

**Tender No. SA4 - (        )**

(Please refer to column (A) of Part I of the Schedule to the Tender Notice for details)

**TENDER DOCUMENT**

**INVITATION FOR PURCHASE OF PROPERTY  
BY WAY OF PUBLIC TENDER**

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

**The Arles, 1 Au Pui Wan Street\*,  
Shatin, New Territories (the “Development”)**

\* The provisional street number is subject to confirmation when the Development is completed.

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**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(unless previously withdrawn or sold)**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 daily between 11:00 a.m. to 12:00 noon)  
between the Tender Commencement Date and Time and Tender Closing Date and Time to the Tender Box  
labelled “**The Arles Tender Box**” placed at 20 Floor, Kingston International Centre, 19 Wang Chiu Road,  
Kowloon Bay, Hong Kong in a sealed plain envelope and clearly marked “**The Arles**”.

**Vendor**

**Centralcon (Fo Tan) Company Limited**  
14th Floor, Everbright Centre,  
108 Gloucester Road,  
Wanchai, Hong Kong

**Contacts**

**Mr. Terence Yang**  
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Fax: 3180 4801

**Vendor’s Solicitors for Tower 1**

**Iu, Lai & Li Solicitors & Notaries**  
Rooms 2201, 2201A & 2202, 22nd Floor,  
Tower I, Admiralty Centre,  
No.18 Harcourt Road, Hong Kong

**Contacts**

**Mr. Patrick Hui**  
Tel: 2810 8082  
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**Vendor’s Solicitors for Tower 2**

**Zhong Lun Law Firm LLP**  
4/F Jardine House  
1 Connaught Place  
Central, Hong Kong

**Contacts**

**Ms. Christy Ip**  
Tel: 2877 3088  
Fax: 2525 1099

**Vendor’s Solicitors for Tower 3 and 5**

**Messrs. Lo and Lo**  
7th Floor, World-wide House,  
19 Dex Voeux Road Central,  
Hong Kong

**Contacts**

**Mr. Henry Ku**  
Tel: 2523 8181  
Fax: 2810 5351

招標號碼第 SA4 – ( ) 號

(詳情請參考招標公告附表第 I 部分(A)欄)

## 招標文件

### 公開招標承投購買物業

現招標承投購買載於招標公告附表第 I 部分(B)欄內位於

## 新界沙田坳背灣街 1 號\* 星凱·堤岸（「發展項目」）之物業

\*此臨時門牌號數有待發展項目建成時確認

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止期間的辦公室時間(就此目的指每日由上午 11 時至中午 12 時)，投標書須放入普通信封內密封，信封面上清楚註明「星凱·堤岸」，放入位於香港九龍九龍灣宏照道 19 號金利豐國際中心 20 樓擺放的標示為「星凱·堤岸投標箱」的投標箱內。

**賣方**  
中洲(火炭)有限公司  
香港告士打道 108 號光大中心 14 字樓

**聯絡人**  
楊聰永先生  
電話號碼：3180 4800  
傳真號碼：3180 4801

**賣方律師 (第一座)**  
姚黎李律師行  
香港金鐘夏慤道十八號海富中心一座二十二樓 2201 室，2201A 室及 2202 室

**聯絡人**  
許寶安律師  
Tel: 2810 8082  
Fax: 2845 2752

**賣方律師 (第二座)**  
中倫律師事務所有限法律責任合夥  
香港中環康樂廣場一號怡和大廈四樓

**聯絡人**  
葉偉彤律師  
Tel: 2877 3088  
Fax: 2525 1099

**賣方律師 (第三及五座)**  
羅文錦律師樓  
香港中環德輔道中 19 號環球大廈 7 字樓

**聯絡人**  
顧文浩律師  
電話號碼：2523 8181  
傳真號碼：2810 5351

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## **PART 1: TENDER NOTICE**

### **1. Definitions**

In this Tender Document, the following expressions shall have the following meanings except where the context otherwise permits or requires:

|                         |                                                                                                                                                                                                                                                                |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| “Acceptance Period”     | means the period between (a) the commencement date of submission of tender and (b) the date falling the 5th working day after the closing date of the tender (both days inclusive);                                                                            |
| “Agreement”             | means the formal agreement for sale and purchase of the Property to be executed by the Vendor and the Purchaser in accordance with clause 4 of the Conditions of Sale;                                                                                         |
| “Conditions of Sale”    | means the Conditions of Sale set out in Part 2 of this Tender Document;                                                                                                                                                                                        |
| “Daily Tender Period”   | means the Tender Commencement Date and Time and the Tender Closing Date and Time on any one particular date;                                                                                                                                                   |
| “Letter of Acceptance”  | means the Vendor’s letter regarding acceptance of the Tenderer’s tender pursuant to clause 3.2 of the Tender Notice;                                                                                                                                           |
| “Offer Form”            | means the Offer Form set out in Part 3 of this Tender Document;                                                                                                                                                                                                |
| “Properties for Tender” | means all of the properties set out in column (B) of Part I of the Schedule of this Tender Notice, which may be revised by the Vendor for time to time at its absolute discretion;                                                                             |
| “Property”              | means, if and when a tender for purchase of a Tendered Property (for one of the Tendered Properties) submitted under this Tender Document is accepted by the Vendor, such Tendered Property tender of which is so accepted by the Vendor;                      |
| “Purchase Price”        | means, if and when a tender for purchase of a Tendered Property (or one of the Tendered Properties) submitted under this Tender Document is accepted by the Vendor, the Tendered Price of such Tendered Property tender of which is so accepted by the Vendor; |
| “Purchaser”             | means the successful Tenderer, his Tendered Property or one of his Tendered Properties is accepted by the Vendor;                                                                                                                                              |
| “Tender Document”       | means this Tender Document (comprising Part 1, Part 2 and Part 3 but does not include the Appendix and the Annex);                                                                                                                                             |
| “Tender Notice”         | means the Tender Notice set out in Part 1 of this Tender Document;                                                                                                                                                                                             |
| “Tendered Price”        | means the price tendered for the Tendered Property or each of the Tendered Properties (as the case may be) as specified in the Schedule to the Offer Form;                                                                                                     |
| “Tendered Properties”   | means the properties as specified in the Schedule to the Offer Form and “Tendered Property” means any one of them;                                                                                                                                             |
| “Tenderer”              | means the person who is specified in the Offer Form as the tenderer;                                                                                                                                                                                           |

|                       |                                                                                                                      |
|-----------------------|----------------------------------------------------------------------------------------------------------------------|
| “Vendor”              | means Centralcon (Fo Tan) Company Limited;                                                                           |
| “Vendor’s Solicitors” | Iu, Lai and Li Solicitors & Notaries (Tower 1), Zhong Lun Law Firm LLP (Tower 2), Messrs. Lo and Lo (Tower 3 and 5). |

2. Procedures of Tender

- 2.1 The Vendor invites tenders for the purchase of the Properties for Tender on the terms and conditions contained in this Tender Document.
- 2.2 The Vendor does not bind itself to accept the highest or any tender and reserves the right to accept or reject any tender at its sole discretion.
- 2.3 The Vendor reserves the right, at any time before the Tender Closing Date and Time, accept any tender submitted.
- 2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw all or any of the Properties for Tender from sale or to sell or dispose all or any of the Properties for Tender or any part thereof to any person by any method (including but not limited to private treaty, tender and auction).
- 2.5 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 20 Floor, Kingston International Centre, 19 Wang Chiu Road, Kowloon Bay, Hong Kong . The Vendor reserves the right to adjust the Tender Closing Date and Time of any of the Properties for Tender, remove any property from/add any property to the Properties for Tender as specified in column (B) of Part I of the Schedule to this Tender Notice and to modify, amend or revise any part of the Tender Document. Any adjustment of the Tender Closing Date and Time applicable to any of the Properties for Tender as specified in column (D) of Part I of the Schedule to this Tender Notice, any property removed from or added to the Properties for Tender as specified in column (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 20 Floor, Kingston International Centre, 19 Wang Chiu Road, Kowloon Bay, Hong Kong . The Vendor is not obliged to separately notify the Tenderers of such adjustment, modification, amendment or revision.
- 2.6 The Vendor will not consider any tender submitted subject to conditions imposed by the Tenderer.
- 2.7 No tender shall be retractable.
- 2.8 The Tenderer should note the following:-
- (a) A Tenderer may offer for purchase of more than one of the Properties for Tender in his Offer Form at the same time, but the Vendor will accept the tender in respect of one of such Tendered Properties only. If the tender of any one of the Tendered Properties is accepted by the Vendor, the tender in respect of the other Tendered Properties would be deemed to be rejected by the Vendor. The Vendor shall have the absolute discretion to determine whether to accept the tender of any one of the Tendered Properties, and the tender results decided by the Vendor are final and the Tenderer shall not raise any claims or objections in respect thereof.
  - (b) The successful Tenderer should instruct an independent firm of solicitors of his own choice to act for him in respect of (i) the Agreement to be entered into following acceptance of his tender by the Vendor and (ii) the subsequent Assignment of the Property, or he may instruct the Vendor's Solicitors to act for him as well as for the Vendor. Please refer to the bilingual version of the "Warning to Purchasers" referred to in clause 16 of the Conditions of Sale.
  - (c) The Vendor's Solicitors do not act for any Tenderers in the process of this tender.
- 2.9 A tender must be:-
- (a) made in **DUPLICATE** in the form of this Tender Document with Offer Form (Part 3 of the Tender Document) duly completed and signed. **Please complete and sign either the English version of the Offer Form OR the Chinese version of the Offer Form;**
  - (b) accompanied with the following documents:

(i) Cashier order(s) and/or bank cheque(s) for EACH Tendered Property

- (1) One or more cashier order(s) made payable to “**Lo and Lo**” and issued by bank(s) duly licensed in Hong Kong under section 16 of the Banking Ordinance (Cap.155) (which shall be in the amount of not less than HK\$200,000.00); and
- (2) One or more bank cheque(s) in the amount of 5% of the Tendered Price of each Tendered Property less the amount of the cashier order(s) mentioned in sub-paragraph (1) above, made payable to “**Lo and Lo**” and issued by bank(s) duly licensed in Hong Kong under section 16 of the Banking Ordinance (Cap.155).

(ii) Tenderer’s identification document

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

If the Tenderer is a company, (1) a copy of the Board Resolutions of the Tenderer authorizing the signing of the Offer Form and other documents mentioned above in the manner as they are signed, and (2) a copy of the Certificate of Incorporation and the Business Registration Certificate of the Tenderer and copies of the latest register of directors and annual return of the Tenderer.

(iii) Intermediary’s licence (if applicable)

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

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

- (1) Warning to Purchasers
- (2) Acknowledgement Letter Regarding Special Stamp Duty, Buyer’s Stamp Duty and New Rates of Ad Valorem Stamp Duty
- (3) Personal Information Collection Statement
- (4) Declaration on Related Party
- (5) Agent Agreement

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

- (v) enclosed in a sealed plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope “**The Arles**”; and
- (vi) placed in the Tender Box labelled “**The Arles Tender Box**” placed at 20 Floor, Kingston International Centre, 19 Wang Chiu Road, Kowloon Bay, Hong Kong during the Daily Tender Period. In case a black rainstorm warning signal or a typhoon signal no.8 or above is announced during the Daily Tender Period on a particular date, 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.

2.10 All cashier order(s) and (if any) bank 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 order(s) and (if any) bank cheque(s) submitted therewith will be treated as preliminary deposit towards and applied in part payment of the Purchase Price. If the offer made by the Tenderer is not accepted, the relevant cashier’s order and (if any) bank cheque(s) will be returned to the unsuccessful Tenderer at the unsuccessful Tenderer’s own risk and without interest by prepaid letter at the address stated in their tenders.



- 2.11 (a) The Tenderer must sign the Offer Form and other documents personally (if the Tenderer is a company, by its director) and shall be deemed to be acting as a principal. The Vendor does **NOT** accept any person to act as an agent, attorney, representative or trustee of the Tenderer.
- (b) A Tenderer who is a company should clearly state its correspondence address, the name of its contact person and its telephone and facsimile numbers in the Offer Form.
- (c) The Hong Kong correspondence address specified in the Offer Form shall be the address for the purpose of receipt of letter regarding the acceptance of tender and return of cashier's order(s) and/or bank cheque(s).
- 2.12 (a) In consideration of the invitation of tender by the Vendor and of the promise by the Vendor mentioned in sub-paragraph (b) below, every tender shall be irrevocable and shall constitute a formal offer capable of and remain open for acceptance by the Vendor on the terms and conditions contained in this Tender Notice, the Offer Form and the Conditions of Sale during the Acceptance Period. After the tender has been submitted in accordance with the procedures set out in this Tender Document, no Tenderer shall be at liberty to withdraw his tender and the same shall be deemed to remain open for acceptance by the Vendor until the end of the Acceptance Period.
- (b) In consideration of the provision and undertaking referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK\$10.00 upon receipt of a written demand from such Tenderer prior to his submission of his tender.

### 3. Acceptance of Tender

- 3.1 If a tender of any one of the Tendered Properties (or if there is only one Tendered Property, that Tendered Property) is accepted, the successful Tenderer shall be the Purchaser of that Tendered Property (and for avoidance of doubt, such Tendered Property shall be the Property).
- 3.2 The Purchaser will be notified of the acceptance of his tender by a letter (the "**Letter of Acceptance**") personally delivered to him at and/or posted to the Hong Kong correspondence address stated in his Offer Form not later than the end of the Acceptance Period. The Letter of Acceptance shall be deemed to have been duly received by the Purchaser on the second working day after the day of posting.
- 3.3 Within five (5) working days after the date of the Letter of Acceptance, the Purchaser shall sign the Agreement in the form prescribed by the Vendor and in the manner as specified by the Vendor and none of the terms of the Agreement may be altered. The form of the Agreement will be available for inspection during the period specified in column (E) of Part I of the Schedule to this Tender Notice at 20th Floor, Kingston International Centre, 19 Wang Chiu Road, Kowloon Bay, Hong Kong.
- 3.4 If the successful Tenderer is a company, there shall not be any change in directors of the successful Tenderer prior to the signing of the Agreement.
- 3.5 The Purchaser 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 (if any) or the balance of the Purchase Price or to complete the purchase of the Property in accordance with the Conditions of Sale and/or the Agreement, the Vendor shall have such rights and remedies against the Purchaser as specified in the Tender Document.

### 4. Miscellaneous

- 4.1 Tenderers should note that whilst the Vendor may in its discretion answer questions of a general nature concerning the Properties for Tender, the Vendor will not provide legal or other advice in respect of the Tender Documents or statutory provisions affecting the Properties for Tender. All enquiries should be directed to the Vendor's Agent.

- 4.2 Any statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor's Agent in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No statement, whether oral or written, made and any action taken by any officer of the Vendor or the Vendor's Agent in response to any enquiry made by a prospective or actual Tenderer shall form or be deemed to form part of the Tender Document or to amplify, alter, negate, waive, or otherwise vary any of the terms or conditions as are set out in the Tender Document or give rise to any legal obligation on the part of the Vendor.
- 4.3 The Vendor reserves the right, in its sole discretion, to disqualify any Tenderer who submit any non-conforming tenders or who does not submit a valid or properly executed document according to this Tender Document. Tenders submitted which contain alterations and/or additions of any kind to, the documents required to be submitted under the Tender Document shall be treated as non-conforming tenders.
- 4.4 In this Tender Document, if the context permits or requires, the singular number shall include the plural and the masculine gender shall include the feminine and the neuter, and vice versa. In the event of any discrepancy between the English version of this Tender Document and the Chinese translation of this Tender Document, the English version shall prevail.

## 第 1 部份:招標公告

### 1. 定義

在本招標文件中，除非上下文另有准許或規定，下列詞語應具有下列含義:

|          |                                                      |
|----------|------------------------------------------------------|
| 「承約期間」   | 指由(a)遞交投標書的開始之日至(b)招標截止之日後起計的第 5 個工作日內(包括首尾兩日)。      |
| 「正式合約」   | 指賣方與買方根據出售條款第 4 條擬簽訂的本物業的正式買賣合約。                     |
| 「出售條款」   | 指本招標文件第 2 部份的出售條款。                                   |
| 「每日投標期間」 | 指於任何一日當中的招標開始日期及時間至招標截止日期及時間的期間。                     |
| 「接納書」    | 指賣方根據招標公告第 3.2 段接納投標者的投標書的通知書。                       |
| 「要約表格」   | 指本招標文件第 3 部份的要約表格。                                   |
| 「招標物業」   | 指賣方以其絕對酌情權可不時修訂列於招標公告附表第 I 部分(B)欄的所有物業。              |
| 「本物業」    | 指如果及一旦本招標文件內承投購買的任何一個投標物業獲得賣方接納時，該被接納的投標物業。          |
| 「售價」     | 指如果及一旦本招標文件內承投購買的任何一個投標物業獲得賣方接納時，該被接納的投標物業的投標價。      |
| 「買方」     | 指中標者，其投標書內的一個投標物業獲得賣方接納。                             |
| 「招標文件」   | 指本招標文件(由第 1 部分、第 2 部分及第 3 部分組成，但不包括附錄及附件)。           |
| 「招標公告」   | 指本招標文件第 1 部份的招標公告。                                   |
| 「投標價」    | 指要約表格的附表中訂明投購投標物業及或每個該等投標物業(視情況而定)的價格。               |
| 「該等投標物業」 | 指要約表格的附表中訂明所投購的物業，而「投標物業」是指任何一個該等物業。                 |
| 「投標者」    | 指要約表格中訂明為投標者的人士。                                     |
| 「賣方」     | 指中洲(火炭)有限公司。                                         |
| 「賣方律師」   | 指姚黎李律師行 (第一座), 中倫律師事務所有限法律責任合夥 (第二座), 羅文錦律師樓(第三及五座)。 |

## 2. 招標程序

- 2.1 賣方現按照載於招標文件的條款及條件招標承投購買招標物業。
- 2.2 賣方不一定接納出價最高的投標書或任何一份投標書，並保留按其全權酌情決定接納或拒絕任何投標書的權利。
- 2.3 賣方保留權利在招標截止日期及時間之前的任何時候接受任何已遞交之投標書。
- 2.4 賣方保留權利在接受任何投標書之前的任何時間撤回所有或任何招標物業不予出售，或將所有或任何招標物業或其任何部份以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。
- 2.5 招標文件可於招標公告附表第 I 部分(E)欄中所述時段內於香港九龍九龍灣宏照道 19 號金利豐國際中心 20 樓免費索取。賣方保留權利更改任何招標物業的招標截止日期及時間、減少或增加招標公告附表第 I 部分(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。招標公告附表第 I 部分(D)欄中訂明的適用於任何招標物業的招標截止日期及時間如有任何更改、招標公告附表第 I 部分(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，將會於香港九龍九龍灣宏照道 19 號金利豐國際中心 20 樓張貼通知。賣方無須就上述更改、變更、修訂或修改另行通知投標者。
- 2.6 賣方不會考慮由投標者強行附加條件之任何招標書。
- 2.7 所有投標書不得撤回。
- 2.8 投標者須注意以下事項:
  - (a) 投標者可於要約表格中同時就多於一個招標物業提出要約購買，惟賣方僅會接受該等投標物業的其中一個投標物業的投標。若賣方接受投標者的投標中任何一個投標物業的投標，投標者在投標書中提交的其他投標物業的投標將視為由被賣方拒絕。賣方有絕對酌情權決定是否接受該等投標物業的任何一個投標物業的投標，賣方決定的投標結果為最終的，而投標者不得就此提出任何申索或反對。
  - (b) 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。請參見本出售條款第 16 段「對買方的警告」的中英文雙語文本。
  - (c) 賣方律師在本投標過程中不代表任何投標者。
- 2.9 投標書必須:
  - (a) 採用本招標文件之格式一式兩份，並填妥及簽署要約表格(即本招標文件的第 3 部分)。請填妥及簽署要約表格的英文文本或要約表格的中文文本:
  - (b) 連同以下文件:
    - (i) 就每個招標物業，銀行本票及/或銀行支票
      - (1) 一張或多張由根據《銀行業條例》(第 155 章)第 16 條獲妥為發牌的銀行所簽發的銀行本票，總金額不少於港幣\$200,000.00，抬頭寫「羅文錦律師樓」；及

- (2) 一張或多張由根據《銀行業條例》(第 155 章)第 16 條獲妥為發牌的銀行所簽發的支票，總金額為每個投標物業的投標價的 5%減去上述(1)分段所提及之銀行本票之金額，抬頭寫「羅文錦律師樓」。

**(ii) 投標者的身份證明文件**

如投標者是個人，投標者的每名個人的香港份證/護照的複印本。

如投標者為公司，下述文件的複印本:(1)投標者的董事決議授權簽署要約表格及上述其他文件和其簽署方式；及(2)公司註冊證明書及商業登記證的複印本，以及投標者最近期的董事登記冊及周年申報表。

**(iii) 中介人的牌照(如適用)**

投標者委託的地產經紀的牌照複印本。

**(iv) 附件所載文件(如適用)由投標者填妥並簽署**

- (1) 對買方的警告
- (2) 關於額外印花稅、買家印花稅及從價印花稅的新稅率的確認書
- (3) 個人資料收集聲明
- (4) 關於有關連人士的聲明
- (5) 介紹人確認書

**請不要在本第(iv)分段所述的任何文件填上日期。**

- (c) 放入普通信封內，信封面上寫明賣方收啟，並清楚注明「星凱•堤岸」；及
- (d) 從每日投標期間，放入位於香港九龍九龍灣宏照道 19 號金利豐國際中心 20 樓擺放的有「星凱•堤岸投標箱」標示的投標箱內。如於任何一日的每日投標期間發出黑色暴雨警告或八號或以上颱風信號，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。

2.10 在賣方對遞交的投標書作出決定前，由投標者遞送的所有銀行本票及(如有)銀行支票均予以保留而不會予以兌現。如某份投標書獲接納，隨投標書遞交的銀行本票及(如有)銀行支票將被視為臨時訂金而用作支付售價的部份款項。如投標書的要約不獲接納，所附上的銀行本票及(如有)銀行支票將按照落選投標者的投標書所載地址，由照落選投標者承擔風險下通過郵遞方式無息退還予落選投標者。

- 2.11 (a) 投標者須親身簽署要約表格及其他文件(如投標者為公司，須由其董事簽署)，並將被視作為主事人。賣方不接受任何人以代理人、被授權人、代表或信託人身份代表投標者行事。
- (b) 投標者如為公司，須於要約表格中清楚註明其地址、聯絡人姓名、電話及傳真號碼。
- (c) 要約表格中指明的香港通訊地址將作為收取接受投標書信函或退回銀行本票及/或銀行支票的地址。

2.12 (a) 作為賣方招標及下文(b) 分段所述的承諾的代價，所有投標書均不可撤銷，並且構成正式要約，可由賣方在承約期間按照本招標公告及其夾附的要約表格和出售條款所載的條款及條

件，隨時接納投標。投標書根據本招標文件所列的程序一經遞交，投標者即不可撤回其投標書，直至承約期間結束之前，投標書均被視為可由賣方隨時接納。

(b) 作為上文(a)分段所提述的條款與承諾的代價，賣方承諾在收到投標者於遞交投標書前發出的書面要求時向該投標者支付港幣 10 元。

### 3. 接受投標

- 3.1 如任何一個投標書要約表格中所列的投標物業(或要約表格中所列只有一個投標物業，則該個投標物業)獲接納，中標者即成為該投標物業之買方(為免疑問，該投標物業即為本物業)。
- 3.2 買方會在承約期間屆滿時或之前獲書面通知(「接納書」)其投標書已被接納，接納書將會按要約表格內指明的香港通訊地址以專人送達及/或通過郵遞方式投寄予買方。接納書在投寄後的第 2 個工作日將被視為買家已妥為收到。
- 3.3 在接納書的日期後五(5)個工作日內，買方應簽署由賣方律師擬備的標準格式的正式合約而不能對其作出任何改動。正式合約的標準格式可於招標公告附表第 I 部份(E)欄中所述時段內於香港九龍宏照道 19 號金利豐國際中心 20 樓審閱。
- 3.4 如中標者為公司，在簽署正式合約前其董事不可有任何改動。
- 3.5 買家須注意如中標者未能按照出售條款及/或正式合約繳付進一步訂金或繳付部份售價(如有)或售價餘額或完成購買本物業，賣方保留在招標文件及/或正式合約所指明的權利和補救而向買家提出申索。

### 4. 其他事項

- 4.1 投標者請注意，賣方只會酌情回答關於招標物業的一般問題，而不會就本招標文件或關於招標物業的法定條文提供法律或其他意見。如有查詢，應聯絡賣方代理人。
- 4.2 賣方任何人員或賣方代理人對有意投標書或確實投標者的查詢所作出的任何口頭或書面陳述及所採取的任何行動，均只作指引及參考之用。賣方任何人員或賣方代理人對有意投標書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，不得作為或被視為構成本招標文件或闡述、更改、否定、豁免或在其他方面修改本招標文件所列出的任何條款或條件或引起賣方的任何法律責任。
- 4.3 賣方保留權利按其完全酌情權，將任何遞交不符合規定的投標書的投標者，或沒有按照本招標文件的規定遞交有效或妥善簽署文件的投標者的資格取消。如所遞交的投標書載有對於根據本招標文件所須遞交的文件任何種類的改動及/或增加，該投標書將被視為不符合規定的投標書。
- 4.4 在本招標文件內，如內文允許或有所規定，所有名詞凡屬單數者，均包括複數在內；凡屬男性之詞語，均包括女性及中性在內，反之亦然。如本招標文件的英文文本與中文譯本有任何不一致之處，則以英文文本為準。

Schedule to the Tender Notice

Part I

| (A)<br>Tender No. | (B)<br>Properties for Tender<br>(unless previously<br>withdrawn or sold) | (C)<br>Tender<br>Commencement<br>Date and Time | (D)<br>Tender Closing<br>Date and Time | (E)<br>Period for Collection<br>of Tender Documents                            |
|-------------------|--------------------------------------------------------------------------|------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------|
| SA4-1             | Please refer to Part II of<br>this Schedule                              | 11 a.m. on<br>27 May 2022                      | 12 noon on<br>27 May 2022              | 27 May 2022<br>to<br>30 June 2022<br><br>(11:00 a.m. to 12:00<br>noon (daily)) |
| SA4-2             |                                                                          | 11 a.m. on<br>28 May 2022                      | 12 noon on<br>28 May 2022              |                                                                                |
| SA4-3             |                                                                          | 11 a.m. on<br>29 May 2022                      | 12 noon on<br>29 May 2022              |                                                                                |
| SA4-4             |                                                                          | 11 a.m. on<br>30 May 2022                      | 12 noon on<br>30 May 2022              |                                                                                |
| SA4-5             |                                                                          | 11 a.m. on<br>31 May 2022                      | 12 noon on<br>31 May 2022              |                                                                                |
| SA4-6             |                                                                          | 11 a.m. on<br>1 June 2022                      | 12 noon on<br>1 June 2022              |                                                                                |
| SA4-7             |                                                                          | 11 a.m. on<br>2 June 2022                      | 12 noon on<br>2 June 2022              |                                                                                |
| SA4-8             |                                                                          | 11 a.m. on<br>3 June 2022                      | 12 noon on<br>3 June 2022              |                                                                                |
| SA4-9             |                                                                          | 11 a.m. on<br>4 June 2022                      | 12 noon on<br>4 June 2022              |                                                                                |
| SA4-10            |                                                                          | 11 a.m. on<br>5 June 2022                      | 12 noon on<br>5 June 2022              |                                                                                |
| SA4-11            |                                                                          | 11 a.m. on<br>6 June 2022                      | 12 noon on<br>6 June 2022              |                                                                                |
| SA4-12            |                                                                          | 11 a.m. on<br>7 June 2022                      | 12 noon on<br>7 June 2022              |                                                                                |
| SA4-13            |                                                                          | 11 a.m. on<br>8 June 2022                      | 12 noon on<br>8 June 2022              |                                                                                |
| SA4-14            |                                                                          | 11 a.m. on<br>9 June 2022                      | 12 noon on<br>9 June 2022              |                                                                                |
| SA4-15            |                                                                          | 11 a.m. on<br>10 June 2022                     | 12 noon on<br>10 June 2022             |                                                                                |
| SA4-16            |                                                                          | 11 a.m. on<br>11 June 2022                     | 12 noon on<br>11 June 2022             |                                                                                |
| SA4-17            |                                                                          | 11 a.m. on<br>12 June 2022                     | 12 noon on<br>12 June 2022             |                                                                                |
| SA4-18            |                                                                          | 11 a.m. on<br>13 June 2022                     | 12 noon on<br>13 June 2022             |                                                                                |
| SA4-19            |                                                                          | 11 a.m. on<br>14 June 2022                     | 12 noon on<br>14 June 2022             |                                                                                |
| SA4-20            |                                                                          | 11 a.m. on<br>15 June 2022                     | 12 noon on<br>15 June 2022             |                                                                                |

|        |  |                            |                            |  |
|--------|--|----------------------------|----------------------------|--|
| SA4-21 |  | 11 a.m. on<br>16 June 2022 | 12 noon on<br>16 June 2022 |  |
| SA4-22 |  | 11 a.m. on<br>17 June 2022 | 12 noon on<br>17 June 2022 |  |
| SA4-23 |  | 11 a.m. on<br>18 June 2022 | 12 noon on<br>18 June 2022 |  |
| SA4-24 |  | 11 a.m. on<br>19 June 2022 | 12 noon on<br>19 June 2022 |  |
| SA4-25 |  | 11 a.m. on<br>20 June 2022 | 12 noon on<br>20 June 2022 |  |
| SA4-26 |  | 11 a.m. on<br>21 June 2022 | 12 noon on<br>21 June 2022 |  |
| SA4-27 |  | 11 a.m. on<br>22 June 2022 | 12 noon on<br>22 June 2022 |  |
| SA4-28 |  | 11 a.m. on<br>23 June 2022 | 12 noon on<br>23 June 2022 |  |
| SA4-29 |  | 11 a.m. on<br>24 June 2022 | 12 noon on<br>24 June 2022 |  |
| SA4-30 |  | 11 a.m. on<br>25 June 2022 | 12 noon on<br>25 June 2022 |  |
| SA4-31 |  | 11 a.m. on<br>26 June 2022 | 12 noon on<br>26 June 2022 |  |
| SA4-32 |  | 11 a.m. on<br>27 June 2022 | 12 noon on<br>27 June 2022 |  |
| SA4-33 |  | 11 a.m. on<br>28 June 2022 | 12 noon on<br>28 June 2022 |  |
| SA4-34 |  | 11 a.m. on<br>29 June 2022 | 12 noon on<br>29 June 2022 |  |
| SA4-35 |  | 11 a.m. on<br>30 June 2022 | 12 noon on<br>30 June 2022 |  |



Part II

|     |                                               |
|-----|-----------------------------------------------|
| 1.  | Flat A on 49 Floor of Tower 1 of The Arles ^^ |
| 2.  | Flat B on 49 Floor of Tower 1 of The Arles ^^ |
| 3.  | Flat C on 49 Floor of Tower 1 of The Arles ^^ |
| 4.  | Flat E on 5 Floor of Tower 1 of The Arles     |
| 5.  | Flat F on 5 Floor of Tower 1 of The Arles     |
| 6.  | Flat H on 5 Floor of Tower 1 of The Arles     |
| 7.  | Flat A on 5 Floor of Tower 2 of The Arles     |
| 8.  | Flat A on 49 Floor of Tower 2 of The Arles ^^ |
| 9.  | Flat B on 49 Floor of Tower 2 of The Arles ^^ |
| 10. | Flat C on 5 Floor of Tower 2 of The Arles ^   |
| 11. | Flat C on 37 Floor of Tower 2 of The Arles ^  |
| 12. | Flat C on 38 Floor of Tower 2 of The Arles ^  |
| 13. | Flat C on 39 Floor of Tower 2 of The Arles ^  |
| 14. | Flat C on 40 Floor of Tower 2 of The Arles ^  |
| 15. | Flat C on 41 Floor of Tower 2 of The Arles ^  |
| 16. | Flat C on 42 Floor of Tower 2 of The Arles ^  |
| 17. | Flat C on 43 Floor of Tower 2 of The Arles ^  |
| 18. | Flat C on 45 Floor of Tower 2 of The Arles ^  |
| 19. | Flat C on 46 Floor of Tower 2 of The Arles ^  |
| 20. | Flat C on 47 Floor of Tower 2 of The Arles ^  |
| 21. | Flat C on 48 Floor of Tower 2 of The Arles ^  |
| 22. | Flat D on 5 Floor of Tower 2 of The Arles     |
| 23. | Flat D on 48 Floor of Tower 2 of The Arles    |
| 24. | Flat E on 48 Floor of Tower 2 of The Arles    |
| 25. | Flat F on 5 Floor of Tower 2 of The Arles ^   |
| 26. | Flat F on 37 Floor of Tower 2 of The Arles ^  |
| 27. | Flat F on 38 Floor of Tower 2 of The Arles ^  |
| 28. | Flat F on 39 Floor of Tower 2 of The Arles ^  |
| 29. | Flat F on 40 Floor of Tower 2 of The Arles ^  |
| 30. | Flat F on 41 Floor of Tower 2 of The Arles ^  |
| 31. | Flat F on 42 Floor of Tower 2 of The Arles ^  |
| 32. | Flat F on 43 Floor of Tower 2 of The Arles ^  |
| 33. | Flat F on 45 Floor of Tower 2 of The Arles ^  |

|     |                                                      |
|-----|------------------------------------------------------|
| 34. | Flat F on 46 Floor of Tower 2 of The Arles ^         |
| 35. | Flat F on 47 Floor of Tower 2 of The Arles ^         |
| 36. | Flat F on 48 Floor of Tower 2 of The Arles ^         |
| 37. | Flat H on 5 Floor of Tower 2 of The Arles            |
| 38. | Flat A on 50 and 51 Floor of Tower 3 of The Arles ^^ |
| 39. | Flat B on 5 Floor of Tower 3 of The Arles            |
| 40. | Flat B on 50 and 51 Floor of Tower 3 of The Arles ^^ |
| 41. | Flat C on 5 Floor of Tower 3 of The Arles ^          |
| 42. | Flat C on 45 Floor of Tower 3 of The Arles ^         |
| 43. | Flat C on 46 Floor of Tower 3 of The Arles ^         |
| 44. | Flat C on 47 Floor of Tower 3 of The Arles ^         |
| 45. | Flat C on 48 Floor of Tower 3 of The Arles ^         |
| 46. | Flat C on 49 Floor of Tower 3 of The Arles ^         |
| 47. | Flat C on 50 Floor of Tower 3 of The Arles ^         |
| 48. | Flat C on 51 Floor of Tower 3 of The Arles ^         |
| 49. | Flat D on 5 Floor of Tower 3 of The Arles            |
| 50. | Flat D on 51 Floor of Tower 3 of The Arles           |
| 51. | Flat E on 5 Floor of Tower 3 of The Arles            |
| 52. | Flat E on 50 Floor of Tower 3 of The Arles ^         |
| 53. | Flat E on 51 Floor of Tower 3 of The Arles ^         |
| 54. | Flat F on 51 Floor of Tower 3 of The Arles           |
| 55. | Flat G on 5 Floor of Tower 3 of The Arles            |
| 56. | Flat H on 5 Floor of Tower 3 of The Arles ^          |
| 57. | Flat H on 45 Floor of Tower 3 of The Arles ^         |
| 58. | Flat H on 46 Floor of Tower 3 of The Arles ^         |
| 59. | Flat H on 47 Floor of Tower 3 of The Arles ^         |
| 60. | Flat H on 48 Floor of Tower 3 of The Arles ^         |
| 61. | Flat H on 49 Floor of Tower 3 of The Arles ^         |
| 62. | Flat J on 5 Floor of Tower 3 of The Arles            |
| 63. | Flat A on 50 and 51 Floor of Tower 5 of The Arles ^^ |
| 64. | Flat B on 5 Floor of Tower 5 of The Arles            |
| 65. | Flat B on 50 and 51 Floor of Tower 5 of The Arles ^^ |
| 66. | Flat C on 5 Floor of Tower 5 of The Arles ^          |
| 67. | Flat C on 7 Floor of Tower 5 of The Arles ^          |

|     |                                              |
|-----|----------------------------------------------|
| 68. | Flat C on 8 Floor of Tower 5 of The Arles ^  |
| 69. | Flat C on 11 Floor of Tower 5 of The Arles ^ |
| 70. | Flat C on 15 Floor of Tower 5 of The Arles ^ |
| 71. | Flat C on 18 Floor of Tower 5 of The Arles ^ |
| 72. | Flat C on 19 Floor of Tower 5 of The Arles ^ |
| 73. | Flat C on 21 Floor of Tower 5 of The Arles ^ |
| 74. | Flat C on 22 Floor of Tower 5 of The Arles ^ |
| 75. | Flat C on 26 Floor of Tower 5 of The Arles ^ |
| 76. | Flat C on 28 Floor of Tower 5 of The Arles ^ |
| 77. | Flat C on 30 Floor of Tower 5 of The Arles ^ |
| 78. | Flat C on 32 Floor of Tower 5 of The Arles ^ |
| 79. | Flat C on 35 Floor of Tower 5 of The Arles ^ |
| 80. | Flat C on 38 Floor of Tower 5 of The Arles ^ |
| 81. | Flat C on 39 Floor of Tower 5 of The Arles ^ |
| 82. | Flat C on 40 Floor of Tower 5 of The Arles ^ |
| 83. | Flat C on 41 Floor of Tower 5 of The Arles ^ |
| 84. | Flat C on 42 Floor of Tower 5 of The Arles ^ |
| 85. | Flat C on 43 Floor of Tower 5 of The Arles ^ |
| 86. | Flat C on 45 Floor of Tower 5 of The Arles ^ |
| 87. | Flat C on 46 Floor of Tower 5 of The Arles ^ |
| 88. | Flat C on 47 Floor of Tower 5 of The Arles ^ |
| 89. | Flat C on 48 Floor of Tower 5 of The Arles ^ |
| 90. | Flat C on 49 Floor of Tower 5 of The Arles ^ |
| 91. | Flat C on 51 Floor of Tower 5 of The Arles ^ |
| 92. | Flat D on 5 Floor of Tower 5 of The Arles    |
| 93. | Flat D on 51 Floor of Tower 5 of The Arles   |
| 94. | Flat E on 50 Floor of Tower 5 of The Arles ^ |
| 95. | Flat E on 51 Floor of Tower 5 of The Arles ^ |
| 96. | Flat F on 5 Floor of Tower 5 of The Arles    |
| 97. | Flat F on 51 Floor of Tower 5 of The Arles   |
| 98. | Flat G on 5 Floor of Tower 5 of The Arles    |
| 99. | Flat J on 5 Floor of Tower 5 of The Arles    |

