

INVITATION FOR PURCHASE OF PROPERTY
BY WAY OF TENDER

Re: ARUNA 弦岸(“Development”), 8 Ping Lan Street, Ap Lei Chau, Hong Kong

PARTICULARS OF THE PROPERTY(IES) FOR TENDER

Please refer to the property(ies) set out in column (B) of the Schedule hereto

Tender Commencement Time and Date: Please refer to the time and date described in column (C) of the Schedule

Tender Closing Time and Date: Please refer to the time and date described in column (D) of the Schedule

Please note that the Vendor has the absolute right to change the closing time and/or date of the tender set out in column (D) of the Schedule in respect of any or all of the property(ies) set out in column (B) of the Schedule from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the property(ies) set out in column (B) of the Schedule.

TENDER NOTICE

PARTICULARS OF THE PROPERTY(IES) FOR TENDER in ARUNA 弦岸, 8 Ping Lan Street, Ap Lei Chau, Hong Kong

Please refer to the property(ies) set out in column (B) of the Schedule hereto
 (“**Property(ies) for Tender**”)

1. **STAR VALUE INVESTMENTS LIMITED 星樺投資有限公司** (the “**Vendor**”) invite tenders for the purchase of any of the Property(ies) for Tender subject to the terms and conditions set out in this Tender Notice, the Form of Tender (annexed hereto as **Appendix A**) (“**the Form of Tender**”) and the Preliminary Agreement for Sale and Purchase (in the form annexed hereto as **Appendix B**) (“**the Preliminary Agreement**”) from the tender commencement time and date described in column (C) of the Schedule (“**the Tender Commencement Time**”) until, subject to paragraph 6 below, the tender closing time and date described in column (D) of the Schedule (“**the Tender Closing Time**”).

The tenderer could choose to offer to purchase any one of the Property(ies) for Tender under each tender submitted. The property chosen by the tenderer for the offer to purchase is hereinafter referred to as “**Tendered Property**”.

(Note: A separate tender shall be submitted for each of the Property(ies) for Tender offered to purchase.)

2. Tenderers should note the following:
 - (a) Every tenderer should obtain legal advice on the terms and conditions of this Tender Notice, the Preliminary Agreement and the Form of Tender attached hereto before he submits his tender.
 - (b) Every tenderer may appoint his own estate agent for the tender if he considers appropriate. If the tenderer shall appoint an estate agent to act for him in the tender, the relevant information shall be set out in the Form of Tender. The estate agent so appointed by the tenderer is not the agent of the Vendor or any holding or associated company(ies) of the Vendor.
 - (c) The person who signs a Form of Tender as tenderer shall be deemed to be acting as a principal. Any tender submitted by an agent or attorney for a principal will not be accepted.
 - (d) No person who is not *sui juris* shall be entitled to submit a tender.
 - (e) Any tender by foreign company will not be accepted.
3. Any tender must be:

- (a) made in the Form of Tender (**Appendix A**) and the Preliminary Agreement (**Appendix B**) (both **IN DUPLICATE**) duly completed in accordance with the terms and conditions set out in this Tender Notice and signed by the tenderer and with this Tender Notice attached;
- (b) submitted together with the following documents:
 - (i) cashier's order and/or cheque(s)
 - (a) cashier's order issued by a bank duly licensed under section 16 of the Banking Ordinance in favour of "Kao, Lee & Yip Solicitors" for the amount of HK\$50,000; and
 - (b) cheque(s) made payable to "Kao, Lee & Yip Solicitors" in the sum equivalent to 5% of the purchase price ("**Purchase Price**") of the Tendered Property offered by the tenderer as specified in the Form of Tender and the Preliminary Agreement less the amount of the cashier's order submitted under paragraph 3(b)(i)(a) above;
 - (ii) if the tenderer is individual(s), a copy of the HKID Card/Passport of each individual of the tenderer;
 - (iii) if the tenderer is a company incorporated in Hong Kong, a copy of each of the Certificate of Incorporation and the Business Registration Certificate of the tenderer and a copy of the latest register of directors and annual return of the tenderer;
 - (iv) the measurements of the Property (in the form annexed hereto) duly completed by the tenderer (in duplicate);
 - (v) a Warning to Purchasers (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
 - (vi) a Declaration by Purchaser in relation to Intermediary (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
 - (vii) a Declaration of Relationship (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
 - (viii) a Personal Information Collection Statement (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
 - (ix) an Acknowledgement Letter (regarding Fire Safety of Open Kitchens) (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);

- (x) an Acknowledgement Letter regarding Home Automation Devices Benefit (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
- (xi) an Acknowledgement Letter regarding location of furniture in the unit (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
- (xii) a Vendor's Information Form (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
- (xiii) an Acknowledgement Letter for Properties Viewing (in the form annexed hereto) duly completed and signed by the tenderer (in duplicate);
- (xiv) if the tenderer is a company, a copy of the Board Resolutions of the tenderer authorizing the signing of the Form of Tender, the Preliminary Agreement and the other documents mentioned in the above in the manner as they are signed.

(Note: Please **DO NOT DATE** any of the documents mentioned in paragraphs 3(a) and (b) above.)

- (c) enclosed in a sealed envelope addressed to the Vendor and clearly marked on the outside of the envelope “**Tender for ARUNA 弦岸**”; and
 - (d) placed in the Tender Box labelled “**ARUNA Tender Box 弦岸投標箱**” located at Office Nos. Shop 5, 1/F, ARUNA, 8 Ping Lan Street, Ap Lei Chau, Hong Kong where the sale will take place between the Tender Commencement Time and the Tender Closing Time. Please note that under paragraph 6 below, the Vendor has the absolute right to change the closing time and/or date of the tender and/or the place where the sale will take place in respect of any or all of the Property(ies) for Tender from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the Property(ies) for Tender.
4. Each tenderer is required to fill in the following information in the Preliminary Agreement (in duplicate) signed and submitted by him and attached to the Form of Tender:
- (a) the name(s), HKID Card No./Passport No./Business Registration No., correspondence address in Hong Kong/registered office and tel. no. of the Purchaser, who will be the same as the tenderer, and, if the tenderer is a company, also the names and HKID Nos./Passport Nos. of the tenderer's directors;
 - (b) the Purchase Price of the Tendered Property offered by the tenderer;

- (c) the payment terms of the Purchase Price, which shall be in conformity with Paragraph 2 of the Form of Tender.
5. The Vendor does not bind itself to accept the highest or the best or any tender. The Vendor has the absolute discretion in relation to the acceptance of a tender and its decision shall be final and binding on all tenderers. The Vendor reserves the right to accept any tender on such terms and conditions as the Vendor shall in its absolute discretion think fit. If a tenderer (in its own name but not in joint names with others) submits more than one tender, the Vendor reserves the right to accept only one tender among the tenders submitted by such tenderer.
6. The Vendor reserves the right to withdraw any or all of the Property(ies) for Tender including the Tendered Property or any part thereof from sale or to sell or dispose of any or all of the Property(ies) for Tender including the Tendered Property or any part thereof to any person at any time before acceptance of any tender as the Vendor shall in its absolute discretion think fit. The Vendor does not undertake, and is under no obligation, to review, consider or accept the highest offer or any offer at all for the purchase of the Tendered Property. The Vendor has the absolute right to change the Tender Closing Time of the tender and/or the place where the sale will take place in respect of any or all of the Property(ies) for Tender from time to time by amending the Information on Sales Arrangements and/or issuing new Information on Sales Arrangements relating to any or all of the Property(ies) for Tender.
7. (a) Each tenderer shall be deemed to have accepted the terms and conditions of this Tender Notice and undertaken that his tender shall constitute an irrevocable offer to purchase the Tendered Property on the terms and conditions set out in the Preliminary Agreement and such irrevocable offer to purchase cannot be varied or withdrawn by the tenderer and is open for acceptance by the Vendor in accordance with the terms and conditions set out in this Tender Notice within fourteen (14) days after the Tender Closing Time.
- (b) In consideration of the undertaking by the tenderer as mentioned in paragraph 7(a) above, the Vendor agrees to pay to the tenderer HK\$1.00 upon receipt of written demand from such tenderer.
8. (a) If a tender is accepted by the Vendor, the Vendor shall sign the Preliminary Agreement submitted by the successful tenderer and send to the successful tenderer, at his correspondence address in Hong Kong or registered office and/or the tenderer's solicitor's correspondence address (if any) stated in his Form of Tender (or arrange for collection of the said documents by the estate agent authorized by the tenderer under the Letter of authorization for collection of documents relating to the purchase of the Property to collect documents for and on behalf of the tenderer) within 21 days after the Tender Closing Time, a written notice of acceptance ("Notice of Acceptance") together with a counterpart of the duly signed Preliminary Agreement, which will be dated with the date of signing by the Vendor.

- (b) The successful tenderer shall be the Purchaser under the Preliminary Agreement which shall form a legally binding agreement between the Vendor and the successful tenderer for the sale and purchase of the Tendered Property once the Preliminary Agreement is signed by the Vendor and delivered to the successful tenderer as aforesaid.
 - (c) The successful tenderer shall sign the Formal Agreement for Sale and Purchase within 5 working days after the date of the Preliminary Agreement and pay the further deposit and part payment(s) of the Purchase Price in accordance with the terms and conditions of the Preliminary Agreement. (Note: The expression “working day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).)
 - (d) The Formal Agreement for Sale and Purchase shall be in the form prescribed by the Vendor and none of the terms thereof may be altered and the form of the Formal Agreement for Sale and Purchase is available for inspection during the period described in Column (E) of the Schedule hereto at the place where the sale will take place.
 - (e) If the successful tenderer is a company, there shall not be any change in the director(s) and/or shareholder(s) of the successful tenderer prior to the signing of the Formal Agreement for Sale and Purchase.
9. Those tenderers whose tenders are not accepted will be so informed within 21 days after the Tender Closing Time by ordinary prepaid post addressed to them at their correspondence addresses in Hong Kong or registered offices given in their Forms of Tender or to be collected by the estate agent authorized by the tenderer under the Letter of authorization for collection of documents relating to the purchase of the Property to collect documents for and on behalf of the tenderer returning therewith their cashier’s orders and cheques, without interest cost or compensation, at the risk of the tenderers.
10. All cashier’s order(s) and cheques submitted with the tenders will be retained uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted by the Vendor, the cashier’s order(s) and cheques submitted therewith will be treated as and applied towards payment of the preliminary deposit payable by the successful tenderer under the Preliminary Agreement.
11. In case a black rainstorm warning signal or a typhoon signal no.8 or above is hoisted or is still in effect after 12:00 noon on the Tender Closing Time, the Tender Closing Time will be extended to the next day (4:00 p.m.) and in respect of which no black rainstorm warning signal or typhoon signal no.8 or above is hoisted.
12. Time shall in all respects be of the essence.

