



Vendor 賣方 : IS Limited  
 Sales Agent for Vendor 賣方銷售代理人 : WP Limited  
 Vendor's solicitors 賣方律師 : C Law Firm, 7/F, Central, Hong Kong  
 Tel. No. 電話號碼 : 2222 1111  
 Fax No. 傳真號碼 : 2222 3333

Purchaser 買方	Purchasers' / Purchaser's Name(s) 買方姓名 (1) 胡惺晴 (2) (3) (4)	HKID No./ Passport No./ B.R.No. 香港身份證號碼/護照號碼/商業登記證號碼 98765432100
	Directors' names and HKID Nos. (for corporate purchasers only) 董事姓名及身份證號碼 (只適用於買方為有限公司) (1) (2)	HKID No./ Passport No. 香港身份證號碼/護照號碼
Purchaser's Correspondence/ Registered Office Address 買方通訊/註冊辦事處地址	上海光明街99號地下	Tel. No. 電話號碼 +86 133998800

The Vendor agrees to sell and the Purchaser agrees to purchase the Property mentioned below on the following terms and conditions and the "Other Terms and Conditions" set out hereto. 賣方及買方於此同意根據以下條款及後述的 "其他條款及條件" 出售及購買下述之物業。

Name and address of the Phase of the Development 發展項目的期數的名稱及地址:

REGENT COAST

Phase 1 of REGENT COAST

33 Mei Fu Road, Kowloon, Hong Kong

The Property 本物業	Tower	<input type="text" value="5"/> 座	<input type="text" value="5"/> Floor	<input type="text" value="F"/> 樓	<input type="text" value="Flat"/> Flat	<input type="text" value="F"/> 單位	<input type="checkbox"/> [(with flat-roof / roof)] [(連同平台 / 天台)]
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Payment Terms 付款方式

The Purchase Price of the Property is 本物業的售價為	HK\$ 港幣 5,000,000.00 元	, which shall be paid by the Purchaser to the Vendor in the manner as follows ("Payment Terms"):- 並須由買方按以下方式付予賣方 ("付款方式") :-
Preliminary Deposit in the sum of 為數	HK\$ 港幣 250,000.00 元	, which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement (即售價的 5%) 的臨時訂金，須於簽署本臨時合約時支付。
*Further Deposit / Part Payment of Purchase Price [note] 加付訂金 / 部份售價價款 [備註]	HK\$ 港幣 --- 元	payable on or before 於 --- 或之前支付
*Further Deposit / Part Payment of Purchase Price [note] 加付訂金 / 部份售價價款 [備註]	HK\$ 港幣 --- 元	payable on or before 於 --- 或之前支付
*Further Deposit / Part Payment of Purchase Price [note] 加付訂金 / 部份售價價款 [備註]	HK\$ 港幣 --- 元	payable on or before 於 --- 或之前支付
*Further Deposit / Part Payment of Purchase Price [note] 加付訂金 / 部份售價價款 [備註]	HK\$ 港幣 --- 元	payable on or before 於 --- 或之前支付
Balance of Purchase Price [note] 售價餘額[備註]	HK\$ 港幣 4,750,000.00 元	payable on or before 於 17/10/2025 ("Completion Date") (「成交日期」)或之前支付

[note]must not be paid before date of Agreement for Sale and Purchase [備註] 不能早於正式買賣合約日期

\* delete whichever is not appropriate 將不適用者刪去

Received from the Purchaser the sum of HK\$ 250,000.00 元 茲收到買方港幣	Being the Preliminary Deposit payable Upon signing of this Preliminary Agreement. 作為簽訂本臨時合約同時應付之臨時訂金	Received by 經手收款人
Name of Bank 銀行名稱 BOC	Cashier's Order/Cheque No. 本票/支票號碼 #299888	Signature 簽署

It is hereby agreed and acknowledged by the Purchaser that the foregoing conditions and the provisions under "Other Terms and Conditions" together with the Appendix shall all form part of this Preliminary Agreement and are incorporated in this Preliminary Agreement for purchase of the Property herein.