*[End of Part 1: Tender Notice]*

招標公告附表

第 I 部分

| (A)<br>招標號碼 | (B)<br>招標物業(除非物業已被撤回或出售) | (C)<br>招標開始日期及時間           | (D)<br>招標截止日期及時間           | (E)<br>索取招標文件期間                                                     |
|-------------|--------------------------|----------------------------|----------------------------|---------------------------------------------------------------------|
| SA4-1       | 請參閱本附表<br>第 II 部份        | 2022 年 5 月 27 日<br>上午 11 時 | 2022 年 5 月 27 日<br>中午 12 時 | 2022 年 5 月 27 日<br>至<br>2022 年 6 月 30 日<br>(上午 11 時至中午<br>12 時(每日)) |
| SA4-2       |                          | 2022 年 5 月 28 日<br>上午 11 時 | 2022 年 5 月 28 日<br>中午 12 時 |                                                                     |
| SA4-3       |                          | 2022 年 5 月 29 日<br>上午 11 時 | 2022 年 5 月 29 日<br>中午 12 時 |                                                                     |
| SA4-4       |                          | 2022 年 5 月 30 日<br>上午 11 時 | 2022 年 5 月 30 日<br>中午 12 時 |                                                                     |
| SA4-5       |                          | 2022 年 5 月 31 日<br>上午 11 時 | 2022 年 5 月 31 日<br>中午 12 時 |                                                                     |
| SA4-6       |                          | 2022 年 6 月 1 日<br>上午 11 時  | 2022 年 6 月 1 日<br>中午 12 時  |                                                                     |
| SA4-7       |                          | 2022 年 6 月 2 日<br>上午 11 時  | 2022 年 6 月 2 日<br>中午 12 時  |                                                                     |
| SA4-8       |                          | 2022 年 6 月 3 日<br>上午 11 時  | 2022 年 6 月 3 日<br>中午 12 時  |                                                                     |
| SA4-9       |                          | 2022 年 6 月 4 日<br>上午 11 時  | 2022 年 6 月 4 日<br>中午 12 時  |                                                                     |
| SA4-10      |                          | 2022 年 6 月 5 日<br>上午 11 時  | 2022 年 6 月 5 日<br>中午 12 時  |                                                                     |
| SA4-11      |                          | 2022 年 6 月 6 日<br>上午 11 時  | 2022 年 6 月 6 日<br>中午 12 時  |                                                                     |
| SA4-12      |                          | 2022 年 6 月 7 日<br>上午 11 時  | 2022 年 6 月 7 日<br>中午 12 時  |                                                                     |
| SA4-13      |                          | 2022 年 6 月 8 日<br>上午 11 時  | 2022 年 6 月 8 日<br>中午 12 時  |                                                                     |
| SA4-14      |                          | 2022 年 6 月 9 日<br>上午 11 時  | 2022 年 6 月 9 日<br>中午 12 時  |                                                                     |
| SA4-15      |                          | 2022 年 6 月 10 日<br>上午 11 時 | 2022 年 6 月 10 日<br>中午 12 時 |                                                                     |
| SA4-16      |                          | 2022 年 6 月 11 日<br>上午 11 時 | 2022 年 6 月 11 日<br>中午 12 時 |                                                                     |
| SA4-17      |                          | 2022 年 6 月 12 日<br>上午 11 時 | 2022 年 6 月 12 日<br>中午 12 時 |                                                                     |
| SA4-18      |                          | 2022 年 6 月 13 日<br>上午 11 時 | 2022 年 6 月 13 日<br>中午 12 時 |                                                                     |
| SA4-19      |                          | 2022 年 6 月 14 日            | 2022 年 6 月 14 日            |                                                                     |

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|--------|--|----------------------------|----------------------------|--|
|        |  | 上午 11 時                    | 中午 12 時                    |  |
| SA4-20 |  | 2022 年 6 月 15 日<br>上午 11 時 | 2022 年 6 月 15 日<br>中午 12 時 |  |
| SA4-21 |  | 2022 年 6 月 16 日<br>上午 11 時 | 2022 年 6 月 16 日<br>中午 12 時 |  |
| SA4-22 |  | 2022 年 6 月 17 日<br>上午 11 時 | 2022 年 6 月 17 日<br>中午 12 時 |  |
| SA4-23 |  | 2022 年 6 月 18 日<br>上午 11 時 | 2022 年 6 月 18 日<br>中午 12 時 |  |
| SA4-24 |  | 2022 年 6 月 19 日<br>上午 11 時 | 2022 年 6 月 19 日<br>中午 12 時 |  |
| SA4-25 |  | 2022 年 6 月 20 日<br>上午 11 時 | 2022 年 6 月 20 日<br>中午 12 時 |  |
| SA4-26 |  | 2022 年 6 月 21 日<br>上午 11 時 | 2022 年 6 月 21 日<br>中午 12 時 |  |
| SA4-27 |  | 2022 年 6 月 22 日<br>上午 11 時 | 2022 年 6 月 22 日<br>中午 12 時 |  |
| SA4-28 |  | 2022 年 6 月 23 日<br>上午 11 時 | 2022 年 6 月 23 日<br>中午 12 時 |  |
| SA4-29 |  | 2022 年 6 月 24 日<br>上午 11 時 | 2022 年 6 月 24 日<br>中午 12 時 |  |
| SA4-30 |  | 2022 年 6 月 25 日<br>上午 11 時 | 2022 年 6 月 25 日<br>中午 12 時 |  |
| SA4-31 |  | 2022 年 6 月 26 日<br>上午 11 時 | 2022 年 6 月 26 日<br>中午 12 時 |  |
| SA4-32 |  | 2022 年 6 月 27 日<br>上午 11 時 | 2022 年 6 月 27 日<br>中午 12 時 |  |
| SA4-33 |  | 2022 年 6 月 28 日<br>上午 11 時 | 2022 年 6 月 28 日<br>中午 12 時 |  |
| SA4-34 |  | 2022 年 6 月 29 日<br>上午 11 時 | 2022 年 6 月 29 日<br>中午 12 時 |  |
| SA4-35 |  | 2022 年 6 月 30 日<br>上午 11 時 | 2022 年 6 月 30 日<br>中午 12 時 |  |

第 II 部分

|     |                              |
|-----|------------------------------|
| 1.  | 新界火炭「星凱•堤岸」第 1 座 49 樓 A 室 ^^ |
| 2.  | 新界火炭「星凱•堤岸」第 1 座 49 樓 B 室 ^^ |
| 3.  | 新界火炭「星凱•堤岸」第 1 座 49 樓 C 室 ^^ |
| 4.  | 新界火炭「星凱•堤岸」第 1 座 5 樓 E 室     |
| 5.  | 新界火炭「星凱•堤岸」第 1 座 5 樓 F 室     |
| 6.  | 新界火炭「星凱•堤岸」第 1 座 5 樓 H 室     |
| 7.  | 新界火炭「星凱•堤岸」第 2 座 5 樓 A 室     |
| 8.  | 新界火炭「星凱•堤岸」第 2 座 49 樓 A 室 ^^ |
| 9.  | 新界火炭「星凱•堤岸」第 2 座 49 樓 B 室 ^^ |
| 10. | 新界火炭「星凱•堤岸」第 2 座 5 樓 C 室 ^   |
| 11. | 新界火炭「星凱•堤岸」第 2 座 37 樓 C 室 ^  |
| 12. | 新界火炭「星凱•堤岸」第 2 座 38 樓 C 室 ^  |
| 13. | 新界火炭「星凱•堤岸」第 2 座 39 樓 C 室 ^  |
| 14. | 新界火炭「星凱•堤岸」第 2 座 40 樓 C 室 ^  |
| 15. | 新界火炭「星凱•堤岸」第 2 座 41 樓 C 室 ^  |
| 16. | 新界火炭「星凱•堤岸」第 2 座 42 樓 C 室 ^  |
| 17. | 新界火炭「星凱•堤岸」第 2 座 43 樓 C 室 ^  |
| 18. | 新界火炭「星凱•堤岸」第 2 座 45 樓 C 室 ^  |
| 19. | 新界火炭「星凱•堤岸」第 2 座 46 樓 C 室 ^  |
| 20. | 新界火炭「星凱•堤岸」第 2 座 47 樓 C 室 ^  |
| 21. | 新界火炭「星凱•堤岸」第 2 座 48 樓 C 室 ^  |
| 22. | 新界火炭「星凱•堤岸」第 2 座 5 樓 D 室     |
| 23. | 新界火炭「星凱•堤岸」第 2 座 48 樓 D 室    |
| 24. | 新界火炭「星凱•堤岸」第 2 座 48 樓 E 室    |
| 25. | 新界火炭「星凱•堤岸」第 2 座 5 樓 F 室 ^   |
| 26. | 新界火炭「星凱•堤岸」第 2 座 37 樓 F 室 ^  |
| 27. | 新界火炭「星凱•堤岸」第 2 座 38 樓 F 室 ^  |
| 28. | 新界火炭「星凱•堤岸」第 2 座 39 樓 F 室 ^  |
| 29. | 新界火炭「星凱•堤岸」第 2 座 40 樓 F 室 ^  |

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| 30. | 新界火炭「星凱•堤岸」第2座41樓F室^     |
| 31. | 新界火炭「星凱•堤岸」第2座42樓F室^     |
| 32. | 新界火炭「星凱•堤岸」第2座43樓F室^     |
| 33. | 新界火炭「星凱•堤岸」第2座45樓F室^     |
| 34. | 新界火炭「星凱•堤岸」第2座46樓F室^     |
| 35. | 新界火炭「星凱•堤岸」第2座47樓F室^     |
| 36. | 新界火炭「星凱•堤岸」第2座48樓F室^     |
| 37. | 新界火炭「星凱•堤岸」第2座5樓H室       |
| 38. | 新界火炭「星凱•堤岸」第3座50及51樓A室^^ |
| 39. | 新界火炭「星凱•堤岸」第3座5樓B室       |
| 40. | 新界火炭「星凱•堤岸」第3座50及51樓B室^^ |
| 41. | 新界火炭「星凱•堤岸」第3座5樓C室^      |
| 42. | 新界火炭「星凱•堤岸」第3座45樓C室^     |
| 43. | 新界火炭「星凱•堤岸」第3座46樓C室^     |
| 44. | 新界火炭「星凱•堤岸」第3座47樓C室^     |
| 45. | 新界火炭「星凱•堤岸」第3座48樓C室^     |
| 46. | 新界火炭「星凱•堤岸」第3座49樓C室^     |
| 47. | 新界火炭「星凱•堤岸」第3座50樓C室^     |
| 48. | 新界火炭「星凱•堤岸」第3座51樓C室^     |
| 49. | 新界火炭「星凱•堤岸」第3座5樓D室       |
| 50. | 新界火炭「星凱•堤岸」第3座51樓D室      |
| 51. | 新界火炭「星凱•堤岸」第3座5樓E室       |
| 52. | 新界火炭「星凱•堤岸」第3座50樓E室^     |
| 53. | 新界火炭「星凱•堤岸」第3座51樓E室^     |
| 54. | 新界火炭「星凱•堤岸」第3座51樓F室      |
| 55. | 新界火炭「星凱•堤岸」第3座5樓G室       |
| 56. | 新界火炭「星凱•堤岸」第3座5樓H室^      |
| 57. | 新界火炭「星凱•堤岸」第3座45樓H室^     |
| 58. | 新界火炭「星凱•堤岸」第3座46樓H室^     |
| 59. | 新界火炭「星凱•堤岸」第3座47樓H室^     |
| 60. | 新界火炭「星凱•堤岸」第3座48樓H室^     |

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| 61. | 新界火炭「星凱•堤岸」第3座49樓H室^     |
| 62. | 新界火炭「星凱•堤岸」第3座5樓J室       |
| 63. | 新界火炭「星凱•堤岸」第5座50及51樓A室^^ |
| 64. | 新界火炭「星凱•堤岸」第5座5樓B室       |
| 65. | 新界火炭「星凱•堤岸」第5座50及51樓B室^^ |
| 66. | 新界火炭「星凱•堤岸」第5座5樓C室^      |
| 67. | 新界火炭「星凱•堤岸」第5座7樓C室^      |
| 68. | 新界火炭「星凱•堤岸」第5座8樓C室^      |
| 69. | 新界火炭「星凱•堤岸」第5座11樓C室^     |
| 70. | 新界火炭「星凱•堤岸」第5座15樓C室^     |
| 71. | 新界火炭「星凱•堤岸」第5座18樓C室^     |
| 72. | 新界火炭「星凱•堤岸」第5座19樓C室^     |
| 73. | 新界火炭「星凱•堤岸」第5座21樓C室^     |
| 74. | 新界火炭「星凱•堤岸」第5座22樓C室^     |
| 75. | 新界火炭「星凱•堤岸」第5座26樓C室^     |
| 76. | 新界火炭「星凱•堤岸」第5座28樓C室^     |
| 77. | 新界火炭「星凱•堤岸」第5座30樓C室^     |
| 78. | 新界火炭「星凱•堤岸」第5座32樓C室^     |
| 79. | 新界火炭「星凱•堤岸」第5座35樓C室^     |
| 80. | 新界火炭「星凱•堤岸」第5座38樓C室^     |
| 81. | 新界火炭「星凱•堤岸」第5座39樓C室^     |
| 82. | 新界火炭「星凱•堤岸」第5座40樓C室^     |
| 83. | 新界火炭「星凱•堤岸」第5座41樓C室^     |
| 84. | 新界火炭「星凱•堤岸」第5座42樓C室^     |
| 85. | 新界火炭「星凱•堤岸」第5座43樓C室^     |
| 86. | 新界火炭「星凱•堤岸」第5座45樓C室^     |
| 87. | 新界火炭「星凱•堤岸」第5座46樓C室^     |
| 88. | 新界火炭「星凱•堤岸」第5座47樓C室^     |
| 89. | 新界火炭「星凱•堤岸」第5座48樓C室^     |
| 90. | 新界火炭「星凱•堤岸」第5座49樓C室^     |
| 91. | 新界火炭「星凱•堤岸」第5座51樓C室^     |



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| 92. | 新界火炭「星凱•堤岸」第5座5樓D室    |
| 93. | 新界火炭「星凱•堤岸」第5座51樓D室   |
| 94. | 新界火炭「星凱•堤岸」第5座50樓E室 ^ |
| 95. | 新界火炭「星凱•堤岸」第5座51樓E室 ^ |
| 96. | 新界火炭「星凱•堤岸」第5座5樓F室    |
| 97. | 新界火炭「星凱•堤岸」第5座51樓F室   |
| 98. | 新界火炭「星凱•堤岸」第5座5樓G室    |
| 99. | 新界火炭「星凱•堤岸」第5座5樓J室    |

[第1部分: 招標公告完]

## Part 2: CONDITIONS OF SALE

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

“Development” means the development constructed or to be constructed on The Remaining Portion of Sha Tin Town Lot No.576 and intended to be known as “The Arles (星凱·堤岸)”; and

“this Preliminary Agreement” means the agreement made hereunder by virtue of the submission of the Tender Document by the Purchaser and the Letter of Acceptance by the Vendor in accordance with the Tender Document.

2. The Tender Document and the Letter of Acceptance 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. Pursuant to clause 2.10 of the Tender Notice, if a tender is accepted, the cashier order(s) and (if any) bank cheque(s) in a total sum which is equal to 5% of the Purchase Price submitted along with the Offer Form (with the Tender Document) will be treated as preliminary deposit (“**Preliminary Deposit**”) (of which not less than [HK\$200,000] of the Preliminary Deposit must be made by way of cashier order(s)) payable by the Purchaser and shall be held by the Vendor’s Solicitors as stakeholder.
4. It is intended that this Preliminary Agreement is to be superseded by the Agreement to be executed:-
  - (a) by the Purchaser on or before a date which is the fifth working day after the date of the Letter of Acceptance; and
  - (b) by the Vendor on or before a date which is the eighth working day after the date of the Letter of Acceptance.
5. The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the subsequent Assignment shall be borne by the Purchaser.
6. The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the subsequent Assignment shall be borne by the Purchaser.
7. The buyer’s stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the subsequent Assignment shall be borne by the Purchaser.
8. The Purchaser shall attend at the Vendor’s Solicitors’ Office with this Preliminary Agreement within 5 working days after the date of the Letter of Acceptance (in this respect time shall be of the essence), (i) to sign the Agreement in the standard form prepared by the Vendor’s Solicitors without amendment; (ii) to pay the sum abovementioned as being due on signing of the Agreement, and (iii) to pay all stamp duties payable on the Agreement as set out in clauses 5, 6 and 7 above.
9. The standard form of the Agreement is available for inspection at the offices of the Vendor’s Agent prior to the Tender Closing Date and Time. The Purchaser shall be deemed to have inspected the standard form of the Agreement and the Purchaser will accept the same without amendments.
10. If the Purchaser fails to execute the Agreement within 5 working days after the date of the Letter of Acceptance:-
  - (a) this Preliminary Agreement is terminated;
  - (b) the Preliminary Deposit paid by the Purchaser is forfeited to the Vendor; and

- (c) the Vendor does not have any further claim against the Purchaser for the failure.
11. The sale and purchase shall be completed at the Vendor's Solicitors' Office during office hours (which means the period beginning at 10:00a.m. of a day and ending at 4:30 p.m. of the same day) within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.
12. The measurements of the Property are set out in **Schedule 1**.
13. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in **Schedule 2**.
14. 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.
15. The Purchaser acknowledges receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 16 below (and attached as **Annex [1]** to the Tender Notice) and fully understands its contents.
16. For the purposes of clause 15 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 to pay if you had instructed your own solicitor in the first place.  
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.  
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
17. The further deposit, the part payment of the Purchase Price (if any) and the balance of the Purchase Price shall be made by cashier orders. 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.

18. Subject to the approval of the Building Authority, the Vendor shall be at liberty to amend the building plans.
19. If the Vendor, at the request of the Purchaser, agrees (at its own discretion) to cancel the Agreement or the obligations of the Purchaser under the Agreement, the Vendor is entitled to retain the sum of 5% of the total purchase price of the Property specified in the Agreement and the Purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including stamp duty) in connection with the cancellation of the Agreement.
20. This Preliminary Agreement is personal to the Purchaser. Subject to the provisions of Condition 21 below, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.
21. No attorney, trustee or nominee of any kind of the Purchaser can be accepted by the Vendor for the purpose of signing the Agreement except for a named attorney (without any right of substitution) with a specific power only to sign the Agreement in the name and on behalf of the Purchaser.
22. The Purchaser of the Property is required to agree with the Vendor in the Agreement to the effect that other than entering into a mortgage or charge of the Property for the purchase money or any part of it (provided that notice of the mortgage or charge is given to the Vendor or the Vendor's Solicitor), no nomination, sub-sale or any transfer of the benefit of the Agreement by the Purchaser (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 any agreement to do so before the completion of the sale and purchase and execution of the Assignment of the Property shall be permitted. The Assignment of the Property must be made in favour of the Purchaser who signed the Agreement.
23.
  - (a) If the Purchaser shall also instruct the Vendor's Solicitors to act for him in respect of the purchase of the Property, the Vendor shall bear such solicitors' legal fees in respect of the Agreement and such subsequent Assignment.
  - (b) If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the Property, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the Agreement and the subsequent Assignment.
  - (c) All plan fees for the plans to be attached to the Agreement and the subsequent Assignment, the costs of certified copies of the relevant title deeds and documents including plan fees for such certified copies, search fees, registration fees and other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage or charge in respect of the Property.
  - (d) The Purchaser shall pay the respective due proportions of the costs of and incidental to the preparation, completion and registration of the Deed of Mutual Covenant incorporating a Management Agreement in relation to the Development (the "**DMC**") in accordance with the scale of costs prescribed in the Solicitors (General) Costs Rules (Cap.159, sub. leg. G) which include the costs for the provision of a certified copy of the DMC and the plan fees thereof.
24. Time is of the essence of this Preliminary Agreement.
25. The Purchaser shall promptly inform the Vendor in writing of any changes in correspondence address and telephone number.
26. The Property is \*residential property / non-residential property within the meanings of section 29(A) of the Stamp Duty Ordinance.
27. 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.
28.
  - (a) Subject to the provisions of sub-clause (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 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 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 and section 5(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 CRTPO, to such third party of the provisions contained in sub-clause (c)(I) above.
29. 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.
30. In this Preliminary Agreement:-
- (a) “saleable area” has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
  - (b) “working day” has the meaning given by section 2(1) of that Ordinance;
  - (c) the floor area of an item under clause (a) in Schedule 1 is calculated in accordance with section 8(3) of that Ordinance; and
  - (d) the area of an item under clause (b) in Schedule 1 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

## 第 2 部分: 出售條款

1. 除非招標公告另有定義，在本出售條款中，下列詞語應具有下列含義:
  - 「發展項目」 指在沙田市地段第 576 號餘段上興建或將會興建並擬名為「星凱•堤岸」;及
  - 「本臨時合約」 指買方根據招標文件遞交投標書，以及賣方根據招標文件的接納書而訂立的合約。
2. 投標文件以及接納書構成賣方與買方就有關本物業的有約束力協議。賣方須以售價並按本臨時合約所載的條款及條件出售本物業，而買方須以售價並按本臨時合約所載的條款及條件購買本物業。
3. 根據招標公告第 2.10 條，倘若投標書獲接納，則連同投標表格(以及招文件標)一併遞交的不少於一張總金額為售價的 5%的銀行本票及(如有)銀行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\$200,000.00 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入而持有。
4. 按訂約雙方的意向，本臨時合約將會由正式合約取代，正式合約須:
  - (a) 由買方於接納書的日期之後的第 5 個工作日或之前簽立;及
  - (b) 由賣方於接納書的日期之後的第 8 個工作日或之前簽立。
5. 須就本臨時合約、正式合約及轉讓契支付的從價印花稅(如有的話)，由買方承擔。
6. 須就本臨時合約、正式合約及轉讓契支付的額外印花稅(如有的話)，由買方承擔。
7. 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。
8. 買方須於接納書的日期之後的 5 個工作日內攜帶本臨時合約到賣方律師的辦事處辦理下列手續(按: 必須嚴守所訂日期): (i)簽署賣方代表律師所訂之標準正式合約而不得作出修改; (ii)在簽署正式合約之同時支付本臨時合約上列明應付之款項; 及(iii)同時支付第 5、6 及 7 條上所載就正式合約應付之所有印花稅。
9. 買方可於招標公告上列明的招標截止日期及時間前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。
10. 如買方沒有在接納書的日期之後的 5 個工作日內簽立正式合約:
  - (a) 本臨時合約即告終止;
  - (b) 買方支令的臨時訂金，即被沒收歸於賣方;及
  - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。
11. 在賣方就其有能力將本物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內，買方須於辦公時間(即指由上午 10 時起至同日下午 4 時 30 分為止期間)內，在賣方律師的辦事處完成買賣。
12. 本物業的量度尺寸載列於附表 1。
13. 本物業的買賣包括的裝置、裝修物料及設備載列於附表 2。
14. 在不損害《物業轉易及財產條例》(第 219 章)第 13 條和第 13A 條的原則下，賣方不得限制買方依

據法律就業權提出要求或反對的權利。

15. 買方已確認收到以下第 16 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 [1])，並完全明白其內容。

16. 就上述第 15 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 to pay if you had instructed your own solicitor in the first place.  
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.  
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
17. 所有進一步訂金、售價的部分付款(如有)和售價的餘款應以銀行本票的方式支付。買方須按照本臨時合約所列的條款及條件支付售價。所有支付售價的餘款應於星期一至星期五的下午 4 時 30 分或之前支付。
18. 在獲得建築事務監督批准的前提下，賣方有權修改建築圖則。
19. 買方須於正式合約中與賣方協議如買方要求並獲賣方同意之情況下簽署一份取消合約又或採取其他有效等同方式取消正式合約或終止買方於該正式合約所承擔之責任，賣方有權保留售價的百分之五作為賣方同意取消正式合約之代價(但並非視為懲罰金)。同時買方亦須額外付予賣方或付還賣方(視乎情況而定)全部就取消該正式合約須付之律師費、收費及代墊費用(包括任何須繳付之印花稅)。
20. 本臨時合約只適用於買方個人。除第(21)條另有規定外，只有簽署本臨時合約的人士方可簽署正式

合約。

21. 賣方並不接受買方任何授權人，受托人或獲提名人代買方簽署正式合約。除非該名獲授權人(但不能有任何代替之權利)擁有之指定權限只限於買方名義代買方簽署正式合約。
22. 本物業之買方須與賣方於正式合約協議，除可將本物業用作售價或其部份之按揭或押記外(但須通知賣方或賣方律師有關該按揭或押記)，買方不可在完成買賣交易及簽署本物業之轉讓契之前作出提名、轉售或轉讓正式合約之利益，無論是否以直接或間接保留、優先拒絕、優先認購、信托、授權或任何其他方法，安排或以任何文件在有條件或無條件的情況下或以任何協議方式達至。本物業的轉讓契必須以簽署正式合約的買方為受惠人。
23. (a) 倘若買方委託賣方律師就購買本物業代表其行事，賣方將承擔有關本物業的正式合約及其後轉讓契的律師費。  
(b) 若買方選擇委託其自己的律師就購買本物業之事代表其行事，則賣方和買方須各自支付其有關本物業的正式合約和其後轉讓契的律師費。  
(c) 擬附於正式合約和其後轉讓契的圖則的所有圖則費用、相關所有業權契據及文件的核証副本的費用(包括該等核証副本的圖則費)、查冊費用、登記費用及其它雜費，均須由買方承擔。買方亦須支付並承擔本物業的任何按揭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、完成並登記包括發展項目的包含管理協議的公契(“「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。
24. 時間為本臨時合約的關鍵元素。
25. 買方的通訊地址及電話號碼如有任何更改，須盡速以書面通知賣方。
26. 本物業乃屬《印花稅條例》第 29(A)條所註釋之\*住宅用途物業 / 非住宅用途物業。
27. 在本臨時合約簽訂前，買賣雙方並無其他口頭或類似本合約之協議。
28. (a) 賣方和買方無意賦予任何第三者權利依據《合約(第三者權利)條例》(第 623 章)(「該 623 章」)強制執行本臨時合約下任何條款，並且同意把本臨時合約排除於該 623 章的適用範圍，惟受以下第(b)款及第(c)款的規定限制。  
(b) 本條第(a)款只在並無違反《一手住宅物業銷售條例》(第 621 章)的情況下適用。而本臨時合約的條款亦只在該等情況下排除於該 623 章的適用範圍之外。  
(c) 若本臨時合約任何條款因上述第(b)款的規定沒有從該 623 章的適用範圍內排除，而第三者(定義見該條例)可依據該 623 章強制執行任何該等條款時;  
(i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷(倘若撤銷權存在)，而該 623 章第 6(1)條將不適用於本臨時合約;及  
(ii) 賣方和買方依據該 623 章第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
29. 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。
30. 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 條給予該詞語的涵義;



- (b) 「工作日」具有該條例第 2(1)條給予該詞的涵義。
- (c) 附表 1 載列之(a)項所指的項目的樓面面積，按照該條例第 8(3)條之規定計算;及
- (d) 附表 1 載列之(b)項所指的項目的面積，按照該條例附表 2 第 2 部分之規定計算。

## 出售條款附表 1

### Schedule 1 to Conditions of Sale

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第1座49樓A室  
Flat A on 49 Floor of Tower 1 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為 113.043 平方米／ square metres/ 1,217 平方呎\*[其中 - ]  
the saleable area of the Property is

|    |              |                     |            |                                                                          |
|----|--------------|---------------------|------------|--------------------------------------------------------------------------|
| *[ | <u>4.315</u> | 平方米／ square metres/ | <u>46</u>  | 平方呎為露台的樓面面積] ; square feet is the floor area of the balcony];            |
| *[ | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎為工作平台的樓面面積] ; square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積] ; 及 square feet is the floor area of the verandah]; and     |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                     |            |                      |
|--------------------------------------------------|---------------|---------------------|------------|----------------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the air-conditioning plant room is |               |                     |            |                      |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the bay window is                  |               |                     |            |                      |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the cockloft is                    |               |                     |            |                      |
| *[平台的面積為                                         | <u>8.083</u>  | 平方米／ square metres/ | <u>87</u>  | 平方呎] ; square feet]; |
| *[the area of the flat roof is                   |               |                     |            |                      |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the garden is                      |               |                     |            |                      |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the parking space is               |               |                     |            |                      |
| *[天台的面積為                                         | <u>78.103</u> | 平方米／ square metres/ | <u>841</u> | 平方呎] ; square feet]; |
| *[the area of the roof is                        |               |                     |            |                      |
| *[梯屋的面積為                                         | <u>4.476</u>  | 平方米／ square metres/ | <u>48</u>  | 平方呎] ; square feet]; |
| *[the area of the stairhood is                   |               |                     |            |                      |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the terrace is                     |               |                     |            |                      |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎] ; square feet]; |
| *[the area of the yard is                        |               |                     |            |                      |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第1座49樓B室  
Flat B on 49 Floor of Tower 1 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 102.596 平方米／ square metres/ 1,104 平方呎\*[，其中 - ]  
the saleable area of the Property is

|    |              |                     |            |                                                                         |
|----|--------------|---------------------|------------|-------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／ square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]； square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／ square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]； square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及 square feet is the floor area of the verandah]； and      |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                     |            |                     |
|--------------------------------------------------|---------------|---------------------|------------|---------------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the bay window is                  | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the cockloft is                    | <u>6.900</u>  | 平方米／ square metres/ | <u>74</u>  | 平方呎]； square feet]； |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the flat roof is                   | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[花園的面積為                                         | <u>56.808</u> | 平方米／ square metres/ | <u>611</u> | 平方呎]； square feet]； |
| *[the area of the garden is                      | <u>5.456</u>  | 平方米／ square metres/ | <u>59</u>  | 平方呎]； square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the parking space is               | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the roof is                        | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the stairhood is                   | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the terrace is                     | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |
| *[the area of the yard is                        | <u>xxx</u>    | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第1座49樓C室  
Flat C on 49 Floor of Tower 1 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 99.588 平方米／ 1,072 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>11.333</u> | 平方米／           | <u>122</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>70.196</u> | 平方米／           | <u>756</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>2.419</u>  | 平方米／           | <u>26</u>  | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第1座5樓E室  
Flat E on 5 Floor of Tower 1 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 平方米／ 平方呎\*[，其中 - ]  
the saleable area of the Property is 49.758 square metres/ 536 square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[平台的面積為                                         | <u>41.360</u> | 平方米／           | <u>445</u> | 平方呎]；         |
| *[the area of the flat roof is                   | <u>41.360</u> | square metres/ | <u>445</u> | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        | <u>xxx</u>    | square metres/ | <u>xxx</u> | square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第1座5樓F室  
Flat F on 5 Floor of Tower 1 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 28.779 平方米／ 310 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony];  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform];  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]; and

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |              |                |            |               |
|--------------------------------------------------|--------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |              | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |              | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |              | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>9.632</u> | 平方米／           | <u>104</u> | 平方呎]；         |
| *[the area of the flat roof is                   |              | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |              | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |              | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |              | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |              | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |              | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |              | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第1座5樓H室  
Flat H on 5 Floor of Tower 1 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 49.303 平方米／ 531 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony];  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform];  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]; and

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>37.258</u> | 平方米／           | <u>401</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座5樓A室  
Flat A on 5 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為 28.181 平方米／ square metres/ 303 平方呎\*[，其中 - ] square feet \*[of which -]

|    |            |                     |            |                                                                         |
|----|------------|---------------------|------------|-------------------------------------------------------------------------|
| *[ | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎為露台的樓面面積]； square feet is the floor area of the balcony];            |
| *[ | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎為工作平台的樓面面積]； square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及 square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |              |                     |            |                     |
|--------------------------------------------------|--------------|---------------------|------------|---------------------|
| *[空調機房的面積為                                       | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the air-conditioning plant room is | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the bay window is                  | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the cockloft is                    | <u>9.445</u> | 平方米／ square metres/ | <u>102</u> | 平方呎]； square feet]; |
| *[平台的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the flat roof is                   | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[花園的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the garden is                      | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the parking space is               | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[天台的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the roof is                        | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the stairhood is                   | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the terrace is                     | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the yard is                        | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座49樓A室  
Flat A on 49 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 157.191 平方米／ 1,692 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ 1.500 平方米／ 16 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |                |                |              |               |
|--------------------------------------------------|----------------|----------------|--------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the air-conditioning plant room is |                | square metres/ |              | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the bay window is                  |                | square metres/ |              | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the cockloft is                    |                | square metres/ |              | square feet]； |
| *[平台的面積為                                         | <u>4.328</u>   | 平方米／           | <u>47</u>    | 平方呎]；         |
| *[the area of the flat roof is                   |                | square metres/ |              | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the garden is                      |                | square metres/ |              | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the parking space is               |                | square metres/ |              | square feet]； |
| *[天台的面積為                                         | <u>111.380</u> | 平方米／           | <u>1,199</u> | 平方呎]；         |
| *[the area of the roof is                        |                | square metres/ |              | square feet]； |
| *[梯屋的面積為                                         | <u>4.945</u>   | 平方米／           | <u>53</u>    | 平方呎]；         |
| *[the area of the stairhood is                   |                | square metres/ |              | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the terrace is                     |                | square metres/ |              | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the yard is                        |                | square metres/ |              | square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座49樓B室  
Flat B on 49 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 139.806 平方米／ 1,505 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |                |                |              |               |
|--------------------------------------------------|----------------|----------------|--------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the air-conditioning plant room is |                | square metres/ |              | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the bay window is                  |                | square metres/ |              | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the cockloft is                    |                | square metres/ |              | square feet]; |
| *[平台的面積為                                         | <u>5.823</u>   | 平方米／           | <u>63</u>    | 平方呎]；         |
| *[the area of the flat roof is                   |                | square metres/ |              | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the garden is                      |                | square metres/ |              | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the parking space is               |                | square metres/ |              | square feet]; |
| *[天台的面積為                                         | <u>105.370</u> | 平方米／           | <u>1,134</u> | 平方呎]；         |
| *[the area of the roof is                        |                | square metres/ |              | square feet]; |
| *[梯屋的面積為                                         | <u>5.139</u>   | 平方米／           | <u>55</u>    | 平方呎]；         |
| *[the area of the stairhood is                   |                | square metres/ |              | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the terrace is                     |                | square metres/ |              | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>     | 平方米／           | <u>xxx</u>   | 平方呎]；         |
| *[the area of the yard is                        |                | square metres/ |              | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座5樓C室  
Flat C on 5 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 74.800 平方米／ square metres/ 805 平方呎\*[，其中 - ]  
the saleable area of the Property is