13. All enquiries shall be directed to Shop 5, 1/F, ARUNA, 8 Ping Lan Street, Ap Lei Chau, Hong Kong. Tenderers should note that the Vendor will only answer questions of a general nature concerning the Property(ies) for Tender and will not provide legal or other advice in respect of the subject tender. Tenderers should obtain legal and other professional advice on the terms of this Tender Notice and related documents and on all matters concerning the Property(ies) for Tender.
14. It is hereby specifically declared by the Vendor that any statement, whether oral or written, made and any action taken by the Vendor or any of its agents or servants in response to any enquiry made by a prospective tenderer or tenderer shall be for guidance and reference purposes only. Any statement shall not be deemed to form part of this Tender Notice and any such statement or action shall not and shall not be deemed to amplify, alter, negate, waive or otherwise vary any of the terms or conditions set out in this Tender Notice.
15. 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 Notice. Tenders submitted which contain alterations and/or additions of any kind to the documents required to be submitted under this Tender Notice shall be treated as non-conforming tenders.
16. Please refer to Appendix C for the List of gifts, financial advantage or benefits.

Date: 20 April 2026

SCHEDULE

(A) No.	(B) Property(ies) for Tender	(C) Tender commencement time and date dd/mm/yy	(D) Tender closing time and date dd/mm/yy	(E) Period for inspection of Agreement dd/mm/yy
1.	Flat D on 5/F	12:00 noon daily from 24 April 2026 until 31 December 2026 (both days inclusive)	4:00 p.m. daily from 24 April 2026 until 31 December 2026 (both days inclusive)	Every day from 12:00 noon to 4:00 p.m. daily from 24 April 2026 until 31 December 2026 (both days inclusive)

TENDER SUBMISSION CHECKLIST

<u>Item</u>	<u>Document</u>	<u>Remarks</u>
(1) (a)	Form of Tender (Appendix A); and	Submit (1)(a) to (b) signed (in duplicate)
(b)	Preliminary Agreement for Sale and Purchase (Appendix B) duly completed and signed by the tenderer with Tender Notice; and	
(2)	The measurements of the Property duly signed by the tenderer	Submit signed version (in duplicate)
(3)	Warning to Purchasers duly signed by the tenderer	Submit signed version (in duplicate)
(4)	Declaration by Purchaser in relation to Intermediary duly signed by the tenderer	Submit signed version (in duplicate)
(5)	Declaration of Relationship duly signed by the tenderer	Submit signed version (in duplicate)
(6)	Personal Information Collection Statement duly signed by the tenderer	Submit signed version (in duplicate)
(7)	Acknowledgement Letter (regarding Fire Safety of Open Kitchens) duly signed by the tenderer	Submit signed version (in duplicate)
[(8)	Acknowledgement Letter regarding Home Automation Devices Benefit duly signed by the tenderer	Submit signed version (in duplicate)
(9)	Acknowledgement Letter regarding location of furniture in the unit duly signed by the tenderer	Submit signed version (in duplicate)
(10)]	Vendor's Information Form duly signed by the tenderer	Submit signed version (in duplicate)
(11)	Acknowledgement Letter for Properties Viewing duly signed by the tenderer	Submit signed version (in duplicate)
(12)	cashier's order and/or cheque(s) (a) cashier's order issued by a bank duly licensed under section 16 of the Banking Ordinance in favour of "Kao, Lee & Yip Solicitors" for the amount of HK\$50,000; and (b) cheque(s) made payable to "Kao, Lee & Yip Solicitors" in the sum equivalent to 5% of the Purchase Price less the amount of the cashier's order submitted under Item (12)(a) above	
(13) (a)	(in the case of an individual tenderer) Copy of Hong Kong Identity Card(s) or Passport; or	

- (b) (in case of a tenderer which is a company incorporated in Hong Kong)
Copy of each of Certificate of Incorporation, Business Registration Certificate(s), latest register of directors, annual return and board resolutions of the tenderer authorizing the signing of Form of Tender, the Preliminary Agreement for Sale and Purchase and other documents in connection with the tender

FORM OF TENDER

Tender for the purchase of:

Flat [D] on [5] Floor of ARUNA 弦岸 (“Development”), 8 Ping Lan Street, Ap Lei Chau, Hong Kong (“**the Property**”)

subject to the terms and conditions contained in the Tender Notice dated 24 April 2026 (“**the Tender Notice**”) and the Preliminary Agreement for Sale and Purchase (“**the Preliminary Agreement**”) as respectively attached hereto.

To : **STAR VALUE INVESTMENTS LIMITED** 星樺投資有限公司 whose office is at Room 2501, 25/F., Alexandra House, 18 Chater Road, Hong Kong (the “**Vendor**”) (Business Registration No. 70588252)

1. I/We, _____

(HKID Card No./Passport No./Business Registration No. _____)

of _____

(registered office for Hong Kong company(ies)/correspondence address in Hong Kong for individual(s)), having read the Tender Notice (including the Appendixes thereto) and the Preliminary Agreement, hereby offer to purchase the Property from the Vendor at the purchase price of HONG KONG DOLLARS

(HK\$ _____) (“**the Purchase Price**”) and on the terms and conditions as more particularly set out in the Preliminary Agreement.

2. The Purchase Price shall be paid by me/us in the following manner, if this Tender is accepted by the Vendor:-

<input type="checkbox"/>	<ul style="list-style-type: none">● A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Notice of Acceptance).● [_____] % of the Purchase Price being further deposit shall be paid within [_____] days after the date of Notice of Acceptance.
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- A part payment of Purchase Price equivalent to [_____] % of the Purchase Price shall be paid within [_____] days after the date of Notice of Acceptance.
- A further part payment of Purchase Price equivalent to [_____] % of the Purchase Price shall be paid within [_____] days after the date of Notice of Acceptance.
- [_____] % of the Purchase Price being balance of the Purchase Price shall be paid within [_____] days.

Provided that the Purchaser hereby agrees, confirms and undertakes that –

- (i) there shall be a maximum of four (4) installments for payment of the further deposit and/or part payment(s) of Purchase Price and/or further part payment of Purchase Price and/or balance of Purchase Price (which in the aggregate equal to 95% of the Purchase Price). For the avoidance of doubt, the preliminary deposit equivalent to 5% of the Purchase Price paid upon the tender being accepted by the Vendor (i.e. the date of the Notice of Acceptance) shall not be counted towards the said four (4) installments.

Remarks: If after the Vendor has accepted the tender of the Tenderer, the Tenderer wishes to change the payment plan, subject to the payment of relevant administrative fee to the Vendor and having obtained the Vendor's written consent, the Purchase Price shall be adjusted by an amount as determined by the Vendor (which shall be rounded up to the nearest dollar), and the Tenderer shall also enter into supplemental agreement and pay the relevant additional stamp duty, adjudication fees, registration fees and legal fees, and comply with the requirements (if any) imposed by the Vendor in its absolute discretion.

3. In the event of this tender being accepted in accordance with the Tender Notice on or before the date specified in the Tender Notice, the Preliminary Agreement shall constitute a legally binding agreement between me/us and the Vendor for the sale and purchase of the Property.

4. I/We enclose the following documents with this Tender:

(a). Cashier's order and cheque(s) for the sum equivalent to 5% of the Purchase Price, which shall be applied towards payment of the preliminary deposit if this Tender is accepted by the Vendor:

(i) cashier's order (No(s). _____) issued by _____ in favour of "Kao, Lee & Yip Solicitors" for the amount of HK\$50,000 ; and

(ii) cheque(s) made payable to "Kao, Lee & Yip Solicitors" in the sum equivalent to 5% of the Purchase Price less the amount of the cashier's order submitted under paragraph 4(a)(i) above

(b). in case of individual, a copy of my/our HKID Card/Passport;

- (c). in case of a company incorporated in Hong Kong, a copy of each of the Certificate of Incorporation, the Business Registration Certificate and the latest register of directors and annual return of our company;
- (d). in case of a company, a copy of the Board Resolutions of our company authorizing the signing of this Form of Tender, the Preliminary Agreement and the other documents mentioned in the above in the manner as they are signed;
- (e). the measurements of the Property (in the form annexed to the Tender Notice) duly completed by me/us (in duplicate);
- (f). a Warning to Purchasers (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (g). a Declaration by Purchaser in relation to Intermediary (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (h). a Declaration of Relationship (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (i). a Personal Information Collection Statement (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (j). an Acknowledgement Letter (regarding Fire Safety of Open Kitchens) (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (k). an Acknowledgement Letter regarding Home Automation Devices Benefit (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (l). an Acknowledgement Letter regarding location of furniture in the unit (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate);
- (m). a Vendor's Information Form (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate); and
- (n). an Acknowledgement Letter for Properties Viewing (in the form annexed to the Tender Notice) duly completed and signed by me/us (in duplicate).

5. I/We expressly agree that dispatch of the Preliminary Agreement to me/us at my/our Hong Kong correspondence address or registered office and/or my/our solicitor's correspondence address shown below by the Vendor or by collection by the estate agent authorized by me/us under the Letter of authorization for collection of

documents relating to the purchase of the Property to collect documents for and on behalf of me/us shall constitute a formal and binding contract for the subject sale and purchase of the Property at the price and on the terms and conditions contained in this Form of Tender, the Tender Notice and the Preliminary Agreement.

Dated this _____ day of _____ .

