual check and maintenance against the fire services installations forming part of the Common Parts to be conducted by the Manager's registered fire service installation contractor;
須為屬公用部分一部分的消防服務裝置安排由管理人的消防服務裝置承辦商進行的每年檢查及保養；
- (v) shall arrange staff training (at a frequency to be reasonably determined by the Manager) for the management staff of the Development in relation to fire safety management including the course of actions to be carried out by them in case of fire;
須為發展項目的管理員工安排有關消防安全管理的員工訓練（頻密程度為管理人合理地決定），包括如遇火警時他們須採取的行動；
- (vi) shall arrange for a fire drill of the Development to be carried out twice annually; and
須為發展項目安排每年進行兩次的消防演習；及
- (vii) shall have the powers to do anything which it considers necessary or expedient for performing any of its duties set out in (i) to (vi) above.
有權為履行上述(i)至(vi)列出的責任作出任何其認為有需要或適宜的行動。

4. The provisions mentioned in paragraphs 2 and 3 above are only a summary of the DMC provisions concerned and the requirements under the Fire Safety Management Plan, which is for reference only and subject to the final effective terms of the DMC and the final effective requirements under the Fire Safety Management Plan (copy of which is annexed to the DMC).
上文第2及3段內所述之條款為相關公契及消防安全管理計劃的條款之摘要，僅供參考，一切均以最後生效之公契內之條款及消防安全管理計劃（副本附於公契）中的規定作準。
5. The Purchaser (i.e. the successful tenderer) hereby acknowledges that the Purchaser has been advised to, before signing the Agreement for Sale and Purchase, peruse the Sales Brochure and the DMC of the Development (which are available at the sales office and on the website of the Development) and seek professional advice on the issues mentioned above.
買方（即成功的投標人）確認於簽署買賣合約前已獲建議細閱發展項目的售樓說明書及公契（於售樓處及發展項目的互聯網網站有所提供）及就上文提及之事項尋求專業意見。
6. This Schedule shall not prejudice the right of the Vendor under the Agreement for Sale and Purchase to amend the building plans and the generality of that right.
本附表並不影響買賣合約項下賣方更改建築圖則的權利及該權利的概括性。
7. The Chinese translation of this Schedule is for reference purposes only. In case of any discrepancy, the English version shall prevail.
本附表中文譯本僅供參考，如與英文文本有異，概以英文文本作準。

Schedule 附表 3

1. The Purchaser (i.e. the successful tenderer) will receive the following items as gifts (each a “Gift Item”), subject to the terms and conditions herein:
買方（即成功的投標人）將獲以下各項（各稱「贈品」），唯受本附表條款及條件規限：

		Quantity 數量
1.	Telescopic Cookerhood 伸縮式抽油煙機	1
2.	Built-in Induction Hob 嵌入式電磁爐	1
3.	Refrigerator 雪櫃	1
4.	Air Conditioner Indoor Unit 冷氣室內機	2
5.	Air Conditioner outdoor Unit 冷氣室外機	1
6.	Exhaust Duct Fan 抽氣扇	1
7.	Instantaneous Water Heater 即熱式電熱水器	1
8.	Top loading Washer 上置滾桶式洗衣機	1
9.	Microwave 微波爐	1

2. Each Gift Item will be of such brand name and model number as the Vendor may decide at its absolute discretion.
每一贈品之品牌名稱及型號由賣方按其絕對酌情權決定。
3. Each Gift Item will be handed over to the Purchaser upon or after the completion of the sale and purchase of the Property under the Agreement for Sale and Purchase by placing the same in the Property or in such other manner as the Vendor may decide at its absolute discretion.
每一贈品將於按買賣合約完成物業之買賣時或後以放置於物業內或賣方按其絕對酌情權決定之其他方式交予買方。
4. No warranty or representation whatsoever is given by the Vendor in any respect as regards any Gift Item. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any Gift Item or as to whether any Gift Item is or will be in working condition. No defect liability warranty will be provided in respect of any Gift Item by the Vendor.
賣方不會就任何贈品作出任何保證或陳述，更不會作出任何保證或陳述有關任何贈品之實際狀況、品質或適用性或任何贈品是否有良好的效能。賣方不會就任何贈品提供維修保養責任。
5. Subject to the full observance and performance of and compliance with the terms and conditions as set out in this Schedule and the Agreement for Sale and Purchase on the part of the Purchaser, the Vendor will provide the Gift Items to the Purchaser.
在買方完全遵守、履行及符合其於本附表及買賣合約所列的條款及條件的前提下，賣方將提供贈品予買方。
6. In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in this Schedule or the Agreement for Sale and Purchase, the Vendor shall be entitled to cancel the provision of the Gift Items and/or seek a return of the Gift Items from the Purchaser forthwith without prejudice to the Vendor's other rights and remedies under the Agreement for Sale and Purchase or other applicable laws.
若買方未能遵守、履行或符合本附表或買賣合約內任何條款或條件，賣方有權即時撤銷贈品之提供及/或要求買方退還贈品，且並不損害賣方於買賣合約或其他適用法律下之其他權利及濟助。
7. This Schedule is an agreement independent of the Agreement for Sale and Purchase. Nothing herein shall be deemed to supersede or vary any term or condition of the Agreement for Sale and Purchase. All the rights and remedies of the Vendor under the Agreement for Sale and Purchase shall not be affected by this Schedule. For the avoidance of doubt, if the Vendor shall fail to discharge its obligations hereunder, the Purchaser shall remain liable to and be bound to observe and perform all the terms and conditions in the

Agreement for Sale and Purchase and to complete the purchase of the Property in accordance with the Agreement for Sale and Purchase. Any claim that the Purchaser may have under, in relation to or in connection with this Schedule shall be a claim against the Vendor for damages only.