買方在此同意及明白所有上列條件及 "其他條款及條件" 下所述之規定以及附錄均構成本臨時合約的部份，並納入本臨時合約，以購買新物業。

## OTHER TERMS AND CONDITIONS 其他條款及條件:

1. In this Preliminary Agreement —  
在本臨時合約中 —
  - (a) "saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap 621);  
“實用面積”具有《一手住宅物業銷售條例》(第 621 章) 第 8 條給予該詞的涵義；
  - (b) "working day" has the meaning given by section 2(1) of that Ordinance;  
“工作日” 具有該條例第 2 (1) 條給予該詞的涵義；
  - (c) the floor area of an item under clause 8(a) is calculated in accordance with section 8 (3) of that Ordinance; and  
第 8(a) 條所指的項目的樓面面積，按照該條例第 8(3)條計算；及
  - (d) the area of an item under clause 8(b) is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.  
第 8(b) 條所指的項目的面積，按照該條例附表 2 第 2 部計算。
2. The Preliminary Deposit payable by the Purchaser shall be held by the Vendor's solicitors as stakeholder.  
買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。
3. It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase ("the Agreement") to be executed —  
按訂約雙方的意向，本臨時合約將會由一份買賣合約 (“正式合約”) 取代，正式合約須 —
  - (a) by the Purchaser on or before 26/06/2025 (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and  
由買方於 26/06/2025 (即本臨時合約的簽署日期之後的第五個工作日)或之前簽立；及
  - (b) by the Vendor on or before 02/07/2025 (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).  
由賣方於 02/07/2025 (即本臨時合約的簽署日期之後的第八個工作日)或之前簽立。
4. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.  
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. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.  
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。
6. The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (a) sign the Agreement in such form prepared by the Vendor's solicitors in respect of which none of the terms of the Agreement is permitted to be altered in any way, (b) make further payment in accordance with the Payment Terms, and (c) pay all stamp duty payable under this Preliminary Agreement and the Agreement.  
買方需於本臨時合約之簽署日期之後五個工作日內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續：(a)簽署一份由賣方律師擬備的正式合約，該合約內容一概不能更改，(b)交付根據本臨時合約付款方式所述到期應付之款項，並(c)交付全部有關本臨時合約及正式合約應付的印花稅。
7. If the Purchaser fails to execute the Agreement within 5 working days after the date on which this Preliminary Agreement is signed —  
如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約 —
  - (a) this Preliminary Agreement is terminated;  
本臨時合約即告終止；
  - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and  
買方支付的臨時訂金，即被沒收歸於賣方；及
  - (c) the Vendor does not have any further claim against the Purchaser for the failure.  
賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。

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

Tower 5 Floor 5 Flat E  
第5座5樓E單位

(a) the saleable area of the Property is 本物業的實用面積為	42.939 square metres / 平方米 /	square metres / 462 平方呎 / [，其中—]	square feet *[of which —] 平方呎*[，其中—]
*[ *[ 2.041 *[ 1.500 *[ ---	square metres / 平方米 / square metres / 平方米 / square metres / 平方米 /	22 16 ---	square feet is the floor area of the balcony]; 平方呎為露台的樓面面積] ; square feet is the floor area of the utility platform]; 平方呎為工作平台的樓面面積] ; square feet is the floor area of the verandah]; and 平方呎為陽台的樓面面積] ; 及
(b) other measurements are 其他量度尺寸為 — *[the area of the air-conditioning plant room is *[空調機房的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the bay window is *[窗台的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the cockloft is *[閣樓的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the flat roof is *[平台的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the garden is *[花園的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the parking space is *[停車位的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the roof is *[天台的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the stairhood is *[梯屋的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the terrace is *[前庭的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;
*[the area of the yard is *[庭院的面積為 ---	square metres / 平方米 /	---	square feet]; 平方呎] ;

\*Delete as appropriate.  
\*將不適用者刪去。

9. The sale and purchase of the Property includes the fittings, finishes and appliances as follows — fittings, finishes and appliances set out in the Appendix.  
本物業買賣所包括的裝置、裝修物料及設備如下—附錄所列明之裝置、裝修物料及設備。

10. 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.  
在不損害《物業轉易及財產條例》(第 219 章)第 13 及 13A 條的原則下，賣方不得限制買方根據法律就業權提出要求或反對的權利。

11. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 12 and fully understands its contents.  
買方已確認收到第 12 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