Name of Tenderer : _____

Signature(s) of Tenderer/

Name(s) and Signature(s) of

Authorized Signatory(ies) of

Tenderer : _____

HKID No./Passport No./

Business Registration No.

of Tenderer : _____

Correspondence Address in Hong Kong/

Registered Office

of Tenderer: _____

Tel. No. of Tenderer: _____

Facsimile No. of Tenderer: _____

Name(s) of contact person(s)

of Tenderer: _____

Tel. No. of contact person(s)

of Tenderer: _____

Tenderer's solicitor (if any): _____

Tenderer's solicitor's

correspondence address (if any): _____

Name and Company of Estate Agent

(if any) appointed by

Tenderer: _____

Licence No. of Estate Agent (if any)

Appointed by Tenderer

(with copy of Estate Agent's

licence attached hereto): _____

Contact Details

of Estate Agent (if any)

appointed by Tenderer: _____

臨時買賣合約

PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

（“本臨時合約”）

（“this Preliminary Agreement”）

合約編號

日期

Contract No. : _____

Date: _____

1.	賣方 Vendor:	STAR VALUE INVESTMENTS LIMITED 星樺投資有限公司 香港中環遮打道 18 號歷山大廈 25 樓 2501 室 Room 2501, 25/F., Alexandra House, 18 Chater Road, Central, Hong Kong			
2.	賣方律師 Vendor's Solicitors:	高李葉律師行 香港中環置地廣場告羅士打大廈 17 樓 KAO, LEE & YIP SOLICITORS 17th Floor, Gloucester Tower, The Landmark, Central, Hong Kong			
3.	買方 Purchaser:	英文姓名 Name in English	中文姓名 Name in Chinese	*香港身份證/護照/商業登記證號碼 *HKID Card / Passport / Business Registration No(s). *請將不適用者刪去 Delete as appropriate	
		(1) _____	(1) _____	_____	
		(2) _____	(2) _____	_____	
		(3) _____	(3) _____	_____	
		(4) _____	(4) _____	_____	
		通訊 / 註冊地址 Correspondence / Registered Address(es) :			
		電話號碼 Telephone No(s):			
4.	發展項目名稱及地址（“該發展項目”）：香港鴨脷洲平瀾街 8 號弦岸 Name and Address of the development (“the Development”): ARUNA, 8 Ping Lan Street, Ap Lei Chau, Hong Kong				
5.	物業（“本物業”）的資料 Details of the property （“the Property”）:	發展項目 Development 弦岸 ARUNA	座 Block 不適用 Not Applicable	樓 Floor 5	單位 Flat D
6.	付款條款 Terms of Payment:	付款計劃 Payment Plan _____ (a) 本物業的售價為 The purchase price of the Property is: 港幣 _____ 元（“售價”），並須由買方按以下方式付予賣方:- HK\$ _____ (“Purchase Price”), which shall be paid by the Purchaser to the Vendor in the manner as follows:- (b) 臨時訂金為數: Preliminary deposit in the sum of: 港幣 _____ 元（即售價的 5%）的臨時訂金，須於簽署本臨時合約時支付。 HK\$ _____ , which is equal to 5% of the Purchase Price shall be paid upon signing of this Preliminary Agreement.			

		<p>(c) 再付訂金為數: Further deposit in the sum of: 港幣 _____ 元須於買方簽署正式合約 (定義見下文) 時支付。 HK\$ _____ shall be paid upon the execution of the Agreement (defined below) by the Purchaser.</p> <p>(臨時訂金連同再付訂金 (如有) 構成售價之訂金) (The preliminary deposit, together with the further deposit (if any) constitute the deposit of the Purchase Price)</p> <p>(d) 次期付款為數: Further payment in the sum of: 港幣 _____ 元須於 _____ 或之前支付。 HK\$ _____ shall be paid on or before _____.</p> <p>(e) 次期付款為數: Further payment in the sum of: 港幣 _____ 元須於 _____ 或之前支付。 HK\$ _____ shall be paid on or before _____.</p> <p>(f) 次期付款為數: Further payment in the sum of: 港幣 _____ 元須於 _____ 或之前支付。 HK\$ _____ shall be paid on or before _____.</p> <p>(g) 售價餘款為數: Balance of Purchase Price in the sum of: 港幣 _____ 元須於 _____ (“成交日期”) 或之前支付。 HK\$ _____ shall be paid on or before _____ (“Completion Date”).</p> <p>(h) 本物業的買賣須在成交日期或之前於辦公時間 (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。 The sale and purchase of the Property shall be completed at the office of the Vendor’s Solicitors during office hours (which means the period beginning at 10:00 a.m. of a day and ending at 4:30 p.m. of the same day) on or before the Completion Date.</p> <p>(i) 所有款項須以銀行本票或律師樓支票支付, 抬頭人須寫「高李葉律師行」。 All payments shall be paid by Cashier’s Orders or solicitors’ cheques drawn in favour of “KAO, LEE & YIP SOLICITORS”.</p>
7.	正式合約 The Agreement:	<p>按訂約雙方的意向, 本臨時合約將會由一份買賣合約 (“正式合約”) 取代, 正式合約須:- It is intended that this Preliminary Agreement is to be superseded by an Agreement for Sale and Purchase (“the Agreement”) to be executed:-</p> <p>(a) 由買方於 _____ (即本臨時合約的簽署日期之後的第五個工作日) 或之前簽立; 及 by the Purchaser on or before _____ (i.e. the fifth working day after the date on which this Preliminary Agreement is signed); and</p> <p>(b) 由賣方於 _____ (即本臨時合約的簽署日期之後的第八個工作日) 或之前簽立。 by the Vendor on or before _____ (i.e. the eighth working day after the date on which this Preliminary Agreement is signed).</p>
8.	其他附帶條款 Other Terms and Conditions:	<p>本臨時合約受下文其他附帶條款所約束。 This Preliminary Agreement is subject to the Other Terms and Conditions below.</p>
9.	買方聲明 The Purchaser’s Certification:	<p>茲證明上述的購買乃由 _____ 所促成。 The Purchaser certify(ies) that the above purchase is introduced by _____.</p>

* 請將不適用者刪去 Delete as appropriate

上述所列臨時訂金港幣
以銀行過數作實。

元經已收妥此據交來支票/本票,

Received the preliminary deposit in the sum of HK\$ _____ (Cheque / Cashier’s Order, subject to bank clearance).

	銀行名稱 Name of the Bank	支票/本票號碼 Cheque / Cashier's Order No.:	港幣 HK\$
1			
2			
3			
4			
經手收票人 Received By:			

Other Terms and Conditions

其他附帶條款

1. 在本臨時合約中：-

In this Preliminary Agreement :-

- “實用面積”具有《一手住宅物業銷售條例》(第 621 章)第 8 條給予該詞的涵義；
"saleable area" has the meaning given by section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621);
- “工作日”具有該條例第 2(1) 條給予該詞的涵義；
“working day” has the meaning given by section 2(1) of that Ordinance;
- 第 4 條所指的附表 I (a) 的項目的樓面面積，按照該條例第 8(3) 條計算；及
the floor area of an item under item (a) of Schedule I referred to in clause 4 is calculated in accordance with section 8(3) of that Ordinance; and
- 第 4 條所指的附表 I(b) 的項目的面積，按照該條例附表 2 第 2 部計算。
the area of an item under item (b) of Schedule I referred to in clause 4 is calculated in accordance with Part 2 of Schedule 2 to that Ordinance.

2. 買方須支付的臨時訂金，須由賣方律師作為保證金保存人而持有。

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

3. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約:-

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

- 本臨時合約即告終止；
this Preliminary Agreement is terminated;
- 買方支付的臨時訂金，即被沒收歸於賣方；及
the preliminary deposit paid by the Purchaser is forfeited to the Vendor; and
- 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。
the Vendor does not have any further claim against the Purchaser for the failure.

4. 本物業的量度尺寸，即(a)本物業的實用面積及(b)其他量度尺寸見附表 I。

The measurements of the Property, namely, (a) the saleable area of the Property and (b) other measurements, are as in Schedule I.

5. 本物業買賣所包括的裝置、裝修物料及設備見附表 II。

The sale and purchase of the Property includes the fittings, finishes and appliances as in Schedule II.

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

Without prejudice to Sections 13 and 13A of the Conveyancing and Property Ordinance (Cap. 219), the Vendor shall not restrict the Purchaser's right under the law to raise requisition or objection in respect of title.

7. 買方已確認收到第 8 條所列出的“對買方的警告”的中英雙語文本，並完全明白其內容。

The Purchaser has acknowledged receipt of a copy of a bilingual version of the “Warning to Purchasers” set out in clause 8 and fully understands its contents.

8. 就第 7 條而言，“對買方的警告”內容如下：

For the purposes of clause 7, the following is the “Warning to Purchasers”:

- 如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

(b) 你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

(c) **現建議你聘用你自己的律師**，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.

(d) 倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

(e) 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。
You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

9. (a) 買方可隨時前往賣方律師樓細閱有關正式合約的草稿，而買方將會被視為已知悉正式合約內的條文，亦不能要求更改正式合約內的任何條文。

A draft of the Agreement is available for the Purchaser's perusal at the office of the Vendor's solicitors and the Purchaser is deemed to have full notice of the content thereof and shall not request any alteration thereof.

(b) 買方需於本臨時合約之簽署日期之後五個工作日內攜帶香港身份證或護照或商業登記證(如買方為公司)及本臨時合約的正本到上述賣方律師辦公地點辦理下列手續:(i)簽署賣方律師所訂定之正式合約，合約內容買方不能更改，(ii)交付根據本臨時合約付款條款所述到期應付之款項，並(iii)交付全部有關本臨時合約及正式合約應付或所招致的印花稅。

The Purchaser shall, within FIVE (5) working days after the date on which this Preliminary Agreement is signed, attend the office of the Vendor's solicitors mentioned above bringing along his Hong Kong Identity Card or passport or (in case the Purchaser is a company) its Business Registration Certificate and the original of this Preliminary Agreement to (i) sign the Agreement in such standard form as prepared by the Vendor's solicitors which the Agreement shall not be altered by the Purchaser, (ii) make further payment in accordance with the Terms of Payment as specified in this Preliminary Agreement, and (iii) pay all stamp duty payable or incurred on this Preliminary Agreement and the Agreement.

10. 買方須於正式合約中與賣方作出協議如下：如其後以合約或以任何各種形式取消正式合約，賣方有權保留售價的 10%作為其同意取消正式合約的代價(並不為罰金)及買方須承擔繳付賣方因取消本物業的買賣而產生之所有律師費、收費或代墊付費用(包括如須繳付之印花稅)。

The Purchaser shall agree with the Vendor in the Agreement to the effect that: the Vendor shall be entitled to retain the sum of 10% of the Purchase Price if the Agreement is later cancelled by a cancellation agreement or in any way whatsoever as consideration for its agreeing to cancel the Agreement (not as penalty) in addition to payment by the Purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

11. 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。
The ad valorem stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

12. 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。
The special stamp duty, if any, payable on this Preliminary Agreement, the Agreement and the Assignment shall be borne by the Purchaser.

13. 土地註冊署的登記費、正式合約及轉讓契之圖則費、樓契核證副本費用、所有有關本臨時合約、正式合約及/或轉讓契之印花稅(包括但不限於從價印花稅)、登記及完成該發展項目大廈公契及管理合約(“大廈公契”)及夾附於大廈公契的圖則之適當比例費用一概由買方承擔及繳付。

The Land Registry registration fees, professional fees for the plans to be annexed to the Agreement and the subsequent Assignment, the costs for preparing certified copies of title deeds, all stamp duty (including without limitation the ad valorem stamp duty) payable on this Preliminary Agreement, the Agreement and/or the subsequent Assignment and a due proportion of the costs for the preparation,

registration and completion of the Deed of Mutual Covenant incorporating Management Agreement of the Development (“DMC”) and the plans to be attached to the DMC shall also be borne and paid by the Purchaser solely.