本附表為一獨立於買賣合約之協議。本附表任何內容均不得視作取替或更改買賣合約內任何條款或條件。賣方所有買賣合約下之權利及濟助均不受本附表影響。為免生疑問，若賣方未能履行其於本附表內之責任，買方仍須遵守及履行買賣合約的所有條款及條件及按買賣合約完成購買該物業。所有按或就本附表提出的或與本附表有關連的而可由買方對賣方提出的申索，只能是為取得損害賠償的申索。

8. All the rights and benefits of the Purchaser under this Schedule are non-assignable and non-transferable and can only be exercised and enjoyed by the Purchaser personally.

所有根據本附表項下買方之權利及優惠均不能轉讓及轉移，及只能由買方本人行使及享用。

9. The Chinese translation of this Schedule is for reference purposes only. In case of any discrepancy, the English version shall prevail.

本附表中文譯本僅供參考，如與英文文本有異，概以英文文本為準。

Dated the _____ day of _____ 20____

**AGREEMENT
FOR
SALE AND PURCHASE**

GRANDALL ZIMMERN LAW FIRM
14th Floor, The Hong Kong Club Building,
3A Chater Road, Central, Hong Kong

THIS AGREEMENT is made the day of
Two thousand and twenty five

BETWEEN the Vendor and the Purchaser whose particulars are set out in
Schedule 1.

Recitals

WHEREAS :-

(1) The Construction of the Development has been completed and the Occupation Permit in respect of the Development was issued by the Building Authority on 21 October 2021.

(2) The land and the Development are notionally divided into such undivided parts or shares as hereinafter provided.

Interpretation

NOW IT IS HEREBY AGREED AS FOLLOWS:-

1. (1) In this Agreement –
 - (a) “business day” means a day -
 - (i) that is not a Saturday, Sunday or public holiday; and
 - (ii) on which banks are open for business in the Hong Kong Special Administrative Region;
 - (b) “Deed of Mutual Covenant” means the document registered in the Land Registry which defines the rights, interests and obligations of all or any of the co-owners of the land and the Development among themselves and incorporates a Management Agreement (if any);
 - (c) “Development” means the development comprising, inter alia, (i) a podium structure containing different Shops on the Ground Floor and the First Floor of the Development; and (ii) a residential tower thereabove containing the Flats that has been constructed or in the course of being constructed on the land known as “AVA 228”;
 - (d) “Government Grant” means the Government Lease as set out in Schedule 2;
 - (e) “land” means all those pieces or parcels of land registered in the Land Registry as New Kowloon Inland Lot No.1064, New Kowloon Inland Lot No.325, New Kowloon Inland Lot No.415, New Kowloon Inland Lot No.274, New Kowloon Inland Lot No.410 and New Kowloon Inland Lot No.411;
 - (f) “Occupation Permit” means the written permission issued by the Building Authority under the provisions of the Buildings Ordinance (Cap. 123) for the Development to be occupied and includes a Temporary Occupation Permit;

- (g) “office hours” means the period beginning at 10 a.m. of a day and ending at 4:30 p.m. of the same day;
 - (h) “Property” means the property described in Part A of Schedule 3;
 - (i) “Temporary Occupation Permit” means the temporary permit issued by the Building Authority under the provisions of the Buildings Ordinance (Cap. 123) for the Development or any part thereof comprising the Property to be occupied; and
 - (j) “Vendor’s Solicitors” means Messrs. Grandall Zimmern Law Firm.
- (2) In this Agreement –
- (a) “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
 - (b) the floor area of an item under paragraph (a) of Part B of Schedule 3 is calculated in accordance with section 8(3) of that Ordinance; and
 - (c) the area of an item under paragraph (b) of Part B of Schedule 3 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

(3) In this Agreement, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter.

Sale and
purchase

2. The Vendor shall sell and the Purchaser shall purchase the Property TOGETHER with the right in common with the Vendor or other person or persons claiming through, under or in trust for the Vendor to use for the purpose of access to and egress from the Property the lifts, entrance hall, staircases and landings in the Development and such of the passages in the Development intended for common use and serving the Property and the appurtenances thereto and TOGETHER with all rights of way (if any) and other rights and all privileges, easements and appurtenances thereunto belonging or appertaining AND all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor in and to the Property EXCEPTING AND RESERVING unto the Vendor and its successors and assigns other than the Purchaser the right to the exclusive use, occupation and enjoyment of the whole of the Development SAVE AND EXCEPT :-

- (a) the Property; and
- (b) such areas and facilities (if any) as may be designated as common areas or common parts and common facilities in the Deed of Mutual Covenant or are intended for common use.

Purchase price

3. (1) The purchase price is the sum set out in Schedule 4, payable by the Purchaser to the Vendor’s Solicitors in the manner set out in Schedule 4.

(2) The Vendor's Solicitors are the Vendor's agents for the purposes of receiving all moneys payable to the Vendor pursuant to this Agreement including the balance of the purchase price payable upon completion.

(3) The Vendor declares that the payment to such agents of any deposit, instalments of the purchase price (if any) and the balance thereof shall be a full and sufficient discharge of the Purchaser's obligations under this Agreement.

(4) The Vendor may revoke the authority of the agents and appoint other solicitors as agents in their place. No such revocation shall be valid unless it:-

- (a) is in writing addressed to the Purchaser;
- (b) is delivered to the Purchaser or his solicitors, at least seven clear days prior to completion; and
- (c) specifically identifies this Agreement.

(5) In respect of each payment of the purchase price or any part of the purchase price required to be made under this Agreement, the Purchaser shall deliver to the Vendor's Solicitors on the date on which such payment is required to be made a cashier order issued or a solicitors' cheque certified good for payment by a licensed bank in the Hong Kong Special Administrative Region in favour of the Vendor's Solicitors for the relevant amount.

(6) Without prejudice to any other remedy under this Agreement, the Vendor is entitled to demand and receive payment of interest on the amount of any part of the purchase price not paid on its due date at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time calculated from the date on which the same ought to have been paid by the Purchaser to the date of actual payment.