\*[ xxx 平方米／ square metres/ xxx 平方呎為露台的樓面面積]；  
square feet is the floor area of the balcony];  
\*[ xxx 平方米／ square metres/ xxx 平方呎為工作平台的樓面面積]；  
square feet is the floor area of the utility platform];  
\*[ xxx 平方米／ square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]; and

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>29.647</u> | 平方米／           | <u>319</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座37樓C室  
Flat C on 37 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座38樓C室  
Flat C on 38 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座39樓C室  
Flat C on 39 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 78.932 平方米／  
square metres/ 850 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座40樓C室  
Flat C on 40 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座41樓C室  
Flat C on 41 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 78.932 平方米／  
square metres/ 850 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座42樓C室  
Flat C on 42 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 78.932 平方米／  
square metres/ 850 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／<br>square metres/ | <u>28</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座43樓C室  
Flat C on 43 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座45樓C室  
Flat C on 45 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座46樓C室  
Flat C on 46 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座47樓C室  
Flat C on 47 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 78.932 平方米／ 850 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座48樓C室  
Flat C on 48 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 78.932 平方米／  
square metres/ 850 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.632</u> | 平方米／           | <u>28</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座5樓D室  
Flat D on 5 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 50.555 平方米／  
square metres/ 544 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]; and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>13.177</u> | 平方米／<br>square metres/ | <u>142</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座48樓D室  
Flat D on 48 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 54.055 平方米／  
square metres/ 582 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／<br>square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>43.023</u> | 平方米／<br>square metres/ | <u>463</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座48樓E室  
Flat E on 48 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為 35.728 平方米／ 385 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>25.681</u> | 平方米／           | <u>276</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座5樓F室  
Flat F on 5 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 68.448 平方米／ 737 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony];  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform];  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]; and

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>19.766</u> | 平方米／           | <u>213</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座37樓F室  
Flat F on 37 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 71.948 平方米／  
square metres/ 774 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／<br>square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座38樓F室  
Flat F on 38 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 71.948 平方米／ 774 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座39樓F室  
Flat F on 39 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 71.948 平方米／  
square metres/ 774 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／<br>square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座40樓F室  
Flat F on 40 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 71.948 平方米／ 774 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座41樓F室  
Flat F on 41 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 71.948 平方米／  
square metres/ 774 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座42樓F室  
Flat F on 42 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 71.948 平方米／  
square metres/ 774 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／<br>square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座43樓F室  
Flat F on 43 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 71.948 平方米／ 774 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座45樓F室  
Flat F on 45 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 71.948 平方米／ 774 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座46樓F室  
Flat F on 46 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 71.948 平方米／ 774 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座47樓F室  
Flat F on 47 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 71.948 平方米／  
square metres/ 774 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／<br>square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座48樓F室  
Flat F on 48 Floor of Tower 2 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 71.948 平方米／ 774 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第2座5樓H室  
Flat H on 5 Floor of Tower 2 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 22.060 平方米／  
square metres/ 237 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
square feet is the floor area of the balcony]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |              |                        |            |                        |
|----------------------------------------------------------------|--------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>8.033</u> | 平方米／<br>square metres/ | <u>86</u>  | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座 50&51 樓 A 室  
Flat A on 50&51 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 183.799 平方米／  
square metres/ 1,978 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
square feet is the floor area of the balcony]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>10.153</u> | 平方米／<br>square metres/ | <u>109</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>71.952</u> | 平方米／<br>square metres/ | <u>774</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>6.063</u>  | 平方米／<br>square metres/ | <u>65</u>  | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓B室  
Flat B on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為 44.104 平方米／ square metres/ 475 平方呎\*[，其中 - ] square feet \*[of which -]

|    |            |                     |            |                                                                         |
|----|------------|---------------------|------------|-------------------------------------------------------------------------|
| *[ | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎為露台的樓面面積]； square feet is the floor area of the balcony];            |
| *[ | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎為工作平台的樓面面積]； square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及 square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |              |                     |            |                     |
|--------------------------------------------------|--------------|---------------------|------------|---------------------|
| *[空調機房的面積為                                       | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the air-conditioning plant room is | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the bay window is                  | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the cockloft is                    | <u>4.696</u> | 平方米／ square metres/ | <u>51</u>  | 平方呎]； square feet]; |
| *[平台的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the flat roof is                   | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[花園的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the garden is                      | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the parking space is               | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[天台的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the roof is                        | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the stairhood is                   | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the terrace is                     | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the yard is                        | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座 50&51 樓 B 室  
Flat B on 50&51 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 152.837 平方米／  
square metres/ 1,645 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／<br>square metres/ | <u>22</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>7.954</u>  | 平方米／<br>square metres/ | <u>86</u>  | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>61.402</u> | 平方米／<br>square metres/ | <u>661</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>5.940</u>  | 平方米／<br>square metres/ | <u>64</u>  | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓C室  
Flat C on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 84.723 平方米／  
square metres/ 912 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |              |                        |            |                        |
|----------------------------------------------------------------|--------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>6.188</u> | 平方米／<br>square metres/ | <u>67</u>  | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座45樓C室  
Flat C on 45 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.828 平方米／ 945 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座46樓C室  
Flat C on 46 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.828 平方米／  
square metres/ 945 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座47樓C室  
Flat C on 47 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.828 平方米／ square metres/ 945 平方呎\*[，其中 - ] square feet \*[of which -]

|    |              |                     |            |                                                                         |
|----|--------------|---------------------|------------|-------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／ square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]； square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／ square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]； square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及 square feet is the floor area of the verandah]; and      |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                     |            |                     |
|--------------------------------------------------|------------|---------------------|------------|---------------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the bay window is                  | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the cockloft is                    | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the flat roof is                   | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the garden is                      | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the parking space is               | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the roof is                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the stairhood is                   | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the terrace is                     | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the yard is                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座48樓C室  
Flat C on 48 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.828 平方米／ 945 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座49樓C室  
Flat C on 49 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.828 平方米／  
square metres/ 945 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座50樓C室  
Flat C on 50 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 86.851 平方米／ 935 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.275</u> | 平方米／           | <u>35</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |              |                |            |               |
|--------------------------------------------------|--------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |              | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |              | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |              | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>3.601</u> | 平方米／           | <u>39</u>  | 平方呎]；         |
| *[the area of the flat roof is                   |              | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |              | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |              | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |              | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |              | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |              | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |              | square metres/ |            | square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座51樓C室  
Flat C on 51 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 86.795 平方米／ 934 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.275</u> | 平方米／           | <u>35</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>63.157</u> | 平方米／           | <u>680</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓D室  
Flat D on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 58.087 平方米／  
square metres/ 625 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]; and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>20.476</u> | 平方米／<br>square metres/ | <u>220</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座51樓D室  
Flat D on 51 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 32.402 平方米／ 349 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>11.480</u> | 平方米／           | <u>124</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓E室  
Flat E on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 28.785 平方米／  
square metres/ 310 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]； |
| *[平台的面積為                                         | <u>10.092</u> | 平方米／           | <u>109</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座50樓E室  
Flat E on 50 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 98.764 平方米／ 1,063 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／           | <u>26</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座51樓E室  
Flat E on 51 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 98.764 平方米／ 1,063 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／           | <u>26</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>68.947</u> | 平方米／           | <u>742</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座51樓F室  
Flat F on 51 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 51.308 平方米／ 552 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>45.924</u> | 平方米／           | <u>494</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓G室  
Flat G on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 28.732 平方米／  
square metres/ 309 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]; and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>13.871</u> | 平方米／<br>square metres/ | <u>149</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓H室  
Flat H on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 66.251 平方米／  
square metres/ 713 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]; and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>41.619</u> | 平方米／<br>square metres/ | <u>448</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座45樓H室  
Flat H on 45 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 70.108 平方米／ 755 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／           | <u>26</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座46樓H室  
Flat H on 46 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 70.108 平方米／  
square metres/ 755 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／           | <u>26</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座47樓H室  
Flat H on 47 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 70.108 平方米／ 755 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／           | <u>26</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座48樓H室  
Flat H on 48 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 70.108 平方米／ 755 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／           | <u>26</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座49樓H室  
Flat H on 49 Floor of Tower 3 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 70.108 平方米／ square metres/ 755 平方呎\*[，其中 - ] square feet \*[of which -]

|    |              |                     |            |                                                                         |
|----|--------------|---------------------|------------|-------------------------------------------------------------------------|
| *[ | <u>2.422</u> | 平方米／ square metres/ | <u>26</u>  | 平方呎為露台的樓面面積]； square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／ square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]； square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及 square feet is the floor area of the verandah]; and      |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                     |            |                     |
|--------------------------------------------------|------------|---------------------|------------|---------------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the bay window is                  | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the cockloft is                    | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the flat roof is                   | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the garden is                      | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the parking space is               | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the roof is                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the stairhood is                   | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the terrace is                     | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the yard is                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第3座5樓J室  
Flat J on 5 Floor of Tower 3 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 47.808 平方米／  
square metres/ 515 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]； |
| *[平台的面積為                                         | <u>20.235</u> | 平方米／           | <u>218</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座 50&51樓 A室  
Flat A on 50&51 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 185.918 平方米／  
square metres/ 2,001 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.234</u> | 平方米／           | <u>24</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>10.123</u> | 平方米／           | <u>109</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>71.696</u> | 平方米／           | <u>772</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>6.063</u>  | 平方米／           | <u>65</u>  | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座5樓B室  
Flat B on 5 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 44.174 平方米／  
square metres/ 475 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／  
square metres/ xxx 平方呎為露台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為工作平台的樓面面積]；  
\*[ xxx 平方米／  
square metres/ xxx 平方呎為陽台的樓面面積]；及  
square feet is the floor area of the verandah]; and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>10.320</u> | 平方米／<br>square metres/ | <u>111</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座 50&51 樓 B 室  
Flat B on 50&51 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 145.788 平方米／ 1,569 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>7.954</u>  | 平方米／           | <u>86</u>  | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>61.078</u> | 平方米／           | <u>657</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>5.940</u>  | 平方米／           | <u>64</u>  | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座5樓C室  
Flat C on 5 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 84.832 平方米／  
square metres/ 913 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>23.224</u> | 平方米／<br>square metres/ | <u>250</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座7樓C室  
Flat C on 7 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座8樓C室  
Flat C on 8 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ square metres/ 947 平方呎\*[，其中 - ] square feet \*[of which -]

|    |              |                     |            |                                                                         |
|----|--------------|---------------------|------------|-------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／ square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]； square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／ square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]； square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／ square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及 square feet is the floor area of the verandah]; and      |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                     |            |                     |
|--------------------------------------------------|------------|---------------------|------------|---------------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the bay window is                  | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the cockloft is                    | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the flat roof is                   | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the garden is                      | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the parking space is               | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the roof is                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the stairhood is                   | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the terrace is                     | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |
| *[the area of the yard is                        | <u>xxx</u> | 平方米／ square metres/ | <u>xxx</u> | 平方呎]； square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座11樓C室  
Flat C on 11 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座15樓C室  
Flat C on 15 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座18樓C室  
Flat C on 18 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座19樓C室  
Flat C on 19 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座21樓C室  
Flat C on 21 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座22樓C室  
Flat C on 22 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座26樓C室  
Flat C on 26 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座28樓C室  
Flat C on 28 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座30樓C室  
Flat C on 30 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座32樓C室  
Flat C on 32 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座35樓C室  
Flat C on 35 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座38樓C室  
Flat C on 38 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座39樓C室  
Flat C on 39 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座40樓C室  
Flat C on 40 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座41樓C室  
Flat C on 41 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座42樓C室  
Flat C on 42 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座43樓C室  
Flat C on 43 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／<br>square metres/ | <u>33</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |            |                        |            |                        |
|----------------------------------------------------------------|------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u> | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座45樓C室  
Flat C on 45 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座46樓C室  
Flat C on 46 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座47樓C室  
Flat C on 47 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座48樓C室  
Flat C on 48 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 87.937 平方米／  
square metres/ 947 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座49樓C室  
Flat C on 49 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 87.937 平方米／ 947 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>3.105</u> | 平方米／           | <u>33</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座51樓C室  
Flat C on 51 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 63.475 平方米／  
square metres/ 683 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>3.275</u> | 平方米／<br>square metres/ | <u>35</u>  | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony];            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]; and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |               |                        |            |                        |
|----------------------------------------------------------------|---------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[天台的面積為<br>*[the area of the roof is                          | <u>54.780</u> | 平方米／<br>square metres/ | <u>590</u> | 平方呎]；<br>square feet]; |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>    | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座5樓D室  
Flat D on 5 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 59.587 平方米／  
square metres/ 641 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                        |            |                                                                            |
|----|--------------|------------------------|------------|----------------------------------------------------------------------------|
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為露台的樓面面積]；<br>square feet is the floor area of the balcony]；            |
| *[ | <u>1.500</u> | 平方米／<br>square metres/ | <u>16</u>  | 平方呎為工作平台的樓面面積]；<br>square feet is the floor area of the utility platform]； |
| *[ | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎為陽台的樓面面積]；及<br>square feet is the floor area of the verandah]； and      |

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                                |              |                        |            |                        |
|----------------------------------------------------------------|--------------|------------------------|------------|------------------------|
| *[空調機房的面積為<br>*[the area of the air-conditioning plant room is | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[窗台的面積為<br>*[the area of the bay window is                    | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[閣樓的面積為<br>*[the area of the cockloft is                      | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[平台的面積為<br>*[the area of the flat roof is                     | <u>2.877</u> | 平方米／<br>square metres/ | <u>31</u>  | 平方呎]；<br>square feet]； |
| *[花園的面積為<br>*[the area of the garden is                        | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[停車位的面積為<br>*[the area of the parking space is                | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[天台的面積為<br>*[the area of the roof is                          | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[梯屋的面積為<br>*[the area of the stairhood is                     | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[前庭的面積為<br>*[the area of the terrace is                       | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |
| *[庭園的面積為<br>*[the area of the yard is                          | <u>xxx</u>   | 平方米／<br>square metres/ | <u>xxx</u> | 平方呎]；<br>square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座51樓D室  
Flat D on 51 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 32.000 平方米／  
square metres/ 344 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>17.938</u> | 平方米／           | <u>193</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座50樓E室  
Flat E on 50 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 106.453 平方米／  
square metres/ 1,146 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |            |                |            |               |
|--------------------------------------------------|------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |            | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |            | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |            | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |            | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |            | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |            | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |            | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |            | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |            | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u> | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |            | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座51樓E室  
Flat E on 51 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為  
the saleable area of the Property is 106.454 平方米／  
square metres/ 1,146 平方呎\*[，其中 - ]  
square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>54.132</u> | 平方米／           | <u>583</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |



本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座5樓F室  
Flat F on 5 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 28.683 平方米／  
square metres/ 309 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]； |
| *[平台的面積為                                         | <u>13.294</u> | 平方米／           | <u>143</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座51樓F室  
Flat F on 51 Floor of Tower 5 of The Arles, Fo Tan, New Territories

(a) 本物業的實用面積為 51.300 平方米／ 552 平方呎\*[，其中 - ]  
the saleable area of the Property is square metres/ square feet \*[of which -]

|    |              |                |            |                                                         |
|----|--------------|----------------|------------|---------------------------------------------------------|
| *[ | <u>2.000</u> | 平方米／           | <u>22</u>  | 平方呎為露台的樓面面積]；                                           |
|    |              | square metres/ |            | square feet is the floor area of the balcony];          |
| *[ | <u>1.500</u> | 平方米／           | <u>16</u>  | 平方呎為工作平台的樓面面積]；                                         |
|    |              | square metres/ |            | square feet is the floor area of the utility platform]; |
| *[ | <u>xxx</u>   | 平方米／           | <u>xxx</u> | 平方呎為陽台的樓面面積]；及                                          |
|    |              | square metres/ |            | square feet is the floor area of the verandah]; and     |

(b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]; |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]; |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]; |
| *[平台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]; |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]; |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]; |
| *[天台的面積為                                         | <u>46.770</u> | 平方米／           | <u>503</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]; |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]; |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]; |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]; |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座5樓G室  
Flat G on 5 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 28.733 平方米／  
square metres/ 309 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]； |
| *[平台的面積為                                         | <u>13.281</u> | 平方米／           | <u>143</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]； |

本物業的量度尺寸如下 –

The measurements of the Property are as follows:-

本物業 Property : 新界火炭「星凱·堤岸」第5座5樓J室  
Flat J on 5 Floor of Tower 5 of The Arles, Fo Tan, New Territories

- (a) 本物業的實用面積為  
the saleable area of the Property is 47.800 平方米／  
square metres/ 515 平方呎\*[，其中 - ]  
square feet \*[of which -]

\*[ xxx 平方米／ xxx 平方呎為露台的樓面面積]；  
square metres/ square feet is the floor area of the balcony]；  
\*[ xxx 平方米／ xxx 平方呎為工作平台的樓面面積]；  
square metres/ square feet is the floor area of the utility platform]；  
\*[ xxx 平方米／ xxx 平方呎為陽台的樓面面積]；及  
square metres/ square feet is the floor area of the verandah]； and

- (b) 其他量度尺寸為 –  
other measurement are:-

|                                                  |               |                |            |               |
|--------------------------------------------------|---------------|----------------|------------|---------------|
| *[空調機房的面積為                                       | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the air-conditioning plant room is |               | square metres/ |            | square feet]； |
| *[窗台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the bay window is                  |               | square metres/ |            | square feet]； |
| *[閣樓的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the cockloft is                    |               | square metres/ |            | square feet]； |
| *[平台的面積為                                         | <u>12.152</u> | 平方米／           | <u>131</u> | 平方呎]；         |
| *[the area of the flat roof is                   |               | square metres/ |            | square feet]； |
| *[花園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the garden is                      |               | square metres/ |            | square feet]； |
| *[停車位的面積為                                        | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the parking space is               |               | square metres/ |            | square feet]； |
| *[天台的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the roof is                        |               | square metres/ |            | square feet]； |
| *[梯屋的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the stairhood is                   |               | square metres/ |            | square feet]； |
| *[前庭的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the terrace is                     |               | square metres/ |            | square feet]； |
| *[庭園的面積為                                         | <u>xxx</u>    | 平方米／           | <u>xxx</u> | 平方呎]；         |
| *[the area of the yard is                        |               | square metres/ |            | square feet]； |

2. INTERIOR FINISHES

| Item |                           | Description                          |                                                                 |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                 |
|------|---------------------------|--------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|      |                           | Wall                                 |                                                                 | Ceiling                                                                                                                                                                                                                                                                                                                                 |                                                                                                                 |
| (b)  | Internal wall and ceiling | Living room and Dining room finishes |                                                                 | Walls finished with emulsion paint (apart from area covered by cabinet & area covered by bulkhead at which where are no wall finishes), except following residential units finished with emulsion paint with melamine feature wall (apart from area covered by cabinet & area covered by bulkhead at which there are no wall finishes). | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.      |
|      |                           |                                      |                                                                 |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                 |
|      |                           | Tower                                |                                                                 | Unit                                                                                                                                                                                                                                                                                                                                    |                                                                                                                 |
|      |                           | Tower 1                              | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | B,C & F                                                                                                                                                                                                                                                                                                                                 | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.      |
|      |                           |                                      | 49/F                                                            | A, B & C                                                                                                                                                                                                                                                                                                                                | Ceiling finished with emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint. |
|      |                           | Tower 2                              | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | A, E & H                                                                                                                                                                                                                                                                                                                                | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.      |
|      |                           |                                      | 49/F                                                            | A & B                                                                                                                                                                                                                                                                                                                                   | Ceiling finished with emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint. |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

2. 室內裝修物料

| 細項  |        | 描述            |                                                                                                  |                                        |                     |
|-----|--------|---------------|--------------------------------------------------------------------------------------------------|----------------------------------------|---------------------|
|     |        | 牆壁            |                                                                                                  | 天花板                                    |                     |
| (b) | 內牆及天花板 | 客廳及飯廳的裝修物料的類型 | 除以下住宅單位之牆身髹乳膠漆及三聚氰胺貼面裝置牆（不包括櫃背牆身、裝飾橫樑遮蓋之牆身、該處之牆身不設裝修物料），所有牆身髹乳膠漆（不包括櫃背牆身、裝飾橫樑遮蓋之牆身、該處之牆身不設裝修物料）。 |                                        | 外露天花板髹乳膠漆及石膏板假陣髹乳膠漆 |
|     |        |               | 座數                                                                                               |                                        | 單位                  |
|     |        |               | 第1座                                                                                              | 5樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-48樓 | B、C及F               |
|     |        |               |                                                                                                  | 49樓                                    | A、B及C               |
|     |        |               | 第2座                                                                                              | 5樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-48樓 | A、E及H               |
|     |        |               |                                                                                                  | 49樓                                    | A及B                 |

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

2. INTERIOR FINISHES

| Item |                           | Description                          |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                |                                                                                                            |                                                                                                                 |
|------|---------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|      |                           | Wall                                 |                                                                                                                                                                                                                                                                                                                                         | Ceiling                                                                                                                                                                        |                                                                                                            |                                                                                                                 |
| (b)  | Internal wall and ceiling | Living room and Dining room finishes | Walls finished with emulsion paint (apart from area covered by cabinet & area covered by bulkhead at which where are no wall finishes), except following residential units finished with emulsion paint with melamine feature wall (apart from area covered by cabinet & area covered by bulkhead at which there are no wall finishes). |                                                                                                                                                                                | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint. |                                                                                                                 |
|      |                           |                                      | Tower                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                | Unit                                                                                                       |                                                                                                                 |
|      |                           |                                      | Tower 3                                                                                                                                                                                                                                                                                                                                 | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F                                                                                                                | E, F & G                                                                                                   | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.      |
|      |                           |                                      |                                                                                                                                                                                                                                                                                                                                         | 50F - 51/F                                                                                                                                                                     | D                                                                                                          |                                                                                                                 |
|      |                           |                                      |                                                                                                                                                                                                                                                                                                                                         | 50/F & 51/F                                                                                                                                                                    | A & B (Duplex Unit)                                                                                        | Ceiling finished with emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint. |
|      |                           |                                      | Tower 5                                                                                                                                                                                                                                                                                                                                 | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F                                                                                                                | E, F & G                                                                                                   | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.      |
|      |                           |                                      |                                                                                                                                                                                                                                                                                                                                         | 50/F - 51/F                                                                                                                                                                    | D                                                                                                          |                                                                                                                 |
|      |                           |                                      |                                                                                                                                                                                                                                                                                                                                         | 50/F & 51/F                                                                                                                                                                    | A & B (Duplex Unit)                                                                                        | Ceiling finished with emulsion paint where exposed and gypsum board false ceiling finished with emulsion paint. |
|      |                           |                                      | Bedroom finishes                                                                                                                                                                                                                                                                                                                        | Wall of Master bedroom and Bedroom(s) finished with emulsion paint, except area above the false ceiling level and area covered by bulkhead at which there are no wall finishes |                                                                                                            | Ceiling finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint.      |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

2 室內裝修物料

| 細項  |        | 描述            |                                                                                                  |                                        |                     |
|-----|--------|---------------|--------------------------------------------------------------------------------------------------|----------------------------------------|---------------------|
|     |        | 牆壁            |                                                                                                  | 天花板                                    |                     |
| (b) | 內牆及天花板 | 客廳及飯廳的裝修物料的類型 | 除以下住宅單位之牆身髹乳膠漆及三聚氰胺貼面裝置牆（不包括櫃背牆身、裝飾橫樑遮蓋之牆身、該處之牆身不設裝修物料），所有牆身髹乳膠漆（不包括櫃背牆身、裝飾橫樑遮蓋之牆身、該處之牆身不設裝修物料）。 |                                        | 外露天花板髹乳膠漆及石膏板假陣髹乳膠漆 |
|     |        |               | 座數                                                                                               |                                        | 單位                  |
|     |        |               | 第3座                                                                                              | 5樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-49樓 | E、F及G               |
|     |        |               |                                                                                                  | 50樓-51樓                                | D                   |
|     |        |               |                                                                                                  | 50樓及51樓                                | A及B（複式單位）           |
|     |        |               | 第5座                                                                                              | 5樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-49樓 | E、F及G               |
|     |        |               |                                                                                                  | 50樓-51樓                                | D                   |
|     |        |               |                                                                                                  | 50樓及51樓                                | A及B（複式單位）           |
|     |        | 睡房的裝修物料的類型    | 主人睡房及睡房之牆身髹乳膠漆、不包括假天花以上及裝飾橫樑遮蓋之牆身、該處之牆身不設裝修物料。                                                   |                                        | 外露天花板髹乳膠漆及石膏板假陣髹乳膠漆 |

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

2. INTERIOR FINISHES

| Item |                | Description                              |                                                                                                                                                                                                                                                                       |                                                                 |                |                 |                              |
|------|----------------|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------|-----------------|------------------------------|
|      |                |                                          | Floor                                                                                                                                                                                                                                                                 |                                                                 |                | Skirting        |                              |
| (c)  | Internal Floor | Material for Living room and Dining room | Floor finished with engineered timber flooring, metal trimming and natural stone.                                                                                                                                                                                     |                                                                 |                | Timber skirting |                              |
|      |                | Material for Bedroom                     | Floor finished with engineered timber flooring, except floor of the following residential units finished with engineered timber flooring, metal trimming and natural stone border along the edge of floor adjoining door to Balcony or Utility platform or Flat roof. |                                                                 |                | Timber skirting |                              |
|      |                |                                          | Tower                                                                                                                                                                                                                                                                 |                                                                 | Unit           |                 | Location                     |
|      |                |                                          | Tower 1                                                                                                                                                                                                                                                               | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | A, D & E       |                 | Master bedroom               |
|      |                |                                          |                                                                                                                                                                                                                                                                       | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | G              |                 | Master bedroom               |
|      |                |                                          |                                                                                                                                                                                                                                                                       | 49/F                                                            | A & B          |                 | Master bedroom and Bedroom 2 |
|      |                |                                          |                                                                                                                                                                                                                                                                       |                                                                 | C              |                 | Master bedroom               |
|      |                |                                          | Tower 2                                                                                                                                                                                                                                                               | 5/F                                                             | G              |                 | Bedroom 1                    |
|      |                |                                          |                                                                                                                                                                                                                                                                       | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | B, C, D, E & F |                 | Master bedroom               |
|      |                |                                          |                                                                                                                                                                                                                                                                       | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | G              |                 | Master bedroom               |
|      |                |                                          |                                                                                                                                                                                                                                                                       | 49/F                                                            | A              |                 | Bedroom 3                    |
|      |                |                                          |                                                                                                                                                                                                                                                                       |                                                                 | B              |                 | Master bedroom and Bedroom 3 |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

2. 室內裝修物料

| 細項  |      | 描述       |                                                         |                                                        |               |              |      |
|-----|------|----------|---------------------------------------------------------|--------------------------------------------------------|---------------|--------------|------|
|     |      | 地板       |                                                         |                                                        | 牆腳線           |              |      |
| (c) | 內部地板 | 客廳及飯廳的用料 | 地板鋪砌複合木地板、金屬條及天然石。                                      |                                                        |               | 木牆腳線         |      |
|     |      | 睡房的用料    | 除以下住宅單位之地板鋪砌複合木地板、金屬條及天然石圍邊於相連露台或工作平台或平台的門，所有地板鋪砌複合木地板。 |                                                        |               |              | 木牆腳線 |
|     |      |          | 座數                                                      |                                                        | 單位            | 位置           |      |
|     |      |          | 第1座                                                     | 5樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-48樓 | A、D及E         | 主人睡房         |      |
|     |      |          |                                                         | 6樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-48樓 | G             | 主人睡房         |      |
|     |      |          |                                                         | 49樓                                                    | A及B           | 主人睡房及<br>睡房2 |      |
|     |      |          | C                                                       |                                                        | 主人睡房          |              |      |
|     |      |          | 第2座                                                     | 5樓                                                     | G             | 睡房1          |      |
|     |      |          |                                                         | 5樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-48樓 | B、C、D、<br>E及F | 主人睡房         |      |
|     |      |          |                                                         | 6樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-48樓 | G             | 主人睡房         |      |
|     |      |          |                                                         | 49樓                                                    | A             | 睡房3          |      |
|     |      |          |                                                         |                                                        | B             | 主人睡房及<br>睡房3 |      |

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

2. INTERIOR FINISHES

| Item |                | Description                               |                                                                                                                                                                                                                                                                               |                                                                 |                 |                      |                              |
|------|----------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------|----------------------|------------------------------|
|      |                |                                           | Floor                                                                                                                                                                                                                                                                         |                                                                 | Skirting        |                      |                              |
| (c)  | Internal Floor | Material for Lliving room and Dining room | Floor finished with engineered timber flooring, metal trimming and natural stone.                                                                                                                                                                                             |                                                                 | Timber skirting |                      |                              |
|      |                | Material for Master bedroom/ Bedroom      | Floor finished with engineered timber flooring, except floor of the following residential units finished with engineered timber flooring, metal trimming and natural stone border along the edge of floor adjoining door to Balcony or Utility platform or door to Flat roof. |                                                                 | Timber skirting |                      |                              |
|      |                |                                           | Tower                                                                                                                                                                                                                                                                         |                                                                 |                 | Unit                 | Location                     |
|      |                |                                           | Tower 3                                                                                                                                                                                                                                                                       | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F |                 | B                    | Master bedroom               |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F |                 | C, D, E, F, G, H & J | Master bedroom               |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 50/F - 51/F                                                     |                 | D, E & F             | Master bedroom               |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 50/F                                                            |                 | C                    | Master bedroom and Bedroom 2 |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 51/F                                                            |                 | B (Duplex Unit)      | Master bedroom               |
|      |                |                                           |                                                                                                                                                                                                                                                                               |                                                                 |                 | C                    | Bedroom 2                    |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 5/F                                                             |                 | C                    | Bedroom 2                    |
|      |                |                                           | Tower 5                                                                                                                                                                                                                                                                       | 5/F                                                             |                 | C                    | Bedroom 2                    |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F |                 | C, D, E, F, G, H & J | Master bedroom               |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 50/F - 51/F                                                     |                 | C, D, E & F          | Master bedroom               |
|      |                |                                           |                                                                                                                                                                                                                                                                               | 51/F                                                            |                 | B (Duplex Unit)      | Master bedroom               |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

2. 室內裝修物料

| 細項  |      | 描述         |                                                       |                                                        |                       |              |      |
|-----|------|------------|-------------------------------------------------------|--------------------------------------------------------|-----------------------|--------------|------|
|     |      | 地板         |                                                       |                                                        | 牆腳線                   |              |      |
| (c) | 內部地板 | 客廳及飯廳的用料   | 地板鋪砌複合木地板、金屬條及天然石。                                    |                                                        |                       | 木牆腳線         |      |
|     |      | 主人睡房/睡房的用料 | 除以下住宅單位之地板鋪砌複合木地板、金屬條及天然石圍邊於相連露台或工作平台或平台，所有地板鋪砌複合木地板。 |                                                        |                       |              | 木牆腳線 |
|     |      |            | 座數                                                    |                                                        | 單位                    | 位置           |      |
|     |      |            | 第3座                                                   | 6樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-49樓 | B                     | 主人睡房         |      |
|     |      |            |                                                       | 5樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-49樓 | C、D、<br>E、F、G、<br>H及J | 主人睡房         |      |
|     |      |            |                                                       | 50樓-51樓                                                | D、E及F                 | 主人睡房         |      |
|     |      |            |                                                       | 50樓                                                    | C                     | 主人睡房及<br>睡房2 |      |
|     |      |            |                                                       | 51樓                                                    | B<br>(複式單位)           | 主人睡房         |      |
|     |      |            |                                                       |                                                        | C                     | 睡房2          |      |
|     |      |            | 第5座                                                   | 5樓                                                     | C                     | 睡房2          |      |
|     |      |            |                                                       | 5樓-12樓、<br>15樓-23樓、<br>26樓-33樓、<br>35樓-43樓及<br>45樓-49樓 | C、D、<br>E、F、G、<br>H及J | 主人睡房         |      |
|     |      |            |                                                       | 50樓-51樓                                                | C、D、E及<br>F           | 主人睡房         |      |
|     |      |            |                                                       | 51樓                                                    | B<br>(複式單位)           | 主人睡房         |      |

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。



2. INTERIOR FINISHES

| Item |          | Description          |                              |                                                                                                           |               |                                                         |
|------|----------|----------------------|------------------------------|-----------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------------|
|      |          |                      |                              | Wall                                                                                                      | Floor         | Ceiling                                                 |
| (d)  | Bathroom | (i) Type of finishes | Master bathroom/<br>Bathroom | Wall finished with tiles, except the wall of the following residential units finished with natural stone. | Natural stone | Gypsum board false ceiling finished with emulsion paint |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |
|      |          |                      |                              |                                                                                                           |               |                                                         |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

2. 室內裝修物料

| 細項  |    | 描述              |         |                           |     |            |
|-----|----|-----------------|---------|---------------------------|-----|------------|
|     |    |                 |         | 牆壁                        | 地板  | 天花板        |
| (d) | 浴室 | (i) 裝修物料<br>的類型 | 主人浴室/浴室 | 除以下住宅單位之牆身鋪砌天然石，所有牆身鋪砌瓷磚。 | 天然石 | 石膏板假天花髹乳膠漆 |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |
|     |    |                 |         |                           |     |            |