14. 買方需承擔所有有關擬備、簽訂、完成交易、加蓋印花及登記本臨時合約、正式合約及轉讓契及按揭(如有)的律師費及代墊付費用。若買方亦聘用賣方律師代表買方購買本物業，賣方將承擔該律師行在處理正式合約及其後買方受益的轉讓契之法律費用。如買方聘請其他律師而非由賣方代表律師負責處理正式合約及/或轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和雜費。
All legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of this Preliminary Agreement, the Agreement and the subsequent Assignment to the Purchaser and mortgage (if any) shall be borne and paid by the Purchaser solely. 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 the subsequent Assignment in favour of the Purchaser provided that if the Purchaser instructs a firm of Solicitors of his choice other than the Vendor's Solicitors to act for him in the Agreement and/or the subsequent Assignment, each of the Vendor and the Purchaser shall pay its own solicitors' costs and disbursements of and incidental to the Agreement and the subsequent Assignment.
15. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所指的住宅物業。
The Property is a residential property within the meaning of section 29A(1) of the Stamp Duty Ordinance (Cap.117).
16. 買賣雙方同意於正式合約中列出《印花稅條例》第 29B(5)項所需之資料。
The Vendor and the Purchaser shall execute the Agreement containing the matters specified in section 29B(5) of the Stamp Duty Ordinance.
17. 買方須在完成本物業之買賣時，按照正式合約及大廈公契規定向賣方(如賣方已經向管理公司繳付任何有關款項)或管理公司預繳管理費上期，及繳付管理費按金、泥頭清理費、特別基金及其他按金 / 基金等。
The Purchaser shall upon completion of the sale and purchase of the Property reimburse or pay to the Vendor (if any of the relevant payment shall have already been paid by the Vendor to the management company) or the management company advance payment of management fees, management fee deposits, debris removal fee, Special Fund and other miscellaneous deposit(s)/fund(s), etc. in accordance with the Agreement and the DMC.
18. 如買方或任何人代表買方在未簽署正式合約前已將本臨時合約登記於土地註冊處登記冊內，賣方有權單方面簽署及登記一備忘錄將本臨時合約之登記從土地註冊處登記冊中之登記或記錄刪除或取消。
Should this Preliminary Agreement be registered in the Land Registry by the Purchaser or by any person on his behalf before the Agreement is signed, the Vendor shall have the rights to unilaterally sign and register a memorandum to vacate or cancel this Preliminary Agreement from the register or record in the Land Registry.
19. (a)謹此同意及聲明本臨時合約只屬於買方個人所有。除第 19 條(b)分條另有規定外，只有簽署本臨時合約的人士方可簽署正式合約。
It is hereby agreed and declared by the parties that this Preliminary Agreement is personal to the Purchaser. Subject to the provisions of sub-clause (b) of this Clause 19, only the person who has signed this Preliminary Agreement is permitted to sign the Agreement.

(b)賣方並不接受買方任何獲授權人、受托人或獲提名人代買方簽署正式合約，除非該名獲授權人具有有效的授權書(其在內容及形式上必須令賣方滿意)。
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 a named attorney with a valid Power of Attorney which must be both in substance and in form satisfactory to the Vendor.

(c)買方為公司者，須由相同之董事簽署本臨時合約及正式合約，並於簽妥正式合約及未繳付於簽訂正式合約時須繳付的部份售價前不得變更或容許變更公司之董事或股東或其持股量。
Where the Purchaser is a company, this Preliminary Agreement and the Agreement shall be signed by the same director(s) and the Purchaser shall not make or permit any change in any of the directors, shareholders or their shareholding in the Purchaser before execution of the Agreement and payment of the part payment of the Purchase Price payable upon signing of the Agreement.
20. 若賣方在本物業的權益屬衡平法權益而非法定產業權，買方不得提出反對。
The Purchaser shall raise no objection if the Vendor's interest in the Property is an equitable interest and not a legal estate.
21. 任何本臨時合約下的責任，若其履行日並非工作日，則履行該責任的日期將順延至原定日期之後第一個工作日。
If the day on which any obligation under this Preliminary Agreement is to be performed shall fall on a day which is not a working day, the date for the performance shall automatically be postponed to the immediately following working day.
22. 本臨時合約取代雙方過往所有之談判、申述、理解及協議。
This Preliminary Agreement supersedes all prior negotiations, representations, understandings and agreements of the parties hereto.

23. 在本臨時合約簽訂前，相同的買賣雙方並無以相同條款及條件訂立非書面買賣協議或買賣協議。
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.
24. 本臨時合約內所規定之時間或期限乃本臨時合約之要素，均須嚴格遵守。
Time shall in every respect be of the essence of this Preliminary Agreement.
25. 買方之通訊或註冊地址或電話號碼如有任何更改，須立即以書面通知賣方。
The Purchaser shall inform the Vendor forthwith in writing of any change in correspondence/registered address or telephone number.
26. (a)賣方和買方無意賦予任何第三者權利依據《合約（第三者權利）條例》（第 623 章）（“《合約（第三者權利）條例》”）強制執行本臨時合約下任何條款，並且同意排除《合約（第三者權利）條例》對本臨時合約的適用，惟受以下第(b)款及第(c)款的規定限制。
Subject to the provisions of sub-clauses (b) and (c) below, the Vendor and the Purchaser do not intend any term of this Preliminary Agreement to be enforceable pursuant to the Contracts (Rights of Third Parties) Ordinance (Cap.623) (the “CRTPO”) and agree that this Preliminary Agreement shall be excluded from the application of the CRTPO.
- (b)本條第(a)款只適用於以下情況而本合約的條款亦只在以下情況下才不在《合約（第三者權利）條例》的適用範圍內：就是說，在排除《合約（第三者權利）條例》對該項條款的適用時，並無違反《一手住宅物業銷售條例》（第 621 章）的情況下。
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)若本臨時合約任何條款因上述第(b)款的規定沒有從《合約（第三者權利）條例》的適用範圍內排除，而第三者（在《合約（第三者權利）條例》定義）可依據《合約（第三者權利）條例》強制執行任何該等條款時：-
If any term of this Preliminary Agreement is not excluded from the application of the CRTPO by virtue of sub-clause (b) above and any such term is enforceable by a third party (as defined in the CRTPO) pursuant to the CRTPO:-
- (i) 本臨時合約仍可在未獲該第三者同意下不時作出更改或撤銷（倘若撤銷權存在），而《合約（第三者權利）條例》第 6(1)條將不適用於本臨時合約；及
this Preliminary Agreement may still be varied from time to time or (where such right of rescission exists) rescinded without the consent of such third party and section 6(1) of the CRTPO shall not apply to this Preliminary Agreement; and
 - (ii) 賣方和買方依據《合約（第三者權利）條例》第 6(4)(b)條特此通知該第三者有關上述第(c)(i)款的規定。
notice is hereby given by the Vendor and the Purchaser, pursuant to section 6(4)(b) of the CRTPO, to such third party of the provisions contained in sub-clause (c)(i) above.
27. 倘若本臨時合約中英文版本有差異，以英文版本為準。
In the event of any discrepancy between the English and Chinese versions of this Preliminary Agreement, the English version shall prevail.

The Purchaser has read this Preliminary Agreement and fully understands and agrees with the contents of this Preliminary Agreement.
買方已細閱本臨時合約，並完全明白及同意其內容。

賣方 For and on behalf of the Vendor

買方 The Purchaser

授權簽署 Authorized Signature(s)

簽署 Signature(s)

附表 I - 本物業的量度尺寸
Schedule I - The measurements of the Property

本物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位
The Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau

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

(a) 本物業的實用面積為 21.777 平方米／ 234 平方呎*[其中—]
the saleable area of the Property is _____ square metres/ _____ square feet *[of which—]

*[_____ 平方米／ _____ 平方呎為露台的樓面面積]；
*[_____ square metres/ _____ square feet is the floor area of the balcony]；
*[_____ 平方米／ _____ 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]；
*[_____ 平方米／ _____ 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 measurements are —

*[空調機房的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the air-conditioning plant room is _____ square metres/ _____ square feet]；

*[窗台的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the bay window is _____ square metres/ _____ square feet]；

*[閣樓的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the cockloft is _____ square metres/ _____ square feet]；

*[平台的面積為 12.782 平方米／ 138 平方呎]；
*[the area of the flat roof is _____ square metres/ _____ square feet]；

*[花園的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the garden is _____ square metres/ _____ square feet]；

*[停車位的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the parking space is _____ square metres/ _____ square feet]；

*[天台的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the roof is _____ square metres/ _____ square feet]；

*[梯屋的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the stairhood is _____ square metres/ _____ square feet]；

*[前庭的面積為 _____ 平方米／ _____ 平方呎]；
*[the area of the terrace is _____ square metres/ _____ square feet]；

*[庭院的面積為 _____ 平方米／ _____ 平方呎]。
*[the area of the yard is _____ square metres/ _____ square feet].

*Delete as appropriate.
*將不適用者刪去。

附表 II - 裝置、裝修物料及設備
Schedule II - Fittings, Finishes and Appliances

Flats A, B, C, D and E on 5/F to 12/F, 15/F to 23/F, 25/F to 28/F.