Completion of sale and purchase	4. The sale and purchase shall be completed at the office of the Vendor's Solicitors during office hours on or before the _____ day of _____ 20_____. (Note: to be completed by the Vendor) (i.e. the 90th day from and inclusive of the date of this Agreement).
Proper assurance	5. On completion of the sale and purchase, the Vendor and all other necessary parties (if any) will execute a proper assurance of the Property to the Purchaser free from incumbrances but subject to the Government Grant.
Rents, profits, outgoings, etc.	6. The rents and profits shall be received and all outgoings shall be discharged by the Vendor up to and inclusive of (i) the completion date as stipulated in clause 4 above (the "Completion Date"); or (ii) the actual day of completion other than the Completion Date agreed by the parties hereto but subject to the provisions herein mentioned, whichever is the earlier, and as from but exclusive of that day all outgoings shall be discharged by the Purchaser. All such rents, profits and outgoings shall, if necessary, be apportioned between the Vendor and the Purchaser and paid on completion.

Risk	<p>7. (a) Immediately after the signing of this Agreement, the Property shall as between the Vendor and the Purchaser be at the Purchaser's risk. The Purchaser is hereby advised to take out proper insurance coverage on the Property for his own protection and benefit.</p> <p>(b) As from the date of this Agreement, the Vendor shall hold in trust for the Purchaser the benefit of any existing policy of insurance relating to the Property.</p> <p>(c) The Vendor does not warrant that any or any adequate policy of insurance exists relating to the Property or, if any such policy exists, that it will be renewed on expiration.</p> <p>(d) The Vendor shall, if required, and at the expense of the Purchaser obtain or consent to an endorsement of notice of the Purchaser's interest on the policy of insurance relating to the Property and in such case the Vendor (keeping such policy in force) may require the Purchaser to pay on completion a proportionate part of the premium from the date of this Agreement.</p>
Requisition on title	<p>8. (1) Subject to clause 12(2) and without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.</p> <p>(2) If the Purchaser makes and insists on any objection or requisition in respect of the title or otherwise which the Vendor is unable or (on the ground of difficulty, delay or expense or on any other reasonable ground) unwilling to remove or comply with, the Vendor is, notwithstanding any previous negotiation or litigation, at liberty to cancel the sale on giving to the Purchaser or his Solicitors at least 14 days' notice in writing to that effect, in which case unless the objection or requisition is in the meantime withdrawn, the sale is cancelled on the expiry of such notice and the Purchaser is entitled to a return of the deposit and other sums of money already paid but without interest, costs or compensation.</p>
Government Grant, easements mis-description	<p>9. (1) The Property is sold subject to and with the benefit of the Government Grant, for the term of years created by or absolutely (as the case may be) and with any right of renewal granted by the Government Grant and subject to all easements (if any) subsisting in the Government Grant.</p> <p>(2) No error, mis-statement or mis-description shall cancel the sale nor shall any compensation be allowed in respect of such error, mis-statement or mis-description save as otherwise provided in this Agreement and except where such error, mis-statement or mis-description relates to a matter materially and adversely affecting the value or user of the Property.</p>
Physical condition	<p>10. If the Property was available for viewing by the Purchaser prior to the signing of this Agreement, then subject to clause 25, the Purchaser purchases with full knowledge of the physical condition of the Property and the fittings, finishes and appliances therein and takes them as they stand.</p>

Rights of
Purchaser

11. (1) The Purchaser is at any time before completion of the sale and purchase at liberty to :-

- (a) charge or mortgage the Property for the purchase price or any part of the purchase price Provided Always that notice in writing of any such charge or mortgage is given to the Vendor or the Vendor's solicitors;
- (b) instruct any firm of solicitors of his choice to act for him in this Agreement and the Assignment to the Purchaser; in which event, each party shall pay its own solicitors' costs of and incidental to this Agreement and the Assignment to the Purchaser (including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment).

(2) Subject to sub-clause (1), the Purchaser shall not nominate any person to take up the Assignment of the Property, sub-sell the Property or transfer the benefit of this Agreement (whether by way of direct or indirect reservation, right of first refusal, option, trust, power of attorney or any other method, arrangement or document of any description, conditional or unconditional) or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment to the Purchaser.

Good title

12. (1) The Vendor shall at his own expense show a good title to the Property and produce to the Purchaser for his perusal such certified or other copies of any deeds or documents of title, wills and matters of public record as may be necessary to complete such title. The costs of verifying the title, including search fees, shall be borne by the Purchaser who shall also, if the Purchaser requires certified copies of any documents in the Vendor's possession relating to other property retained by the Vendor as well as to the Property, pay the cost of such certified copies.

(2) The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.

Documents of
title

13. (1) Such of the documents of title as relate exclusively to the Property will be delivered to the Purchaser. All other documents of title in the possession of the Vendor will be retained by the Vendor who shall, if so required on the completion of the sale and purchase, give to the Purchaser a covenant for the safe custody of the documents and for production and delivery of copies of those documents at the expense of the Purchaser, such covenant to be prepared by the Purchaser.

(2) The provision of clause 13(1) shall survive completion of the sale and purchase by the Assignment.

Costs and
disbursements of
Agreement

14. (1) Each party shall bear its own legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of this Agreement and the Assignment to the Purchaser, and if the Purchaser shall request the Vendor to execute more than one assignment in respect of the Property, the Purchaser shall on completion pay the additional costs charged by the Vendor's Solicitors for their approval.

(2) All registration fees payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

Stamp duty, etc.

(3) The ad valorem stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(4) The special stamp duty, if any, payable on this Agreement and the Assignment shall be borne and paid by the Purchaser.

(5) The professional fees for the plan(s) to be annexed to this Agreement and the Assignment shall be borne and paid by the Purchaser.

(6) (a) All stamp duty (which includes any ad valorem stamp duty, special stamp duty and additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117)), and registration fees payable on this Agreement and other chargeable agreement for sale (if any) and the Assignment shall be borne and paid by the Purchaser, who shall, within the period prescribed by the Stamp Duty Ordinance (Cap.117), cause all the said instruments to be stamped with all stamp duty payable thereon, and shall, upon request by the Vendor, also provide the Vendor with certified copies thereof so stamped.