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

2. INTERIOR FINISHES

| Item |          | Description                                                |            |                                                                                                         |      |                  |                                                                                                        |      |                  |                                                                                                                                                                    |      |                  |
|------|----------|------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------------------|------|------------------|--------------------------------------------------------------------------------------------------------|------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------|
|      |          |                                                            |            | Wall                                                                                                    |      |                  | Floor                                                                                                  |      |                  | Ceiling                                                                                                                                                            |      |                  |
| (d)  | Bathroom | (i) Type of finishes                                       | Lavatory   | Wall finished with natural wall tiles except the following residential unit finished with natural stone |      |                  | Floor finished with floor tiles except the following residen-<br>tial unit finished with natural stone |      |                  | Ceiling finished with aluminium false ceiling with louver<br>except the following residential unit finished with gypsum<br>board false ceiling with emulsion paint |      |                  |
|      |          |                                                            |            | Tower                                                                                                   |      | Unit             | Tower                                                                                                  |      | Unit             |                                                                                                                                                                    |      |                  |
|      |          |                                                            |            | Tower 1                                                                                                 | 49/F | C                | Tower 1                                                                                                | 49/F | C                | Tower 1                                                                                                                                                            | 49/F | C                |
|      |          |                                                            | Lavatory 1 | Wall finished with natural wall tiles except the following residential unit finished with natural stone |      |                  | Floor finished with floor tiles except the following residen-<br>tial unit finished with natural stone |      |                  | Ceiling finished with aluminium false ceiling with louver<br>except the following residential unit finished with gypsum<br>board false ceiling with emulsion paint |      |                  |
|      |          |                                                            |            | Tower                                                                                                   |      | Unit             | Tower                                                                                                  |      | Unit             | Tower                                                                                                                                                              |      | Unit             |
|      |          |                                                            |            | Tower 3 & 5                                                                                             | 50/F | A ( Duplex Unit) | Tower 3 & 5                                                                                            | 50/F | A ( Duplex Unit) | Tower 3 & 5                                                                                                                                                        | 50/F | A ( Duplex Unit) |
|      |          |                                                            | Lavatory 2 | Wall finished with natural wall tiles except the following residential unit finished with natural stone |      |                  | Floor finished with floor tiles except the following residen-<br>tial unit finished with natural stone |      |                  | Ceiling finished with aluminium false ceiling with louver<br>except the following residential unit finished with gypsum<br>board false ceiling with emulsion paint |      |                  |
|      |          |                                                            |            | Tower                                                                                                   |      | Unit             | Tower                                                                                                  |      | Unit             | Tower                                                                                                                                                              |      | Unit             |
|      |          |                                                            |            | Tower 3 & 5                                                                                             | 50/F | B ( Duplex Unit) | Tower 3 & 5                                                                                            | 50/F | B ( Duplex Unit) | Tower 3 & 5                                                                                                                                                        | 50/F | B ( Duplex Unit) |
|      |          | (ii) Whether the wall<br>finishes run up to<br>the ceiling |            | Up to level of false ceiling                                                                            |      |                  |                                                                                                        |      |                  |                                                                                                                                                                    |      |                  |

2. 室內裝修物料

| 細項  |    | 描述                      |            |                              |     |         |                                |     |         |                                         |     |         |
|-----|----|-------------------------|------------|------------------------------|-----|---------|--------------------------------|-----|---------|-----------------------------------------|-----|---------|
|     |    |                         |            | 牆壁                           |     |         | 地板                             |     |         | 天花板                                     |     |         |
| (d) | 浴室 | (i) 裝修物料<br>的類型         | 洗手間        | 除以下住宅單位之牆身鋪砌天然石材，所有單位牆身鋪砌瓷磚。 |     |         | 除以下住宅單位之地板鋪砌天然石材，所有單位地板鋪砌地台瓷磚。 |     |         | 除以下住宅單位之天花板鋪砌石膏板假天花髹乳膠漆，所有單位天花板鋪砌鋁質假天花。 |     |         |
|     |    |                         |            | 座數                           |     | 單位      | 座數                             |     | 單位      | 座數                                      |     | 單位      |
|     |    |                         |            | 第1座                          | 49樓 | C       | 第1座                            | 49樓 | C       | 第1座                                     | 49樓 | C       |
|     |    |                         | 洗手間1       | 除以下住宅單位之牆身鋪砌天然石材，所有單位牆身鋪砌瓷磚。 |     |         | 除以下住宅單位之地板鋪砌天然石材，所有單位地板鋪砌地台瓷磚。 |     |         | 除以下住宅單位之天花板鋪砌石膏板假天花髹乳膠漆，所有單位天花板鋪砌鋁質假天花。 |     |         |
|     |    |                         |            | 座數                           |     | 單位      | 座數                             |     | 單位      | 座數                                      |     | 單位      |
|     |    |                         |            | 第3座及第5座                      | 50樓 | A（複式單位） | 第3座及第5座                        | 50樓 | A（複式單位） | 第3座及第5座                                 | 50樓 | A（複式單位） |
|     |    |                         | 洗手間2       | 除以下住宅單位之牆身鋪砌天然石材，所有單位牆身鋪砌瓷磚。 |     |         | 除以下住宅單位之地板鋪砌天然石材，所有單位地板鋪砌地台瓷磚。 |     |         | 除以下住宅單位之天花板鋪砌石膏板假天花髹乳膠漆，所有單位天花板鋪砌鋁質假天花。 |     |         |
|     |    |                         |            | 座數                           |     | 單位      | 座數                             |     | 單位      | 座數                                      |     | 單位      |
|     |    |                         |            | 第3座及第5座                      | 50樓 | B（複式單位） | 第3座及第5座                        | 50樓 | B（複式單位） | 第3座及第5座                                 | 50樓 | B（複式單位） |
|     |    | (ii) 牆壁的裝修物料<br>是否鋪至天花板 | 裝修物料鋪至假天花底 |                              |     |         |                                |     |         |                                         |     |         |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

2. INTERIOR FINISHES

| Item |         | Description                                          |              |                                                                                                                                                                                                                                  |                     |                                                                                                                                                                                          |               |                                                                              |                                                                                       |                                                                |
|------|---------|------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------|
|      |         |                                                      |              | Wall                                                                                                                                                                                                                             |                     |                                                                                                                                                                                          | Floor         | Ceiling                                                                      | Cooking Bench                                                                         |                                                                |
| (e)  | Kitchen | (i) Type of finishes                                 | Open kitchen | Wall finished with plastic laminate, engineered stone and tiles (except areas covered by hanging kitchen cabinets, areas above the false ceiling level and areas covered by bulkhead at which there are no wall finishes)        |                     |                                                                                                                                                                                          |               | Ceramic tiles, metal trimming natural stone & engineered timber flooring     | Gypsum board false ceiling with emulsion paint                                        | Acrylic solid surface                                          |
|      |         |                                                      | Kitchen      | Wall finished with wall tiles (except areas covered by hanging kitchen cabinets, areas above the false ceiling level and areas covered by bulkhead at which there are no wall finishes) (except the following residential units) |                     |                                                                                                                                                                                          |               | Ceramic tiles (except the following residential units)                       | Aluminium false ceiling and aluminium louver (except the following residential units) | Acrylic solid surface (except the following residential units) |
|      |         | Tower                                                |              | Unit                                                                                                                                                                                                                             | Wall                |                                                                                                                                                                                          | Floor         | Ceiling                                                                      | Cooking Bench                                                                         |                                                                |
|      |         | Tower 1                                              |              | 49/F                                                                                                                                                                                                                             | A, B & C            | Wall finished with natural stone (except area covered by hanging kitchen cabinets, area above the false ceiling level and areas covered by bulkhead at which there are no wall finishes) | Natural stone | Gypsum board false ceiling finished with emulsion paint and aluminium louver | Natural Stone                                                                         |                                                                |
|      |         | Tower 2                                              |              | 49/F                                                                                                                                                                                                                             | A & B               |                                                                                                                                                                                          |               |                                                                              |                                                                                       |                                                                |
|      |         | Tower 3                                              |              | 50/F & 51/F                                                                                                                                                                                                                      | A & B (Duplex Unit) |                                                                                                                                                                                          |               |                                                                              |                                                                                       |                                                                |
|      |         | Tower 5                                              |              | 50/F & 51/F                                                                                                                                                                                                                      | A & B (Duplex Unit) |                                                                                                                                                                                          |               |                                                                              |                                                                                       |                                                                |
|      |         | (ii) Whether the wall finishes run up to the ceiling |              | Wall finishes run up to the false ceiling                                                                                                                                                                                        |                     |                                                                                                                                                                                          |               |                                                                              |                                                                                       |                                                                |

2. 室內裝修物料

| 細項  |    | 描述          |                     |                                                                 |              |               |                                                     |                  |                         |                  |
|-----|----|-------------|---------------------|-----------------------------------------------------------------|--------------|---------------|-----------------------------------------------------|------------------|-------------------------|------------------|
|     |    | 牆壁          |                     |                                                                 |              | 地板            | 天花板                                                 | 灶台               |                         |                  |
| (e) | 廚房 | (i) 裝修物料的類型 | 開放式廚房               | 牆身鋪砌塑料層壓板、複合石及瓷磚<br>(但不包括掛廚櫃牆身、假天花以上及裝飾橫樑遮蓋的位置、該處之牆身不設裝修物料。)    |              |               |                                                     | 瓷磚、金屬條、天然石及複合木地板 | 石膏板假天花髹乳膠漆              | 人造石              |
|     |    |             | 廚房                  | 牆身鋪砌瓷磚<br>(但不包括掛廚櫃牆身、假天花以上及裝飾橫樑遮蓋的位置、該處之牆身不設裝修物料。)<br>(除以下住宅單位) |              |               |                                                     | 瓷磚<br>(除以下住宅單位)  | 鋁質假天花及鋁質百葉<br>(除以下住宅單位) | 人造石<br>(除以下住宅單位) |
|     |    |             |                     | 座數                                                              |              | 單位            | 牆壁                                                  | 地板               | 天花板                     | 灶台               |
|     |    |             |                     | 第1座                                                             | 49樓          | A、B及C         | 牆身鋪砌天然石<br>(但不包括掛廚櫃牆身、假天花以上及裝飾橫樑遮蓋的位置、該處之牆身不設裝修物料。) | 天然石              | 石膏板假天花髹乳膠漆及鋁質百葉         | 天然石              |
|     |    |             |                     | 第2座                                                             | 49樓          | A及B           |                                                     |                  |                         |                  |
|     |    |             |                     | 第3座                                                             | 50樓及51樓      | A及B<br>(複式單位) |                                                     |                  |                         |                  |
|     |    |             |                     | 第5座                                                             | 50樓及51樓      | A及B<br>(複式單位) |                                                     |                  |                         |                  |
|     |    |             | (ii) 牆壁的裝修物料是否鋪至天花板 |                                                                 | 牆壁的裝修物料鋪至假天花 |               |                                                     |                  |                         |                  |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

備註 :不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

3. INTERIOR FITTINGS

|                                                                 |       |                             | Material                                                              | Finishes                                  | Accessories                                                                                                                                                              |                                                                 |                |
|-----------------------------------------------------------------|-------|-----------------------------|-----------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------|
| (a)                                                             | Doors | Main entrance door          | Fire rated solid core timber door                                     | Plastic laminate                          | Lockset, eye viewer, concealed door closer, security chain, concealed door hinges, door bottom seal and door stopper                                                     |                                                                 |                |
|                                                                 |       | Balcony door (sliding door) | Aluminium frame sliding door with tinted low-e coating tempered glass | Aluminium frame with fluorocarbon coating | Door handle, lockset, sliding door track and door stopper                                                                                                                |                                                                 |                |
|                                                                 |       | Balcony door (swing door)   | Aluminium frame swing door with tinted low-e coating tempered glass   | Aluminium frame with fluorocarbon coating | Door handle, door hinges, lockset and door stopper                                                                                                                       |                                                                 |                |
|                                                                 |       | Utility platform door       | Aluminium frame swing door with tinted low-e coating tempered glass   | Aluminium frame with fluorocarbon coating | Door handle, door hinges and lockset, except the Utility platform door of the following residential units fitted with door handle, door hinges, door closer and lockset. |                                                                 |                |
|                                                                 |       |                             |                                                                       |                                           | Tower                                                                                                                                                                    |                                                                 | Unit           |
|                                                                 |       |                             |                                                                       |                                           | Tower 1                                                                                                                                                                  | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | A, G & H       |
|                                                                 |       |                             |                                                                       |                                           | Tower 2                                                                                                                                                                  | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | C, D, E, F & G |
|                                                                 |       |                             |                                                                       |                                           | Tower 3                                                                                                                                                                  | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | A, B & D       |
|                                                                 |       |                             |                                                                       |                                           |                                                                                                                                                                          | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | C              |
|                                                                 |       | Tower 5                     | 6/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F       | A, B & J                                  |                                                                                                                                                                          |                                                                 |                |
| 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | C & D |                             |                                                                       |                                           |                                                                                                                                                                          |                                                                 |                |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

3. 室內裝置

|     |   |       | 用料                | 裝修物料   | 配件                                    |                                        |           |
|-----|---|-------|-------------------|--------|---------------------------------------|----------------------------------------|-----------|
| (a) | 門 | 單位大門  | 防火實心木門            | 膠板     | 門鎖, 防盜眼、暗藏門鼓、防盜鏈、暗藏門鉸、門底密封條及門擋        |                                        |           |
|     |   | 露台趟門  | 鋁質框趟門鑲有色低輻射鍍膜強化玻璃 | 氟碳塗層鋁框 | 門把手、門鎖、趟門軌道套裝及門擋                      |                                        |           |
|     |   | 露台掩門  | 鋁質框掩門鑲有色低輻射鍍膜強化玻璃 | 氟碳塗層鋁框 | 門把手、門鉸、門鎖及門擋                          |                                        |           |
|     |   | 工作平台門 | 鋁質框掩門鑲有色低輻射鍍膜強化玻璃 | 氟碳塗層鋁框 | 門把手、門鉸及門鎖。除以下住宅單位之工作平台門裝設門把手、門鉸、門鼓及門鎖 |                                        |           |
|     |   |       |                   |        | 座數                                    |                                        | 單位        |
|     |   |       |                   |        | 第1座                                   | 6樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-48樓 | A、G及H     |
|     |   |       |                   |        | 第2座                                   | 6樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-48樓 | C、D、E、F及G |
|     |   |       |                   |        | 第3座                                   | 6樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-49樓 | A、B及D     |
|     |   |       |                   |        |                                       | 5樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-49樓 | C         |
|     |   |       |                   |        | 第5座                                   | 6樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-49樓 | A、B及J     |
|     |   |       |                   |        |                                       | 5樓-12樓、15樓-23樓、26樓-33樓、35樓-43樓及45樓-49樓 | C及D       |

備註 :不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

3. INTERIOR FITTINGS

|                                            |                                                                     |                               | Material                                                                       | Finishes                                                                                                                          | Accessories                                                                                                                                                                     |     |       |                              |
|--------------------------------------------|---------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|------------------------------|
| (a)                                        | Doors                                                               | Flat roof door (sliding door) | Aluminium frame sliding door with tinted low-e coating tempered glass          | Aluminium frame with fluorocarbon coating                                                                                         | Door handle, lockset, sliding track set and door stopper.                                                                                                                       |     |       |                              |
|                                            |                                                                     | Flat roof door (swing door)   | Aluminium frame swing door with tinted low-e coating tempered glass            | Aluminium frame with fluorocarbon coating                                                                                         | Door handle, door hinges and lockset, except the Flat roof door of the following residential units fitted with door handle, lockset, door hinges, door stopper and door closer. |     |       |                              |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   | Tower                                                                                                                                                                           |     | Unit  | Location                     |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   | Tower 1                                                                                                                                                                         | 5/F | A     | Living room & Master bedroom |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     | H     | Living room                  |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   | Tower 2                                                                                                                                                                         | 5/F | C & D | Master bedroom               |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     | E     | Living room                  |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     | F     | Living room & Master bedroom |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   | Tower 3                                                                                                                                                                         | 5/F | G     | Bedroom 1                    |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     | A & B | Living room                  |
|                                            |                                                                     |                               |                                                                                |                                                                                                                                   | Tower 5                                                                                                                                                                         | 5/F | D     | Master bedroom               |
|                                            |                                                                     | A & B                         | Living room                                                                    |                                                                                                                                   |                                                                                                                                                                                 |     |       |                              |
|                                            |                                                                     | Tower 5                       | 5/F                                                                            | C                                                                                                                                 | Bedroom 2                                                                                                                                                                       |     |       |                              |
|                                            |                                                                     |                               |                                                                                | J                                                                                                                                 | Master bedroom                                                                                                                                                                  |     |       |                              |
|                                            | Fire rated metal swing door                                         | Paint                         | Door handle, door hinges and lockset: Unit D and E, 49/F, Tower 2              |                                                                                                                                   |                                                                                                                                                                                 |     |       |                              |
|                                            | Master bedroom door/ Bedroom door                                   | Timber hollow core door       | Plastic laminate                                                               | Lockset, door hinges and door stopper                                                                                             |                                                                                                                                                                                 |     |       |                              |
|                                            | Master bathroom door/ Bathroom door                                 | Timber hollow core door       | Plastic laminate                                                               | Timber louver, lockset, door hinges and door stopper, except the Bathroom door of the following residential units finished with:- |                                                                                                                                                                                 |     |       |                              |
|                                            |                                                                     |                               |                                                                                | (i) lockset, door stopper and sliding door track                                                                                  |                                                                                                                                                                                 |     |       |                              |
|                                            |                                                                     |                               |                                                                                | Tower                                                                                                                             |                                                                                                                                                                                 |     |       |                              |
|                                            |                                                                     |                               |                                                                                | Tower 1                                                                                                                           | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48F                                                                                                                  | F   |       |                              |
| Tower 2                                    |                                                                     |                               |                                                                                | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F                                                                   | A                                                                                                                                                                               |     |       |                              |
| (ii) lockset, door hinges and door stopper |                                                                     |                               |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     |       |                              |
| Tower                                      |                                                                     |                               |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     |       |                              |
| Tower 2                                    | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48F      | E                             |                                                                                |                                                                                                                                   |                                                                                                                                                                                 |     |       |                              |
| Kitchen door                               | Fire-rated solid core timber swing door with fire-rated glass panel | Plastic laminate              | Lockset, door hinges, door bottom seal, door stopper and concealed door closer |                                                                                                                                   |                                                                                                                                                                                 |     |       |                              |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.



3. 室內裝置

|               |           |              |                   |                                                             |                                        |    |     |  |         |
|---------------|-----------|--------------|-------------------|-------------------------------------------------------------|----------------------------------------|----|-----|--|---------|
|               |           |              | 用料                | 裝修物料                                                        | 配件                                     |    |     |  |         |
| (a)           | 門         | 平台趟門         | 鋁質框趟門鑲有色低輻射鍍膜強化玻璃 | 氟碳塗層鋁框                                                      | 門把手、門鎖、趟門軌道套裝及門擋                       |    |     |  |         |
|               |           | 平台掩門         | 鋁質框掩門鑲有色低輻射鍍膜強化玻璃 | 氟碳塗層鋁框                                                      | 門把手、門鉸及門鎖。除以下住宅單位之平台門裝設門把手、門鎖、門鉸、門擋及門鼓 |    |     |  |         |
|               |           |              |                   |                                                             | 座數                                     |    | 單位  |  | 位置      |
|               |           |              |                   |                                                             | 第1座                                    | 5樓 | A   |  | 客廳及主人睡房 |
|               |           |              |                   |                                                             |                                        |    | H   |  | 客廳      |
|               |           |              |                   |                                                             | 第2座                                    | 5樓 | C及D |  | 主人睡房    |
|               |           |              |                   |                                                             |                                        |    | E   |  | 客廳      |
|               |           |              |                   |                                                             |                                        |    | F   |  | 客廳及主人睡房 |
|               |           |              |                   |                                                             | 第3座                                    | 5樓 | G   |  | 睡房1     |
|               |           |              |                   |                                                             |                                        |    | A及B |  | 客廳      |
|               |           | D            |                   | 主人睡房                                                        |                                        |    |     |  |         |
|               |           | 第5座          | 5樓                | A及B                                                         |                                        | 客廳 |     |  |         |
|               | C         |              |                   | 睡房2                                                         |                                        |    |     |  |         |
|               | J         |              |                   | 主人睡房                                                        |                                        |    |     |  |         |
|               |           | 防火金屬掩門       | 油漆                | 門把手、門鉸及門鎖：第2座49樓D及E單位                                       |                                        |    |     |  |         |
|               | 主人睡房門/睡房門 | 中空心木門        | 塑料層壓板             | 門鎖、門鉸及門擋                                                    |                                        |    |     |  |         |
|               | 主人浴室門/浴室門 | 中空心木門        | 塑料層壓板             | 所有主人浴室門/浴室門配木百葉、門鎖、門鉸及門擋。<br>除以下單位浴室門:-<br>(i) 門鎖、門擋及趟門軌道套裝 |                                        |    |     |  |         |
| 座數            |           |              |                   | 單位                                                          |                                        |    |     |  |         |
| 第1座           |           |              |                   | 5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、<br>35樓 - 43樓及45樓 - 48樓        |                                        | F  |     |  |         |
| 第2座           |           |              |                   | 5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、<br>35樓 - 43樓及45樓 - 48樓        |                                        | A  |     |  |         |
| (ii) 門鎖、門鉸及門擋 |           |              |                   |                                                             |                                        |    |     |  |         |
| 座數            |           |              |                   | 單位                                                          |                                        |    |     |  |         |
|               |           |              | 第2座               | 5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、<br>35樓 - 43樓及45樓 - 48樓        |                                        | E  |     |  |         |
|               | 廚房門       | 防火實心木掩門及防火玻璃 | 塑料層壓板             | 門鎖、門鉸、門底密封條、門擋及暗藏門鼓                                         |                                        |    |     |  |         |

備註 :不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

3. INTERIOR FITTINGS

|     |                                                       |                                                                                    | Material                                                            | Finishes                                                                                                                                                                                               | Accessories                                                                                                               |                                                                 |       |
|-----|-------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------|
| (a) | Doors                                                 | Utility room door                                                                  | Timber hollow core door                                             | Plastic laminate                                                                                                                                                                                       | Lockset, door hinges and door stopper, except the following residential units fitted with lockset and sliding door track. |                                                                 |       |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        | Tower                                                                                                                     |                                                                 | Unit  |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        | Tower 1                                                                                                                   | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | H     |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        | Tower 2                                                                                                                   | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | F & G |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        |                                                                                                                           | 49/F                                                            | B     |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        | Tower 3                                                                                                                   | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | H & J |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        |                                                                                                                           | 50/F - 51/F                                                     | F     |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        | Tower 5                                                                                                                   | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | J     |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        |                                                                                                                           | 50/F - 51/F                                                     | F     |
|     |                                                       |                                                                                    |                                                                     |                                                                                                                                                                                                        | Lockset and sliding door track                                                                                            |                                                                 |       |
|     |                                                       | Tower                                                                              |                                                                     | Unit                                                                                                                                                                                                   |                                                                                                                           |                                                                 |       |
|     |                                                       | Tower 1                                                                            | 49/F                                                                | B                                                                                                                                                                                                      |                                                                                                                           |                                                                 |       |
|     | Tower 3 & 5                                           | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49F                     | C                                                                   |                                                                                                                                                                                                        |                                                                                                                           |                                                                 |       |
|     |                                                       | 50/F                                                                               | B (Duplex Unit)                                                     |                                                                                                                                                                                                        |                                                                                                                           |                                                                 |       |
|     | Lockset, door hinges and door stopper                 |                                                                                    |                                                                     |                                                                                                                                                                                                        |                                                                                                                           |                                                                 |       |
|     | Tower                                                 |                                                                                    | Unit                                                                |                                                                                                                                                                                                        |                                                                                                                           |                                                                 |       |
|     | Tower 3                                               | 50/F - 51/F                                                                        | C & E                                                               |                                                                                                                                                                                                        |                                                                                                                           |                                                                 |       |
|     | Roof door                                             | Aluminium frame swing door with tempered glass                                     | Aluminium frame with fluorocarbon coating                           | Door handle, door hinges and lockset for the following residential units<br>i) Unit A, B & C, 49/F, Tower 1<br>ii) Unit A & B, 49/F, Tower 2<br>iii) Unit A & B, 51/F, Tower 3 & Tower 5 (Duplex Unit) |                                                                                                                           |                                                                 |       |
|     | Store room door                                       | Timber hollow core door                                                            | Plastic laminate                                                    | Door hinge                                                                                                                                                                                             |                                                                                                                           |                                                                 |       |
|     | Lavatory door/<br>Lavatory 1 door/<br>Lavatory 2 door | Folding door : Aluminum frame folding door<br>Swing door : Timber hollow core door | Folding door :<br>Frosted glass<br>Swing door :<br>Plastic laminate | Folding door: Door track set and lockset<br>Swing door : Door hinges and lockset                                                                                                                       |                                                                                                                           |                                                                 |       |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.



3. 室內裝置

|     |   |                      | 用料                    | 裝修物料                 | 配件                                                                                       |
|-----|---|----------------------|-----------------------|----------------------|------------------------------------------------------------------------------------------|
| (a) | 門 | 工作間門                 | 中空心木門                 | 塑料層壓板                | 門鎖、門鉸及門擋。除以下住宅物業之門裝設門鎖及趟門軌道套裝                                                            |
|     |   |                      |                       |                      | 座數單位                                                                                     |
|     |   |                      |                       |                      | 第1座5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、35樓 - 43樓及45樓 - 48樓H                                     |
|     |   |                      |                       |                      | 第2座5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、35樓 - 43樓及45樓 - 48樓F及G                                   |
|     |   |                      |                       |                      |                                                                                          |
|     |   |                      |                       |                      | 49樓B                                                                                     |
|     |   |                      |                       |                      | 第3座5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、35樓 - 43樓及45樓 - 49樓H及J                                   |
|     |   |                      |                       |                      |                                                                                          |
|     |   |                      |                       |                      | 50樓及51樓F                                                                                 |
|     |   |                      |                       |                      | 第5座5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、35樓 - 43樓及45樓 - 49樓J                                     |
|     |   |                      |                       |                      |                                                                                          |
|     |   |                      |                       |                      | 50樓及51樓F                                                                                 |
|     |   | 防火實心木門               |                       |                      | 門鎖及趟門軌道套裝                                                                                |
|     |   |                      |                       |                      | 座數單位                                                                                     |
|     |   |                      |                       |                      | 第1座49樓B                                                                                  |
|     |   |                      |                       |                      | 第3座及第5座5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、35樓 - 43樓及45樓 - 49樓C                                 |
|     |   |                      |                       |                      |                                                                                          |
|     |   |                      |                       |                      | 50樓B（複式單位）                                                                               |
|     |   | 天台門                  | 鋁質框掩門鑲強化玻璃            | 氟碳塗層鋁框               | 門鎖、門鉸及門擋                                                                                 |
|     |   |                      |                       |                      | 座數單位                                                                                     |
|     |   |                      |                       |                      | 第3座50樓及51樓C及E                                                                            |
|     |   | 儲物室門                 | 中空心木門                 | 塑料層壓板                | 門把手、門鉸及門鎖、適用於以下住宅單位<br>i) 第1座49樓A、B及C單位<br>ii) 第2座49樓A及B單位<br>iii) 第3座及第5座51樓A及B單位（複式單位） |
|     |   | 洗手間門/洗手間1門/<br>洗手間2門 | 摺疊門：鋁框摺疊門<br>掩門：中空心木門 | 摺疊門：磨砂玻璃<br>掩門：塑料層壓板 | 門鉸                                                                                       |
|     |   |                      |                       |                      | 摺疊門：門軌道套裝及門鎖<br>掩門：門鉸及門鎖                                                                 |

備註 :不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

3. INTERIOR FITTINGS

|     |                              |                                                                                            | Fitting & Equipment | Type                                                                                    | Material                                                                                                               |                                                                 |                            |
|-----|------------------------------|--------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------|
| (b) | Master bathroom/<br>Bathroom | (i) Type and material of fittings and equipment                                            | Cabinet             | Countertop                                                                              | Natural stone                                                                                                          |                                                                 |                            |
|     |                              |                                                                                            |                     | Cabinet                                                                                 | Glass and mirror cabinet except the following master bathroom with glass and mirror cabinet with stainless steel frame |                                                                 |                            |
|     |                              |                                                                                            |                     |                                                                                         | Tower                                                                                                                  |                                                                 | Unit                       |
|     |                              |                                                                                            |                     |                                                                                         | Tower 1                                                                                                                | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | A                          |
|     |                              |                                                                                            |                     |                                                                                         |                                                                                                                        | 49/F                                                            | A, B & C                   |
|     |                              |                                                                                            |                     |                                                                                         | Tower 2                                                                                                                | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | C & F                      |
|     |                              |                                                                                            |                     |                                                                                         |                                                                                                                        | 49/F                                                            | A & B                      |
|     |                              |                                                                                            |                     |                                                                                         | Tower 3                                                                                                                | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | C & H                      |
|     |                              |                                                                                            |                     |                                                                                         |                                                                                                                        | 50/F - 51/F                                                     | A & B (Duplex Unit), C & E |
|     |                              |                                                                                            |                     |                                                                                         | Tower 5                                                                                                                | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | C                          |
|     |                              |                                                                                            |                     |                                                                                         |                                                                                                                        | 50/F - 51/F                                                     | A & B (Duplex Unit) & E    |
|     |                              |                                                                                            | Bathroom fittings   | Water closet                                                                            | Vitreous china                                                                                                         |                                                                 |                            |
|     |                              |                                                                                            |                     | Wash basin                                                                              | Vitreous china                                                                                                         |                                                                 |                            |
|     |                              |                                                                                            |                     | Basin mixer                                                                             | Chrome plated                                                                                                          |                                                                 |                            |
|     |                              |                                                                                            |                     | Toilet paper holder                                                                     | Chrome plated with glass                                                                                               |                                                                 |                            |
|     |                              |                                                                                            |                     | Towel hook                                                                              | Chrome plated                                                                                                          |                                                                 |                            |
|     |                              |                                                                                            |                     | Towel ring                                                                              | Chrome plated                                                                                                          |                                                                 |                            |
|     |                              |                                                                                            |                     | Towel bar                                                                               | Chrome plated                                                                                                          |                                                                 |                            |
|     |                              |                                                                                            |                     | Shower compartment                                                                      | Tempered glass                                                                                                         |                                                                 |                            |
|     |                              |                                                                                            |                     | Bathtub curtain track (only for bathtub)                                                | Plastic & Aluminium                                                                                                    |                                                                 |                            |
|     |                              |                                                                                            | Bathroom appliance  | For the appliances provision and brand name, please refer to the “Appliances Schedule “ |                                                                                                                        |                                                                 |                            |
|     |                              | (ii) Type and material of water supply system                                              | Cold water supply   |                                                                                         | Copper water pipes                                                                                                     |                                                                 |                            |
|     |                              |                                                                                            | Hot water supply    |                                                                                         | Copper water pipes with thermal insulation                                                                             |                                                                 |                            |
|     |                              | (iii) Type and material of bathing facilities (including shower or bathtub, if applicable) | Shower              | Shower set                                                                              | Chrome plated                                                                                                          |                                                                 |                            |
|     |                              |                                                                                            | Bathtub             | Bathtub set                                                                             | Chrome plated                                                                                                          |                                                                 |                            |
|     |                              | (iv) Size of bathtub, if applicable                                                        |                     | Size: 1500 (L) x 700 (W) x 390 (H) mm                                                   | Enamelled steel                                                                                                        |                                                                 |                            |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

3. 室內裝置

|     |         |                            | 裝置及設備 | 類型                               | 用料                     |                                                           |                   |
|-----|---------|----------------------------|-------|----------------------------------|------------------------|-----------------------------------------------------------|-------------------|
| (b) | 主人浴室/浴室 | (i) 裝置及設備的類型及用料            | 櫃     | 櫃檯面                              | 天然石                    |                                                           |                   |
|     |         |                            |       | 櫃                                | 玻璃鏡櫃除以下主人浴室裝設玻璃鏡櫃及不銹鋼架 |                                                           |                   |
|     |         |                            |       |                                  | 座數                     |                                                           | 單位                |
|     |         |                            |       |                                  | 第1座                    | 5樓 -12樓、 15樓 - 23樓、<br>26樓 - 33樓、 35樓 - 43樓及<br>45樓 - 48樓 | A                 |
|     |         |                            |       |                                  |                        | 49樓                                                       | A、B及C             |
|     |         |                            |       |                                  | 第2座                    | 5樓 - 12樓、15樓 - 23樓、<br>26樓 - 33樓、35樓 - 43樓及<br>45樓 - 48樓  | C及F               |
|     |         |                            |       |                                  |                        | 49樓                                                       | A及B               |
|     |         |                            |       |                                  | 第3座                    | 5樓 - 12樓、15樓 - 23樓、<br>26樓 - 33樓、35樓 - 43樓及<br>45樓 - 49樓  | C及H               |
|     |         |                            |       |                                  |                        | 50樓-51樓                                                   | A及B（複式<br>單位）、C及E |
|     |         |                            |       |                                  | 第5座                    | 5樓 - 12樓、15樓 - 23樓、<br>26樓 - 33樓、35樓 - 43樓及<br>45樓 - 49樓  | C                 |
|     |         |                            |       |                                  |                        | 50樓-51樓                                                   | A及B（複式<br>單位）及E   |
|     |         |                            | 浴室裝置  | 坐廁                               | 搪瓷                     |                                                           |                   |
|     |         |                            |       | 洗手盆                              | 搪瓷                     |                                                           |                   |
|     |         |                            |       | 水龍頭                              | 鍍鉻                     |                                                           |                   |
|     |         |                            |       | 廁紙架                              | 鍍鉻及玻璃                  |                                                           |                   |
|     |         |                            |       | 毛巾掛鈎                             | 鍍鉻                     |                                                           |                   |
|     |         |                            |       | 毛巾環                              | 鍍鉻                     |                                                           |                   |
|     |         |                            |       | 毛巾棍                              | 鍍鉻                     |                                                           |                   |
|     |         |                            |       | 淋浴間                              | 強化玻璃                   |                                                           |                   |
|     |         |                            |       | 浴缸簾導軌（只用於浴缸）                     | 塑料及鋁料                  |                                                           |                   |
|     |         |                            | 浴室設備  | 隨樓附送的設備及品牌，請參閱「設備說明表」            |                        |                                                           |                   |
|     |         | (ii) 供水系統的類型及用料            | 冷水供應  |                                  | 銅喉                     |                                                           |                   |
|     |         |                            | 熱水供應  |                                  | 隔熱絕緣保護之銅喉              |                                                           |                   |
|     |         | (iii) 沐浴設施（包括花灑或浴缸（如適用的話）） | 花灑    | 淋浴套裝                             |                        | 鍍鉻                                                        |                   |
|     |         |                            | 浴缸    | 浴缸套裝                             |                        | 鍍鉻                                                        |                   |
|     |         | (iv) 浴缸大小（如適用的話）           |       | 尺寸：1500（長）x 700（闊）x 390（高）<br>毫米 |                        | 搪瓷鋼                                                       |                   |

備註 :不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

3. INTERIOR FITTINGS

|     |                         |                                                              | Material                                                                                                             |                                                                                                                                                                                               |                                                                 |          |
|-----|-------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------|
| (c) | Kitchen                 | (i) Sink unit                                                | Stainless steel                                                                                                      |                                                                                                                                                                                               |                                                                 |          |
|     |                         | (ii) Water supply system                                     | Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply         |                                                                                                                                                                                               |                                                                 |          |
|     |                         |                                                              | Material                                                                                                             | Finishes                                                                                                                                                                                      |                                                                 |          |
|     |                         | (iii) Kitchen cabinet                                        | Wooden cabinet                                                                                                       | Open kitchen: Melamine faced, except the finishes of the following units with melamine faced and medium-density fiberboard door panels finished with high gloss lacquer paint                 |                                                                 |          |
|     |                         |                                                              |                                                                                                                      | Tower                                                                                                                                                                                         |                                                                 | Unit     |
|     |                         |                                                              |                                                                                                                      | Tower 1                                                                                                                                                                                       | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | B, C & F |
|     |                         |                                                              |                                                                                                                      | Tower 2                                                                                                                                                                                       | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 48/F | A, E & H |
|     |                         |                                                              |                                                                                                                      | Tower 3 & Tower 5                                                                                                                                                                             | 5/F - 12/F, 15/F - 23/F, 26/F - 33/F, 35/F - 43/F & 45/F - 49/F | E, F & G |
|     |                         |                                                              |                                                                                                                      |                                                                                                                                                                                               | 50/F - 51/F                                                     | D        |
|     |                         | Kitchen: Lacquer paint & melamine faced                      |                                                                                                                      |                                                                                                                                                                                               |                                                                 |          |
|     |                         | (iv) Type of all other fittings and equipment                | Other fittings                                                                                                       | Chrome plated sink mixer                                                                                                                                                                      |                                                                 |          |
|     |                         |                                                              | Other equipment                                                                                                      | Sprinkler head(s) and sounder-base smoke detector(s) installed in all units with open kitchen<br>For the provision of appliances' brands and names, please refer to the “Appliances Schedule” |                                                                 |          |
|     |                         |                                                              | Fittings                                                                                                             | Type                                                                                                                                                                                          | Material                                                        |          |
| (d) | Master bedroom/ Bedroom | Type and material of fittings (including built-in ward-robe) | Not applicable                                                                                                       | Not applicable                                                                                                                                                                                | Not applicable                                                  |          |
| (e) | Telephone               | Location and number of connection points                     | Please refer to the “Schedule for Location and Number of Mechanical and Electrical Provisions of Residential Units”. |                                                                                                                                                                                               |                                                                 |          |
| (f) | Aerials                 | Location and number of connection points                     | Please refer to the “Schedule for Location and Number of Mechanical and Electrical Provisions of Residential Units”. |                                                                                                                                                                                               |                                                                 |          |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.