Interior Finishes

Internal wall and ceiling	<p>Internal wall of living room and dining room finished with emulsion paint, plastic laminate and metal; Internal wall of bedroom finished with emulsion paint; and Ceiling finished with emulsion paint and partly equipped with gypsum board ceiling bulkhead finished with emulsion paint.</p> <p>Except those flats set out below – <u>Flat C on 5/F-28/F</u> Internal wall of living room and dining room finished with emulsion paint, plastic laminate and metal; and Ceiling finished with emulsion paint and partly equipped with gypsum board ceiling bulkhead finished with emulsion paint.</p>
Internal floor	<p>Floor of living room and dining room finished with tiles flooring along with timber and metal skirting; and Bedroom finished with tiles flooring along with timber skirting.</p> <p>Except those flats set out below – <u>Flat C on 5/F-28/F</u> Floor of living room and dining room finished with tiles flooring along with timber and metal skirting.</p>
Bathroom	<p>Walls where exposed finished with tiles that run up to false ceiling level; Floor where exposed finished with tiles and reconstituted stone; and False ceiling finished with gypsum board false ceiling finished with emulsion paint.</p>
Kitchen	<p>Walls where exposed finished with tiles, plastic laminate and metal that run up to false ceiling level; Floor where exposed finished with tiles flooring; Ceiling finished with emulsion paint and partly equipped with gypsum board ceiling bulkhead finished with emulsion paint; and Cooking bench finished with solid surface material.</p>

Interior Fittings

<p>Doors</p>	<p>Main entrance of the residential property Fire rated solid core timber door finished with plastic laminate, timber veneer and metal, fitted with electronic lockset, concealed door closer, door viewer, door stopper and door hinges.</p> <p>Master bedroom (except Flat A on 5/F-28/F) Hollow core timber door finished with plastic laminate, fitted with lockset, door hinges and door stopper.</p> <p><u>Flat A on 5/F-28/F Master bedroom</u> Hollow core timber door finished with plastic laminate, fitted with lockset and sliding door track.</p> <p>Bathroom (except Flat A on 5/F-28/F) Hollow core timber door finished with plastic laminate, fitted with timber louvre, lockset, door hinges and door stopper.</p> <p><u>Flat A on 5/F-28/F Bathroom</u> One hollow core timber door finished with plastic laminate, fitted with lockset and sliding track; and One hollow core timber door finished with plastic laminate, fitted with timber louvre, lockset, door hinges and door limiter.</p> <p>Balcony and Utility Platform (except Flat A, D & E on 5/F) Aluminium framed sliding glass door finished with fluorocarbon coated aluminium frame, fitted with lockset and sliding door track.</p> <p><u>Flat Roof for Flat A, D & E on 5/F</u> Aluminium framed sliding glass door finished with fluorocarbon coated aluminium frame, fitted with lockset and sliding door track.</p>
<p>Bathroom</p>	<p>Timber basin cabinet finished with plastic laminate and metal with natural stone basin countertop; Timber hanging cabinet finished with plastic laminate, timber frame, metal, mirror and natural stone; Fittings included brass wash basin mixer, vitreous china water closet, and plastic concealed cistern; and Appliances included stainless steel paper holder, zinc alloy curtain rod and zinc alloy hook.</p> <p>Type and material of water supply system Copper water pipes with thermal insulation for cold supply and hot water supply system; and UPVC pipes are used for flushing water system.</p>

Bathroom (Cont'd)	Type and material of bathing facilities (including shower or bathtub, if applicable) Clear tempered glass shower compartment with natural stone shelf, fitted with zinc alloy and acrylonitrile butadiene styrene shower set.
Kitchen	Fitted with stainless steel sink unit; Water supply system via copper tube, copper water pipes for both hot and cold water; Timber cabinet with timber cabinet door finished with plastic laminate, lacquer, metal and solid surface material; and All units with Open Kitchen are fitted with sprinkler head in the Open Kitchen and smoke detector near Open Kitchen.

Appliances

Appliances	<p>Open Kitchen Provided with telescopic hood, induction hob, combi steam oven, refrigerator, washer dryer and network router.</p> <p>Bathroom Provided with thermo ventilator, exhaust air fan and electrical water heater.</p> <p>Living Room and Dining Room Provided with Home Automation System Gateway, multi-split type air-conditioner indoor unit or single-split type air-conditioner indoor unit.</p> <p>Master Bedroom (except Flat C on 5/F-28/F) Provided with multi-split type air-conditioner indoor unit.</p>
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Remark:

1. 13/F, 14/F, 24/F are omitted.

5 樓至 12 樓, 15 樓至 23 樓, 25 樓至 28 樓 A, B, C, D 及 E 單位。

室內裝修物料

內牆及 天花板	<p>客廳及飯廳內牆髹乳膠漆，並裝設膠板及金屬。 睡房內牆髹乳膠漆。 天花板髹乳膠漆及部分位置裝設石膏板假陣並髹乳膠漆。</p> <p>下述單位除外 — 5 樓至 28 樓 C 單位 客廳及飯廳內牆髹乳膠漆，並裝設膠板及金屬。 天花板髹乳膠漆及部分位置裝設石膏板假陣並髹乳膠漆。</p>
內部地板	<p>客廳及飯廳地板以瓷磚鋪砌，配木及金屬製牆腳線。 睡房地板以瓷磚鋪砌，配木製牆腳線。</p> <p>下述單位除外 — 5 樓至 28 樓 C 單位 客廳及飯廳地板以瓷磚鋪砌，配以木及金屬製牆腳線。</p>
浴室	<p>外露牆壁以瓷磚鋪砌至假天花高度。 外露地板以瓷磚及人造石鋪砌。 假天花以石膏板髹乳膠漆完成。</p>
廚房	<p>外露牆壁以瓷磚鋪砌，配膠板及金屬裝飾至假天花高度。 外露地板以瓷磚鋪砌。 天花板髹乳膠漆及部分位置裝設石膏板假陣並髹乳膠漆。 灶台以實心面材完成。</p>

室內裝置

門	<p>單位大門 實心防火門配膠板、木皮飾面及金屬，裝設電子門鎖、暗氣鼓、防盜眼、門頂及門鉸。</p> <p>主人睡房（5樓至28樓A單位除外） 空心木門配膠板飾面，裝設門鎖、門鉸及門頂。</p> <p><u>5樓至28樓A單位主人睡房</u> 空心木門配膠板飾面，裝設門鎖及趟路軌。</p> <p>浴室（5樓至28樓A單位除外） 空心木門配膠板飾面連木百葉，裝設門鎖、門鉸及門頂。</p> <p><u>5樓至28樓A單位浴室</u> 一扇空心木門配膠板飾面，裝設門鎖及趟路軌。 一扇空心木門配膠板飾面連木百葉，裝設門鎖、門鉸及門限位器</p> <p>露台及工作平台(5樓A, D及E單位除外) 鋁框玻璃趟門配氟化碳塗層鋁質門框, 裝設門鎖及趟路軌。</p> <p>5樓A, D及E單位平台 鋁框玻璃趟門配氟化碳塗層鋁質門框, 裝設門鎖及趟路軌。</p>
浴室	<p>木製洗水盆櫃配膠板及金屬連天然石材檯面。 木製吊櫃配膠板、木框、金屬、鏡及天然石材。 裝置包括黃銅洗水盆水龍頭, 陶瓷坐廁及塑膠暗水箱。 設備包括不銹鋼廁紙架, 鋅合金浴簾掛通及鋅合金掛勾。</p> <p>供水系統的類型及用料 冷熱水供水系統採用隔熱保護銅喉管。 沖廁水供水系統採用膠喉管。</p>

浴室 (續)	沐浴設施 (包括花灑或浴缸, 如適用的話) 的類型及用料 強化清玻璃淋浴間設有天然石材層板, 配鋅合金及樹脂花灑套裝。
廚房	裝設不銹鋼洗滌盆。 冷熱水供水系統採用銅喉管。 木製廚櫃配木製櫃門板以膠板、焗漆、金屬及實心面材完成。 所有開放式廚房的單位配置於開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器。

設備

設備	<p>開放式廚房 配備抽油煙機、電磁爐、組合蒸焗爐、雪櫃、洗衣乾衣機及網絡路由器。</p> <p>浴室 配備浴室寶, 抽氣扇及電熱水器。</p> <p>客廳及飯廳 配備智能家居模組控制器, 多聯式分體式冷氣機室內機或分體式冷氣機室內機。</p> <p>主人睡房 (5 樓至 28 樓 C 單位除外) 配多聯式分體式冷氣機室內機。</p>
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備註：

1. 不設 13 樓, 14 樓及 24 樓。

LIST OF GIFTS, FINANCIAL ADVANTAGE OR BENEFITS

Part I

1. Depending on the gifts, financial advantage or benefits selected by the Purchaser(s) in his/her/its Form of Tender, the relevant gifts, financial advantage or benefits are offered or arranged to be provided to the Purchaser(s) by the Vendor. The Vendor's offers or arrangements to provide the gifts, financial advantage or benefits shall cease to have any force or effect if the Formal Agreement for Sale and Purchase is terminated or cancelled for whatever reason.
2. According to Hong Kong Monetary Authority's guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser(s) in connection with the purchase of a first-hand residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank, and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
3. All the gifts, financial advantage or benefits to be made available to the Purchaser(s) are personal to the said Purchaser(s) and the said Purchaser(s) shall have no right to assign or otherwise transfer the same to any other person. The Vendor has absolute discretion in deciding whether the Purchaser(s) is entitled to those gifts, financial advantage or benefits. The Vendor also reserves the right to interpret the relevant terms and conditions of those gifts, financial advantage or benefits. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser(s).

Part II

(A) Home Automation Devices Benefit

If the Purchaser signs the preliminary agreement for sale and purchase ("PASP") to purchase a residential property listed in the relevant tender document and signs the agreement for sale and purchase ("ASP") in accordance with the PASP and fully settles the Purchase Price, the Home Automation Devices (collectively "Gift") as per the table below hereto will be provided in the residential property and will be handed over by the Vendor to the Purchaser(s) upon completion of the sale and purchase of the residential property under the ASP ("Completion"). The provision of Gift is subject to other terms and conditions.

Schedule

Description	Quantity	Flat
Magic Dot	1	Applicable to Flat C only
Magic Dot	2	Applicable to Flats A, B, D and E only
Temperature and Humidity Sensor	1	Applicable to all residential units
Google Nest Mini	1	Applicable to all residential units
Wi-Fi 6 Dual-band Mesh System	1	Applicable to all residential units

(B) Built-in Cabinet Benefit

The Vendor will provide the Purchaser of each of the following residential properties set out in the Table below a built-in cabinet (the "Furniture") in the residential property upon Completion in an "as-is" condition, meaning, the condition that the Furniture is or will be in as at the date of Completion. The Furniture will be provided to the Purchaser(s) free of charge. No consideration will be payable by the Purchaser(s) for the Furniture. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards to the Furniture or any part thereof or as regards to the quality or fitness for any purpose of the same. In particular, no warranty, maintenance or representation whatsoever is given as to condition, state, quality, material, composition or the fitness of the Furniture or any part thereof or as to whether the Furniture or any part thereof is or will be in working condition. This offer is subject to other terms and conditions.

Schedule

Description	Quantity	Flat
Built-in Cabinet	1	Applicable to Flats A, B, C, D, E

本物業的量度尺寸
The measurements of the Property

本物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位
The Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau

本物業的量度尺寸如下：

The measurements of the Property are as follows:

(a) 本物業的實用面積為 21.777 平方米／ 234 平方呎*[, 其中—]; 及
the saleable area of the Property is _____ square metres/ _____ square feet *[of which—]; and

(b) 其他量度尺寸為—
other measurements are —

*[平台的面積為 12.782 平方米／ 138 平方呎]。
*[the area of the flat roof is _____ square metres/ _____ square feet].

*Delete as appropriate.