(b) The Purchaser undertakes to deliver and shall procure the Purchaser's solicitors to deliver to the Vendor's solicitors within 1 month from the date of this Agreement a certified copy of this Agreement duly stamped or a certified copy of stamp certificate proving the due payment of all the stamp duty payable on this Agreement.

(7) The Purchaser shall indemnify and keep the Vendor indemnified against any loss or damages suffered and expenses fees and charges incurred by the Vendor resulting from any breach of clause 14(6) by the Purchaser.

(8) Clause 14(6) and clause 14(7) shall survive completion of the sale and purchase of the Property.

Time of the
Essence

15. Time is in every respect of the essence of this Agreement.

Default of
Purchaser

16. (1) Should the Purchaser fail to observe or comply with any of the terms and conditions contained in this Agreement or to make the payments in accordance with Schedule 4 or any interest payable under this Agreement within 7 days after the due date, the Vendor may give to the Purchaser notice in writing calling upon the Purchaser to make good his default. If the Purchaser fails within 21 days after the date of service of such notice fully to make good his default, the Vendor may by a further notice in writing forthwith determine this Agreement and in such event:-

(a) all sums paid by the Purchaser up to 10% of the purchase price by way of deposit shall be forfeited to the Vendor and the

Vendor shall also be entitled to retain all other instalments of purchase price or other moneys paid hereunder without interest on account of any damages or loss as may be suffered by the Vendor as a result of the breach of this Agreement by the Purchaser over and above deposit(s) forfeited and to appropriate the sums retained under this Clause towards payment of such damages or loss upon such damages or loss being ascertained or assessed, any surplus thereof after such appropriation shall be returned to the Purchaser and any deficiency thereof after such appropriation shall forthwith be recoverable by legal action against the Purchaser; and

- (b) where the Purchaser has entered into possession of the Property, the Vendor is entitled to re-enter upon the Property and repossess the same free from any right or interest of the Purchaser in the Property and to receive from the Purchaser as occupation fee a sum equal to interest at the rate of 2% per annum above the prime rate specified by The Hongkong and Shanghai Banking Corporation Limited from time to time on the unpaid balance of the purchase price for the period during which the Purchaser was in occupation.

(2) Upon determination of this Agreement pursuant to sub-clause (1), the Vendor may resell the Property either by public auction or private contract subject to such stipulations as the Vendor may think fit and any increase in price on a resale shall belong to the Vendor. On a resale, any deficiency in price shall be made good and all expenses attending such resale shall be borne by the Purchaser and such deficiency and expenses shall be recoverable by the Vendor as and for liquidated damages.

(3) On the Vendor exercising its right of determination or rescission to determine and/or rescind and/or annul the sale and purchase of the Property, the Vendor shall have the right, if this Agreement shall have been registered in the Land Registry, to register in the Land Registry an instrument signed by the Vendor alone to determine and/or rescind and/or annul the sale and purchase of the Property (which shall be sufficient to rescind and/or annul the sale and purchase of the Property) and to vacate the registration of this Agreement and on the signing of the said instrument by the Vendor, the Purchaser shall be deemed to have been divested of any interest in the Property under this Agreement. Upon registration of such an instrument in the Land Registry, a tenant, purchaser, mortgagee or any other person dealing with the Vendor shall not be bound to see or enquire whether the Vendor was entitled to terminate and/or rescind and/or annul this Agreement and so far as regards the safety and protection of any such tenant, purchaser, mortgagee or any other person this Agreement shall be deemed to have been duly terminated and/or rescinded and/or annulled and the remedy (if any) of the Purchaser against the Vendor shall be in damages only. If the Purchaser shall have entered into possession of the Property, he shall forthwith deliver up possession of the Property to the Vendor.

(4) Nothing in this Agreement shall be construed as to prevent the Vendor from bringing an action and obtaining a decree for specific performance of this Agreement either in lieu of the aforesaid damages or in addition to such damages as the Vendor may have sustained by reason of the breach of this Agreement by the Purchaser.

Default of Vendor

17. In the event of the Vendor failing to complete the sale in accordance with the terms and conditions of this Agreement, it shall not be necessary for the Purchaser to tender an Assignment to the Vendor for execution before taking proceedings to enforce specific performance of this Agreement.

Deed of Mutual Covenant

18. The Property is sold subject to and with the benefit of a Deed of Mutual Covenant and a Management Agreement (if any) registered in the Land Registry by Memorial No.21121602230028.

Cost of Deed of Mutual Covenant

19. The Purchaser shall pay to the Vendor's Solicitors a due proportion of the costs of and incidental to the preparation stamping registration and completion of the above mentioned Deed of Mutual Covenant and Management Agreement (if any) or the entire costs of a certified copy thereof in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules (if the above mentioned Deed of Mutual Covenant and Management Agreement (if any) is prepared by the Vendor's Solicitors)).

Possession, utility deposits, etc.

20. (1) Subject as mentioned in this Agreement, the Purchaser is, on completion of the sale and purchase, entitled to vacant possession of the Property, all outgoing including Government rent, rates and management fees up to and inclusive of (i) the Completion Date; or (ii) the actual date of completion other than the Completion Date agreed by the parties hereto but subject to the provisions herein mentioned, whichever is the earlier, being paid by the Vendor.

(2) Before the Purchaser is entitled to possession of the Property the Purchaser shall:-

- (a) 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 or common parts of the Development; and
- (b) pay to the Vendor or the manager of the Development all the deposits, special funds and advance payments payable under the Deed of Mutual Covenant and the deposit or debris removal fee for the removal of debris left by the Purchaser, his agents or contractors.