3. 室內裝置

|                   |         |                                                         | 用料                       |                                                |                                                      |       |
|-------------------|---------|---------------------------------------------------------|--------------------------|------------------------------------------------|------------------------------------------------------|-------|
| (c)               | 廚房      | (i) 洗滌盆                                                 | 不銹鋼                      |                                                |                                                      |       |
|                   |         | (ii) 供水系統                                               | 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉 |                                                |                                                      |       |
|                   |         |                                                         | 用料                       |                                                | 裝修物料                                                 |       |
|                   |         | (iii) 廚櫃                                                | 木製廚櫃                     | 開放式廚房：三聚氰胺貼面，除以下住宅單位的物料為三聚氰胺貼面及高光度油漆飾面中級密度纖維門板 |                                                      |       |
|                   |         |                                                         |                          | 座數                                             |                                                      | 單位    |
|                   |         |                                                         |                          | 第1座                                            | 5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、<br>35樓 - 43樓及45樓 - 48樓 | B、C及F |
|                   |         |                                                         |                          | 第2座                                            | 5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、<br>35樓 - 43樓及45樓 - 48樓 | A、E及H |
|                   |         |                                                         |                          | 第3座及第5座                                        | 5樓 - 12樓、15樓 - 23樓、26樓 - 33樓、<br>35樓 - 43樓及45樓 - 49樓 | E、F及G |
|                   |         |                                                         |                          |                                                | 50樓-51樓                                              | D     |
|                   |         | 廚房：焗漆及三聚氰胺貼面                                            |                          |                                                |                                                      |       |
| (iv) 所有其他裝置及設備的類型 | 其他裝置的類型 | 鍍鉻冷熱水龍頭                                                 |                          |                                                |                                                      |       |
|                   | 其他設備的類型 | 消防花灑頭及配置聲響警報基座煙霧探測器安裝於開放式廚房的單位<br>隨樓附送之設備及品牌，請參閱「設備說明表」 |                          |                                                |                                                      |       |
|                   |         |                                                         | 裝置                       | 類型                                             | 用料                                                   |       |
| (d)               | 主人睡房/睡房 | 裝置（包括嵌入式衣櫃）的類型及用料                                       | 不適用                      | 不適用                                            | 不適用                                                  |       |
| (e)               | 電話      | 接駁點的位置及數目                                               | 請參考「住宅單位機電裝置位置及數量說明表」    |                                                |                                                      |       |
| (f)               | 天線      | 接駁點的位置及數目                                               | 請參考「住宅單位機電裝置位置及數量說明表」    |                                                |                                                      |       |

備註 :不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

3. INTERIOR FITTINGS

| Item                                                                 |                                  | Description                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                             |                                                         |                               |
|----------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------|
| (g)                                                                  | Electrical installations         | (i) Electrical fittings (including safety devices)                                                                                                                                                                                                                                                                                      | Electrical fittings                                                                                                                                                                                                                                                                                                                             | Faceplate for all switches and power sockets                                                                                |                                                         |                               |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         | Safety devices                                                                                                                                                                                                                                                                                                                                  | (a) Single-phase electricity supply with miniature circuit breaker distribution board is provided for the following units:  |                                                         |                               |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | Tower                                                                                                                       | Floor                                                   | Unit                          |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | 1 & 2                                                                                                                       | 5/F - 12/F, 15/F-23/F, 26/F-33/F, 35/F-43/F & 45/F-48/F | A, B, C, D, E, F<br>G & H     |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | 3 & 5                                                                                                                       | 5/F - 12/F, 15/F-23/F, 26/F-33/F, 35/F-43/F & 45/F-49/F | A, B, C, D, E, F,<br>G, H & J |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | 3 & 5                                                                                                                       | 50/F & 51/F                                             | C, D, E & F                   |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | (b) Three-phase electricity (supply with miniature circuit breaker distribution board) is provided for the following units: |                                                         |                               |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | Tower                                                                                                                       | Floor                                                   | Unit                          |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | 1                                                                                                                           | 49/F                                                    | A, B & C                      |
|                                                                      |                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 | 2                                                                                                                           | 49/F                                                    | A & B                         |
| 3 & 5                                                                | 50/F & 51/F                      | A & B<br>(Duplex Unit)                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                             |                                                         |                               |
| (ii) Whether conduits are concealed or exposed                       |                                  | Conduits are partly concealed and partly exposed*<br>*Remarks: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                             |                                                         |                               |
| (iii) Location and number of power points and air-conditioner points |                                  | Please refer to the “Schedule for Location and Number of Mechanical and Electrical Provisions of Residential Units”.                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                             |                                                         |                               |
| Item                                                                 |                                  | Description                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                             |                                                         |                               |
| (h)                                                                  | Gas supply                       | Type                                                                                                                                                                                                                                                                                                                                    | Town gas                                                                                                                                                                                                                                                                                                                                        |                                                                                                                             |                                                         |                               |
|                                                                      |                                  | System                                                                                                                                                                                                                                                                                                                                  | Gas piping is provided and connected to gas water heater and gas hob                                                                                                                                                                                                                                                                            |                                                                                                                             |                                                         |                               |
|                                                                      |                                  | Location                                                                                                                                                                                                                                                                                                                                | Please refer to the “Appliances Schedule”                                                                                                                                                                                                                                                                                                       |                                                                                                                             |                                                         |                               |
| (i)                                                                  | Washing machine connection point | Location                                                                                                                                                                                                                                                                                                                                | Please refer to the “Schedule for Location and Number of Mechanical and Electrical Provisions of Residential Units”.                                                                                                                                                                                                                            |                                                                                                                             |                                                         |                               |
|                                                                      |                                  | Design                                                                                                                                                                                                                                                                                                                                  | Drain point and water point are provided for washer dryer                                                                                                                                                                                                                                                                                       |                                                                                                                             |                                                         |                               |
| (j)                                                                  | Water supply                     | (i) Material of water pipes                                                                                                                                                                                                                                                                                                             | Copper water pipes are provided for cold water supply. Copper water pipes with thermal insulation are provided for hot water supply.                                                                                                                                                                                                            |                                                                                                                             |                                                         |                               |
|                                                                      |                                  | (ii) Whether water pipes are concealed or exposed                                                                                                                                                                                                                                                                                       | Water pipes are partly concealed and partly exposed*<br>*Remarks: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed.The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. |                                                                                                                             |                                                         |                               |
|                                                                      |                                  | (iii) Whether hot water is available                                                                                                                                                                                                                                                                                                    | Hot water supply to Open kitchen, Kitchen, Master bathroom, Bathroom and Lavatory                                                                                                                                                                                                                                                               |                                                                                                                             |                                                         |                               |

Note: 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted. 25/F is refuge floor.



3. 室內裝置

| 細項    |         | 描述                     |                                                                                            |                          |                                            |                   |
|-------|---------|------------------------|--------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------|-------------------|
| (g)   | 電力裝置    | (i) 供電附件（包括安全裝置）       | 供電附件                                                                                       | 提供開關掣及插座之面板              |                                            |                   |
|       |         |                        | 安全裝置                                                                                       | (a) 單相電力並裝妥微型斷路器提供於以下單位: |                                            |                   |
|       |         |                        |                                                                                            | 座數                       | 樓層                                         | 單位                |
|       |         |                        |                                                                                            | 1 及 2                    | 5樓 - 12樓、15樓-23樓、26樓-33樓、35樓-43樓 及 45樓-48樓 | A、B、C、D、E、F、G及H   |
|       |         |                        |                                                                                            | 3 及 5                    | 5樓 - 12樓、15樓-23樓、26樓-33樓、35樓-43樓 及 45樓-49樓 | A、B、C、D、E、F、G、H及J |
|       |         |                        |                                                                                            | 3 及 5                    | 50樓 及 51樓                                  | C、D、E及F           |
|       |         |                        |                                                                                            | (b) 三相電力並裝妥微型斷路器提供於以下單位: |                                            |                   |
|       |         |                        |                                                                                            | 座數                       | 樓層                                         | 單位                |
|       |         |                        |                                                                                            | 1                        | 49樓                                        | A、B及C             |
|       |         |                        |                                                                                            | 2                        | 49樓                                        | A及B               |
| 3 及 5 | 50樓及51樓 | A及B<br>(複式單位)          |                                                                                            |                          |                                            |                   |
|       |         | (ii) 導管是隱藏或外露          | 導管是部分隱藏及部分外露*<br>*備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。 |                          |                                            |                   |
|       |         | (iii) 電插座及空調機接駁點的位置及數目 | 請參閱「住宅單位機電裝置位置及數量說明表」                                                                      |                          |                                            |                   |
| 細項    |         | 描述                     |                                                                                            |                          |                                            |                   |
| (h)   | 氣體供應    | 類型                     | 煤氣                                                                                         |                          |                                            |                   |
|       |         | 系統                     | 煤氣喉接駁至煤氣熱水爐及煤氣煮食爐                                                                          |                          |                                            |                   |
|       |         | 位置                     | 煤氣接駁點的位置請參閱「設備說明表」                                                                         |                          |                                            |                   |
| (i)   | 洗衣機接駁點  | 位置                     | 請參閱「住宅單位機電裝置位置及數量說明表」                                                                      |                          |                                            |                   |
|       |         | 設計                     | 洗衣乾衣機設有來去水設計                                                                               |                          |                                            |                   |
| (j)   | 供水      | (i) 水管的用料              | 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉                                                                   |                          |                                            |                   |
|       |         | (ii) 水管是隱藏或外露          | 水管是部分隱藏及部分外露*<br>*備註：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。 |                          |                                            |                   |
|       |         | (iii) 有否熱水供應           | 開放式廚房、廚房、主人浴室、浴室及洗手間有熱水供應                                                                  |                          |                                            |                   |

備註：不設4樓、13樓、14樓、24樓、34樓及44樓。25樓為庇護層。

### PART 3: OFFER FORM

*(to be completed by the Tenderer)*

To: **The Vendor**

1. Offer

I/We (whose name(s) and address(es) specified in the Schedule to this Offer Form), the Tenderer, having read the Tender Notice and the Conditions of Sale hereby irrevocably offer to purchase the Tendered Property as indicated in the Schedule to this Offer Form at the Tender Price specified in the Schedule to this Offer Form subject to the terms and conditions contained set forth in this Tender Document and the Conditions of Sale.

2. Preliminary Agreement if offer is accepted

I/We agree, accept and declare that in the event that this tender of any Tendered Property is accepted by the Vendor, then until the Agreement is signed, this Tender Document together with the Vendor's written acceptance thereof and the Conditions of Sale shall constitute a binding Preliminary Agreement between me/us and the Vendor on the terms and conditions contained in this Tender Document.

3. Address for receipt of acceptance of tender

I/We agree that the Hong Kong correspondence address specified in the Schedule to this Offer Form shall be the address for the purpose of receipt of acceptance of tender or return of cashier's order(s) and/or bank cheque(s). The Letter of Acceptance will be deemed to have been duly received on the second working day after the day of posting.

4. Perusal of Sales Brochure

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

5. Declarations, representations and warranties

I/We hereby declare, represent and warrant to the Vendor as follows:-

(a) **The information specified in the Schedule to this Offer Form is in all respects true and accurate in so far as it is within my/our knowledge.**

(b) The Vendor and their staff did not and will not collect directly or indirectly from the Purchaser or the Intermediary any fees or commission in addition to the Purchase Price of the Property, provision of information or copies of documents, etc. If there is any person alleging to be staff or agent of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser in connection with the sale and purchase of the Property, the Purchaser should report the case to the Independent Commission Against Corruption.

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



|                                                        |
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### Schedule to the Offer Form

(To be completed by the Tenderer)

|                                                                     |               |  |         |  |
|---------------------------------------------------------------------|---------------|--|---------|--|
| <i>Section 1 - Particulars of the Tenderer</i>                      |               |  |         |  |
| Name                                                                |               |  |         |  |
| ID No./ Passport No./<br>BR No.                                     |               |  |         |  |
| Address/ Registered<br>Office                                       |               |  |         |  |
| Hong Kong<br>Correspondence<br>address (if different<br>from above) |               |  |         |  |
| Contact Details                                                     | Name          |  |         |  |
|                                                                     | Email address |  |         |  |
|                                                                     | Telephone No. |  | Fax No. |  |

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|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------|
| <i>Section 2 – Tendered Property and Tendered Price</i><br>(#delete if inapplicable)                     |                                                                                                     |                                                                                                          |                                    |
| Tendered Property (1)                                                                                    |                                                                                                     |                                                                                                          |                                    |
| Tower                                                                                                    | Floor                                                                                               | Flat                                                                                                     | The Arles, Fo Tan, New Territories |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
| Tendered Price (HK\$)                                                                                    |                                                                                                     |                                                                                                          |                                    |
| Manner of Payment<br>(Please refer to Section 3 below for details of payment methods)                    |                                                                                                     | <i>(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)</i> |                                    |
|                                                                                                          |                                                                                                     | <input type="checkbox"/> Payment Method (A1) – Joy to the world 210-day Payment Plan                     |                                    |
|                                                                                                          |                                                                                                     | <input type="checkbox"/> Payment Method (A2) – 2nd Mortgage Stage Payment Plan                           |                                    |
|                                                                                                          |                                                                                                     | <input type="checkbox"/> Payment Method (A3) – “Premium 85180” 1st Mortgage Payment Plan                 |                                    |
| Cashier’s order (s) and /or bank cheque(s) representing the preliminary deposit (5% of the Tender Price) | Amount (HK\$)<br>(of which not less than HK\$200,000.00 shall be made by way of cashier’s order(s)) | Bank                                                                                                     | Cashier’s order no.                |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
| BANK CHEQUE(S)                                                                                           | Amount (HK\$)                                                                                       | Bank                                                                                                     | Bank Cheque no.                    |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
|                                                                                                          |                                                                                                     |                                                                                                          |                                    |
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------|------------------------------------|
| Tendered Property (2)#                                                                                                                                                                         |               |                                                                                                          |                                    |
| Tower                                                                                                                                                                                          | Floor         | Flat                                                                                                     | The Arles, Fo Tan, New Territories |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
| Tendered Price (HK\$)                                                                                                                                                                          |               |                                                                                                          |                                    |
| Manner of Payment<br>(Please refer to Section 3 below for details of payment methods)                                                                                                          |               | <i>(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)</i> |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A1) – Joy to the world 210-day Payment Plan                     |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A2) – 2nd Mortgage Stage Payment Plan                           |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A3) – “Premium 85180” 1st Mortgage Payment Plan                 |                                    |
| BANK CHEQUE(S)<br>(the amount of which shall, together with the amount of cashier’s order submitted in respect of Tendered Property (1) above, be equivalent to 5% of the Tender Price hereof) | Amount (HK\$) |                                                                                                          | Bank                               |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               | Bank Cheque no.                                                                                          |                                    |

|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------|------------------------------------|
| Tendered Property (3)#                                                                                                                                                                         |               |                                                                                                          |                                    |
| Tower                                                                                                                                                                                          | Floor         | Flat                                                                                                     | The Arles, Fo Tan, New Territories |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
| Tendered Price (HK\$)                                                                                                                                                                          |               |                                                                                                          |                                    |
| Manner of Payment<br>(Please refer to Section 3 below for details of payment methods)                                                                                                          |               | <i>(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)</i> |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A1) – Joy to the world 210-day Payment Plan                     |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A2) – 2nd Mortgage Stage Payment Plan                           |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A3) – “Premium 85180” 1st Mortgage Payment Plan                 |                                    |
| BANK CHEQUE(S)<br>(the amount of which shall, together with the amount of cashier’s order submitted in respect of Tendered Property (1) above, be equivalent to 5% of the Tender Price hereof) | Amount (HK\$) |                                                                                                          | Bank                               |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               | Bank Cheque no.                                                                                          |                                    |

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| Tendered Property (4)#                                                                                                                                                                         |               |                                                                                                          |                                    |
| Tower                                                                                                                                                                                          | Floor         | Flat                                                                                                     | The Arles, Fo Tan, New Territories |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
| Tendered Price (HK\$)                                                                                                                                                                          |               |                                                                                                          |                                    |
| Manner of Payment<br>(Please refer to Section 3 below for details of payment methods)                                                                                                          |               | <i>(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)</i> |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A1) – Joy to the world 210-day Payment Plan                     |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A2) – 2nd Mortgage Stage Payment Plan                           |                                    |
|                                                                                                                                                                                                |               | <input type="checkbox"/> Payment Method (A3) – “Premium 85180” 1st Mortgage Payment Plan                 |                                    |
| BANK CHEQUE(S)<br>(the amount of which shall, together with the amount of cashier's order submitted in respect of Tendered Property (1) above, be equivalent to 5% of the Tender Price hereof) | Amount (HK\$) | Bank                                                                                                     | Bank Cheque no.                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
|                                                                                                                                                                                                |               |                                                                                                          |                                    |
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| Tendered Property (5)#                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                                                                                                          |                                    |
| Tower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Floor         | Flat                                                                                                     | The Arles, Fo Tan, New Territories |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                          |                                    |
| Tendered Price (HK\$)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                                                                                                          |                                    |
| Manner of Payment<br>(Please refer to Section 3 below for details of payment methods)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               | <i>(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)</i> |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | <input type="checkbox"/> Payment Method (A1) – Joy to the world 210-day Payment Plan                     |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | <input type="checkbox"/> Payment Method (A2) – 2nd Mortgage Stage Payment Plan                           |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               | <input type="checkbox"/> Payment Method (A3) – “Premium 85180” 1st Mortgage Payment Plan                 |                                    |
| BANK CHEQUE(S)<br>(the amount of which shall, together with the amount of cashier's order submitted in respect of Tendered Property (1) above, be equivalent to 5% of the Tender Price hereof)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Amount (HK\$) | Bank                                                                                                     | Bank Cheque no.                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                          |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                          |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                          |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                          |                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                                                          |                                    |
| <b>(Applicable only if the Tenderer has selected more than one (1) of the Properties for Tender)</b> I/We submit this tender on the condition, understanding and agreement that I/we wish to be awarded <b>the tender in respect of only ONE of the Tender Properties above.</b> I/We understand that if the tender of any one of the Tendered Properties above is accepted by the Vendor, the tender in respect of the other Tendered Properties would be deemed to be rejected by the Vendor. I/We also confirm, agree and accept that the Vendor has the absolute discretion to determine whether to accept the tender of any one of the Tendered Properties above, the tender results decided by the Vendor are final and I/we shall not raise any claims or objections in respect thereof. |               |                                                                                                          |                                    |

|                                                                                                                                                                               |
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| <i>Section 3 - Manner of payment</i>                                                                                                                                          |
| <b><i>Payment Method (A1) - Joy to the world 210-day Payment Plan (210 days Completion)</i></b>                                                                               |
| 5% of Purchase Price being preliminary deposit which shall be paid by the Purchaser upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance). |
| 5% of Purchase Price being balance of deposit which shall be paid by the Purchaser within 30 days after the date of the Letter of Acceptance.                                 |
| 90% of Purchase Price being balance of the Purchase Price which shall be paid by the Purchaser within 210 days after the date of the Letter of Acceptance.                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Payment Method (A2) - 2nd Mortgage Stage Payment Plan</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5% of Purchase Price being preliminary deposit which shall be paid by the Purchaser upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5% of Purchase Price being balance of deposit which shall be paid by the Purchaser within 90 days after the date of the Letter of Acceptance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 90% of Purchase Price being balance of Purchase Price which shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><u>Second Mortgage</u></p> <p>(1) The Purchaser shall make a written application to the designated company for this Second Mortgage Loan in not less than 60 days before the date of settlement of the balance of the purchase price stipulated in the ASP.</p> <p>(2) The maximum Second Mortgage Loan is 30% of the purchase price, but the total amount of first bank mortgage loan plus the Second Mortgage Loan shall not exceed 80% of purchase price. The maximum tenure of the Second Mortgage Loan shall be 25 years or the tenure of first bank mortgage loan, whichever is shorter. The Purchaser shall not be required to repay principal and interest for the first two years of the term of the Second Mortgage Loan. The Purchaser shall repay the principal amount and interest as usual for the rest of the term of the Second Mortgage Loan by monthly instalments. Interest rate of the Second Mortgage Loan for the third year and thereafter shall be at the prime rate (P) quoted by the designated company from time to time plus 1% (i.e. P+1%) per annum (currently P=5%); the prime rate (P) will be quoted by the designated company from time to time, subject to fluctuation. The prime rate is subject to the determination of the designated company.</p> <p>(3) The Purchaser shall obtain the prior consent of the first mortgagee bank for processing the Second Mortgage Loan for the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the first bank mortgage loan, the Second Mortgage Loan and any other loan(s) of the Purchaser and his/her guarantor (if any) to the total monthly income of the Purchaser and his/her guarantor (if any) does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.</p> <p>(4) In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor</p> |

- (if any), the designated company will adjust the loan amount and/or the interest rate as set out in the Second Mortgage Loan plan.
- (5) Mortgagee of the first bank mortgage shall be a bank specified and referred by the designated company.
  - (6) The residential property shall only be self-occupied by the Purchaser.
  - (7) The Purchaser and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof, banking records and borrowing records (including other loans (if any)) upon request by the designated company. The designated company will conduct credit check on the Purchaser and his/her guarantor (if any).
  - (8) The Second Mortgage Loan shall be approved and determined by the designated company independently.
  - (9) All legal documents of the Second Mortgage Loan shall be handled by solicitors designated by the Vendor or the designated company and all the legal costs and disbursements relating thereto shall be borne by the Purchaser solely. The Purchaser may choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Second Mortgage Loan.
  - (10) The Purchaser is advised to enquire with the designated company about the details of the Second Mortgage Loan. The approval or disapproval and the loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.
  - (11) The Second Mortgage Loan is subject to other terms and conditions as shall be determined by the designated company.
  - (12) No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan. The Vendor is not, and will not, be involved in the arrangements of the Second Mortgage Loan. The Purchaser shall have no claims whatsoever against the Vendor as a result of or in connection with the approval and/or disapproval of the Second Mortgage Loan and/or any matters relating to the Second Mortgage Loan.
  - (13) The Second Mortgage Loan is a transaction between the designated company and the Purchaser. The Vendor and Centralcon Properties Company Limited shall not be involved in any dispute between the purchaser and the designated company. The above information of the Second Mortgage Loan shall not be regarded as any representation, guarantee, warranty offer or terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Centralcon Properties Company Limited be liable to the Purchasers in respect of the Second Mortgage Loan.
  - (14)
    - (i) If the Purchaser has not utilized the "Second Mortgage Loan", subject to the completion of the sale and purchase in accordance with the ASP, a cash rebate of 1% of the purchase price for each residential property ("1% of the purchase price Cash Rebate") would be offered to the Purchaser.
    - (ii) The Purchaser may apply to the Vendor in writing for the 1% of the purchase price Cash Rebate as aforesaid at least 60 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the 1% of the purchase price Cash Rebate for part payment of the balance of the purchase price directly.
  - (15) The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
  - (16) Only individual Purchaser(s) are qualified to apply for the Second Mortgage Loan.

***Payment Method (A3) - "Premium 85180" 1st Mortgage Payment Plan***

5% of Purchase Price being preliminary deposit which shall be paid by the Purchaser upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).

5% of Purchase Price being balance of deposit which shall be paid by the Purchaser within 90 days after the date of the Letter of Acceptance.

90% of Purchase Price being balance of Purchase Price which shall be paid by the Purchaser within 14 days after the date of the Vendor's written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

**First Mortgage**

- (1) The purchaser shall make a written application to the Designated Financing Company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the ASP.
- (2) The maximum First Mortgage Loan amount shall be 85% of the purchase price, provided that the loan amount shall not exceed the balance of the purchase price payable by the Purchaser. The Designated Financing Company will decide the loan amount to be granted to the purchaser after considering the result of credit assessment of the Purchaser and his guarantor (if applicable).
- (3) The maximum tenor of the First Mortgage Loan shall be 25 years.
- (4) The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (5) The annual interest rate of the First Mortgage Loan from the 19th month of the term of the First Mortgage Loan and thereafter shall be 2.75% above the best lending rate as quoted by the Designated Financing Company from time to time.
- (6) The best lending rate is determined by the Designated Financing Company. The current best lending rate so determined is 5.5% per annum.
- (7) No repayment of principal and no payment of interest is required for the first 18 months of the term of the First Mortgage Loan is required and the Purchaser shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan by monthly instalments.
- (8) The Designated Financing Company shall be solely responsible to determine whether to approve the purchasers' application for the First Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the First Mortgage Loan.
- (9) All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his/her own solicitors to act for him/her and in such event, the purchaser shall also bear his/her own solicitors' legal costs and disbursements relating to the First Mortgage Loan.
- (10) The Purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his/her repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the Purchaser and his/her guarantor(s) (if applicable).
- (11) Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the purchase price in full in accordance with the ASP.
- (12) The First Mortgage Loan is subject to other terms and conditions as shall be determined by the Designated Financing Company.
- (13) The First Mortgage Loan is a transaction between the Designated Financing Company and the Purchaser. The Vendor and Centralcon Properties Company Limited shall not be involved in any dispute between the Purchaser and the Designated Financing Company. The above information of the First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or

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terms of the agreement for sale and purchase made by the Vendor or any other parties. Under no circumstance shall the Vendor and Centralcon Properties Company Limited be liable to the purchaser in respect of the First Mortgage Loan.

- (14) The terms and conditions and approval conditions of the First Mortgage Loan stated above are for reference only, the Designated Financing Company reserves the right to change the terms, conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.



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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <i>Section 4 - Intermediary (if any)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Name of estate agent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| EA Licence No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Estate agency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Telephone No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <p><u>Declaration regarding Intermediary (applicable only if an Intermediary is specified)</u></p> <p>I/We declare and confirm that the Intermediary did not make and is not authorized by the Vendor to make any oral or written agreement, representation or undertaking on behalf of the Vendor, and the Vendor is not and will not be liable in any way whatsoever to the Purchaser, the Intermediary or anyone for any such agreements, representations or undertaking made by the Intermediary. The Vendor is not and will not be involved in any disputes between the Purchaser and the Intermediary. The sale and purchase of the Property shall proceed strictly in accordance with the terms and conditions contained in this Tender Document.</p> <p>I/we also understand that I/we do not necessarily have to appoint any Intermediary and/or estate agent.</p> |  |

**Section 5 - Submission checklist**

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

1. ☐ Tender Document with the Offer Form completed and signed
2. ☐ Cashier's order(s) and/or bank cheque(s)
3. ☐ Tenderer's identification documents
4. ☐ Intermediary's licence (if applicable)
5. Documents in Annex duly completed and signed by the Tenderer:
  - (1) ☐ Warning to Purchasers (undated)
  - (2) ☐ Acknowledgement Letter Regarding Special Stamp Duty, Buyer's Stamp Duty and New Rates of Ad Valorem Stamp Duty (undated)
  - (3) ☐ Personal Information Collection Statement (undated)
  - (4) ☐ Declaration on Related Party (undated)
  - (5) ☐ Agent Agreement (undated)

**Section 6 - Declaration regarding corporate Tenderer (not applicable to individual Tenderer)**

We declare and agree as follows:-

1. The table below set out the particulars of all the current directors of the Tenderer as at the date of this Offer Form.
2. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
3. If we are the successful Tenderer, except with the Vendor's prior written approval, there shall be no change (including any reduction, increase, substitution or replacement) of any of the Tenderer's directors for the period from (i) the date of the Offer Form to (ii) the date of the Letter of Acceptance.
4. The Vendor may at any time request and we shall at our own cost and expense provide all relevant corporate documents and information in relation to the Tenderer to show and prove the number and identity of all the Tenderer's directors as set out in the table below.
5. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.

Director(s)

|    | Name | Identity card No. / Passport No./ BR No. |
|----|------|------------------------------------------|
| 1. |      |                                          |
| 2. |      |                                          |
| 3. |      |                                          |

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*Section 7 - Signature of the Tenderer and Witness*

I/We, the Tenderer, have read the entire Tender Document with the documents in the Annex and completed the Offer Form and the Schedule thereto. I/We agree to be bound by and confirm my/our acceptance the terms and conditions of the Tender Document.

(Note: The Offer Form must be signed by ALL PERSONS of the Tenderer if the Tenderer consists of more than one person. If the Tenderer is a company, the Offer Form must be signed by its authorized signatory(s) with company chop.

Signed by the Tenderer:

X

X

Witnessed by:

X

X

Name of the authorized signature (if the Tenderer is a company):

Name of the Witness:

Date: \_\_\_\_\_

***[End of Part 3: Offer Form]***  
***[End to the Tender Document]***

### 第 3 部分:要約表格

(由投標者填寫)

致: 賣方

1. 要約

本人/我們(其名稱與地址載於本要約表格的附表)，即投標者，已查閱招標公告及出售條款，現不可撤銷地提出要約以本要約表格的附表中指明的投標價購買列於本要約表格的附表內的投標物業，並受本招標文件所載的條款及條件及出售條款約束。

2. 如要約獲接納將構成臨時合約

本人/我們同意及聲明，如本投標書內任何承投購買的投標物業獲賣方接納，則在正式合約簽署之前，本招標文件(連同賣方的書面接納書及出售條款)構成本人/我們與賣方之間按照本招標文件所載的條款及條件而訂立的臨時合約。

3. 收取接受投標書信函的地址

本人/我們同意本要約表格的附表中指明的香港通訊地址將作為收取接受投標書信函或退回銀行本票及/或銀行支票的地址。接納書在投寄後的第 2 個工作日被視為已獲正式收到。

4. 參閱售樓說明書

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

5. 聲明、陳述及保證

本人/我們現聲明、陳述及保證如下:

(a) 本要約的附表中指明的資料，在本人/我們所知的範圍內，均為真實及正確。

(b) 除售價、提供資料或文件副本等手續費外，賣方及其職員並無亦不會直接或間接向買方或中介人收取其他費用或佣金。如有任何人士以賣方僱員或代理人名義在買賣本物業的過程中向索取任何利益(不論是金錢或其他利益)，買方應向廉政公署舉報。

6. 本人/我們授權賣方完成連同本招標文件遞交的文件的細節(現在留白)(如有的話)。

要約表格的附表

(由投標者填寫)

|                      |      |  |      |
|----------------------|------|--|------|
| 第1節 - 投標者的資料         |      |  |      |
| 名稱                   |      |  |      |
| 身份證/護照/商業登記證號碼       |      |  |      |
| 地址/註冊辦事處             |      |  |      |
| 香港通訊地址<br>(如與上面地址不同) |      |  |      |
| 聯絡資料                 | 聯絡人  |  |      |
|                      | 電郵地址 |  |      |
|                      | 電話號碼 |  | 傳真號碼 |

|                                      |                                                                                                                                                                                  |    |        |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------|
| 第 2 節 - 投標物業及投標價<br>(#請刪去不適用者)       |                                                                                                                                                                                  |    |        |
| 投標物業(1)                              |                                                                                                                                                                                  |    |        |
| 新界火炭「星凱•堤岸」                          | 座                                                                                                                                                                                | 樓  | 室      |
|                                      |                                                                                                                                                                                  |    |        |
| 投標價(港幣)                              |                                                                                                                                                                                  |    |        |
| 付款辦法                                 | (請選擇下列其中一項付款計劃，並在適當的格子加上剔號(✓)標示)                                                                                                                                                 |    |        |
| (付款計劃詳情<br>請參閱下述第 3<br>節)            | <input type="checkbox"/> 付款計劃(A1) – 開心渡聖誕 210 付款計劃 (210 日成交)<br><input type="checkbox"/> 付款計劃(A2) – “入伙有二按” 付款計劃<br><input type="checkbox"/> 付款計劃(A3) – “入伙起 85180 大戶大優惠” 一按付款計劃 |    |        |
|                                      |                                                                                                                                                                                  |    |        |
|                                      |                                                                                                                                                                                  |    |        |
| 臨時訂金的銀行<br>本票及/或銀行<br>支票(即投標價<br>5%) | 金額(港幣)<br>(當中不少於港幣<br>\$200,000.00 必須以銀行本票<br>支付)                                                                                                                                | 銀行 | 銀行本票編號 |
| 銀行本票                                 |                                                                                                                                                                                  |    |        |
|                                      |                                                                                                                                                                                  |    |        |
|                                      |                                                                                                                                                                                  |    |        |
| 銀行支票                                 | 金額(港幣)                                                                                                                                                                           | 銀行 | 銀行支票編號 |
|                                      |                                                                                                                                                                                  |    |        |
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| 投標物業(2)#                                                       |                                                              |    |        |
|----------------------------------------------------------------|--------------------------------------------------------------|----|--------|
| 新界火炭「星凱•堤岸」                                                    | 座                                                            | 樓  | 室      |
|                                                                |                                                              |    |        |
| 投標價(港幣)                                                        |                                                              |    |        |
| 付款辦法                                                           | (請選擇下列其中一項付款計劃，並在適當的格子加上剔號(✓)標示)                             |    |        |
| (付款計劃詳情<br>請參閱下述第 3<br>節)                                      | <input type="checkbox"/> 付款計劃(A1) – 開心渡聖誕 210 付款計劃 (210 日成交) |    |        |
|                                                                | <input type="checkbox"/> 付款計劃(A2) – “入伙有二按” 付款計劃             |    |        |
|                                                                | <input type="checkbox"/> 付款計劃(A3) – “入伙起 85180 大戶大優惠” 一按付款計劃 |    |        |
| 銀行支票<br>(支票金額連同<br>就投標物業(1)所<br>提交的銀行本票<br>金額應相等於本<br>投標價的 5%) | 金額(港幣)                                                       | 銀行 | 銀行支票編號 |
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| 投標物業(3)#                                                       |                                                              |    |        |
|----------------------------------------------------------------|--------------------------------------------------------------|----|--------|
| 新界火炭「星凱•堤岸」                                                    | 座                                                            | 樓  | 室      |
|                                                                |                                                              |    |        |
| 投標價(港幣)                                                        |                                                              |    |        |
| 付款辦法                                                           | (請選擇下列其中一項付款計劃，並在適當的格子加上剔號(✓)標示)                             |    |        |
| (付款計劃詳情<br>請參閱下述第 3<br>節)                                      | <input type="checkbox"/> 付款計劃(A1) – 開心渡聖誕 210 付款計劃 (210 日成交) |    |        |
|                                                                | <input type="checkbox"/> 付款計劃(A2) – “入伙有二按” 付款計劃             |    |        |
|                                                                | <input type="checkbox"/> 付款計劃(A3) – “入伙起 85180 大戶大優惠” 一按付款計劃 |    |        |
| 銀行支票<br>(支票金額連同<br>就投標物業(1)所<br>提交的銀行本票<br>金額應相等於本<br>投標價的 5%) | 金額(港幣)                                                       | 銀行 | 銀行支票編號 |
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| 投標物業(4)#                                               |                                                                                                                                                                                  |    |        |
| 新界火炭「星凱•堤岸」                                            | 座                                                                                                                                                                                | 樓  | 室      |
|                                                        |                                                                                                                                                                                  |    |        |
| 投標價(港幣)                                                |                                                                                                                                                                                  |    |        |
| 付款辦法                                                   | (請選擇下列其中一項付款計劃，並在適當的格子加上剔號(✓)標示)                                                                                                                                                 |    |        |
| (付款計劃詳情<br>請參閱下述第 3<br>節)                              | <input type="checkbox"/> 付款計劃(A1) – 開心渡聖誕 210 付款計劃 (210 日成交)<br><input type="checkbox"/> 付款計劃(A2) – “入伙有二按” 付款計劃<br><input type="checkbox"/> 付款計劃(A3) – “入伙起 85180 大戶大優惠” 一按付款計劃 |    |        |
| 銀行支票                                                   | 金額(港幣)                                                                                                                                                                           | 銀行 | 銀行支票編號 |
| (支票金額連同<br>就投標物業(1)所<br>提交的銀行本票<br>金額應相等於本<br>投標價的 5%) |                                                                                                                                                                                  |    |        |
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| 投標物業(5)#                                                                                                                                 |                                                                                                                                                                                  |    |        |
| 新界火炭「星凱•堤岸」                                                                                                                              | 座                                                                                                                                                                                | 樓  | 室      |
|                                                                                                                                          |                                                                                                                                                                                  |    |        |
| 投標價(港幣)                                                                                                                                  |                                                                                                                                                                                  |    |        |
| 付款辦法                                                                                                                                     | (請選擇下列其中一項付款計劃，並在適當的格子加上剔號(✓)標示)                                                                                                                                                 |    |        |
| (付款計劃詳情<br>請參閱下述第 3<br>節)                                                                                                                | <input type="checkbox"/> 付款計劃(A1) – 開心渡聖誕 210 付款計劃 (210 日成交)<br><input type="checkbox"/> 付款計劃(A2) – “入伙有二按” 付款計劃<br><input type="checkbox"/> 付款計劃(A3) – “入伙起 85180 大戶大優惠” 一按付款計劃 |    |        |
| 銀行支票                                                                                                                                     | 金額(港幣)                                                                                                                                                                           | 銀行 | 銀行支票編號 |
| (支票金額連同<br>就投標物業(1)所<br>提交的銀行本票<br>金額應相等於本<br>投標價的 5%)                                                                                   |                                                                                                                                                                                  |    |        |
|                                                                                                                                          |                                                                                                                                                                                  |    |        |
|                                                                                                                                          |                                                                                                                                                                                  |    |        |
|                                                                                                                                          |                                                                                                                                                                                  |    |        |
|                                                                                                                                          |                                                                                                                                                                                  |    |        |
| (只適用於投標者已選擇過一個該等招標物業的情況) 本人/我們提交本投標的前提為本人/我們知悉及同意賣方只接受上述該等投標物業的其中一個投標物業的投標。本人/我們明白若賣方接受本人/我們的本投標中任何一個投標物業的投標，本人/我們在本招標文件所提交的其他投標物業的投標將被視 |                                                                                                                                                                                  |    |        |