*將不適用者刪去。

買方確認並簽署

Confirmed and Signed by the Purchaser(s) : _____

日期

Date: _____

對買方的警告
WARNING TO PURCHASERS

買方請小心閱讀
PLEASE READ CAREFULLY

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司

Vendor: STAR VALUE INVESTMENTS LIMITED

買方	(1)	*香港身份證/護照/商業登	(1)
Purchaser(s):	(2)	記證號碼	(2)
	(3)	*HKID/Passport/Business	(3)
	(4)	Registration No(s):	(4)

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

*請將不適用者刪去 Delete as appropriate

我/我們已收到此警告之副本及完全明白此警告之內容。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

Dated this day of
公曆 年 月 日
買方簽署

Signed by the Purchaser(s) : _____

買方有關中介人聲明
Declaration by Purchaser in relation to Intermediary

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

買方	(1)	*香港身份證/護照/商業(1)
Purchaser(s):	(2)	登記證號碼 (2)
	(3)	*HKID/Passport/Business (3)
	(4)	Registration No(s): (4)

中介人名稱 (公司名稱)
Intermediary Name (Company Name):

地產代理姓名 (個人)	地產代理 (個人) 牌照號碼
Name of Estate Agent (Individual):	Estate Agent's (Individual) Licence No.:

中介人於今天介紹了買方給賣方, 並由買方直接與賣方辦理了購買及交付臨時訂金手續和由買方直接與賣方簽署了下列的臨時買賣合約購買該物業。

The Intermediary has introduced the Purchaser(s) to the Vendor today and the Purchaser has purchased the Property, paid the preliminary deposit thereof and directly entered into with the Vendor the following Preliminary Agreement for Sale and Purchase for the purchase of the Property.

合約編號
Contract No. : _____

本人/我們, 即買方, 謹此確認及聲明如下:

I/We, as the Purchaser, hereby acknowledge and declare the following:

1. 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所作出的任何協議、陳述或承諾向買方、中介人或任何其他人士負責。
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.
2. 買方與中介人之任何糾紛一概與賣方無關。該物業之買賣交易嚴格依據臨時買賣合約及正式買賣合約中的條款和條件進行。
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 as set out in the Preliminary Agreement for Sale and Purchase and the Formal Agreement for Sale and Purchase.
3. 除更改買賣合約、提供資料及文件副本等手續費外, 賣方並無直接或間接, 亦無授權任何其公司職員直接或間接向買方或中介人收取該物業的售價以外任何利益、費用或佣金。買方如遇任何人士以賣方的僱員之名義向其索取任何利益(不論是以金錢或其他形式)時, 買方應速向廉政專員公署(ICAC)舉報。
The Vendor has not collected and has not authorised any of its staff to collect directly or indirectly from the Purchaser(s) or the Intermediary any benefits, fees or commission in addition to the purchase price of the Property and administrative fees for amending agreement for sale and purchase, provision of information or copies of documents, etc. If any person(s) allege(s) to be the staff of the Vendor demanding any benefits (monetary or otherwise) from the Purchaser(s), the Purchaser(s) should report promptly to the Independent Commission Against Corruption (ICAC).
4. 本人/我們不反對賣方支付佣金予中介人。
I/We have no objection to the Vendor paying commission to Intermediary.
5. 倘若本聲明中英文文本有任何差異, 以英文文本為準。
In the event of any discrepancy between the English and Chinese versions of this Declaration, the English version shall prevail.

* 請將不適用者刪去 Delete as appropriate

買方確認並簽署

Confirmed and Signed by the Purchaser(s) : _____

日期 Date: _____

關係申報
Declaration of Relationship

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

賣方的控權公司 (1) Captain Win Limited
Holding Companies (2) 莊士中國地產有限公司 Chuang's China Realty Limited
of the Vendor: (3) 莊士中國投資有限公司 Chuang's China Investments Limited
(4) Profit Stability Investments Limited
(5) 莊士機構國際有限公司 Chuang's Consortium International Limited

買方 (1)	_____	*香港身份證/護照/商業登(1)	_____
Purchaser(s): (2)	_____	記證號碼 (2)	_____
(3)	_____	*HKID/Passport/Business (3)	_____
(4)	_____	Registration No(s): (4)	_____

* 請將不適用者刪去 Delete as appropriate

請於表格中適用的方格填上“✓”或“X”以確認存在或不存在相關關係。 Please put “✓” or “X” in the appropriate box to indicate the existence or absence of the relationship(s) concerned.		買方編號 Purchaser(s) No.			
		(1)	(2)	(3)	(4)
A.	就《一手住宅物業銷售條例》(第 621 章) 而言，我/我們現確認我/我們不是賣方的有關連人士。 For the purpose of the Residential Properties (First-hand Sales) Ordinance (Cap. 621), I/We hereby confirm that I/We am/are not a related party to the Vendor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.	我/我們現確認我/我們是賣方的有關連人士。 I/We hereby confirm that I/We am/are a related party to the Vendor. 我/我們現進一步確認，我/我們是：I/We hereby further confirm that I/We am/are:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	賣方的董事 a director of the Vendor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	賣方的董事的父母 a parent of a director of the Vendor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	賣方的董事的配偶 a spouse of a director of the Vendor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	賣方的董事的子女 a child of a director of the Vendor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	賣方的經理 a manager of the Vendor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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 a private company of which such a director, parent, spouse, child or manager is a director or shareholder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	賣方的有聯繫法團或控權公司 an associate corporation or holding company of the Vendor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	上述有聯繫法團或控權公司的董事 a director of such an associate corporation or holding company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	上述有聯繫法團或控權公司的董事的父母 a parent of a director of such an associate corporation or holding company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	上述有聯繫法團或控權公司的董事的配偶 a spouse of a director of such an associate corporation or holding company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

上述有聯繫法團或控權公司的董事的子女 a child of a director of such an associate corporation or holding company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
上述有聯繫法團或控權公司的經理 a manager of such an associate corporation or holding company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

除買賣雙方以外，並無其他人士有權按香港法例第 623 章《合約（第三者權利）條例》強制執行本聲明的條款及細則，或享有本聲明的條款及細則下的利益。

No person other than the Vendor and Purchaser(s) will have any right under the Contracts (Rights of Third Parties) Ordinance (Cap. 623) to enforce or enjoy the benefit of any of the terms and conditions under this declaration.

若本聲明的中英文版本有任何差異，概以英文版本為準。

In case of inconsistencies between the English and Chinese versions of this declaration, the English version shall prevail.

本人／我們確認上述資料完整及正確，並承諾如上述資料於簽署正式買賣合約之時或以前有任何改變，將立即以書面通知賣方。

I/We hereby confirm that the above information is complete and correct. I/We also undertake to forthwith notify the Vendor in writing if there is any change on the above information on or before the signing of the formal Agreement for Sale and Purchase.

買方確認並簽署

Confirmed and Signed by the Purchaser(s) : _____

日期

Date: _____

個人資料收集聲明
Personal Information Collection Statement

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

買方:	(1)	*香港身份證/護照/商業登(1)
Purchaser(s):	(2)	記證號碼 (2)
	(3)	*HKID/Passport/Business (3)
	(4)	Registration No(s): (4)

* 請將不適用者刪去 Delete as appropriate

1. 收集閣下的個人資料

Collection of Your Personal Information

本聲明列出賣方、賣方已委任的代理(包括賣方律師)及其聯繫公司(下稱「賣方」)收集閣下個人資料的用途、閣下就賣方使用閣下的個人資料而同意的事項，以及閣下根據《個人資料(私隱)條例》(第 486 章) (「條例」) 享有的權利。

This Personal Information Collection Statement sets out the purposes for which your Personal Data will be used following collection, what you are agreeing to with respect to the Vendor, the agency appointed by the Vendor (including the Vendor's Solicitors), and their associated companies (the "Vendor") use of your personal data and your rights under the Personal Data (Privacy) Ordinance (Cap. 486) ("Ordinance").

2. 閣下資料可能被用作的用途

Purposes for which Your Information may be used

賣方需要買方的個人資料，例如姓名、電話號碼、住宅/郵寄地址作不同用途，包括處理物業買賣相關事宜、為買方提供服務及遵守法律的規定。

The Vendor needs the personal data of the Purchaser such as name, telephone number and home/postal address for purposes including: dealing with matters relating to the sale and purchase of the Property, providing services to the Purchaser and meeting requirements imposed by law.

3. 轉移閣下資料

Transfer of Your Information

賣方在任何時候都會將買方的個人資料保密，惟賣方可能將買方的個人資料，就上述一項或多項用途向莊士機構國際有限公司及其附屬公司，及/或任何適當的政府或監管機構作出披露和移轉。

The Vendor will keep the personal data of the Purchaser confidential at all times, but the Vendor may disclose and transfer such personal data to Chuang's Consortium International Limited and their subsidiary companies and/or any appropriate government or regulatory authorities for one or more of the purposes specified above.

4. 查閱及改正閣下資料

Access to and Correction of Your Information

閣下有權根據條例中的條款要求查閱及更正閣下的資料。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，其地址為香港中環遮打道 18 號歷山大廈 25 樓 2501 室。根據條例中的條款，我們有權就處理及遵守閣下的查閱資料要求收取合理費用。

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 Room 2501, 25/F., Alexandra House, 18 Chater Road, Central, 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.

5. 在直接促銷中使用閣下資料

Use of Your Information in Direct Marketing

另賣方擬使用買方於臨時買賣合約及其他就該物業買賣的相關文件中所提供的個人資料（只限姓名、電話號碼、住宅/郵寄地址）透過電話及/或郵寄方式向買方進行直接促銷（僅限於提供關於地產物業或租務的資料和更新）。賣方亦可能與莊士機構國際有限公司的任何成員公司及其附屬公司共享買方的個人資料作地產物業或租務的直接促銷用途。如閣下不欲我們如上述在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，請在以下空格加上「✓」，然後簽署，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上「查閱及改正閣下資料」部分所列地址選擇不接受直接促銷。

In addition, the Vendor intends to use the personal data (but limited to name, telephone number, home/postal address) as provided in Preliminary Agreement for Sale and Purchase and other documents in relation to the sale and purchase of the Property to conduct direct marketing (restricted to providing information and updates relating to real estate properties and leasing matters) to the Purchaser via phone calls and/or by post. The Vendor may also share such personal data with any member company in Chuang's Consortium International Limited and their subsidiary companies for direct marketing activities in relation to real estate properties and leasing matters. 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 above to opt out from direct marketing at any time.

- 買方不同意就上文所述使用及共享買方的個人資料作直接促銷用途。

The Purchaser(s) does not agree to the use or sharing of personal data for direct marketing purposes as stated above.