Provided That if any of the deposits, special funds, advance payments and fee mentioned in Clause 20(2)(a) and (b) above has already been paid by the Vendor to the manager of the Development, the payment concerned shall be reimbursed by the Purchaser to the Vendor (instead of being paid to the manager) upon completion of the sale and purchase of the Property, whether or not such deposit, special fund, advance payment or fee is transferable or refundable under the Deed of Mutual Covenant.

Registration	21. This Agreement shall be registered in the Land Registry within 1 month after the date of this Agreement.
No further mortgage by Vendor	22. The Vendor shall not after the execution of this Agreement enter into any further mortgage or charge of the Property.
Release of purchase price	23. If and so long as there is a mortgage of or charge on the Property, any part of the purchase price shall be paid to the Vendor's Solicitors as stakeholders and shall be applied by them only for the purpose of obtaining reassignment/release of the Property unless a sufficient sum is held to obtain such reassignment/release in which case the Vendor's Solicitors may release to the Vendor the amount of excess over and above the sum sufficient to discharge the mortgage or charge.
Notices	<p>24. Any notice required to be given under this Agreement -</p> <ul style="list-style-type: none"> (1) is deemed to have been validly given to a party if – <ul style="list-style-type: none"> (a) the notice is addressed to the party; and (b) the notice is sent by ordinary prepaid post to – <ul style="list-style-type: none"> (i) the party's address stated in this Agreement; or (ii) the party's last known address (where a notification of change of address has previously been given to the other party or the other party's solicitors); and (2) is deemed to have been served on the second business day after the date of posting.
Warranties	<p>25. (1) The Vendor shall incorporate into the Property the fittings, finishes and appliances as follows –</p> <p style="padding-left: 40px;">the fittings, finishes and appliances as set out in Schedule 6.</p> <p>(2) The communal and recreational facilities are as follows –</p> <p style="padding-left: 40px;">the communal and recreational facilities as set out in Schedule 7.</p> <p>(3) The Vendor warrants -</p> <ul style="list-style-type: none"> (a) that the fittings, finishes and appliances as set out in clause 25(1) will be incorporated into the Property; (b) that the Property will be as shown on the plan attached to this Agreement and the measurements of the Property will be those set out in Part B of Schedule 3; and (c) that the Vendor shall provide the communal and recreational facilities as set out in clause 25(2).

(4) In addition to clauses 25(3)(a), (b) and (c) mentioned in clause 29 hereof, all other provisions of this clause 25 will survive completion of the sale and purchase by the Assignment.

Remedy of Defects	26. The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under clause 4, remedy any defects to the Property, or the fittings, finishes or appliances as set out in Schedule 6, caused otherwise than by the act or neglect of the Purchaser. The provisions of this clause are without prejudice to any other rights or remedies that the Purchaser may have at common law or otherwise.
Maintenance Obligations	27. The Vendor undertakes with the Purchaser to use its best endeavours to enforce all defects and maintenance obligations under all contracts relating to the construction of the Development in so far as such defects relate to or affect the Property or the common areas or common parts and common facilities of the Development.
Winding up of vendor	28. In the event of the winding-up (whether voluntary or otherwise) or dissolution of the Vendor, the benefit and rights of and in all warranties and guarantees under all contracts relating to the construction of the Development shall be assigned by the Vendor to the Owners' Corporation incorporated under the Building Management Ordinance (Cap. 344) or if no such corporation exists to the manager of the Development for the time being to be held in trust for the Purchaser and all other purchasers of units in the Development. 29. Clauses 25(3)(a), (b) and (c), 26, 27 and 28 will survive completion of the sale and purchase by the Assignment.
Non-business day etc.	30. If any date stipulated for payment in this Agreement or the day on which completion of the sale and purchase is to take place as provided in this Agreement falls on a day that is not a business day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such date for payment or completion of the sale and purchase is automatically postponed to the immediately following day that is a business day and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..
Marginal Notes	31. The marginal notes to this Agreement shall not be deemed to be part of this Agreement and do not affect the interpretation or construction of this Agreement.
Certificate of value	32. It is hereby certified that the transaction effected by this Agreement does not form part of a larger transaction or a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds HK\$_____ (<i>Note: to be filled in by the Vendor</i>).

Stamp Duty
Ordinance

33. For the purpose of sections 29B(1) and 29B(5) of the Stamp Duty Ordinance (Cap.117), the matters to be specified are as set out in Schedule 5 hereto.

Contracts
(Rights of Third
Parties)
Ordinance

34. (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 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:-

- (i) this Agreement may still be varied from time to time or rescinded without the consent of such third party (where such right of rescission exists) and section 6(1) of the CRTPO shall not apply to this 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 (3)(i) above.

35. Notwithstanding any provision herein contained, no provisions in this Agreement shall adversely affect clause 28 of this Agreement

SCHEDULE 1

Parties

- (a) Vendor: FULL WELL ENGINEERING LIMITED (裕滿工程有限公司)
whose registered office is situate at Room 1103A, 11th Floor, Carnarvon Plaza, No.20 Carnarvon Road, Tsim Sha Tsui, Kowloon, Hong Kong.

(Business Registration No.38154257)

- (b) Purchaser: Name(s):
(Note: to be
completed by
tenderer)

Identification document No(s).: *(Note: please specify type of document)*

**Business Registration No. / Company No. (Note: company no. is only applicable to a company which is not incorporated in Hong Kong and not registered in the Hong Kong Companies Registry, if company no. is applicable, please specify below)*

**address / registered office (Note: if a purchase is a company which is not incorporated in Hong Kong and not registered in the Hong Kong Companies Registry, a correspondence address in Hong Kong shall also be provided in addition to the registered office):*

**as Joint Tenants / Tenants in Common in equal shares/in the following shares namely (note: only applicable if there is more than one person comprising the Purchaser):*

and which for the purposes of this Agreement shall include their executors and administrators.