為由賣方拒絕。本人/我們亦確認、同意及接受賣方有絕對酌情權決定是否接受上述該等投標物業的任何一個投標物業的投標，賣方決定之投標結果為最終的，而本人/我們將不會就此提出申索或反對。

### 第3節 - 付款辦法

#### 付款計劃(A1) - 開心渡聖誕 210 付款計劃 (210 日成交)

售價 5% 於投標書獲賣方接納當日（即接納書的日期）支付，作為臨時訂金。

售價 5% 於接納書的日期後 30 天內支付作為臨時訂金。

售價 90% 於接納書的日期後 210 天內支付作為售價餘額。

#### 付款計劃(A2) - “入伙有二按” 付款計劃

售價 5% 於投標書獲賣方接納當日（即接納書的日期）支付，作為臨時訂金。

售價 5% 於接納書的日期後 90 天內支付作為臨時訂金。

售價 90% 賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內。

#### 第二按揭

- (1) 買方必須於正式合約內訂明的付清樓價餘額之日前最少 60 日以書面向指定機構申請本第二按揭貸款。
- (2) 第二按揭貸款金額最高為樓價的 30%，但第一銀行按揭貸款及第二按揭貸款總金額不得超過樓價的 80%。第二按揭貸款年期最長為 25 年或第一銀行按揭貸款之年期，以較短者為準。買方於第二按揭貸款年期首兩年買方可享免息免供，其後買方則須照常按月分期償還連本帶息第二按揭貸款。第二按揭貸款年期第三年及其後之按揭利率為指定機構不時報價之最優惠利率 (P) 加 1% (即 P+1%) (現時 P=5%) 計算，最優惠利率 (P) 為浮動利率。最優惠利率以指定機構決定。
- (3) 買方須先獲取第一銀行按揭的銀行同意辦理住宅物業之第二按揭，並能出示足夠文件證明第一銀行按揭貸款加第二按揭貸款及買方及其擔保人(如有)之其他貸款之每月總還款額對買方及其擔保人(如有)之每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。
- (4) 指定機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的第二按揭貸款金額及/或利率作出調整。
- (5) 第一銀行按揭的銀行，須為指定機構指定及轉介之銀行。
- (6) 該住宅物業只可供買方自住。

- (7) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定機構要求下提供買方及其擔保人(如有) 的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款(如有))。指定機構會對買方及其擔保人(如有)進行信貸審查。
- (8) 第二按揭貸款須由指定機構獨立審批和決定。
- (9) 所有第二按揭貸款之法律文件必須由賣方或指定機構指定之律師行辦理，並由買方負責支付一切有關律師費用及雜項費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關處理第二按揭貸款的律師費用及雜費。
- (10) 買方敬請向指定機構查詢有關第二按揭貸款詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定機構有最終決定權。不論審批結果如何，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的全數樓價。
- (11) 第二按揭貸款受指定機構決定的其他條款及細則約束。
- (12) 賣方沒有給予或不能被視之為已給予任何就第二按揭貸款之批核的陳述或保證。賣方並沒有亦不會參與第二按揭貸款之安排。買方不得就由於或有關第二按揭貸款的批核及/或不批核及/或任何第二按揭貸款相關事宜而向賣方提出任何申索。
- (13) 第二按揭貸款純為指定機構與買方之交易。買方與第二承按人之任何羈輶，一概與賣方及中洲置業有限公司無關。以上關於第二按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第二按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及中洲置業有限公司在任何情況下均無需就第二按揭貸款向買方承擔任何責任。
- (14) (i) 如買方沒有使用第二按揭貸款，在買方按正式合約完成買賣交易的情況下，賣方可就每個住宅物業的樓價提供 1%的現金回贈。  
(ii) 買方可於完成住宅物業之買賣交易日前最少 60 日，以書面向賣方申請上述樓價 1%現金回贈，賣方會於收到申請並證實有關資料無誤後將售價 1% 現金回贈直接用於支付部份樓價餘額。
- (15) 買方須就申請第二按揭貸款支付港幣\$5,000 不可退還的申請手續費。
- (16) 第二按揭貸款只適用於個人買方申請。

**付款計劃(A3) - “入伙起 85180 大戶大優惠” 一按付款計劃**

售價 5% 於投標書獲賣方接納當日（即接納書的日期）支付，作為臨時訂金。

售價 5% 於接納書的日期後 90 天內支付作為臨時訂金。

售價 90% 賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內。

**第一按揭**

- (1) 買方必須於正式合約內訂明的付清樓價餘額之日前最少 60 日書面向指定財務機構申請第一按揭貸款。
- (2) 第一按揭貸款的最高金額為樓價的 85%，貸款金額不可超過買方應繳付之樓價餘額。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。
- (3) 第一按揭貸款年期最長為 25 年。
- (4) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
- (5) 第一按揭貸款年期第 19 個月及其後之年利率為指定財務機構不時報價之最優惠利率加 2.75%。
- (6) 「最優惠利率」由指定財務機構決定，現決定的年利率為 5.5%。
- (7) 第一按揭貸款年期首 18 個月為免息免供期，其後買方則須照常按月分期償還連本帶息第一按揭貸款。
- (8) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出第一按揭貸款有最終決定權。
- (9) 所有第一按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。
- (10) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。
- (11) 不論第一按揭貸款獲批與否，買方仍須按正式合約完成住宅物業的買賣及繳付全數樓價。
- (12) 第一按揭貸款受指定財務機構決定的其他條款及細則約束。
- (13) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何纏軋，一概與賣方及中洲置業有限公司無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及中洲置業有限公司在任何情況下均無需就第一按揭貸款向買方承擔任何責任。
- (14) 上述第一按揭貸款的條款及條件及批核條件僅供參考，指定財務機構保留不時更改第一按揭貸款條款、條件及批核條件的權利。

|                                                                                                                                                                                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>第4節 - 中介人 (如有)</b>                                                                                                                                                                                                             |  |
| 地產代理人姓名                                                                                                                                                                                                                           |  |
| 地產代理牌照號碼                                                                                                                                                                                                                          |  |
| 公司名稱                                                                                                                                                                                                                              |  |
| 電話號碼                                                                                                                                                                                                                              |  |
| <p><u>關於中介人的聲明(僅於有指明中介人時適用)</u></p> <p>本人/我們確認及聲明中介人並無作出亦沒有獲賣方授權代表賣方作出任何口頭或書面的協議、陳述或承諾，無論在任何情況下賣方均無須就中介人作出的任何該等協議、陳述或承諾向買方、中介人或任何人負責。買方與中介人之間任何糾紛一概與賣方無關。本物業之買賣交易嚴格依據本招標文件所載的條款及條件進行。</p> <p>本人/我們知悉本人/我們亦可以不委任任何地產中介人及或地產代理。</p> |  |

#### 第5節 - 遞交清單

以下文件連同本招標文件遞交(詳請見招標公告第 2.9 段):

1. ☐ 招標文件連同已填妥及簽署的要約表格
2. ☐ 銀行本票及/或銀行支票
3. ☐ 投標者的身份證明文件
4. ☐ 中介人的牌照(如適用)
5. 由投標者填妥並簽署的附件的文件:
  - (1) ☐ 對買方的警告(未有填上日期)
  - (2) ☐ 關於額外印花稅，買家印花稅及從價印花稅的新稅率的確認書(未有填上日期)
  - (3) ☐ 個人資料收集聲明(未有填上日期)
  - (4) ☐ 關於有關連人士的聲明(未有填上日期)
  - (5) ☐ 介紹人確認書(未有填上日期)

#### 第6節 - 關於公司投標者的聲明(不適用於個人投標者)

我們聲明並同意如下:

1. 直至本要約表格的日期投標者的所有現任董事的資料均已列於下表。
2. 所有委任投標者的董事的相關程序已予本要約表格的日期之前完成。
3. 如我們成為中標者，除非得到賣方事先書面同意，由(i)本要約表格的日期至 ii)接納書的日期，投標者的董事均不會有任何改變(包括減少、增加、取代或更換)。
4. 賣方可在任何時間要求我們提供所有與投標者相關的公司文件及資料以顯示核實於下表列出的投票者的董事數目和身份、而投標者將自費提供所有上述文件及資料。
5. 如有任何違反本節的規定，賣方有權拒絕將本物業出售予該投標者。

董事

|    | 名稱 | 身份證號碼/ 護照號碼/ 商業登記號碼 |
|----|----|---------------------|
| 1. |    |                     |
| 2. |    |                     |
| 3. |    |                     |

投標者須填妥本頁

|                                                                                                                                             |        |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>第 7 節 - 投標者及見證人的簽署</b>                                                                                                                   |        |
| <p>本人/我們(即投標者)已閱讀整份招標文件及附件中的文件，並填妥要約表格及其附表。本人/我們同意遵守及確認接受招標文件的條款及條件。</p> <p>(註：如投標者由多於一人組成，要約表格須由所有投標者簽署。如投標者為公司，要約表格須由其授權人士簽署及蓋上公司印章。)</p> |        |
| 投標者簽署:                                                                                                                                      | 見證人簽署: |
| X                                                                                                                                           | X      |
| 獲授權人士的姓名(如投標者為公司):                                                                                                                          | 見證人姓名: |
| 日期:                                                                                                                                         |        |

[第 3 部份:要約表格完]

[招標文件完]

**APPENDIX: LETTER OF ACCEPTANCE**

(The Appendix does not form part of the Tender Document.)

To be complete ONLY by the Vendor after the Vendor agreeing to accept the offer)

**LETTER OF ACCEPTANCE**

The above offer in respect of the Tendered Property stated below is accepted by the Vendor on the date stated below subject to the Tender Notice and the Conditions of Sale:

| Tower | Floor | Flat | The Arles, Fo Tan, New Territories |
|-------|-------|------|------------------------------------|
|       |       |      |                                    |

Centralcon (Fo Tan) Company Limited

\_\_\_\_\_  
Authorised Signatory(ies)

Date:\_\_\_\_\_

[End of the Appendix]

## 附錄:接受信函

(附錄不屬於招標文件的一部份。)

(只限於賣方同意接受要約後由賣方填寫)

### 接受信函

在受到招標公告和出售條款約束的前提下，就以下投標物業的上述要約在下述日期獲賣方接納。

| 新界火炭「星凱•堤岸」 | 座 | 樓 | 室 |
|-------------|---|---|---|
|             |   |   |   |

中洲(火炭)有限公司

\_\_\_\_\_  
獲授權之簽署人

Date 日期:\_\_\_\_\_

[附錄完]



## 附件

### Annex

(附件不屬於招標文件一部分。然而，投標者須簽署以下標有”#”號的文件並連同招標文件一併遞交。)

(The Annex does not form part of the Tender Document. However, the documents marked with “#” **should be signed and submitted** together with the Tender Document.)

1. 對買方的警告 #  
Warning to Purchasers #
2. 關於額外印花稅、買家印花稅及從價印花稅的新稅率的確認書 #  
Acknowledgement Letter Regarding Special Stamp Duty, Buyer’s Stamp Duty and New Rates of Ad Valorem Stamp Duty #
3. 個人資料收集聲明 #  
Personal Information Collection Statement #
4. 關於有關連人士的聲明 #  
Declaration on Related Party #
5. 介紹人確認書 #  
Agent Agreement #
6. 有關開放式廚房單位的準買家通知  
Notice to Prospective Purchasers regarding Open Kitchen Units
7. 律師收費表  
Schedule for Legal Fee
8. “嚴禁清洗黑錢”宣傳單張  
“Keep Money Laundering Away from Hong Kong” Leaflet
9. 贈品、財務優惠或利益列表  
List of gift, or any financial advantage or benefit

**Annex 1**  
**附件 1**

**TENDERER MUST**  
**COMPLETE THIS PAGE**  
**投標者須填妥本頁**

**WARNING TO PURCHASERS**  
**PLEASE READ CAREFULLY**

**對買方的警告**  
**買方請小心閱讀**

|                                                      |                                                               |          |         |
|------------------------------------------------------|---------------------------------------------------------------|----------|---------|
| Vendor<br>賣方                                         | Centralcon (Fo Tan) Company Limited<br>中洲(火炭)有限公司             |          |         |
| Name of Development<br>發展項目的名稱                       | The Arles<br>星凱·堤岸                                            |          |         |
| Address<br>地址                                        | 1 Au Pui Wan Street, Fo Tan#<br>火炭坳背灣街 1 號#                   |          |         |
| Property<br>本物業                                      | Tower 座數                                                      | Floor 樓層 | Unit 單位 |
| Purchaser(s)<br>買方                                   |                                                               |          |         |
| I.D. / Passport / B.R. No.<br>身份證 / 護照 / 商業登記證<br>號碼 |                                                               |          |         |
| Date<br>日期                                           | (Please leave undated upon tender submission)<br>(請勿於入標時填寫日期) |          |         |

#此臨時門牌號數有待發展項目落成時確認 This provisional street number is subject to confirmation when the Development is completed

- (a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase, you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.  
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- (b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.  
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- (c) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.  
**現建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- (d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.  
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- (e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.  
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.  
我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this                      day of                      (Please leave undated upon tender submission)  
公曆                      年                      月                      日                      (請勿於入標時填寫日期)

Signed by the Purchaser(s) 買方簽署

**ACKNOWLEDGEMENT LETTER**  
**REGARDING SPECIAL STAMP DUTY, BUYER'S STAMP DUTY AND**  
**NEW RATES OF AD VALOREM STAMP DUTY**  
**關於額外印花稅、買家印花稅及從價印花稅的新稅率的確認書**

|                                                      |                                                               |          |         |
|------------------------------------------------------|---------------------------------------------------------------|----------|---------|
| Vendor<br>賣方                                         | Centralcon (Fo Tan) Company Limited<br>中洲(火炭)有限公司             |          |         |
| Name of Development<br>發展項目的名稱                       | The Arles<br>星凱·堤岸                                            |          |         |
| Address<br>地址                                        | 1 Au Pui Wan Street, Fo Tan#<br>火炭坳背灣街 1 號#                   |          |         |
| Property<br>本物業                                      | Tower 座數                                                      | Floor 樓層 | Unit 單位 |
| Purchaser(s)<br>買方                                   |                                                               |          |         |
| I.D. / Passport / B.R. No.<br>身份證 / 護照 / 商業登記證<br>號碼 |                                                               |          |         |
| Date<br>日期                                           | (Please leave undated upon tender submission)<br>(請勿於入標時填寫日期) |          |         |

#此臨時門牌號數有待發展項目落成時確認 This provisional street number is subject to confirmation when the Development is completed

I/We, the undersigned, hereby acknowledge and confirm that I /we am/are aware of the following and their implications prior to my/our signing of the Preliminary Agreement for Sale and Purchase of the Property:  
本人/我們即下述簽署人·僅此知悉及確認在簽署臨時買賣合約之前·本人/我們已獲悉以下事項及其影響:

**A. Buyer's Stamp Duty & Extended Coverage for Special Stamp Duty**  
**買家印花稅及經調整額外印花稅**

- The Stamp Duty (Amendment) Ordinance 2014 was gazetted on 28 February 2014 ("**the Date of Gazettal**") and the law has retrospective effect from **27 October 2012** ("**the Effective Date**"). The Stamp Duty Ordinance ("**the Ordinance**") has been amended to adjust the duty rates and extend the coverage period in respect of the Special Stamp Duty ("**SSD**") and introduce a Buyer's Stamp Duty ("**BSD**") on residential properties acquired by any person (including a limited company) except a Hong Kong Permanent Resident ("**HKPR**") within the meaning of section 29A(1) of the Stamp Duty Ordinance.  
《2014 年印花稅(修訂)條例》已於 2014 年 2 月 28 日(「刊憲日期」)刊憲·其效力追溯至 2012 年 10 月 27 日(「生效日期」)。就此·政府經已修訂《印花稅條例》(「該條例」)·調整「額外印花稅」的稅率及延長有關的物業持有期·並引入適用於香港永久性居民(依照《印花稅條例》第 29A(1)條所指的定義)以外的任何人士(包括有限公司)取得住宅物業的「買家印花稅」。
- The main details of the amendments are as follows:-  
該條例的修訂主要內容如下:
  - The adjusted SSD has 3 levels of regressive rates for different holding periods:  
修訂後的「額外印花稅」是按不同的物業持有期分為三級逆進稅率:
    - 20% if the property has been held for 6 months or less;  
假若持有有關物業六個月或以內·稅率為 20%;
    - 15% if the property has been held for more than 6 months but for 12 months or less; and  
假若持有有關物業超過六個月但在十二個月或以內·稅率為 15%; 及
    - 10% if the property has been held for more than 12 months but for 36 months or less.  
假若持有有關物業超過十二個月但在三十六個月或以內·稅率為 10%。

## **Annex 2**

### **附件 2**

- (b) The BSD is charged at a flat rate of 15% for all residential properties, on top of the existing stamp duty and SSD, if applicable, acquired by any person (including a limited company), except a HKPR. Exemptions to BSD are provided to certain transactions including, for example, those involving acquisition of residential properties by a HKPR jointly with his or her close relatives (i.e. spouse, parents, children, brothers and sisters) who are not HKPR.  
「買家印花稅」是在現有的印花稅及「額外印花稅」(如適用)之上對所有住宅物業徵收的印花稅，稅率劃一為 15%。「買家印花稅」適用於香港永久性居民以外的任何人士(包括有限公司)取得住宅物業。部分交易(包括如涉及香港永久性居民及其非香港永久性居民的近親(即配偶、父母、子女及兄弟姊妹))聯名取得住宅物業，則可以獲得豁免「買家印花稅」。
- (c) The adjusted rates and extended holding period of SSD and the new BSD are applicable to all residential properties acquired on or after the Effective Date.  
「額外印花稅」修訂後的稅率及延長的物業持有期，以及新引入的「買家印花稅」，均適用於在生效日期或以後取得的住宅物業。
- (d) For details of the applicable exemptions to SSD and BSD, please browse the Inland Revenue Department website ([www.ird.gov.hk](http://www.ird.gov.hk)).  
有關「額外印花稅」及「買家印花稅」適用的豁免，詳情請瀏覽稅務局網頁([www.ird.gov.hk](http://www.ird.gov.hk))。
- (e) The BSD (where applicable) must be paid within 30 days after the execution of the Preliminary Agreement for Sale and Purchase.  
「買家印花稅」(如適用)須在臨時買賣合約簽立日期後 30 天內繳交。
3. I/We understand that if I/we am/are HKPR and am/are not subject to the BSD, I/we need to make a statutory declaration in such form as prescribed by the Stamp Office that I /we am/are HKPR and acquiring the Property on my/our own behalf and that if I/we acquire the Property on behalf of any third party, such third party will also need to make a statutory declaration in such form as prescribed by the Stamp Office as to whether he/she is non-HKPR.  
本人/我們明白，如本人/我們是香港永久性居民及不需要繳付「買家印花稅」，則本人/我們需要簽署印花稅署指定格式之法定聲明，以確認本人/我們為香港永久性居民，及本人/我們是代表自己行事以取得上述物業。如本人/我們是代表任何第三者取得上述物業，則該第三者亦需要簽署印花稅署指定格式之法定聲明，以確認他/她是否香港永久性居民。

#### **B. New Rates of Ad Valorem Stamp Duty 從價印花稅的新稅率**

1. The Stamp Duty Ordinance has been amended to increase the ad valorem stamp duty ("AVD") rates of for residential property transactions to a flat rate of 15%. Any instrument executed on or after 5 November 2016 for the sale and purchase or transfer of residential property, unless specifically exempted or provided otherwise, will be subject to the new AVD rate (a flat rate at 15% of the consideration or value of the residential property, whichever is the higher).  
《印花稅條例》現已修訂以調高住宅物業交易的從價印花稅稅率至劃一 15%。任何在 2016 年 11 月 5 日或以後簽立以買賣或轉讓住宅物業的文書，除獲豁免或另有規定外，均須按新的從價印花稅稅率繳付從價印花稅，稅率劃一為物業的售價或價值(以較高者為準)的 15%。
2. AVD calculated at the new rate of 15% ("AVD at new rate") is applicable to any residential property (except that acquired by a Hong Kong Permanent Resident ("HKPR") who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition) acquired either by an individual or a company.  
任何以個人或公司名義取得的住宅物業(除非該住宅物業是由香港永久性居民代表自己行事取得，而該香港永久性居民在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業)，均須繳付以新稅率(15%)(「新稅率」)計算的從價印花稅。

## **Annex 2**

### **附件 2**

3. There is no change to the circumstances under which AVD at Scale 2 rates is applicable or AVD is exempt.  
按第 2 標準稅率繳納從價印花稅或可獲豁免從價印花稅的情況沒有改變。
4. A HKPR who is acquiring a residential Property A while seeking to dispose of another Property B (his only other residential property) will be subject to the AVD at new rate in the first instance, but he may seek a refund of the stamp duty paid in excess of that computed at Scale 2 rates upon proof that Property B has been disposed of within twelve (12) months from the date when he executed the conveyance on sale of Property A. Furthermore, the disposal of Property B must have been completed before a refund could be claimed. There is also a time limit in respect of which refunds can be claimed, i.e. either within 2 years from the date of execution of the agreement for purchase of Property A or within 2 months from the date of execution of the conveyance on sale of Property B, whichever is the later. This concession primarily applies to change of residence cases.  
一位香港永久性居民在購入住宅物業 A 的同時，打算出售另一住宅物業 B (他唯一的另一個住宅物業)，首先須繳付以新稅率計算的從價印花稅，但如他可提交證明文件，證實物業 B 在他簽署物業 A 的售賣轉易契的 12 個月內售出，他可以申請退還部分的從價印花稅 (相當於以第 2 標準稅率計算的從價印花稅與已繳付的從價印花稅的差額)。此外，在申請退款時，必須已完成有關出售物業 B 的交易。退款的申請期限為簽立購買物業 A 的買賣協議的日期起計兩年內，或簽立物業 B 的售賣轉易契的日期起計的兩個月內，以較後者為準。有關寬免主要是適用於轉換居所。
5. For details of the AVD at new rate, please browse the Inland Revenue Department website ([www.ird.gov.hk](http://www.ird.gov.hk)).  
有關以新稅率計算的從價印花稅，詳情請瀏覽稅務局網頁 ([www.ird.gov.hk](http://www.ird.gov.hk))。
6. I/We understand that I/we shall be solely responsible for ascertaining whether I /We am/are HKPR and subject to the AVD at new rate.  
本人/我們明白，本人/我們有責任確定本人/我們是否香港永久性居民、是否需要繳付按新稅率計算之從價印花稅。
7. I/We understand that if I/we claim that the AVD at new rate does not apply to my/our acquisition of the Property, I/we may need to make a statutory declaration, in such form as may be prescribed by the Stamp Office, declaring that I/we am/are HKPR and acquire the Property on my/our own behalf and that I am not/each of us is not the beneficial owner of any other residential property in Hong Kong, or provide any other document as the Collector of Stamp Revenue may require.  
本人/我們明白，如本人/我們聲稱新稅率不適用於上述物業之買賣，本人/我們可能須作出印花稅署所指定的格式的法定聲明，聲明本人/我們為香港永久性居民、是代表自己行事及本人/我們各人在香港沒有擁有任何其他住宅物業，或提供印花稅署署長所要求的任何其他文件。
8. I/We acknowledge that whether the AVD at new rate will be applicable to me /us is subject to the decision of the Collector of Stamp Revenue.  
本人/我們明白印花稅署署長對於以新稅率計算的從價印花稅是否適用於本人/我們有決定權。

#### **C. General 其他事項**

1. I/We undertake to reimbursement any stamp duty or penalty paid by the Vendor with respect to the present transaction of the Property and interest thereon as prescribed under the Formal Agreement for Sale and Purchase, together with all legal costs, disbursements and fees incurred by the Vendor in securing recovery of all amounts of the stamp duty or penalty so paid by the Vendor on a full indemnity basis.  
本人/我們承諾按全數彌償基準補償賣方就上述物業的是次交易繳交之任何印花稅或罰款以及正式買賣合約所指定之利息，連賣方就追討前述印花稅或罰款之補償所產生的任何法律費用、支出及收費。
2. I/We acknowledge and agree that I/we shall pay all legal costs and disbursements of and incidental to all

**Annex 2**  
**附件 2**

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necessary statutory declaration(s) to be made by me/us or any third party (if applicable) if I/we claim exemption from BSD or new AVD rates, as the case may be.

本人/我們知悉及同意,若本人/我們申請豁免「買家印花稅」或豁免按新稅率計算的從價印花稅(視屬何情況而定)·本人/我們須支付所有就該豁免申請而必需由本人/我們或第三方(如適用)而作出的法定聲明所涉及的一切法律費用及開銷。

3. The Chinese translation of this letter is for reference purposes only. In case of any dispute, the English version shall prevail.

本確認書的中文譯本僅供參考·如有任何爭議·概以英文文本為準。

Dated this                      day of                      (Please leave undated upon tender submission)  
公曆                      年                      月                      日                      (請勿於入標時填寫日期)

Signed by the Purchaser(s) 買方簽署

## **Annex 3**

## **附件 3**

### **Personal Information Collection Statement**

#### **Collection of your personal information**

From time to time, Centralcon (Fo Tan) Company Limited and Centralcon Properties Company Limited (collectively "we", "us" or "our") will require your supply of your personal information and particulars which will be collected, stored, used and transmitted by us in connection with provision of services and products, including handling your property transaction(s). We may not be able to provide the services and products requested by you without your necessary information and particulars.

We may also generate and compile information about you. Personal information and particulars provided by you or generated and compiled by us about you from time to time is collectively referred to as "Your Information".

This Statement sets out our policy in handling Your Information, the purposes for which Your Information may be used, what you are agreeing to with respect to our use of Your Information and your rights under the Personal Data (Privacy) Ordinance, Cap 486 (the "Ordinance").

#### **Purposes for which Your Information may be used**

We may use Your Information for one or more of the following purposes from time to time:

- (i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
- (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;
- (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;
- (iv) handling your applications or requests for services, products, memberships or benefits;
- (v) facilitating property management and security;
- (vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or any other members, subsidiaries and associated companies of Centralcon Properties Company Limited (the "Group") or joint venture company(ies) set up by member(s) of the Group and joint venture partners (the "JV Companies");
- (vii) marketing services, properties, property developments, products and other subjects (please see further details in "Use of Your Information in direct marketing" section below);
- (viii) conducting statistical research and analysis (the outcome of which will not reveal your identity);
- (ix) communicating with and contacting you;
- (x) investigating and handling complaints;
- (xi) preventing or detecting illegal or suspicious activities; and
- (xii) making disclosure when required by any law, court order, direction, code or guideline applicable in or outside Hong Kong.

#### **Transfer of Your Information**

To facilitate the purposes set out above, we may disclose or transfer Your Information to the following parties (whether within or outside Hong Kong) except that any disclosure or transfer of Your Information to another person for it to use in direct marketing will be subject to "Use of Your Information in direct marketing" section below.

- (i) any member of the Group and the JV Companies;
- (ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
- (iii) any agent, contractor or third-party service provider who provides administrative, telecommunications, information technology, computer or other services to or support the operation of our business;
- (iv) any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;

- (v) any person involved in your property transaction; and
- (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.

**Use of Your Information in direct marketing**

We may not (i) use Your Information in direct marketing unless you consent or do not object, or (ii) provide Your Information to another person for its use in direct marketing unless you consent or do not object in writing.

In connection with direct marketing, we intend:

- (a) to use your name, contact details, services and products portfolio information, financial background and demographic data collected, generated, compiled or held by us from time to time;
- (b) to market the following classes of services and products to you:
  - (1) properties or property developments offered by member(s) of the Group or JV Companies;
  - (2) services, products and facilities offered by us, other members of the Group or JV Companies (including real estate agency services, credit facilities and financial services);
  - (3) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us, other members of the Group or JV Companies; and
  - (4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
- (c) in return for money or other property, to provide Your Information described in (a) above to other members of the Group or JV Companies for their use in direct marketing the classes of services and products described in (b) above.

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

**Access to and correction of Your Information**

You have the right to request access to and correction of Your Information in accordance with the provisions of the Ordinance. Any data access request or data correction request may be made by a prescribed form in writing to our Data Protection Officer at 14/F, Everbright Centre, 108 Gloucester Road, Wan Chai, Hong Kong

In accordance with the provisions of the Ordinance, we have the right to charge you a reasonable fee for processing and complying with your data access request.

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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 or transfer by ticking (✓) the box(es) below. If I do not tick the relevant box, Centralcon Properties Company Limited, other members of the Group and the JV Companies 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 "Use of Your Information in direct marketing" section above

- ☐ Please do NOT send direct marketing information to me.
- ☐ Please do NOT provide my personal data to other persons for their use in direct marketing.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ (Please leave undated upon tender submission)

Signed by the Purchaser(s)



**個人資料收集聲明**

**收集閣下的個人資料**

中洲(火炭)有限公司 及 中洲置業有限公司 (統稱「本公司」或「我們」) 為提供服務及產品 (包括處理閣下的物業交易) , 需要閣下不時向我們提供閣下的個人資料及詳情, 我們也須收集、保存、使用及傳送該等資料及詳情。若沒有所需的閣下個人資料及詳情, 我們可能無法提供閣下要求的服務及產品。

我們亦可能擬訂及編制有關閣下的資料。閣下提供的或我們不時擬訂及編制有關閣下的個人資料及詳情在此統稱為「閣下資料」。

本聲明說明我們處理閣下資料的政策、列出閣下資料可能被使用的用途、閣下就我們使用閣下資料所同意的事項及閣下根據《個人資料 (私隱) 條例》(486 章) (「條例」) 的權利。

**閣下資料可能被使用的用途**

我們可能不時使用閣下資料作下列一個或多個用途：

- (i) 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) 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) 如閣下尋求按揭、第二按揭、信貸融資或財務融通, 與承按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) 處理閣下就服務、產品、會籍或利益的申請或要求;
- (v) 促進物業管理及保安;
- (vi) 就中洲置業有限公司的任何成員及附屬和關連公司(「集團」)及/或由集團成員及合資夥伴成立的合資公司(「合資公司」)提供的服務、物業、物業發展項目或產品的質量進行調查(全屬自願性質參與);
- (vii) 促銷服務、物業、物業發展項目、產品及其他事務(詳情請參閱以下「在直接促銷中使用閣下資料」部分);
- (viii) 進行統計研究和分析(統計研究及分析結果將不會揭露閣下的身分);
- (ix) 與閣下溝通和聯絡;
- (x) 調查及處理投訴;
- (xi) 預防或偵測非法或可疑活動; 及
- (xii) 在香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求下作出披露。

**轉移閣下資料**

為促進上述用途, 我們可能於香港境內或境外披露或轉移閣下資料予下列各方, 但任何披露或轉移閣下資料予其他人士以供其在直接促銷中使用將受以下「在直接促銷中使用閣下資料」部分所限制。

- (i) 集團任何成員及合資公司;
- (ii) 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) 任何代理人、承包商或就我們的業務運作向我們提供行政、電訊、資訊科技、電腦或其他服務的第三方服務供應商;
- (iv) 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) 閣下物業交易涉及的任何人士; 及
- (vi) 我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引要求需要向其作出披露的任何人士。

**在直接促銷中使用閣下資料**

- (i) 除非閣下同意或不反對，我們方可在直接促銷中使用閣下資料，及(ii) 除非閣下書面同意或不反對，我們方可向其他人士提供閣下資料以供其在直接促銷中使用。

就直接促銷，我們有意：

- (a) 使用我們不時收集、擬訂、編制或持有的閣下的姓名、聯絡詳情、服務及產品組合資料、財務背景及人口數據；
- (b) 向閣下促銷以下類別的服務及產品：
- (1) 集團成員或合資公司提供的物業或物業發展項目；
  - (2) 我們、集團其他成員或合資公司提供的服務及產品(包括地產代理服務、信貸融資及財務服務)；
  - (3) 我們、集團其他成員或合資公司提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益；及
  - (4) 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) 為換取金錢或其他財產，將以上(a)段所述的閣下資料提供予集團其他成員或合資公司，以供其在直接促銷以上(b)段所述的服務及產品類別中使用。

如閣下不欲我們在上述直接促銷中使用閣下資料或向其他人士提供閣下資料以供其在直接促銷中使用，煩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以下「查閱及改正閣下資料」部分所列地址選擇不接受直接促銷。

**查閱及改正閣下資料**

閣下有權根據條例中的條款要求查閱及更正閣下資料。如有任何查閱或更正資料的要求，可以指定的書面形式向我們的資料保障主任提出，其地址為香港告士打道 108 號光大中心 14 樓。

根據條例中的條款，我們有權就處理及符合閣下的查閱資料要求收取合理費用。

\*\*\*

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格內加上剔號(“✓”)表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號(“✓”)，中洲置業有限公司、集團其他成員及合資公司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(視情況而定)，有關詳情已於以上「在直接促銷中使用閣下資料」部分闡述。

- ☐ 請不要向我發送直接促銷資訊。
- ☐ 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。

公曆                      年                      月                      日                      (請勿於入標時填寫日期)

買方簽署

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**Declaration on Related Party**  
**關於有關連人士的聲明**

|                                                      |                                                                     |          |         |
|------------------------------------------------------|---------------------------------------------------------------------|----------|---------|
| Vendor<br>賣方                                         | Centralcon (Fo Tan) Company Limited<br>中洲(火炭)有限公司                   |          |         |
| Name of Development<br>發展項目的名稱                       | The Arles<br>星凱·堤岸                                                  |          |         |
| Address<br>地址                                        | 1 Au Pui Wan Street, Fo Tan <sup>#</sup><br>火炭坳背灣街 1 號 <sup>#</sup> |          |         |
| Property<br>本物業                                      | Tower 座數                                                            | Floor 樓層 | Unit 單位 |
|                                                      |                                                                     |          |         |
| Purchaser(s)<br>買方                                   |                                                                     |          |         |
| I.D. / Passport / B.R. No.<br>身份證 / 護照 / 商業登記證<br>號碼 |                                                                     |          |         |
| Date<br>日期                                           | (Please leave undated upon tender submission)<br>(請勿於入標時填寫日期)       |          |         |

<sup>#</sup>此臨時門牌號數有待發展項目落成時確認 This provisional street number is subject to confirmation when the Development is completed

The Purchaser(s) hereby make the following declaration on related party: 買方確認作出以下關於有關連人士的聲明：

Are you a related party\* of the Vendor? 買方是否賣方的有關連人士\*?