若本個人資料收集聲明中英文版本有任何差異，一概以英文版本為準。

In case of inconsistencies between the English and Chinese versions of this Personal Information Collection Statement, the English version shall prevail.

買方簽署

Signed by the Purchaser(s) : _____

日期

Date: _____

確認函 (有關開放式廚房消防安全)

Acknowledgement Letter (regarding Fire Safety of Open Kitchens)

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)

Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司

Vendor: STAR VALUE INVESTMENTS LIMITED

買方	(1)	*香港身份證/護照/商業登	(1)
Purchaser(s):	(2)	記證號碼	(2)
	(3)	*HKID/Passport/Business	(3)
	(4)	Registration No(s):	(4)

* 請將不適用者刪去 Delete as appropriate

1. 本人/我們為該物業的買方，現確認本人/我們明白該物業屬於設有開放式廚房之住宅單位(以下簡稱「開放式廚房單位」)，而根據發展項目的公共契約及管理合約(以下簡稱「該公契」)的規定，開放式廚房單位的業主須遵守該公契的規定，以自費方式履行及遵守該公契內消防處核准或接受的有關發展項目開放式廚房設計的消防安全管理計劃(以下簡稱《消防安全管理計劃》)及該公契的相關條文。

I/We am/are the purchaser(s) of the Property. I/We hereby acknowledge that I/We am/are aware of and understand that the Property is a residential unit containing open kitchen (the “Open Kitchen Unit”) and according to the Deed of Mutual Covenant incorporating Management Agreement of the Development (the “DMC”), owner(s) of the Open Kitchen Unit(s) shall comply with the DMC and shall, at their own costs and expenses, comply with the fire safety management plan for open kitchen design in respect of the Development approved or accepted by the Fire Services Department (“the Fire Safety Management Plan”) therein and the relevant clauses of the DMC.

2. 本人/我們現確認本人/我們明白本人/我們須遵守和履行以下規定:

I/We hereby acknowledge that I/We am/are aware of and understand that I/We am/are required to observe and perform the following requirements:

- 除非事前獲得屋宇署、消防處、發展項目的管理人(以下簡稱「管理人」)及所有有關政府機關的書面批准，否則不得改裝、移除、阻礙或以其他方法致使置於開放式廚房單位內、於開放式廚房單位外的大堂或走廊的煙霧偵察器失效；
not to alter, remove or obstruct or otherwise render ineffective the smoke detector(s) provided inside the Open Kitchen Unit(s) and at the lobby or corridor outside the Open Kitchen Unit(s) except with the prior written approval of the Buildings Department, the Fire Services Department, the Manager of the Development (the “Manager”) and all relevant Government authority or authorities;
- 不得改裝、移除、阻礙或以其他方法致使置於開放式廚房單位內的灑水器灑水頭失效；
not to alter, remove or obstruct or otherwise render ineffective the sprinkler head(s) provided inside the Open Kitchen Unit;
- 除非事前獲得屋宇署、消防處、管理人及所有有關政府機關的書面批准，否則不得移除、拆卸或改裝置於開放式廚房單位內最少闊 600 毫米及禦火半小時的防火牆；
not to remove, demolish or alter the minimum 600mm (W) half-hour fire rated wall in the Open Kitchen Unit(s) except with the prior written approval of the Buildings Department, the Fire Services Department, the Manager and all relevant Government authority or authorities;
- 須永久在開放式廚房單位內顯眼地顯示告示，提醒開放式廚房單位佔用人該最少闊 600 毫米及禦火半小時的防火牆不應被改裝或拆卸；
to display conspicuously in the Open Kitchen Unit(s) a permanent notice to remind the occupiers of the Open Kitchen Unit(s) that the minimum 600mm (W) half-hour fire rated wall should not be altered or removed;
- 為開放式廚房單位的大門設置一個不可拆卸的自動關門裝置；
to provide a self-closing device not to be removed for the entrance door of the Open Kitchen Unit(s);
- 除非租客、承租人、被許可人或佔用人同意履行及遵守本信函條文，否則不得對開放式廚房單位予以出租、租賃或發特許權或以其他任何方式放棄管有權；及
not to let, lease or licence or otherwise part with possession of the Open Kitchen Unit(s) except upon condition that the tenant(s), lessee(s), licensee(s) or occupier(s) thereof shall agree to observe and comply with the provisions herein contained; and

g. 遵守《消防安全管理計劃》及管理人於任何時候或不時就實施《消防安全管理計劃》而施加的任何指引或指示。

to comply with the Fire Safety Management Plan and any guidelines or directions as the Manager may impose at all times and from time to time relating to the implementation thereof.

3. 本人/我們確認明白上文第 2 段內所述之條款只為該公契及/或《消防安全管理計劃》的條款或要求之摘要，僅供參考，一切均以最後生效之該公契內之條款及/或於該公契所載的《消防安全管理計劃》中的規定為準，另外，本人/我們亦確認於簽訂該物業的臨時買賣合約前已獲建議細閱該公契的副本(於售樓處及發展項目的互聯網網站有所提供) 及尋求專業意見。

I/We hereby acknowledge that the provisions mentioned in paragraph 2 above are only a summary of the relevant provisions or requirements of the DMC and/or the Fire Safety Management Plan, which is for our reference only and subject to the terms of the DMC and/or the requirements of Fire Safety Management Plan contained therein and that I/We have been advised to, before entering into the preliminary agreement for sale and purchase of the Property, peruse a copy of the DMC (which is available at the sales office and on the website of the Development) and seek professional advice.

4. 本人/我們確認及聲明本人/我們在完全知悉上述之契諾、責任、規定和限制的情況下同意購入該物業，並將完全遵守及履行該等契諾、責任、規定和限制。

I/We hereby confirm and declare that I/We have agreed to purchase the Property with the full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same.

5. 除買賣雙方以外，並無其他人士有權按《合約（第三者權利）條例》(第 623 章)強制執行本信函的條款及細則，或享有本信函的條款及細則下的利益。

No person other than the Vendor and Purchaser(s) will have any right under the Contracts (Rights of Third Parties) Ordinance (Cap. 623) to enforce or enjoy the benefit of any of the provisions of this Letter.

6. 若本信函的中英文版本有任何差異，一概以英文版本為準。

In case of inconsistencies between the English and Chinese versions of this Letter, the English version shall prevail.

買方簽署

Signed by the Purchaser(s) : _____

日期

Date: _____

智能家居裝置優惠
Home Automation Devices Benefit

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

買方:	(1)	*香港身份證/護照/商業登	(1)
Purchaser(s):	(2)	記證號碼	(2)
	(3)	*HKID/Passport/Business	(3)
	(4)	Registration No(s):	(4)

* 請將不適用者刪去 Delete as appropriate

Reference is made to the Preliminary Agreement for Sale and Purchase of the Property and the subsequent formal Agreement for Sale and Purchase to be entered into pursuant thereto (collectively “the Agreement”). This side letter (“Letter”) is supplemental to the Agreement. 有關簽訂的該物業的臨時買賣合約和其後按其簽訂的正式買賣合約(統稱“買賣合約”)。本附函(“此函”)補充買賣合約。

In consideration of the Preliminary Agreement for Sale and Purchase, the Purchaser(s) hereby agrees as follows:-
鑑於臨時買賣合約的簽署，買方現同意下述條款：

Home Automation Devices 智能家居裝置

1. The Home Automation Devices (collectively “Gift”) as per the Schedule attached hereto will be provided in the Property and will be handed over by the Vendor to the Purchaser(s) upon completion of the sale and purchase of the Property under the Agreement (“Completion”) in an “as is” condition, meaning, the condition of the Gift is or will be in as at the date of Completion. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor as to the condition, state, quality or fitness of any of the Gift or as to whether any of the Gift is or will be in working condition.

於此函的附表內所列的智能家居裝置(統稱“贈品”)將會於該物業內提供及將於按買賣合約完成該物業之買賣時(“成交”)由賣方以「現狀」(指上述贈品於成交日當天之狀況)交予買方。賣方或其代表不會就該贈品作出任何保證、保養或陳述，更不會就其狀況、狀態、品質或性能，或其是否或會否在可運作狀態作出任何保證、保養或陳述。

2. The Gift will be provided to the Purchaser(s) as gifts. No consideration will be payable by the Purchaser(s) for such Gift. 贈品將免費送贈予買方。買方不須就贈品支付任何代價。

3. The Purchaser(s) shall not make any objection to the provision, design, colour, materials or any other aspects of the Gift. 買方不得就贈品的提供、設計、顏色、材料或任何其他方面作出任何異議。

4. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards to the Gift or any of them or as regards to the quality or fitness for any purpose of the same. In particular, no warranty, maintenance or representation whatsoever is given as to condition, state, quality, material, composition or the fitness of any of the Gift or as to whether any of the Gift is or will be in working condition.

賣方或任何賣方之代表不會就上述任何贈品或其質量或是否適合任何用途作出任何保證、維護或陳述，更不會作出任何保證、維護或陳述有關上述任何贈品之狀況、狀態、品質、材料、成分或適用性或任何上述贈品是否有良好的效能。

5. Any failure on the Vendor’s part (due to any reason whatsoever) to deliver the Gift, or any of them, to the Purchaser(s) upon Completion in accordance with the terms and conditions of this Letter shall not entitle the Purchaser(s) to terminate or rescind the Agreement or to ask for a reduction of the purchase price of the Property or to claim any damages or compensation. The Purchaser(s) shall still be obliged to perform and comply with all the terms and conditions of the Agreement and to complete the purchase of the Property in accordance with the terms and condition contained therein.

如賣方未能於成交時按此函的條款和條件將上述贈品或其中任何部分交予買方(不論基於任何原因)，買方亦不得以此為理由終止或撤銷買賣合約或要求降低該物業的售價或申索任何損失或賠償。買方仍有責任履行及遵守買賣合約所有條款和條件及按買賣合約條款和條件完成買賣該物業。

6. Should the sale of the Property be annulled, cancelled or rescinded pursuant to any provisions of the Agreement or at law, the Vendor shall not be obliged to deliver or hand over to the Purchaser(s) any of the Gift.

若該物業之買賣根據買賣合約內任何條款或法律上被廢除、取消或撤銷，賣方均沒有責任將任何上述贈品交付或交予買方。

7. The Chinese translation of this Letter is for reference purposes only. In case of any conflict or discrepancy between the Chinese and English versions of this Letter, the English version shall prevail.