**delete as appropriate*

SCHEDULE 2

Government Grant

1. A new Government Lease in respect of New Kowloon Inland Lot No.1064 is deemed to have been granted under and by virtue of the provisions of the Government Leases Ordinance (Cap.40) for the renewed term of 24 years less the last 3 days thereof commencing from the 1st day of July 1973 created by a Government Lease thereof, particulars of which are as follows:-
 - (a) Date : the 29th day of January 1926.
 - (b) Parties : King George V of the one part and Fong Shiu Ki of the other part.
 - (c) Term : 75 years commencing from the 1st day of July 1898 with a right of renewal for one further term of 24 years less the last three days thereof (as extended to the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
 - (d) Lot : New Kowloon Inland Lot No.1064.
2. A new Government Lease in respect of New Kowloon Inland Lot No.325 is deemed to have been granted under and by virtue of the provisions of the Government Leases Ordinance (Cap.40) for the renewed term of 24 years less the last 3 days thereof commencing from the 1st day of July 1973 created by a Government Lease thereof, particulars of which are as follows :-
 - (a) Date : the 13th day of June 1923.
 - (b) Parties : King George V of the one part and Tsang Wan Tak of the other part.
 - (c) Term : 75 years commencing from the 1st day of July 1898 with a right of renewal for one further term of 24 years less the last three days thereof (as extended to the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
 - (d) Lot : New Kowloon Inland Lot No.325.

3. A new Government Lease in respect of New Kowloon Inland Lot No.415 is deemed to have been granted under and by virtue of the provisions of the Government Leases Ordinance (Cap.40) for the renewed term of 24 years less the last 3 days thereof commencing from the 1st day of July 1973 created by a Government Lease thereof, particulars of which are as follows:-
- (a) Date : the 13th day of June 1923.
 - (b) Parties : King George V of the one part and Cheung Ng of the other part.
 - (c) Term : 75 years commencing from the 1st day of July 1898 with a right of renewal for one further term of 24 years less the last three days thereof (as extended to the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
 - (d) Lot : New Kowloon Inland Lot No.415.
4. A new Government Lease in respect of New Kowloon Inland Lot No.274 is deemed to have been granted under and by virtue of the provisions of the Government Leases Ordinance (Cap.40) for the renewed term of 24 years less the last 3 days thereof commencing from the 1st day of July 1973 created by a Government Lease thereof, particulars of which are as follows:-
- (a) Date : the 13th day of June 1923.
 - (b) Parties : King George V of the one part and Lai Lau Shi of the other part.
 - (c) Term : 75 years commencing from the 1st day of July 1898 with a right of renewal for one further term of 24 years less the last three days thereof (as extended to the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
 - (d) Lot : New Kowloon Inland Lot No.274.

5. A new Government Lease in respect of New Kowloon Inland Lot No.410 is deemed to have been granted under and by virtue of the provisions of the Government Leases Ordinance (Cap.40) for the renewed term of 24 years less the last 3 days thereof commencing from the 1st day of July 1973 created by a Government Lease thereof, particulars of which are as follows :-
- (a) Date : the 13th day of June 1923.
 - (b) Parties : King George V of the one part and Tang Sang and Chan Mun Fook of the other part.
 - (c) Term : 75 years commencing from the 1st day of July 1898 with a right of renewal for one further term of 24 years less the last three days thereof (as extended to the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
 - (d) Lot : New Kowloon Inland Lot No.410.
6. A new Government Lease in respect of New Kowloon Inland Lot No.411 is deemed to have been granted under and by virtue of the provisions of the Government Leases Ordinance (Cap.40) for the renewed term of 24 years less the last 3 days thereof commencing from the 1st day of July 1973 created by a Government Lease thereof, particulars of which are as follows:-
- (a) Date : the 26th day of September 1923.
 - (b) Parties : King George V of the one part and Ng Yuk Ching alias Ng Shun Choy of the other part.
 - (c) Term : 75 years commencing from the 1st day of July 1898 with a right of renewal for one further term of 24 years less the last three days thereof (as extended to the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
 - (d) Lot : New Kowloon Inland Lot No.411.

SCHEDULE 3

Part A

Property

ALL THOSE 23 equal undivided 3,225th parts or shares of and in the land and of and in the Development now known as “AVA 228” TOGETHER with the exclusive right and privilege to hold use occupy and enjoy ALL THAT FLAT G on the TWENTY-FIFTH FLOOR (including the roof held therewith) of the Development as shown for the purposes of identification on the Floor Plan hereto attached and thereon coloured pink.

Part B
Measurements

The measurements of the Property are as follows -

- (a) the saleable area of the Property is 21.965 square metres/236 square feet of which -
- 2.000 square metres/ 22 square feet is the floor area of the balcony;
- 1.500 square metres/ 16 square feet is the floor area of the utility platform;
- Nil square metres/Nil square feet is the floor area of the verandah; and
- (b) other measurements are –
- the area of the air-conditioning plant room is Nil square metres/Nil square feet;
- the area of the bay window is Nil square metres/Nil square feet;
- the area of the cockloft is Nil square metres/Nil square feet;
- the area of the flat roof is Nil square metres/Nil square feet;
- the area of the garden is Nil square metres/Nil square feet;
- the area of the parking space is Nil square metres/Nil square feet;
- the area of the roof is 15.456 square metres/ 166 square feet;
- the area of the stairhood is Nil square metres/Nil square feet;
- the area of the terrace is Nil square metres/Nil square feet;
- the area of the yard is Nil square metres/Nil square feet.

SCHEDULE 4

Purchase Price

The purchase price is HK\$_____ (*Note: to be completed by the tenderer*), payable by the Purchaser to the Vendor's Solicitors as follows -

- (a) 10% of the aforesaid purchase price has been paid as deposit on the signing of this Agreement;
- (b) the remaining 90% of the aforesaid purchase price being balance of the purchase price shall be paid on or before a date being the 90th day from and inclusive of the date of this Agreement.