**Yes 是 ☐ / No 否 ☐ (Please “✓” 請選擇)**

- \* A person is a related party to a vendor if –
- (a) where that vendor is a corporation, 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;
  - (b) where that vendor is an individual, the person is –
    - (i) a parent, spouse or child of that vendor; or
    - (ii) a private company of which such a parent, spouse or child is a director or shareholder; or
  - (c) where that vendor is a partnership, the person is –
    - (i) a partner of that vendor, or a parent, spouse or child of such a partner; or
    - (ii) a private company of which such a partner, parent, spouse, child is a director or shareholder.
- \* 如有以下情況，某人即屬賣方的有關連人士 –
- (a) 該賣方屬法團，而該人是 –
    - (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；

**Annex 4**  
**附件 4**

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- (iv) 該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；
- (b) 該賣方屬個人，而該人是 –
  - (i) 該賣方的父母、配偶或子女；或
  - (ii) 上述父母、配偶或子女屬其董事或股東的私人公司；或
- (c) 該賣方屬合夥，而該人是 –
  - (i) 該賣方的合夥人，或該合夥人的父母、配偶或子女；或
  - (ii) 其董事或股東為上述合夥人、父母、配偶或子女的私人公司。

Remarks:

# Centralcon (Fo Tan) Company Limited,

holding company of which is Ever Reality Holdings Limited

holding company of which is Angel River Holdings Limited

and holding company of which is Centralcon Properties Company Limited

備註:

# 中洲火炭有限公司,

母公司為, Ever Reality Holdings Limited

母公司為, Angel River Holdings Limited

母公司為 中洲置業有限公司

I/We declare that the above information is accurate and complete.

本人/吾等謹此聲明上述資料正確及完整。

Dated this                      day of                      (Please leave undated upon tender submission)

公曆                      年                      月                      日                      (請勿於入標時填寫日期)

Signed by the Purchaser(s) 買方簽署

**Agent Agreement**  
**介紹人確認書**

|                                                      |                                                               |          |         |
|------------------------------------------------------|---------------------------------------------------------------|----------|---------|
| Vendor<br>賣方                                         | Centralcon (Fo Tan) Company Limited<br>中洲(火炭)有限公司             |          |         |
| Name of Development<br>發展項目的名稱                       | The Arles<br>星凱·堤岸                                            |          |         |
| Address<br>地址                                        | 1 Au Pui Wan Street, Fo Tan#<br>火炭坳背灣街 1 號#                   |          |         |
| Property<br>本物業                                      | Tower 座數                                                      | Floor 樓層 | Unit 單位 |
| Purchaser(s)<br>買方                                   |                                                               |          |         |
| I.D. / Passport / B.R. No.<br>身份證 / 護照 / 商業登記證<br>號碼 |                                                               |          |         |
| Date<br>日期                                           | (Please leave undated upon tender submission)<br>(請勿於入標時填寫日期) |          |         |

#此臨時門牌號數有待發展項目落成時確認 This provisional street number is subject to confirmation when the Development is completed

The Purchaser confirms that the purchase of the following Property from the Vendor is referred by \_\_\_\_\_ (hereinafter called "Referee"). The Referee's employer is \_\_\_\_\_ (name of Agency Company) and telephone number is \_\_\_\_\_.

承購人確證由賣方發售下述物業之買賣乃經由 \_\_\_\_\_ (後稱 "介紹人") 介紹。介紹人為 \_\_\_\_\_ (所屬之地產代理公司) 僱用之地產代理，電話號碼為 \_\_\_\_\_。

The Purchaser is referred by the Referee today and has entered into a Preliminary Agreement of Sale & Purchase No. \_\_\_\_\_ directly with the Vendor for the purchase of the Property.

承購人即日經介紹人介紹與賣方簽署有關購買本物業的臨時買賣合約編號 \_\_\_\_\_。

The purchaser(s) hereby acknowledge(s) as follow 承購人確認及聲明如下:

- The Referee has not on behalf of the Vendor made any representations, warranties or commitments verbally or in writing nor accepted on behalf of the Vendor any liability, undertaking or responsibility. The Vendor shall not be responsible or liable for any commitments undertaken by the Referee.  
介紹人並無代表賣方作出任何口頭或書面的陳述、保證、承諾或代表賣方應允任何承擔或責任，而中洲火炭亦無須為賣方之任何承諾負上責任。
- The Vendor has not received any fee or commission other than the preliminary deposit/ further deposit/ purchase price of the Property directly or indirectly from the Purchaser or the Referee. The Vendor has not authorized any of its employees to solicit any advantage from the Purchaser. In the event that the Purchaser being solicited for any advantage by any person alleging to be an employee of the Vendor, the Purchaser should report the case to the I.C.A.C.  
賣方並無直接或間接向承購人或介紹人收取本物業的臨時訂金/ 加付訂金/ 樓價以外之任何費用或佣金，亦無授權任何賣方僱員向承購人收取任何利益；承購人如遇任何人仕以賣方僱員之名義向其索取任何利益時，承購人應逕向廉政公署(I.C.A.C) 舉報。
- The Vendor shall not be responsible or liable for any dispute between the Purchaser and the Referee. Any such dispute shall not be a ground for the Purchaser to defer or determine the sale and purchase of the Property.  
承購人與介紹人之任何糾紛，一概與賣方無涉，承購人不得以該等糾紛為由延遲或終止上述物業之

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**附件 5**

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買賣。

4. There is no agency or other relationship between the Referee and the Vendor.  
介紹人與賣方並無任何代理或其他關係。

\_\_\_\_\_  
Signature of Purchaser(s) 承購人簽署

Date 日期: \_\_\_\_\_  
(Please leave undated upon tender submission)  
(請勿於入標時填寫日期)

\_\_\_\_\_  
Signature of Referee(s) 介紹人簽署

License No.:

地產代理牌照號  
碼

Date 日期: \_\_\_\_\_

(Please leave undated upon tender submission)  
(請勿於入標時填寫日期)

## **Annex 6**

### **附件 6**

#### **Notice to Prospective Purchasers regarding Open Kitchen Units**

#### **有關開放式廚房單位的準買家通知**

The latest draft Deed of Mutual Covenant and Management Agreement (“DMC”) contains the following provisions regarding the Open Kitchen Units:

##### **Clause 18 of Section III of the DMC:**

“18. Where any expenditure relates solely to or is solely for the benefits of the Residential Development or the Commercial Development or the Residential Car Park or the Commercial Car Park or any Open Kitchen Unit(s) or any Unit(s) then the full amount of such expenditure shall be borne by the Owners of the Residential Development or the Commercial Development or the Residential Car Park or the Commercial Car Park or the Owner(s) of such Open Kitchen Unit(s) or Unit(s) respectively, as the case may be.”

##### **Clause 82 of Section VIII of the DMC:**

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

- (i) not to remove or obstruct any smoke detector provided inside his Open Kitchen Unit and common lobby outside his Open Kitchen Unit;
- (ii) not to remove or obstruct the sprinkler head provided at the ceiling immediately above the Open Kitchen in his Open Kitchen Unit;
- (iii) not to remove the full height wall having an FRR (fire resistance rating) of not less than -/30/30 adjacent to the exit door of his Open Kitchen Unit;
- (iv) allow fire services installations mentioned in (i) and (ii) above to be subject to annual or other

大廈公契及管理協議 (「大廈公契」) 的最新擬稿包含下列有關開放式廚房單位的條款：

##### **大廈公契第 III 節第 18 條款：**

“18. 凡任何開支只涉及或專為任何住宅發展部份或商業發展部份或住宅車位或商業車位或任何開放式廚房單位或任何單位的利益，那麼該開支的全額須視情況而定，由該住宅發展部份或商業發展部份或住宅車位或商業車位或該開放式廚房單位或有關單位的業主分別承擔。”

##### **大廈公契第 VIII 節第 82 條款：**

“(a) 開放式廚房單位的業主須自費遵守及履行消防安全管理計劃，但除上文外及不得損害上文的一般原則下，開放式廚房單位的業主須遵守及履行下列條款：

- (i) 不可拆除或妨礙位於他的開放式廚房單位內及位於他的開放式廚房單位外的公共大堂的任何煙霧探測器；
- (ii) 不可拆除或妨礙設置於他的開放式廚房單位之開放式廚房正上方的天花板上的任何自動灑水器；
- (iii) 不可拆除位於他的開放式廚房單位之出口出口門旁邊擁有耐火等級-/30/30 的耐火全身落地牆；
- (iv) 允許被管理人所委任或聘請的註冊消防裝置安裝承判商對上述 (i) 和

## **Annex 6**

### **附件 6**

- maintenance, testing and commissioning conducted by the registered fire service installation contractor engaged or employed by the Manager;
- (v) to maintain and keep the fire services installations mentioned in (i) and (ii) above installed in his Open Kitchen Unit in good order and working condition;
- (vi) to let, lease, license or otherwise part with the possession of his Open Kitchen Unit upon the condition that the tenant(s), lessee(s), licensee(s) or occupier(s) thereof shall agree to observe and comply with the provisions contained in this Deed relating to and/or applicable to Open Kitchen Units.
- (b) The Manager shall on behalf of the Owners of the Open Kitchen Units carry out and implement the plans relating to maintenance, staff training, fire action, fire service intervention and fire prevention as set out in the Fire Safety Management Plan. Without limiting the generality of the foregoing, the Manager is hereby given full authority by the Owners of the Open Kitchen Units to engage or employ registered fire service installation contractors for the inspection, testing, keeping and maintaining in good substantial repair and condition, and carrying out any necessary works in respect of the fire safety provisions for Open Kitchen as specified in and in accordance with the Fire Safety Management Plan and to submit the maintenance certificate to the Fire Services Department.
- (c) The Manager and the registered fire service installation contractors engaged or employed by the Manager shall have the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency when no notice is required) any Open Kitchen Unit to carry out regular testing or maintenance of the fire services installations therein
- ( ii ) 項中所述的消防裝置進行每年或其他維修、測試及調試；
- (v) 維護和維持上述 ( i ) 和 ( ii ) 項中所述在他的開放式廚房單位內安裝的消防裝置的良好狀況及正常運作；
- (vi) 在出租、承租、許可或以其他方式捨棄管有他的開放式廚房單位時，先決條件是訂明該單位的租客、承租人、獲許可人士或佔用人須同意遵守及履行此契約內所載有關及/或適用於開放式廚房單位的條款。
- (b) 管理人須代表所有開放式廚房單位的業主實行及履行列於消防安全管理計劃內有關保、養員工訓練、消防行動、阻止火警及預防火警等計劃。在不得局限上文的一般性原則下，所有開放式廚房單位的業主授予管理人全權委任或聘請註冊消防裝置承判商，按照及遵從消防安全計劃對他的開放式廚房的消防裝置，進行檢查、測試、保持及維護良好修葺狀況，並進行任何必要的工作，以及向消防處呈交保養證書。
- (c) 管理人及其委任或聘請的註冊消防裝置承判商，有權攜同或不攜同工作人員、設備或材料在經合理通知下的任何合理時間(若遇緊急情況則無需通知)進入任何開放式廚房單位以對其內的消防裝置進行定期測試或保養(費用由該開放式廚房單位的業主負責)或以核實上文次條(a)提及的條款已被遵從和符合。上述是基於任何因管理人及其僱用的員工、技工、承判商和代理人的疏忽、不當或刑事行為所導致的損失，均由管理人自費修補。



## **Annex 6**

### **附件 6**

- (at the cost of the Owner of that Open Kitchen Unit)
- or verify observance and compliance of provisions referred to in Sub-clause (a) above Provided That the Manager shall at its own costs and expenses repair any damage so caused and shall be liable for the negligent, wilful or criminal acts of the Manager and its employees, workmen, contractors and agents.
- (d) The First Owner shall lodge or cause to be lodged a set of the Building Plans showing the Open Kitchen Units and certified by the Authorized Person with the management office.
- (e) If the Owner of a Residential Unit has obtained approval from the relevant Government authority or authorities to convert his Residential Unit into an Open Kitchen Unit, he may apply to the Manager for the installation and/or connection (at such Owner's costs and expenses) of fire services installations specified in the Fire Safety Management Plan and/or the relevant fire alarm or fighting system in the Estate, and the Manager shall not unreasonably withhold its approval to such application by the Owner Provided Further That the Manager must not charge any fee other than a reasonable administrative fee for issuing the approval and such fee shall be credited to the Special Fund.
- (f) The Manager shall prepare a separate management budget for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively. The Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis in accordance with and in
- (d) 首業主應向管理處提交或促使提交一套經過認可人士核證的顯示開放式廚房單位的建築圖則。
- (e) 如住宅單位業主獲得相關政府機構批准將他的住宅單位改變為開放式廚房單位，他可向管理人申請許可，按照消防安全計劃自費安裝及/或連接屋苑消防裝置及/或相關消防警鐘或防火系統。管理人不可無理地拒絕相關業主的申請。另外，除了就發出相關許可所需要的合理行政費用外，管理人不能收取任何費用，該行政費用應撥入特別款項中。
- (f) 管理人應就專為開放式廚房單位而實施及履行有關消防安全管理計劃和消防系統的各種計劃，編製一份獨立的管理預算案。每個開放式廚房單位的業主須就實際及履行該等計劃的估算開支，按月向管理人繳付按照分配給其單位的管理份數的比例應邀之份額。”
- \*下述單位為開放式廚房單位]
- 第 1 座
- 5 樓-23 樓
- B 單位、C 單位、D 單位、E 單位及 F 單位
- 26 樓-48 樓
- B 單位、C 單位、D 單位、E 單位及 F 單位
- 第 2 座
- 5 樓-23 樓
- A 單位、B 單位、E 單位及 H 單位
- 26 樓-48 樓

## **Annex 6**

### **附件 6**

proportion to the Management Units allocated to his Unit.”

\*The following Units are Open Kitchen Units:

#### **Tower 1**

5/F-23/F

Flat B, Flat C, Flat D, Flat E and Flat F

26/F-48/F

Flat B, Flat C, Flat D, Flat E and Flat F

#### **Tower 2**

5/F-23/F

Flat A, Flat B, Flat E and Flat H

26/F-48/F

Flat A, Flat B, Flat E and Flat H

#### **Tower 3**

5/F-23/F

Flat B, Flat E, Flat F and Flat G

26/F-49/F

Flat B, Flat E, Flat F and Flat G

50/F-51/F

Flat D

#### **Tower 5**

5/F-23/F

Flat B, Flat E, Flat F and Flat G

26/F-49/F

Flat B, Flat E, Flat F and Flat G

50/F-51/F

Flat D

Note: (1) In the numbering of floors, the 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted.

A 單位、B 單位、E 單位及 H 單位  
**第 3 座**

5 樓-23 樓

B 單位、E 單位、F 單位及 G 單位

26 樓-49 樓

B 單位、E 單位、F 單位及 G 單位

50 樓-51 樓

D 單位

#### **第 5 座**

5 樓-23 樓

B 單位、E 單位、F 單位及 G 單位

26 樓-49 樓

B 單位、E 單位、F 單位及 G 單位

50 樓-51 樓

D 單位

注意: (1)樓層編號中，第 4 樓、第 13 樓、第 14 樓、第 24 樓、第 34 樓及第 44 樓被刪除

Where there is discrepancy in meaning between the English and Chinese versions. The English version shall prevail.

中英文版本的意思如有差異，以英文版為準。

Note: This Notice does not form part of the sales brochure of “The Arles”.

備註：此通知並不構成「星凱·堤岸」售樓說明書之一部分。

## 姚黎李律師行

### IU, LAI & LI Solicitors & Notaries

Rooms 2201, 2201A & 2202, 22<sup>nd</sup> Floor, Tower I, Admiralty Centre, No.18 Harcourt Road, Hong Kong  
(Exit "A" of MTR Station)

(Telephone Number : 2810 8082 , Fax Number : 2845 2752, 2869 4789)

香港金鐘夏慤道十八號海富中心一座二十二樓 2201 室, 2201A 室及 2202 室 (港鐵站 "A" 出口)  
(電話 : 28108082, 傳真 : 2845 2752, 2869 4789)

## The ARLES (星凱·堤岸) (TOWER 1)

The Purchaser shall execute the Formal Agreement for Sale and Purchase within 5 working days after the date of the Preliminary Agreement for Sale and Purchase. Upon attending our office for signing the Formal Agreement for Sale and Purchase, please bring the following documents 買方須在簽署臨時買賣合約後五個工作天內簽署正式買賣合約。閣下蒞臨本行簽署正式買賣合約時，請攜帶以文件：-

- a. Further Deposit/ Part Payment of Purchase Price and Balance of Purchase Price shall be paid by CASHIER ORDER drawn in favour of "IU, LAI & LI SOLICITORS & NOTARIES – THE ARLES" 繳付加付訂金或部份樓價餘款及樓餘款須以銀行本票支付，抬頭請寫“姚黎李律師行”；
- b. Preliminary Agreement for Sale and Purchase 臨時買賣合約；
- c. Hong Kong Identity Card / Passport 香港身份證 / 護照；
- d. Original Residential Address proof (e.g. demand note for rates and government rent, utility bill or bank statement within the last 3 months / PRC identity card (if applicable)) 住址證明正本 (例如：最近三個月之差餉地租單、水電煤氣帳單或銀行帳單 / (如適用)中華人民共和國居民身份證)；
- e. A Cheque drawn in favour of "IU, LAI & LI SOLICITORS AND NOTARIES" for payment of plan fee, legal costs and miscellaneous charges (For details please see Fees Schedule) 支票抬頭請寫“姚黎李律師行”以支付圖則費，律師收費及雜項費用 (請參閱收費表)；
- f. CASHIER ORDER drawn in favour of "IU, LAI & LI SOLICITORS AND NOTARIES" for payment of stamp duty payable under the Formal Agreement for Sale and Purchase 銀行本票抬頭請寫“姚黎李律師行”以支付有關買賣合約的印花稅；
- g. If the Purchaser is limited company, please also bring the following documents upon signing of the Formal Agreement for Sale and Purchase 如買家為有限公司，請於簽署正式買賣合約時攜帶以下文件：
  1. Original Memorandum and Articles of Association 組織章程大綱及章程細則；
  2. Latest registered of directors and annual return (certified copy) (Form NNC1/NAR1/ND2A/ND2B) 最近期之董事名冊驗證副本及公司周年申報表(驗證本)；
  3. Company chop 公司膠印；
  4. Original Minutes for the purchase of the Property 購買有關物業之公司會議記錄正本；
  5. Original Certificate of Incorporation of the Company 公司註冊證書正本；and 及
  6. Original Business Registration Certificate 商業登記証正本。

#### Important Notice 重要的提醒

Further Deposit/ Part Payment of Purchase Price and Balance of Purchase Price shall be paid by CASHIER ORDER drawn in favour of "IU, LAI & LI SOLICITORS AND NOTARIES – THE ARLES"  
加付訂金或繳付部份樓價及樓價餘款須以銀行本票支付，抬頭請寫“姚黎李律師行”

Please read carefully the "No Money Laundering" leaflet prepared by the Law Society of Hong Kong, which is available at the Sales Office or can be downloaded from the website : [http://www.hklawsoc.org.hk/pub\\_e/aml/images/Leaflet\\_Chi.jpg](http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg)  
務請首先詳閱香港律師公會所發出有關「嚴禁洗黑錢」之單張，該單張由售樓處派發或可在互聯網下載：  
[http://www.hklawsoc.org.hk/pub\\_e/aml/images/Leaflet\\_Chi.jpg](http://www.hklawsoc.org.hk/pub_e/aml/images/Leaflet_Chi.jpg)

If payments are made by direct cash deposit or by third party, then further due diligence may have to be carried out by us on the source of funds as well as on the third party and this might delay the transaction.

如果直接以現金存款方式付款或由第三者付款，我們或須要對資金來源和第三者作進一步盡職調查，就此可能引致交易延誤。

# The ARLES (星凱・堤岸)

## (TOWER 1)

### Legal Costs & Disbursements (律師收費及雜項費用)

### Fees Schedule (for reference only) – subject to final confirmation and adjustment

### 收費表 (祇供參考之用) – 須作最後確認及調整

|    | Type of legal Documents<br>(法律文件類別)             | (A) Legal Costs<br>(律師費) | (B) Miscellaneous costs and charges payable by Purchaser (買家須付雜項費用)                                                                                              |                       |
|----|-------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| I  | Formal Agreement for Sale and Purchase (正式買賣合約) | See Note (1)<br>見附註(1)   | (1) Land search fees and miscellaneous charges<br>(田土廳查冊費用及其他雜費)                                                                                                 | HK\$550.00            |
|    |                                                 |                          | (2) Cost on account (see Note 1(ii) and (iii))<br>(預付律師費) [見附註 1(ii) 及(iii)]                                                                                     | HK\$3,000.00          |
|    |                                                 |                          | (3) Registration fee<br>(田土廳登記費) (以政府之最後收費為準)                                                                                                                    | HK\$210.00            |
|    |                                                 |                          | (4) Stamp Duty for Agreement (please see calculation)<br>(買賣合約釐印費) (請參閱印花稅計算法)                                                                                   | See Note (2) (見附註(2)) |
|    |                                                 |                          | (5) Company search fees (applicable to HK Corporate Purchaser only)<br>(公司註冊處查冊費) (只適用於香港有限公司買家)                                                                 | HK\$200.00            |
|    |                                                 |                          | The following items 6 to 7 are payable by Purchaser whether the Purchaser is represented by IU, LAI & LI or not :-<br>不論有關物業之購買是否由姚黎李律師行辦理，以下 6 至 7 項費用均需由買方支付:- |                       |
|    |                                                 |                          | (6) Certified copy charges of <u>part</u> of title deeds and documents<br>(部份業權契據及文件認證副本費用)                                                                      | HK\$9,800.00          |
| II | Assignment<br>(轉讓樓契)                            | See Note (1)<br>見附註(1)   | (7) Agreement Plan fee (per unit) (save for Flats A, B and C on 49/F of Tower 1)<br>(合約圖則費) (每一單位) (第一座 49 樓 A, B 及 C 單位除外)                                      | HK\$900.00            |
|    |                                                 |                          | Agreement Plan fee (per unit of Flats A, B and C on 49/F of Tower 1)<br>(合約圖則費) (第一座 49 樓 A, B 及 C 每一單位)                                                         | HK\$1,200.00          |
|    |                                                 |                          | (1) Land search fees and miscellaneous charges<br>(田土廳查冊費用及其他雜費)                                                                                                 | HK\$1,000.00          |
|    |                                                 |                          | (2) Registration fee<br>(田土廳登記費)                                                                                                                                 | HK\$450.00            |
|    |                                                 |                          | (3) Stamp duty for Assignment<br>(轉讓樓契釐印費)                                                                                                                       | HK\$100.00            |

|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                                                                                      |                                                                                                                             |                                            |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (4)                                                                                                                                                                  | Company search fees (applicable to Corporate Purchaser only)<br>(公司註冊處查冊費) (只適用於有限公司買家)                                     | HK\$200.00                                 |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (5)                                                                                                                                                                  | Board Resolution (applicable to Corporate Purchaser only)<br>(公司會議記錄) (只適用於有限公司買家)                                          | HK\$500.00                                 |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (6)                                                                                                                                                                  | Levy fee<br>(物業管理業監管局徵款費)                                                                                                   | HK\$350.00                                 |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | The following items 7 to 9 are payable by the Purchaser whether the Purchaser is represented by IU, LAI & LI or not :-<br>不論有關物業之購買是否由姚黎李律師行辦理，以下 7 至 9 項費用均需由買方支付:- |                                                                                                                             |                                            |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (7)                                                                                                                                                                  | Assignment Plan fee (per unit) (save for Flats A, B and C on 49/F of Tower 1)<br>(樓契圖則費) (每一單位) (第一座 49 樓 A, B 及 C 單位除外)    | HK\$900.00                                 |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                                                                                      | Assignment Plan fee (per unit of Flats A, B and C on 49/F of Tower 1)<br>(樓契圖則費) (第一座 49 樓 A, B 及 C 每一單位)                   | HK\$1,200.00                               |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (8)                                                                                                                                                                  | Costs for drafting Deed of Mutual Covenant and Management Agreement<br>(大廈公契草擬費用)<br>and 及<br>Coloured plan fees<br>(彩色圖則費) | HK\$1,100.00                               |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (9)                                                                                                                                                                  | Certified copies charge for <u>remaining</u> title deeds and documents (剩餘業權契據及文件認證副本)                                      | To be advised before completion<br>(入伙時通知) |
| III                                                                                          | Mortgage (按揭契約)                                                                                                                                                            |                                                                                                                                                                        |                                                                                                                                                                      |                                                                                                                             |                                            |
| a.                                                                                           | First Equitable Mortgage (Bank Loan) (including First Legal Mortgage to be signed on completion) and/or First Legal Mortgage<br>(銀行第一樓花按揭契 (包括入伙時所簽的第一正式按揭契) 及/或第一正式樓花按揭契) |                                                                                                                                                                        | (1)                                                                                                                                                                  | Land search fees and miscellaneous charges<br>(田土廳查冊費用及其他雜費)                                                                | HK\$650.00*                                |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (2)                                                                                                                                                                  | Registration fee (each document)<br>(田土廳登記費) (每份文件)                                                                         | HK\$450.00*                                |
|                                                                                              |                                                                                                                                                                            |                                                                                                                                                                        | (3)                                                                                                                                                                  | Bankruptcy/Winding up search (each) (個人破產/公司清盤查冊費 (每人/每間公司計))                                                               | HK\$200.00*                                |
|                                                                                              | (i) Not exceeding HK\$5,000,000.00 不超過 HK\$5,000,000.00                                                                                                                    | HK\$7,000.00                                                                                                                                                           | (4)                                                                                                                                                                  | Company search fees (applicable to Corporate Purchaser only) (公司註冊處查冊費) (只適用於有限公司買家)                                        | HK\$200.00*                                |
|                                                                                              | (ii) Over HK\$5,000,000.00 超過 HK\$5,000,000.00                                                                                                                             | HK\$7,000.00 + HK\$1,000.00 for every HK\$1,000,000 or part thereof exceeds \$5,000,000<br><br>HK\$7,000.00 + 貸款額超過 HK\$5,000,000, 每 HK\$1,000,000 或其部份加收 HK\$1,000.00 | (5)                                                                                                                                                                  | Filing fee at Companies Registry (applicable to Corporate Purchaser only) (each) 公司註冊處存檔費 (只適用於有限公司買家) (每份文件)               | HK\$340.00*                                |
| * The above costs and charges will be paid again upon execution of Mortgage 有關雜費於簽現樓按揭時要多付一次 |                                                                                                                                                                            |                                                                                                                                                                        |                                                                                                                                                                      |                                                                                                                             |                                            |
| b.                                                                                           | Second Equitable Mortgage and/or First Equitable Mortgage (both in favor of Developer's                                                                                    | Law Society scale charges (律師公會標準                                                                                                                                      | (1)                                                                                                                                                                  | Registration fee ) each document<br>(田土廳登記費) (每份文件)                                                                         | HK\$450.00                                 |

## 附件7

|                                                                                                               |                                                                                                                                                                     |                                                                                           |     |                                                                                                   |             |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------|-------------|
|                                                                                                               | Associated Company)<br>第二樓花按揭契及／或第一樓<br>花按揭契(發展商相關公司)                                                                                                               | 收費)                                                                                       | (2) | Bankruptcy/Winding up search (each) (個人破產/公司清盤查冊費 (每人/每間公司計)                                      | HK\$200.00  |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (3) | Adudication fee for Second Equitable Mortgage/Second Mortgage (第二樓花按揭契及/或第二正式按揭契裁定費)              | HK\$50.00   |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (4) | Filing fee at Company Registry (applicable to Corporate Purchaser only) (公司註冊處按揭登記費) (只適用於有限公司買家) | HK\$340.00  |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (5) | Company search fees (applicable to Corporate Purchaser only) (公司註冊處查冊費) (只適用於有限公司買家)              | HK\$200.00  |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (6) | Land search fees and miscellaneous charges (田土廳查冊費用及其他雜費)                                         | HK\$650.00* |
| * The above costs and charges will be paid again upon execution of Second Legal Mortgage 有關雜費於簽現樓第二正式按揭時要多付一次 |                                                                                                                                                                     |                                                                                           |     |                                                                                                   |             |
| c.                                                                                                            | Second Legal Mortgage and/or First Legal Charge (both in favor of Developer's Associated Company) to be executed upon completion 第二正式按揭契及／或第一正式按揭契(發展商相關公司) (入伙時簽署) | Waived if relevant equitable mortgage is prepard by Iu, Lai & Li 如有關樓花按揭由姚黎李律師行準備，相關費用將豁免 | (1) | Registration fee ) each document (田土廳登記費) (每份文件)                                                  | HK\$450.00  |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (2) | Bankruptcy/Winding up search (each) (個人破產/公司清盤查冊費 (每人/每間公司計)                                      | HK\$200.00  |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (3) | Adudication fee for Second Equitable Mortgage/Second Mortgage (第二樓花按揭契及/或第二正式按揭契裁定費)              | HK\$50.00   |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (4) | Filing fee at Company Registry (applicable to Corporate Purchaser only) (公司註冊處按揭登記費) (只適用於有限公司買家) | HK\$340.00  |
|                                                                                                               |                                                                                                                                                                     |                                                                                           | (5) | Company search fees (applicable to Corporate Purchaser only) (公司註冊處查冊費) (只適用於有限公司買家)              | HK\$200.00  |

## Other Documents Required (if any) 其他文件 (如有需要)

|     |                                                                                                                                                                                      |                                                                         |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| (1) | Board Resolution and Particulars of Charge for filing at the Companies Registry (applicable to Corporate Purchaser only) (each) (公司會議記錄及公司註冊處按揭或抵押詳情表) (只適用於有限公司買家) (每間公司每套)         | HK\$2,500.00                                                            |
|     | 1a. Guarantee for 1st Equitable Mortgage/1st Mortgage and/or 2nd Equitable Mortgage/ 2nd Mortgage (if prepared by us) (each) (第一樓花按揭／第一按揭擔保書及/或第二按揭/第二按揭擔保書 (如貸款人要求本行代為擬備) 的話)) (每份) | HK\$3,000.00                                                            |
|     | 1b. Warning Notice and Confirmation Letter (if necessary) (each set) (擬備忠告及確認書 (如需要的話)) (每份)                                                                                         | HK\$3,000.00                                                            |
| (2) | Warning Notice and Confirmation Letter involving liabilities of surety(ies) (if necessary) (each set) (如按揭契涉及擔保書責任，擬備忠告及確認書(如需要的話)) (每份)                                             | HK\$3,000.00                                                            |
| (3) | Supplemental Agreement (if required) (補充合約) (如有需要)                                                                                                                                   | HK\$3,000.00 each (exclusive of disbursements) (每份\$3,000.00 (不包括雜項費用)) |
| (4) | Cancellation Agreement (if required) (取消合約) (如有需要)                                                                                                                                   | HK\$3,000.00 each (exclusive of disbursements) (每份\$3,000.00 (不包括雜項費用)) |
| (5) | Power of Attorney (授權書)                                                                                                                                                              | HK\$3,000.00 each (exclusive of disbursements) (每份\$3,000.00 (不包括雜項費用)) |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                   |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (6) | For foreign corporate Purchasers 適用於海外公司買家):-<br>(i) Fees for obtaining foreign lawyers' opinion (安排海外律師法律意見之費用)<br>(ii) obtaining up-to-date confirmation or opinion (獲得最新的法律確認或意見)<br>(Remarks : Legal fees, charges, and out-of-pocket expenses payable to foreign lawyers and/or registered agent are <u>NOT</u> included)<br>(註:海外律師費及須支付海外律師及／或註冊代理之支出費用等並不包括在內)                                                                                                                                             | (i) HK\$6,500.00 each (exclusive of disbursements)<br>(每份\$6,500.00 (不包括雜項費用))<br>(ii) HK\$1,500.00 each (exclusive of disbursements)<br>(每份\$1,500.00 (不包括雜項費用)) |
| (7) | Statutory Declaration for (for exemption from (i) Buyer's Stamp duty and/or (ii) new rates or Ad Valorem Stamp Duty) (each person)<br>法定聲明(申請豁免(i)「買家印花稅」及／或按新稅率徵收「從價印花稅」)(每人)                                                                                                                                                                                                                                                                                                                                     | HK\$500.00 (exclusive of disbursements)<br>(不包括雜項費用)                                                                                                              |
| (8) | Mortgage costs as quoted above are applicable only for preparation one signal simple security deed for financing the purchase preparation or any additional security documents (including Rental Assignment, Shares Mortgage/Share Charge, Subordination Agreement, Assignment of Loan, Loan Agreement, etc.) will be charged on time costs basis. Quotation of costs will be supplied upon request. 上述有關按揭之律師費用只適用於擬備一份以物業為抵押之簡單按揭文件。若需擬備其他抵押文件(包括租金轉讓文件/股票按揭/押記/從屬協議/貸款轉讓文件及貸款協議書等),收費將會按所需時間計算。有關費用之報價可應要求另外提供。 |                                                                                                                                                                   |

## Note I (附註 1)

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (i)   | If the Purchaser instructs the Vendor's solicitors to act for him in the purchase of his unit, all legal costs (but exclusive of miscellaneous charges specified in column (B) of the Fees Schedule) of and incidental to the preparation and completion of the Formal Agreement for Sale and Purchase and the Assignment to be borne by the Purchaser will be waived. 如買方聘用賣方的律師代表行事以購買有關單位,則買方原先須支付有關準備及完成正式買賣合約及樓契之所有律師費用(但不包括收費表B項所列之雜項費用)將獲豁免。                                                                                                                                                                                           |
| (ii)  | <u>If the Purchaser does not appoint the Vendor's Solicitors to act for him in the purchase of his unit but the Purchaser's mortgagee instructs the Vendor's Solicitors to handle the mortgage, the Purchaser is required to pay the Vendor's Solicitors the legal costs and disbursements for preparation of the Mortgage.</u> 如買方不委託賣方律師行代表行事以購買有關單位但買方按揭承接人則委託賣方律師行處理按揭事宜則買方須付賣方律師行有關擬備按揭契之所有律師費及雜費。                                                                                                                                                                                                                                       |
| (iii) | <u>If the Purchaser instructs his own Solicitors to put through the Assignment and/or the Mortgage (including the Equitable Mortgage) after signing of the formal Agreement for Sale and Purchase, the Purchaser shall forthwith pay to the Vendor's Solicitors the legal cost in the sum of HK\$3,000.00 for preparing the formal Agreement for Sale and Purchase. Such amount shall be applied and offset by the cost on account on signing of the formal Agreement for Sale and Purchase paid by the Purchaser.</u> 若買方在簽署正式合約後,另行聘請自己的代表律師處理樓契及/或按揭契(包括樓花按揭),則買方須立即向賣方代表律師支付港幣3,000.00元,作為賣方律師準備正式買賣合約的律師費(買方在簽署正式買賣合約時所預付的律師費將可用於抵扣此款項)。 |