本函中文譯本僅供參考，如本函的中英文文本有任何歧義，一切以英文文本為準。

For the avoidance of doubt, the terms and conditions of this Letter shall not be superseded by the Agreement and the subsequent Assignment. The Purchaser(s) hereby agrees that the terms and conditions of this Letter shall survive the signing of the Agreement and the subsequent Assignment and take effect notwithstanding the terms and conditions of the Agreement and the subsequent Assignment.

為免生疑問，此函的條款和條件不會被買賣合約及轉讓契取代。買方同意縱使買賣合約及轉讓契的條款和條件有所規定，此函的條款和條件於簽署買賣合約及轉讓契後仍然有效。

買方簽署

Signed by the Purchaser(s) : _____

日期

Date: _____

附表 Schedule

Descriptions 描述	Quantity 數量	Flat 單位
Magic Dot 紅外線遙控器	1	Applicable to Flat C only 只適用於 C 單位
Magic Dot 紅外線遙控器	2	Applicable to Flats A, B, D and E only 只適用於 A、B、D 及 E 單位
Temperature and Humidity Sensor 溫度及濕度傳感器	1	Applicable to all residential units 適用於所有住宅單位
Google Nest Mini 智能音響	1	Applicable to all residential units 適用於所有住宅單位
Wi-Fi 6 Dual-band Mesh System Mesh Wi-Fi 6 無線路由器	1	Applicable to all residential units 適用於所有住宅單位

有關單位內的傢俱之位置確認函

Acknowledgement letter regarding location of furniture in the unit

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the "Property")

賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

買方:	(1)	*香港身份證/護照/商業(1)
Purchaser(s):	(2)	登記證號碼 (2)
	(3)	*HKID/Passport/Business (3)
	(4)	Registration No(s): (4)

* 請將不適用者刪去 Delete as appropriate

Reference is made to the Preliminary Agreement for Sale and Purchase of the Property and the subsequent formal Agreement for Sale and Purchase to be entered into pursuant thereto (collectively "the Agreement").

有關簽訂的該物業的臨時買賣合約和其後按其簽訂的正式買賣合約(統稱“買賣合約”)。

I/ We, the undersigned, hereby acknowledge and are fully aware, prior to my/ our signing of the Preliminary Agreement for Sale and Purchase of the Property:-

本人/吾等，下方簽署人，特此確認，本人/吾等簽署該物業的臨時買賣合約前已清楚明白：

1. That the built-in cabinet (the "Furniture") as shown coloured pink on the plan of the Property (the "Plan") attached hereto will be provided by the Vendor in the Property upon completion of the sale and purchase of the Property under the Agreement ("Completion") in an "as-is" condition, meaning, the condition that the Furniture is or will be in as at the date of Completion.

賣方將於按買賣合約完成該物業之買賣時("成交")以現狀(指該傢俱以成交當天之狀況)於該物業內提供所附的該物業的圖則(「該圖則」)上以粉紅色顯示的嵌入式儲物櫃(「該傢俱」)；

2. The Plan shows the approximate location of the Furniture only and the actual location of the Furniture may vary subject to the condition as at handover;

該圖則只顯示該傢俱的大概位置，該傢俱的實際位置以現場收樓為準；

3. The Purchaser(s) shall not make any objection to the design, colour or materials of the Furniture; and
買方就該傢俱的設計、顏色或物料均不得提出異議；及

4. The Furniture will be provided to the Purchaser(s) free of charge. No consideration will be payable by the Purchaser(s) for the Furniture.
該傢俱將免費送贈予買方。買方不須就該傢俱支付任何代價。

5. The Plan is for reference only and shall not be treated as the floor plan of the Property. For details of the floor plan of the Property, please refer to the sales brochure.

該圖則只供參考，而不應被視為該物業的樓面平面圖。有關該物業的樓面平面圖的詳情，請參閱售樓說明書。

6. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards to the Furniture or any part thereof or as regards to the quality or fitness for any purpose of the same. In particular, no warranty, maintenance or representation whatsoever is given as to condition, state, quality, material, composition or the fitness of the Furniture or any part thereof or as to whether the Furniture or any part thereof is or will be in working condition.

賣方或任何賣方之代表不會就該傢俱或其任何部分或其質量或是否適合任何用途作出任何保證、維護或陳述，更不會作出任何保證、維護或陳述有關該傢俱或其任何部分之狀況、狀態、品質、材料、成分或適用性或該傢俱或其任何部分是否有良好的效能。

7. Any failure on the Vendor's part (due to any reason whatsoever) to deliver the Furniture or any part thereof, to the Purchaser(s) upon Completion in accordance with the terms and conditions of this Letter shall not entitle the Purchaser(s) to terminate or rescind the Agreement or to ask for a reduction of the purchase price of the Property or to claim any damages or compensation. The Purchaser(s) shall still be obliged to perform and comply with all the terms and conditions of the Agreement and to complete the purchase of the Property in accordance with the terms and condition contained therein.

如賣方未能於成交時按此函的條款和條件將該傢俱或其任何部分交予買方(不論基於任何原因)，買方亦不得終止或撤銷買賣合約或要求降低該物業的售價或申索任何損失或賠償。買方仍有責任履行及遵守買賣合約所有條款和條件及按買賣合約條款和條件完成買賣該物業。

8. Should the sale of the Property be annulled, cancelled or rescinded pursuant to any provisions of the Agreement or at law, the Vendor shall not be obliged to deliver or hand over to the Purchaser(s) the Furniture or any part thereof.

若該物業之買賣根據買賣合約內任何條款或法律上被廢除、取消或撤銷，賣方均沒有責任將該傢俱或其任何部分交付或交予買方。

In the event of any conflict or discrepancy between the Chinese and English versions of the text contained herein, the English version shall prevail.

如本函之中英文文本有任何歧義，一切以英文文本為準。

I/ We hereby confirm and declare that I/ We have agreed to purchase the Property with full knowledge of the above.

本人/吾等確認及聲明本人/吾等同意購入該物業時已完全知悉上述事項。

買方簽署

Signed by the Purchaser(s) : _____

日期

Date: _____

賣方資料表格
Vendor's Information Form

物業 香港鴨脷洲平瀾街 8 號 弦岸 5 樓 D 單位 (「本物業」)
Property: Flat D on 5 Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the "Property")
賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

買方:	(1)	*香港身份證/護照/商業登記證(1)	_____
Purchaser(s):	(2)	號碼	_____
	(3)	*HKID/Passport/Business	_____
	(4)	Registration No(s):	_____
	(4)		_____

(a) 須就該物業支付的管理費用的款額 The amount of the management fee that is payable for the Property:	\$1,237.00
(b) 須就該物業繳付的地稅 (如有的話) 的款額 The amount of the Government rent (if any) that is payable for the Property:	直至此賣方資料表格印製日期, 仍未收到該物業的繳納地稅通知書。 因此, 該物業實際須繳付的地稅款額仍未能確定。 Up to the date of printing of this Vendor's Information Form, no demand note for Government rent in respect of the Property has been received. Therefore, the actual amount of Government rent payable in respect of the Property cannot be confirmed.
(c) 業主立案法團 (如有的話) 的名稱 The name of the owners' incorporation (if any):	無 NIL
(d) 發展項目的管理人的姓名或名稱 The name of the manager of the Development:	第一太平戴維斯物業管理有限公司 Savills Property Management Limited
(e) 賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知 Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development:	無 NIL
(f) 賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知 Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development:	無 NIL
(g) 賣方所知的影響指明住宅物業的任何待決的申索 Any pending claim affecting the Property that is known to the Vendor:	無 NIL

印製日期:

Date of Printing: 20 April 2026

買方確認並簽署

Confirmed and Signed by the Purchaser(s): _____

日期 Date: _____

物業參觀確認函
Acknowledgement Letter for Properties Viewing

物業 香港鴨脷洲平瀾街 8 號 弦岸 _____ 5 _____ 樓 _____ D _____ 單位 (「本物業」)
Property: Flat _____ D _____ on _____ 5 _____ Floor, ARUNA, 8 Ping Lan Street, Ap Lei Chau (the “Property”)

賣方 星樺投資有限公司
Vendor: STAR VALUE INVESTMENTS LIMITED

買方:	(1)	*香港身份證/護照/商業登記證(1)	_____
Purchaser(s):	(2)	號碼	(2) _____
	(3)	*HKID/Passport/Business	_____
	(4)	Registration No(s):	(3) _____
			(4) _____

* 請將不適用者刪去 Delete as appropriate

The Purchaser hereby agrees and acknowledges as follows: -

買方現同意及確認如下：

1. Please specify:

請選擇:

- 本人/我們確認於簽署該物業之臨時買賣合約之前，賣方已開放該物業供本人/我們參觀，
I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property,
且本人/我們已於下述日期於簽署該物業之臨時買賣合約之前參觀過該物業。
and I / we have viewed the Property on the date stated below prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.

參觀該物業日期 Date of viewing of the Property: _____

OR 或

- 本人/我們確認於簽署該物業之臨時買賣合約之前，賣方已開放該物業供本人/我們參觀，
I / We hereby confirm that the Vendor has made the Property available for viewing by me / us prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property,
但經充份考慮後本人/我們自主選擇決定於簽署該物業之臨時買賣合約之前不參觀該物業。
but after due consideration and out of my / our own free will and choice I / we decided not to view the Property prior to my / our signing of the Preliminary Agreement for Sale and Purchase of the Property.

OR 或

- 本人/ 我們確認開放該物業予本人/ 我們參觀並非合理地切實可行，而開放任何與該物業相若的住宅物業供本人/ 我們參觀亦並非合理地切實可行，本人/ 我們特此同意賣方無須在該物業售予本人/ 我們之前開放該物業或與該物業相若的住宅物業供本人/ 我們參觀。
I / We hereby confirm that it is not reasonably practicable for the Property to be viewed by me / us and it is not reasonably practicable for any comparable residential property to be viewed by me / us, and I / we hereby agree that the Vendor is not required to make the Property or such a comparable residential property available for viewing by me / us before the Property is sold to me / us.

2. 本人/我們確認及知悉，於本人/我們簽署該物業之臨時買賣合約前，賣方開放該物業供本人/我們參觀時，所有於該物業之臨時買賣合約及其後的該物業之買賣合約訂明的該物業之裝置、裝修物料及設備，已經被裝設於該物業內。

I / We confirm and acknowledge that all the fittings, finishes and appliances of the Property (as set out in the Preliminary Agreement for Sale and Purchase of the Property and in the subsequent Agreement for Sale and Purchase of the Property) have been incorporated into the Property when the Property is made available to me/us for viewing before the signing of the Preliminary Agreement for Sale and Purchase of the Property.

3. 如本文件之中英文文本有任何歧義，一切以英文文本為準。

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

買方確認並簽署

Confirmed and Signed by the Purchaser(s): _____

日期 Date: _____