SCHEDULE 5

Matters required to be specified under Section 29B(5) of the Stamp Duty Ordinance (Cap. 117):

- (a) (1) Name of the Vendor – see Schedule 1
Address/Registered Office of the Vendor – see Schedule 1
- (2) Name of the Purchaser – see Schedule 1
Address/Registered Office of the Purchaser – see Schedule 1
- (b) (1) Identification Number of the Vendor – not applicable
- (2) Identification Number of the Purchaser – see Schedule 1 (if applicable)
- (c) (1) Business Registration Number of the Vendor – see Schedule 1
- (2) Business Registration Number of the Purchaser – see Schedule 1 (if applicable)
- (d) Description and location of the Property – see Part A of Schedule 3
- (e) The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117)
- (f) Date of this Agreement – see page 1
- (g) This Agreement was not preceded by any agreement.
- (h) There is an agreed date for the Conveyance on Sale or Assignment of the Property as set out in Clause 4 hereof.
- (i) There is an agreed consideration for the Conveyance on Sale or Assignment that is to, or may, take place pursuant to this Agreement and the amount of the consideration is set out in Schedule 5.
- (j) There is no other consideration which the parties signing this Agreement know has been paid or given, or has been agreed to be paid or given, to any person for or in connection with this Agreement or any Conveyance on Sale or Assignment pursuant to this Agreement (excluding legal expenses).

SCHEDULE 6

Fittings, Finishes and Appliances

EXTERIOR FINISHES

Windows

Aluminium window frame with fluorocarbon coating fitted with tinted tempered glass, except the window at bathroom (if any) fitted with frosted tempered glass.

Balcony

Balcony is fitted with tempered glass balustrades, with ceramic tiles flooring, with ceramic tiles on side wall. Ceiling at balcony is finished with paint.

INTERIOR FINISHES

Internal Wall and Ceilings

Living/dining room and bedroom: internal walls finished with emulsion paint, ceiling finished with emulsion paint and gypsum board with emulsion paint.

Internal Floor

Living/dining room and bedroom: finished with ceramic tiles with wooden skirting.

Bathroom

Floor finished with ceramic tiles to exposed surface. Wall finished with ceramic tiles to exposed surface and up to false ceiling level. Ceiling finished with aluminium false ceiling.

Kitchen

Floor finished with ceramic tiles to exposed surface. Wall finished with stainless steel and ceramic tiles up to false ceiling level where exposed. Ceiling finished with gypsum board false ceiling with emulsion paint. The wall area behind the kitchen cabinets is finished with ceramic tiles. Cooking bench finished with solid surface material.

INTERIOR FITTINGS

Door

Utility Platform Door: Aluminium framed clear glass folding door fitted with metal handle.

Balcony Door: Aluminium framed clear glass folding door fitted with metal handle.

Entrance Door: Timber veneered solid core fire rated timber door, fitted with eye viewer, security chain, door stopper, door closer and electronic lockset.

Bathroom Door: fitted with frosted laminated temper glass sliding door with stainless steel frames, door louver and door lock.

Bedroom Door: Timber veneered hollow timber sliding door, fitted with sliding door lockset.

Bathroom

Stainless steel basin cabinet, PVC laminated wooden mirror cabinet, wall mirror with stainless steel frame, vitreous china water closet, vitreous china basin, chrome plated brass basin mixer,

chrome plated brass shower mixer, chrome plated brass toilet paper holder, chrome plated shower basket. No bathtub. Glass panel is provided in shower area.

For type and material of water supply system, see “Water Supply” below. For appliances, see “Appliances” below.

Kitchen

Kitchen cabinets are made of chipboard, finished with lacquered MDF board and melamine chipboard door panels. Counter top is made of solid surface. Other fittings and equipment include stainless steel sink, chrome plated brass sink mixer, refrigerator, built-in induction hob, telescopic cooker hood, sprinkler head (installed at open kitchen), smoke detector (installed at Living/Dining Room) and concealed copper pipes are adopted for cold and hot water supply system.

Telephone and Aerials

One telephone outlet is provided in living/dining room. One TV/FM outlet is provided in living / dining room.

Electrical Installations

Concealed conduits and part exposed conduits are provided. The exposed conduits may be covered by false ceiling, bulkheads, cabinets, non-concrete partition walls, designated pipe ducts or other materials. Three phase electricity supply with miniature circuit breaker distribution boards completed with residual current device is provided. Electrical switch(es) and/or socket outlet(s) is/are provided in living/dining room, bedroom, open kitchen, bathroom, roof and Utility Platform. Air-conditioner point(s) is/are provided at air-conditioner platform.

Washing Machine Connection Point

Water inlet of a design of 22mm in diameter and water outlet of design of 50mm in diameter for washing machine are provided in bathroom.

Water Supply

Cold and hot water supply is provided by copper pipe. Water pipes are partly concealed and partly exposed. Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

SECURITY FACILITIES

Door phone intercom system is provided in each residential unit next to entrance door.

MISCELLANEOUS

Water/Electricity/Gas Meters

Separate electricity meter and separate water meter for all residential units are provided in common electrical meter rooms and water meter room. No gas meter.

APPLIANCES

None.