## Note 2 (附註 2)

Stamp Duty (印花稅)(i) Special Stamp Duty (額外印花稅)

Pursuant to the Stamp Duty (Amendment) Ordinance 2014 gazetted on 28<sup>th</sup> February 2014, the Government has amended the Stamp Duty Ordinance to adjust the duty rates and extend the coverage period in respect of the Special Stamp Duty (“SSD”), SSD shall be charged on the Purchaser and/or the Sub-Purchaser on transactions in residential properties of resale if the properties are resold within 36 months after acquisition. 根據於 2014 年 2 月 28 日刊憲的《2014 年印花稅(修訂)條例》，政府已修訂印花稅條例，調整「額外印花稅」的稅率及延長有關的物業持有期。如住宅物業在購入後 36 個月內轉售，在轉售該住宅物業交易中，將政府轉售方及或買方額外印花稅「額外印花稅」。

(ii) Buyer’s Stamp Duty (買家印花稅)

Pursuant to the Stamp Duty (Amendment) Ordinance 2014 gazetted on 28<sup>th</sup> February 2014, the Stamp Duty Ordinance has also been amended to introduce a Buyer’s Stamp Duty (“BSD”) which will be charged at a flat rate of 15% for all residential properties acquired by any person or company (regardless of where it is incorporated), except a Hong Kong Permanent Resident acting on his or her own behalf. 根據於 2014 年 2 月 28 日刊憲的《2014 年印花稅(修訂)條例》，政府已引入「買家印花稅」。香港永久性居民（代表自己行事）以外的任何人士或公司（不論在任何地註冊）購入住宅物業，均須繳交 15% 的「買家印花稅」。

(iii) Ad Valorem Stamp Duty (從價印花稅)

The Stamp Duty (Amendment) (No. 2) Ordinance 2014 (“2014 (No. 2) Amendment Ordinance”)  
《2014 年印花稅(修訂)(第 2 號)條例》(“2014(第 2 號)修訂條例”)

The 2014 (No. 2) Amendment Ordinance provides that the *ad valorem* stamp duty (AVD) payable on certain instruments dealing with immovable properties executed on or after 23 February 2013 shall be computed at higher rates (Scale 1), unless specifically exempted or provided otherwise. The major exception, amongst others, is where the property is a residential property, and the purchaser/transferee is a Hong Kong permanent resident (HKPR) who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition. In such case, the instrument will be subject to AVD at lower rates (Scale 2). The 2014 (No. 2) Amendment Ordinance also advances the timing for charging AVD on non-residential property transactions from the conveyance on sale to the agreement for sale executed on or after 23 February 2013. 2014(第 2 號)修訂條例規定在 2013 年 2 月 23 日或之後簽立的某些處理不動產的文書，除獲豁免或另有規定外，須以較高的稅率(第 1 標準)繳付「從價印花稅」；及推前向非住宅物業交易徵收「從價印花稅」，凡在 2013 年 2 月 23 日或之後簽立文書的交易，由向售賣轉易契徵收改為向買賣協議徵收。根據 2014(第 2 號)修訂條例，任何在 2013 年 2 月 23 日或以後簽立以買賣或轉讓住宅物業或非住宅物業的文書，除獲豁免或另有規定外，均須按第 1 標準稅率繳付「從價印花稅」。主要獲豁免的情況是該物業為住宅物業，而買方或承讓方為代表自己行事的香港永久性居民，而他/她在取得有關住宅物業時，在香港沒有擁有其他任何住宅物業。在該等情況下，較低的「從價印花稅」稅率(第 2 標準)將適用。

**\* Please refer to Note 2A for purchase of non-residential property only 如果只購買非住宅物業，請見附註 2A。**

The Stamp Duty (Amendment) Ordinance 2018 (“2018 Amendment Ordinance”)  
《2018 年印花稅(修訂)條例》(“2018 修訂條例”)

Under the 2018 Amendment Ordinance, AVD at Scale 1 are divided into Part 1 (a flat rate of 15%) and Part 2 (original Scale 1 rates under the 2014 (No. 2) Amendment Ordinance) with effect from 5 November 2016. Part 1 of Scale 1 applies to instruments of residential property and Part 2 of Scale 1 applies to instruments of non-residential property. The 2018 Amendment Ordinance provides that any instruments of residential property executed on or after 5 November 2016 for the sale and purchase or transfer of residential property, unless specifically exempted or provided otherwise, will be subject to AVD at the rate under Part 1 of Scale 1, i.e. a flat rate of 15% of the consideration or value of the residential property, whichever is the higher. 根據 2018 修訂條例，由 2016 年 11 月 5 日起，第 1 標準稅率分為第 1 部(稅率劃一為 15%)及第 2 部(即 2014(第 2 號)修訂條例下的原第 1 標準稅率)。第 1 標準第 1 部稅率適用於住宅物業而第 1 標準第 2 部稅率適用於非住宅物業。2018 修訂條例規定任何在 2016 年 11 月 5 日或以後簽立以買賣或轉讓住宅物業的文書，除獲豁免或另有規定外，均須按第 1 標準第 1 部稅率繳付「從價印花稅」，稅率劃一為物業的售價或價值(以較高者為準)的 15%。

The Stamp Duty (Amendment) (No. 2) Ordinance 2018 (“2018 (No. 2) Amendment Ordinance”)  
《2018 年印花稅(修訂)(第 2 號)條例》(“2018(第 2 號)修訂條例”)

Under the 2018 (No. 2) Amendment Ordinance, unless specifically exempted or otherwise provided in the law, acquisition of more than 1 residential property under a single instrument executed on or after 12 April 2017 will be subject to AVD at the rate under Part 1 of Scale 1 – a flat rate of 15%, even if the purchaser/transferee is a HKPR who is acting on his/her own behalf and does not own any other residential property in Hong Kong at the time of acquisition. 根據 2018(第 2 號)修訂條例，除獲特定豁免或另有法律規定外，於 2017 年 4 月 12 日或之後簽立以買賣或轉讓住宅物業的文書，即使買方或承讓方是代表自己行事的香港永久性居民，且他/她在取得有關住宅物業時，在香港沒有擁有任何其他住宅物業，若以一份文書取得多於 1 個住宅物業，均須按第 1 標準第 1 部稅率(劃一為 15%)繳納「從價印花稅」。

Please consult your solicitors regarding details of the payment of SSD, BSD and AVD.  
 有關支付「額外印花稅」、「買家印花稅」及「從價印花稅」之詳情，請向閣下律師查詢。



Note 2A (附註 2A)

**\*\* Applicable for non-residential property only 只適用於購買非住宅物業 \*\***

The Stamp Duty (Amendment) Ordinance 2021 (2021 Amendment Ordinance) was gazetted on 19 March 2021. Under the 2021 Amendment Ordinance, unless provide otherwise, any instrument executed on or after 26 November 2020 for the sale and purchase or transfer of non-residential property will be subject to AVD at the rates under Scale 2.

《2021年印花稅(修訂)條例》(2021修訂條例)已於2021年3月19日刊憲。根據2021修訂條例，除另有規定外，任何在2020年11月26日或以後簽立以買賣或轉讓非住宅物業的文書，均須按第2標準稅率繳納「從價印花稅」。

**Calculation of Buyer's Stamp Duty**買家印花稅計算方法如下

15% of the consideration\*

樓價\*的15%

**Calculation of Ad Valorem Stamp Duty (at Scale 2)**從價印花稅 (按第2標準稅率)計算方法如下

| Consideration 樓價*         |                     | Ad Valorem Stamp Duty Payable 從價印花稅                   |
|---------------------------|---------------------|-------------------------------------------------------|
| Exceeds 超過                | Does Not exceed 不超過 |                                                       |
|                           | HK\$2,000,000.00    | HK\$100.00                                            |
| HK\$2,000,000.00          | HK\$2,351,760.00    | HK\$100.00 + 10% of excess over HK\$2,000,000.00      |
| HK\$2,351,760.00          | HK\$3,000,000.00    | 1.5%                                                  |
| HK\$3,000,000.00          | HK\$3,290,320.00    | HK\$45,000.00 + 10% of excess over HK\$3,000,000.00   |
| HK\$3,290,320.00          | HK\$4,000,000.00    | 2.25%                                                 |
| HK\$4,000,000.00          | HK\$4,428,570.00    | HK\$90,000.00 + 10% of excess over HK\$4,000,000.00   |
| HK\$4,428,570.00          | HK\$6,000,000.00    | 3%                                                    |
| HK\$6,000,000.00          | HK\$6,720,000.00    | HK\$180,000.00 + 10% of excess over HK\$6,000,000.00  |
| HK\$6,720,000.00          | HK\$20,000,000.00   | 3.75%                                                 |
| HK\$20,000,000.00         | HK\$21,739,120.00   | HK\$750,000.00 + 10% of excess over HK\$20,000,000.00 |
| HK\$21,739,120.00 or more |                     | 4.25%                                                 |

**Calculation of Ad Valorem Stamp Duty (at Part 2 of Scale 1)**從價印花稅 (按第1標準 第2部稅率)計算方法如下

| Consideration 樓價*         |                     | Ad Valorem Stamp Duty Payable 從價印花稅                     |
|---------------------------|---------------------|---------------------------------------------------------|
| Exceeds 超過                | Does Not exceed 不超過 |                                                         |
|                           | HK\$2,000,000.00    | 1.5%                                                    |
| HK\$2,000,000.00          | HK\$2,176,470.00    | HK\$30,000.00 + 20% of excess over HK\$2,000,000.00     |
| HK\$2,176,470.00          | HK\$3,000,000.00    | 3%                                                      |
| HK\$3,000,000.00          | HK\$3,290,330.00    | HK\$90,000.00 + 20% of excess over HK\$3,000,000.00     |
| HK\$3,290,330.00          | HK\$4,000,000.00    | 4.5%                                                    |
| HK\$4,000,000.00          | HK\$4,428,580.00    | HK\$180,000.00 + 20% of excess over HK\$4,000,000.00    |
| HK\$4,428,580.00          | HK\$6,000,000.00    | 6%                                                      |
| HK\$6,000,000.00          | HK\$6,720,000.00    | HK\$360,000.00 + 20% of excess over HK\$6,000,000.00    |
| HK\$6,720,000.00          | HK\$20,000,000.00   | 7.5%                                                    |
| HK\$20,000,000.00         | HK\$21,739,130.00   | HK\$1,500,000.00 + 20% of excess over HK\$20,000,000.00 |
| HK\$21,739,130.00 or more |                     | 8.5%                                                    |

**Calculation of Ad Valorem Stamp Duty (at Part 1 of Scale 1)**從價印花稅 (按第1標準 第1部稅率)計算方法如下

| Consideration 樓價* | Ad Valorem Stamp Duty Payable 從價印花稅 |
|-------------------|-------------------------------------|
| 物業樓價              | 15%                                 |

\*to be calculated at the consideration or market value, whichever is higher 按樓價或市值計算(以較高者為準)

**Estimation of Law Society Scale Charge (at full scale)****律師公會標準收費預計表(按全費標準)**

| <b><u>Estimate Loan Amount (預計借款額)</u></b> | <b><u>Estimate Legal Fee(預計律師費)*</u></b> |
|--------------------------------------------|------------------------------------------|
| \$1,800,000.00                             | \$14,000.00                              |
| \$2,000,000.00                             | \$15,000.00                              |
| \$2,200,000.00                             | \$16,000.00                              |
| \$2,400,000.00                             | \$17,000.00                              |
| \$2,600,000.00                             | \$18,000.00                              |
| \$2,800,000.00                             | \$19,000.00                              |
| \$3,000,000.00                             | \$20,000.00                              |
| \$3,200,000.00                             | \$21,000.00                              |
| \$3,400,000.00                             | \$22,000.00                              |
| \$3,600,000.00                             | \$23,000.00                              |
| \$3,800,000.00                             | \$24,000.00                              |
| \$4,000,000.00                             | \$25,000.00                              |
| \$4,200,000.00                             | \$26,000.00                              |
| \$4,400,000.00                             | \$27,000.00                              |
| \$4,600,000.00                             | \$28,000.00                              |
| \$4,800,000.00                             | \$29,000.00                              |
| \$5,000,000.00                             | \$30,000.00                              |
| \$5,200,000.00                             | \$30,500.00                              |
| \$5,400,000.00                             | \$31,000.00                              |
| \$5,600,000.00                             | \$31,500.00                              |
| \$5,800,000.00                             | \$32,000.00                              |
| \$6,000,000.00                             | \$32,500.00                              |
| \$6,200,000.00                             | \$33,000.00                              |
| \$6,400,000.00                             | \$33,500.00                              |
| \$6,600,000.00                             | \$34,000.00                              |
| \$6,800,000.00                             | \$34,500.00                              |
| \$7,000,000.00                             | \$35,000.00                              |
| \$7,200,000.00                             | \$35,500.00                              |
| \$7,400,000.00                             | \$36,000.00                              |
| \$7,600,000.00                             | \$36,500.00                              |
| \$7,800,000.00                             | \$37,000.00                              |
| \$8,000,000.00                             | \$37,500.00                              |
| \$8,200,000.00                             | \$38,000.00                              |
| \$8,400,000.00                             | \$38,500.00                              |
| \$8,600,000.00                             | \$39,000.00                              |
| \$8,800,000.00                             | \$39,500.00                              |
| \$9,000,000.00                             | \$40,000.00                              |
| \$9,200,000.00                             | \$40,500.00                              |
| \$9,400,000.00                             | \$41,000.00                              |
| \$9,600,000.00                             | \$41,500.00                              |
| \$9,800,000.00                             | \$42,000.00                              |

\* Subject to actual loan size 按照實際借款額為準

**ZHONG LUN LAW FIRM LLP (中倫律師事務所有限法律責任合夥)****THE ARLES (星凱·堤岸) (For Information only 祇供參考之用)**

| <b>Nature of Documents 文件類別</b>                                                                                                    | <b>Legal cost 律師費</b>                                                                                                                                                                                   | <b>Miscellaneous Charges &amp; Disbursements 雜項及代支</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Formal Agreement for Sale and Purchase<br>正式買賣合約                                                                                   | Payable by the Vendor<br>由賣方支付<br>(but if the Purchaser is represented by his own solicitors, the Purchaser shall pay his own solicitors' cost)<br>(但若買方自聘律師代表，買方需自付自聘律師之費用)                            | - Agreement plan fee (per set) 合約圖則費 (每套):<br>Residential Unit 住宅單位: \$900<br>Simplex Residential Unit 相連住宅單位: \$1,200<br>Duplex Residential Unit 複式住宅單位: \$1,200<br>Car Parking Space 車輛停車位: \$750<br>Motor Cycle Parking Space 電單車停車位: \$650<br>(see Note 1 見註 1)<br>- stamp duty 印花稅 (please see Table below 請參閱附表)<br>- statutory declaration to Stamp Office (each person) 致印花稅處之法定聲明(每人): \$500<br>- registration fee 登記費: \$210<br>- land search fee, travelling and miscellaneous charges 土地查冊費、交通及其他雜費: \$550<br>- company search fee 公司查冊費: \$200 (applicable to corporate purchaser only 只適用於公司買家): |
| 1st Equitable Mortgage 第一樓花按揭<br>-or 或 -<br>1st Legal Mortgage with no preceding Equitable Mortgage 無樓花按揭在先的第一法定按揭                 | \$7,000 (plus \$1,000 for every loan amount of \$1,000,000 or part thereof exceeding \$5,000,000)<br>\$7,000 (如貸款金額為\$500 萬以上，則其後每\$100 萬或其部份收取額外費用 \$1,000)<br>(see "Guarantee" & Note 2 請參閱「擔保書」及註 2) | - adjudication fee 印花稅裁定費 (if applicable 如適用): \$50<br>- registration fee 登記費: \$450<br>- land search fee, bankruptcy/winding-up search fee, travelling and miscellaneous charges 土地查冊費、破產/清盤紀錄查冊費、交通及其他雜費: \$650<br>- company search fee 公司查冊費: \$200 (applicable to corporate purchaser only 只適用於公司買家):<br>- filing fee at Companies Registry 公司註冊登記費 (applicable to corporate purchaser only 只適用於公司買家): \$340                                                                                                                                                                                               |
| Guarantee 擔保書                                                                                                                      | \$3,000 each guarantee 每份                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Giving advice to 3 <sup>rd</sup> party borrower or guarantor and preparing Acknowledgement of Advice 向第三方貸款人或擔保人提出忠告及擬備忠告確認函       | \$3,000 each person 每人                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Board Minutes 會議紀錄<br>(applicable to corporate purchaser only 只適用於公司買家)                                                            | \$500 each 每份                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Mortgage or Charge Details for filing at Company Registry<br>於公司註冊處登記的按揭及押記詳情<br>(applicable to corporate purchaser only 只適用於公司買家) | \$500 for each mortgage / charge<br>每份按揭／押記 \$500                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Certified copies charges for part of title deeds<br>部分業權文件認證副本費用                                                                   | \$9,800.00 shall be paid upon signing of Formal Agreement for Sale and Purchase (see Note 1)<br>\$9,800.00 於簽署正式買賣合約時支付 (見註 1)                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Assignment<br>轉讓契                                                                                                                  | Payable by the Vendor<br>由賣方支付<br>(but if the Purchaser is represented by his own solicitors, the Purchaser shall pay his own solicitors' cost)<br>(但若買方自聘律師代表，買方需自付自聘律師之費用)                            | - Assignment plan fee (per set) 轉讓契圖則費(每套):<br>Residential Unit 住宅單位: \$900<br>Simplex Residential Unit 相連住宅單位: \$1,200<br>Duplex Residential Unit 複式住宅單位: \$1,200<br>Car Parking Space 車輛停車位: \$750<br>Motor Cycle Parking Space 電單車停車位: \$650<br>(see Note 1 見註 1)                                                                                                                                                                                                                                                                                                                                           |

|                                                                     |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                     |                                                                            | - stamp duty 印花稅: \$100<br>- levy charged by Property Management Services Authority 由物業管理業監管局收取的徵款: \$350<br>- registration fee 登記費: \$450<br>- land search fee, travelling and miscellaneous charges 土地查冊費、交通及其他雜費: \$1,000<br>- certified copies charges for the <b>remaining</b> title deeds 剩餘業權文件認證副本費用 (to be advised on completion 入伙時通知) (see Note 1 見註 1)<br>- costs for preparing DMC and a certified copy thereof with plan 擬備大廈公契及其認證副本連圖律師費: (see Note 1 見註 1) \$1,100<br>- company search fee 公司查冊費 (applicable to corporate purchaser only 只適用於公司買家): \$200 |
| 1st Legal Mortgage pursuant to Equitable Mortgage<br>按揭花按揭簽立的第一法定按揭 | Included in the legal cost of the 1st Equitable Mortgage<br>已包括在第一樓花按揭律師費內 | - adjudication fee 印花稅裁定費 (if applicable 如適用): \$50<br>- registration fee 登記費: \$450<br>- land search fee, bankruptcy/winding-up search fee, travelling and miscellaneous charges 土地查冊費、破產/清盤紀錄查冊費、交通及其他雜費: \$500<br>- company search fee 公司查冊費 (applicable to corporate purchaser only 只適用於公司買家): \$200<br>- filing fee 公司註冊登記費 (applicable to corporate purchaser only 只適用於公司買家): \$340                                                                                                                                                                                  |

Note 1 The Purchaser needs to pay this item whether or not they are separately represented.  
 註 1 無論是否自聘代表律師，買家均須支付此項費用。

Note 2 Mortgage costs as quoted above are applicable only for preparation of one single simple security deed for financing the purchase. Preparation of additional security documents e.g. Rental Assignment, Share Mortgage, Sub-Ordination Agreement, Loan Agreement will be charged on time costs basis. Quotation of costs will be supplied upon request.  
 註 2 上述有關按揭之律師費用只適用於準備一份以物業為抵押之簡單按揭文件。若需準備其他抵押文件（包括租金轉讓文件，股票按揭/押記，從屬協議，貸款協議書等），收費將會按所需時間計算。有關費用之報價可應要求另外提供。

Other charges for preparing the following documents (if required):

其他文件費用 (如需要):

Power of Attorney: \$2,000 each (disbursements not included)

授權書: 每份\$2,000 (雜費另計)

Supplemental Agreement: \$3,000 each plus \$450 land search fee, travelling and miscellaneous charges (disbursements not included)

補充合約: 每份\$3,000 加 \$450 土地查冊費、交通及其他雜費(雜費另計)

Cancellation Agreement: \$3,000 each plus \$450 land search fee, travelling and miscellaneous charges (disbursements not included)

取消合約: 每份\$3,000 加 \$450 土地查冊費、交通及其他雜費(雜費另計)

Obtaining foreign lawyers' opinion / up-to-date confirmation or opinion: \$6,500 / \$1,500

安排海外律師法律意見 / 跟進海外律師意見書及確認文件: \$6,500 / \$1,500

(Remark: Charges and out-of-pocket expenses payable to foreign lawyers NOT included

註: 海外律師費及須支付海外律師之支出費用等並不包括在內)

**Table (附表) - Calculation of Stamp Duty (政府印花稅計算方法如下)****A. New Ad Valorem Stamp Duty (AVD) rates 「從價印花稅」新稅率：**

Unless specifically exempted, the AVD is a flat rate of 15% on the stated consideration or the market value of the property (whichever is the higher) 除獲特定豁免外，從價印花稅為物業交易的代價款額或物業市值(以較高者為準) 的 15%。

Person who is exempted from paying the new AVD will pay the old AVD at the following rates 如獲豁免繳納「從價印花稅」新稅率之人仕，需繳納下列舊稅率：

| Purchase Price 樓價                           | Old AVD rates 「從價印花稅」舊稅率                                                                  |
|---------------------------------------------|-------------------------------------------------------------------------------------------|
| Up to HK\$2,000,000 HK\$2,000,000 或以下       | HK\$100                                                                                   |
| HK\$2,000,001 to 至 HK\$2,351,760            | HK\$100 + 10% of excess over HK\$2,000,000<br>HK\$100 加超過 HK\$2,000,000 以上之 10%           |
| HK\$2,351,761 to 至 HK\$3,000,000            | 1.5% of purchase price 樓價之 1.5%                                                           |
| HK\$3,000,001 to 至 HK\$3,290,320            | HK\$45,000 + 10% of excess over HK\$3,000,000<br>HK\$45,000 加超過 HK\$3,000,000 以上之 10%     |
| HK\$3,290,321 to 至 HK\$4,000,000            | 2.25% of purchase price 樓價之 2.25%                                                         |
| HK\$4,000,001 to 至 HK\$4,428,570            | HK\$90,000 + 10% of excess over HK\$4,000,000<br>HK\$90,000 加超過 HK\$4,000,000 以上之 10%     |
| HK\$4,428,571 to 至 HK\$6,000,000            | 3% of purchase price 樓價之 3%                                                               |
| HK\$6,000,001 to 至 HK\$6,720,000            | HK\$180,000 + 10% of excess over HK\$6,000,000<br>HK\$180,000 加超過 HK\$6,000,000 以上之 10%   |
| HK\$6,720,001 to 至 HK\$20,000,000           | 3.75% of purchase price 樓價之 3.75%                                                         |
| HK\$20,000,001 to 至 HK\$21,739,120          | HK\$750,000 + 10% of excess over HK\$20,000,000<br>HK\$750,000 加超過 HK\$20,000,000 以上之 10% |
| HK\$21,739,121 and above HK\$21,739,121 或以上 | 4.25% of purchase price 樓價之 4.25%                                                         |

**B. Buyer's Stamp Duty 政府買家印花稅：**

|                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Buyer's Stamp Duty is charged at 15% on the stated consideration or the market value of the property (whichever is the higher) 買家印花稅是按物業交易的代價款額或物業市值(以較高者為準)，以 15 % 的稅率計算</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**The Arles (星凱·堤岸)**

*\*for reference only - subject to final confirmation from Lo and Lo*

**Sale and Purchase**

| <b>Agreement for Sale and Purchase</b>                       |         | <b>Supplemental Agreement</b>            |         |
|--------------------------------------------------------------|---------|------------------------------------------|---------|
| Statutory Declaration (apply relief/exemption of Stamp Duty) | \$500   | Agreed Legal Costs                       | \$3,000 |
| Land search, travelling & misc. Expenses                     | \$550   | Land search, travelling & misc. expenses | \$450   |
| Company search & misc. expenses                              | \$200   | Land registration fee                    | \$210   |
| Land registration fee                                        | \$210   | <b>Cancellation Agreement</b>            |         |
| Certified Copies Title Deeds                                 | \$9,800 | Agreed Legal Costs                       | \$3,000 |
| <b>Plan fee on Agreement for:</b>                            |         | Land search, travelling & misc. expenses | \$450   |
| Residential Unit*                                            | \$900   | Land registration fee                    | \$210   |
| Residential Parking Space                                    | \$750   | <b>Power of Attorney</b>                 |         |
| Residential Motor Cycle Parking Space                        | \$650   | Agreed Legal Costs                       | \$3,000 |
| Flat C, D, E & F on 51/F                                     | \$1,200 |                                          |         |
| Flat A, Flat B on 50/F & 51/F (Duplex)                       | \$1,200 |                                          |         |

| <b>Assignment</b>                                      |         |
|--------------------------------------------------------|---------|
| Land search, travelling & misc. expenses               | \$1,000 |
| Land registration fee                                  | \$450   |
| Levy payable to Property Management Services Authority | \$350   |
| DMC & coloured plans                                   | \$1,100 |
| <b>Plan fee on Assignment for:</b>                     |         |
| Residential Unit*                                      | \$900   |
| Residential Parking Space                              | \$750   |
| Residential Motor Cycle Parking Space                  | \$650   |
| Flat C, D, E & F on 51/F                               | \$1,200 |
| Flat A, Flat B on 50/F & 51/F (Duplex)                 | \$1,200 |

**Equitable Mortgage(s)**

| <b>Equitable Mortgage(s)</b>                                |                      |
|-------------------------------------------------------------|----------------------|
| <b>1st Equitable Mortgage</b>                               |                      |
| Agreed Legal Costs                                          | \$5,000 <sup>①</sup> |
| Guarantee                                                   | \$3,000              |
| Advice on Undue Influence for 3 Parties Mortgage            | \$3,000              |
| Land search, bankruptcy search, travelling & misc. expenses | \$650                |
| Land registration fee                                       | \$450                |
| Company search & misc. expenses                             | \$200                |
| Company filing fee                                          | \$340                |

<sup>①</sup>plus \$1000 for every \$1,000,000 or part thereof exceeds \$5,000,000

\*Save for Flats C, D, E & F on 51/F and Flat A, Flat B on 50/F & 51/F (Duplex)

## Keep Money Laundering Away from Hong Kong

### Lawyers and Public to Play Key Roles

To support Hong Kong in fulfilling its international obligations to combat money laundering and terrorist financing, lawyers will seek cooperation from the public in providing the following information before conducting transactions:

#### For Individuals

- Identification documents such as identity cards, passports or travel documents
- Address proof
- Particulars of occupation or business

#### For Corporations

- Documents of legal status such as Certificates of Incorporation and Business Registration Certificates
- Identification documents of directors or persons giving instructions
- Board resolution
- Details of the beneficial ownership or control structure

Lawyers will also need information on the nature, purpose, and source of funding for the transactions. More detailed information may be required for more complex or larger transactions. The new measures are now effective.

The requirement for lawyers to obtain client identification and gather information represents the

legal community's commitment to supporting the combat against money laundering and terrorist financing – an international obligation of Hong Kong. The Law Society of Hong Kong sincerely hopes that members of the public will cooperate with their lawyers and help maintain Hong Kong's integrity as an international financial centre.

Lawyers serve a key gate-keeping role in detecting and preventing money-laundering and terrorist financing. But lawyers will only be able to play this role effectively with the public's assistance.

By providing lawyers with the required information, members of the public are helping to make it harder for money launderers and terrorists to disguise their activities as legal transactions. The new requirement can deter money launderers and terrorists from abusing Hong Kong's legal services.

The new requirements for client identification and gathering information is not limited to common transactions such as property transactions and the administration of estates, but all business dealings conducted between lawyers and their clients, including litigation.

Client information provided to lawyers will be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. Only if lawyers detect suspicious money laundering or terrorist financing activities will they make a report to the law enforcement authorities as a statutory obligation. Failure to



disclose any transaction suspected to be connected with money laundering or terrorist financing is an offence under Hong Kong laws.

#### Frequently Asked Questions

**Why does the Law Society of Hong Kong require lawyers to request information for identification and verification from their clients?**

The purpose of requesting client identification is to detect and prevent money laundering and terrorist financing activities. The Law Society of Hong Kong is playing its part in helping Hong Kong to fulfill its international obligations as a member of the Financial Action Task Force on Money Laundering, an inter-governmental policy-making body that sets international standards and policies against money laundering and terrorist financing. Hong Kong has been a member of the Task Force since 1991 and is obliged to implement the Task Force's recommendations.

**Apart from requesting identification information, will my lawyer ask me further questions?**

Lawyers may ask further questions depending on the transactions. For instance, if you are buying a real property, they will ask you-

- What is the purpose of the transaction?
- What is your relationship with the intended owner (if you do not intend to be the registered owner)?
- What is the source of funding?

Additional information may be necessary for complex or unusually large transactions.

**What is meant by suspicious transaction?**

Lawyers will look into the nature, complexity and scale of the transaction when ascertaining whether it is suspicious. Examples of suspicious transactions are those involving-

- A secretive entity
- Unusual instructions
- Unusual settlement requests

**What if I do not want to disclose my information?**

If lawyers are unable to obtain the required information from their clients, they may refuse or cease to act for them.

**What will my lawyer do with my documents? Will my personal documents be kept confidential and not passed to other parties?**

Client information will as always be kept in strict confidence and in compliance with the Personal Data (Privacy) Ordinance. However, if lawyers detect suspicious money laundering or terrorist financing activities, they will be required by law to report the same to the law enforcement authorities.

A secretive entity



Unusual instructions

Unusual settlement requests



## 律師與市民齊參與 打擊清洗黑錢活動

為配合香港履行打擊清洗黑錢及恐怖分子融資活動的國際責任，律師在接受市民委託辦理任何事務前，會要求他們合作提供以下資料：

### 個別人士

- 身份證明文件，如身份證、護照、旅遊證件
- 地址證明
- 職業或商業詳細資料

### 公司

- 法律狀況文件，如公司註冊證書或商業登記證
- 董事或委託人的身份證明文件
- 董事會決議案
- 實益擁有人或控制權結構

此外，律師必須向客戶查詢有關交易的性質、目的、資金來源等資料。如果是較複雜或金額較大的交易，律師可能需要向客戶索取進一步資料。該些新措施現已生效。

要求律師向客戶索取身份證明文件及其他資料代表法律界對支持打擊清洗黑錢及恐怖分子融資活動的一份承擔。香港律師會衷心呼籲市民與律師合作，合力維護香港作為國際金融中心的誠信。

法律界必須得到市民的支持，才能夠做好把關人的工作，協助政府打擊清洗黑錢和恐怖分子融資活動。

通過向律師提供所需的資料，公眾人士便能使不法分子更難把清洗黑錢和恐怖組織的融資活動，掩飾為合法業務。新措施對清洗黑錢及恐怖活動分子濫用香港法律服務，將發揮阻嚇作用。

向客戶索取身份證明及交易資料新措施，適用於市民委託律師處理的所有事務，包括資產交易和遺產管理，以至訴訟。

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只會發現可疑交易或恐怖分子融資活動時，才按法律規定向執法機構舉報。根據香港法例，若發現任何懷疑與清洗黑錢和恐怖分子融資活動有關的交易而不舉報，均屬違法。

### 常見問題

**香港律師會為何要求律師向客戶索取有關身份證明及核實資料？**

索取客戶身份資料的目的，是為了偵查和預防清洗黑錢和恐怖分子融資活動。香港在1991年加入國際打擊清洗黑錢財務行動特別組織，該組織負責制定國際標準及政策，以打擊清洗黑錢和恐怖分子融資活動。香港作為成員之一，有責任履行組織的建議，香港律師會亦為此作出配合。

**除身份證明文件外，律師還會進一步索取其他資料嗎？**

律師將根據交易性質進行查證工作。例如辦理樓宇買賣時，律師可能提出以下問題：

- 交易目的為何？

- 如將來的物業持有人並非客戶本人，雙方的關係是什麼？

- 資金的來源是什麼？

如果是較複雜或金額不尋常的交易，客戶可能需要提供進一步資料。

### 何謂「可疑交易」？

律師將根據交易性質、複雜程度和金額等因素作出判斷。舉例說，若下列情況出現，交易便可能有可疑成份：

- 身份不明
- 不尋常的指示
- 不尋常的結算要求

### 我可否拒絕提供資料？

假如客戶未能提供所需資料，律師可能會拒絕或停止為該客戶服務。

**律師將如何處理我所提供的資料？資料會否保密？會否轉交第三者？**

律師會依照個人資料(私隱)條例處理客戶提供的資料，確保資料絕對保密。律師只在發現可疑交易時，才會按法律規定向執法機構舉報。

身份不明

不尋常的指示

不尋常的結算要求



## 你我攜手為香港把關 Gatekeeping for HK SAR

配合香港履行打擊清洗黑錢之國際責任  
你的支持不可少  
Your Support is Crucial to Hong Kong Fulfilling  
International Obligations on Anti-Money Laundering

**No Money**  
**嚴禁清洗黑錢**  
**Laundering**



## **Annex 9**

### **附件 9**

#### **List of gift, or any financial advantage or benefit 贈品、財務優惠或利益列表**

##### **1. Premium Option to purchase Residential Parking Space 優越住客車位認購權**

- a) The Purchaser of a residential property that has a sign "^" in the column (B) of Part I of the Schedule to the Tender Notice shall, subject to contract, have an option to purchase a residential parking space in the Development ("Purchase Option") when an offer to sell a residential car parking space of the Development is made by the Vendor (which offer the Vendor is not obliged to make).

購買載於招標公告附表 I 部分(B)欄內設標誌"^"的住宅物業買方在受制於合約的情形下，在賣方作出出售發展項目的住宅停車位的要約時（賣方無須作出任何出售要約），可獲認購項目內一個住宅車位之權利（“車位認購權”）。

- b) The Purchaser of a residential property that has a sign "^" in the column (B) of Part I of the Schedule to the Tender Notice shall, subject to contract, have an option to purchase two residential parking spaces in the Development ("Purchase Option") when an offer to sell a residential car parking space of the Development is made by the Vendor (which offer the Vendor is not obliged to make).

購買載於招標公告附表 I 部分(B)欄內設標誌"^"的住宅物業買方在受制於合約的情形下，在賣方作出出售發展項目的住宅停車位的要約時（賣方無須作出任何出售要約），可獲認購項目內兩個住宅車位之權利（“車位認購權”）。

The relevant Purchaser must decide whether to purchase such a residential parking space and must enter into a relevant sale and purchase agreement in respect of such residential parking space within the period as prescribed by the Vendor, failing which that Purchaser will be deemed to have given up the Purchase Option. The Purchase Option is not transferrable. Price List and sales arrangement details of residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

相關買方需依照賣方所訂之時限決定是否購買住客車位及就該住客車位簽署相關買賣合約，逾時作棄權論。住宅車位認購權不得轉讓。住客車位的價單及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

Nothing in this paragraph shall constitute any binding obligation on the Vendor's part to sell or offer to sell any residential car parking space or any contract or agreement for sale whatsoever or create any right or interest of and in any residential car parking space(s) in the Development.

本段不對賣方構成任何具約束力的責任去出售或邀約出售發展項目的任何住宅停車位或任何買賣合約或協議，且不就發展項目的任何住宅停車位構成任何權利或權益。