12. For the purposes of clause 11, the following is the "Warning to Purchasers" —  
就第 11 條而言，“對買方的警告”內容如下—

- 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。
13. 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. The Vendor shall deliver vacant possession of the Property to the Purchaser upon completion.  
 買方在購買本物業時完全知悉本物業的實際狀況及在本物業內之裝置、裝修物料及設備並接受其現狀。本物業成交時，賣方需將本物業交吉予買方。
14. The sale and purchase of the Property shall be completed at the office of the Vendor's solicitors during office hours on or before the Completion Date.  
 本物業買賣須於成交日期或之前於辦公時間內在賣方律師的辦事處完成。
15. Notwithstanding anything to the contrary contained herein, the Purchaser shall be solely responsible for all additional legal costs and disbursements charged by the Vendor's solicitors arising from any sub-sale or nomination by the Purchaser or as a result of the Purchaser requesting the Vendor to execute more than one assignment in respect of the Property.  
 不論本臨時合約含有何等相反的規定，買方必須獨力承擔所有因買方轉售本物業或提名或指派其他人士或個體作為轉讓契的承讓人或賣方因應買方要求簽署一份以上的轉讓契而產生的額外賣方代表律師費及支出。
16. (a) The buyer's stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.  
 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。  
 (b) The charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser.  
 上手契約鑒證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約("大廈公契")製作、登記及完成之費用及其他有關本物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。  
 (c) Each party shall pay its own solicitors' costs and disbursements of and incidental to the Preliminary Agreement, the Agreement and the subsequent Assignment including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Preliminary Agreement, the Agreement and the subsequent Assignment.  
 買賣雙方必須自行負擔各自聘用律師於擬定、完成、籲印及登記本臨時合約、正式合約及轉讓契之費用及支出及其他一切有關本臨時合約、正式合約及轉讓契之法律費用及支出。  
 (d) The Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and mortgage (if applicable) of the Property.  
 買方須負責其在有關買入及抵押(如適用)本物業之所有律師費用及代墊付費用。
17. All Further Deposit, Part Payment of the Purchase Price, Further Part Payment of the Purchase Price and the Balance of Purchase Price shall be paid by the Purchaser by way of cashier order(s) drawn in favour of the Vendor's solicitors.  
 上述加付訂金、部份售價價款、加付部份售價價款及售價餘額需以抬頭寫上賣方律師之銀行本票支付。
18. Upon termination of this Preliminary Agreement in accordance with Clause 7, if this Preliminary Agreement has been registered in the Land Registry by the Purchaser or by any person on his behalf, the Vendor may unilaterally sign and register a Memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.  
 在本臨時合約按第 7 條終止時，如買方或任何人代表買方已將本臨時合約登記於土地註冊處登記冊內，賣方可單方面簽署及於土地註冊處登記備忘錄將本臨時合約在土地註冊處內之登記或記錄撤銷或取消。
19. The Purchaser shall inform the Vendor in writing of any change in the Purchaser's correspondence address or contact telephone number.  
 買方如有更改通訊地址或聯絡電話，須以書面通知賣方。
20. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance.  
 本物業乃屬印花稅條例第 29A(1)條所註釋之住宅用途物業。
21. Time shall in every respect be of the essence of this Preliminary Agreement.  
 本臨時合約所規定之時限乃合約要素，必須嚴謹遵守。

22. If the Property under this Preliminary Agreement consists of a residential unit as well as any parking space(s), such Property shall be covered by one single formal agreement for sale and purchase and one single subsequent Assignment.  
如本臨時合約下的本物業包括住宅單位也同時包括車位，該物業必須由單一份正式買賣合約及其後單一份轉讓契涵蓋。
23. The Vendor reserves the right to rectify any errors or omissions in the Purchase Price and Payment Terms and the calculation of the Purchase Price of the Property.  
賣方保留權利修改售價、付款方式及在計算售價方面之錯誤或遺漏。
24. The Purchaser shall upon completion of the sale and purchase of the Property pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.  
買方須在完成本物業買賣交易時繳付管理人或賣方一切管理費按金、特別基金、清理廢料的費用、預繳管理費及其他根據大廈公契規定可就本物業收取之其他按金及費用，買方並須償還賣方就本物業已支付的所有費用包括但不限於水電煤按金。
25. This Preliminary Agreement is not preceded by an unwritten sale agreement or an agreement for sale, made between the same parties hereto and on the same terms and conditions hereof.  
在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。
26. A person who is not a party to this Preliminary Agreement 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 Preliminary Agreement.  
並非本臨時合約一方之人士並無任何權利按《合約（第三者權利）條例》強制執行本臨時合約任何條款及條件或享有本臨時合約任何條款及條件之利益。
27. Both English and Chinese versions of this Preliminary Agreement have the same binding effect.  
本臨時合約之中英文版本，同具法律效力。

The Purchaser has read this Preliminary Agreement and fully understands the contents of this Preliminary Agreement.  
買方已細閱此臨時合約，並完全明白其內容。

Purchaser  
買方

For and on behalf of the Vendor  
賣方代表

Signature of Purchaser(s)  
買方簽署

Authorized signature(s) 經授權簽署  
for and on behalf of WP Limited