SCHEDULE 7

Communal and Recreational Facilities

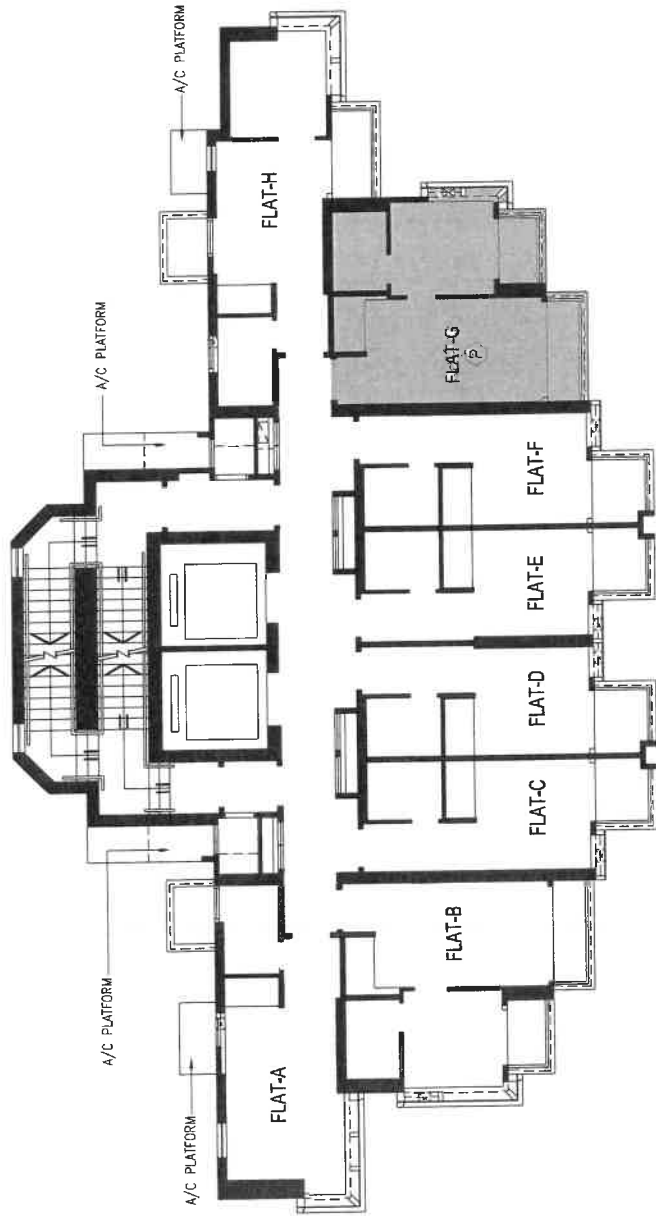
None

AS WITNESS the hands of the said parties hereto the day and year first above written.

SIGNED by)
)
)
)
)
)
for and on behalf of the Vendor)
whose signature(s) is/are verified by :-)

SIGNED by the Purchaser)

No. 228 TAI NAN STREET, KOWLOON



SITE PLAN SCALE : 1:1000



COPY

FOR IDENTIFICATION PURPOSES ONLY

THIS PLAN IS SUBJECT TO ANY AMENDMENT WHICH MAY BE APPROVED BY RELEVANT AUTHORITY SUBSEQUENTLY.

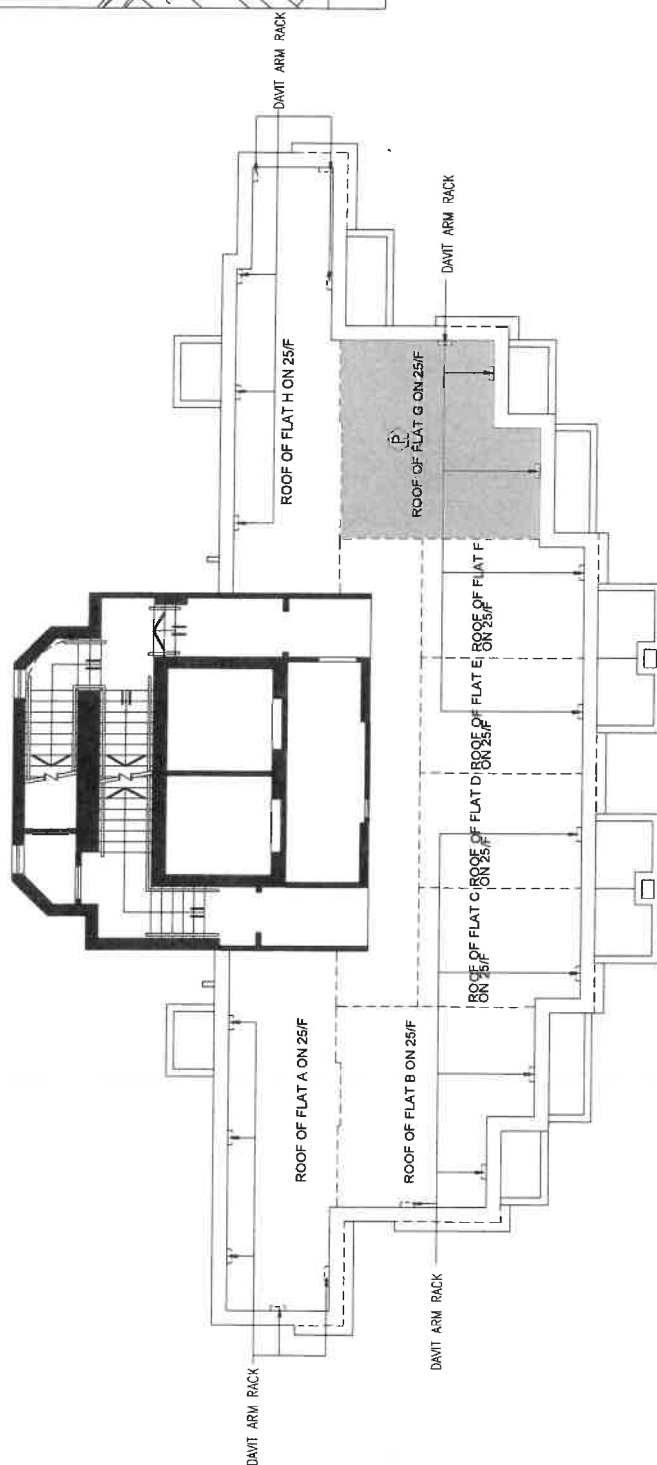
FLOOR	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	ROOF
UNIT	A	B	C	D	E	F	G	H													

P PINK

0 1 2 3 4 5 (m)
(SCALE : 1:150)


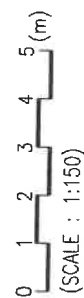
T.K. TSUI
DIP. BLDG. SC. (LIVERPOOL) C. ENG.
F.I. STRUCT. E., F.H.K.I.E., M.A.S.C.E.
REGISTERED STRUCTURAL ENGINEER
AUTHORIZED PERSON

COPY



SITE PLAN
SCALE : 1:1000

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