VELE 環南
ISLAND SOUTH

Tender Document No.2
招標文件第2號

TENDER DOCUMENT

INVITATION FOR PURCHASE OF PROPERTY

BY WAY OF PUBLIC TENDER

Tenders are invited for the purchase of any one of the following properties:-

Residential Unit A on the 7th Floor, Residential Unit B on the 7th Floor,

Residential Unit A on the 16th Floor, Residential Unit B on the 16th Floor

and (if applicable) any one or two of the Residential Parking Spaces

at VELE (環南), 18 Ap Lei Chau Praya Road, Hong Kong
(full descriptions of the properties are set out in
column (A) of Part I of the Schedule to the Tender Notice)

Tender commences at the date and time set out in column (B) 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 (C) 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(unless previously withdrawn or sold)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 between the Tender Commencement Date and Time and the Tender Closing Date and Time to the Tender Box labelled "VELE (環南)Tender Box" placed at 20/F, The Hong Kong Club Building, 3A Chater Road, Central, Hong Kong in a sealed plain envelope and clearly marked "VELE (環南)".

Vendor
Wealth Start Development Limited
(韻達發展有限公司)
20/F, The Hong Kong Club Building,
3A Chater Road,
Central, Hong Kong

Vendor's Solicitors
Messrs. Woo Kwan Lee & Lo
(胡關李羅律師行)
25th Floor, Jardine House,
No.1 Connaught Place,
Central, Hong Kong

Contacts
Mr. Roy Chau

Tel : 2532 2688
Fax: 2868 5230

Contacts
Ms. Vivian Ho/
Mr. Calvin Wan

Tel : 2847 7888
Fax : 2845 0239

VELE 環南
ISLAND SOUTH

招標文件

公開招標承投購買物業

現招標承投購買下列任何一個單位：

位於香港鴨脷洲海旁道 18 號 VELE (環南)

7 樓住宅單位 A、7 樓住宅單位 B 、

16 樓住宅單位 A、16 樓住宅單位 B

及(如適用)任何一或兩個住宅停車位

(物業詳情列於招標公告附表第 I 部分(A)欄)

招標開始日期及時間載於招標公告附表第 I 部分(B)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(C)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，投標書須放入普通信封內密封，信封面上清楚註明「VELE (環南)」，放入位於香港中環遮打道 3A 號 香港會所大廈 20 樓擺放的標示為「VELE (環南)投標箱」的投標箱內。

賣方
Wealth Start Development Limited
(韻達發展有限公司)
香港中環遮打道 3A 號
香港會所大廈 20 樓

賣方律師
Messrs. Woo Kwan Lee & Lo
(胡關李羅律師行)
香港中環康樂廣場 1 號
怡和大廈 25 樓

聯絡人
周俊豪先生

電話號碼 : 2532 2688
傳真號碼: 2868 5230

聯絡人
何蕙雲律師/
溫子軒律師

電話號碼 : 2847 7888
傳真號碼 : 2845 0239

VELE 璟南
ISLAND SOUTH

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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 on 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 paragraph 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 (A) of Part I of the Schedule to this Tender Notice, which may be revised by the Vendor for time to time at its absolute discretion.
"Property"	means any one of the Properties for Tender and offered to be purchased by any Tenderer as set out in the Offer Form.

"Purchase Price"	means the purchase price specified in the Offer Form.
"Purchaser"	means the successful Tenderer whose tender in respect of the Property 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;
"Tender Venue"	means 20/F, The Hong Kong Club Building, 3A Chater Road, Central, Hong Kong;
"Tenderer"	means the person who is specified in the Offer Form as the tenderer;
"Vendor"	means Wealth Start Development Limited; and
"Vendor's solicitors"	means Messrs. Woo Kwan Lee & Lo.

2. Procedures of Tender

2.1 The Vendor invites tenders for the purchase of the Property 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, to accept any tender submitted.

2.4 The Vendor reserves the right, at any time before acceptance of a tender, to withdraw 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 without limitation 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 (D) of Part I of the Schedule to this Tender Notice at 20/F, The Hong Kong Club Building, 3A Chater Road, Central, 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 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 (C) 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 (A) 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/F, The Hong Kong Club Building, 3A Chater Road, Central, 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) 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 Please refer to the bilingual version of the "Warning to Purchasers" referred to in paragraph 15 of the Conditions of Sale.

(b) The Vendor's Solicitors do not act for any Tenderers in the process of this tender and in the sale and purchase of the Property.

2.9 A tender must be:-

(a) made in the form of this Tender Document with the 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's order(s) and/or bank cheque(s)

Preliminary deposit in the sum which is equal to 5% of the Purchase Price in the form of cashier's order(s) and/or bank cheque(s); and made payable to "WOO KWAN LEE & LO" issued by bank(s) duly licensed under section 16 of the Banking Ordinance (Cap. 155)(of which not less than HK$2,000,000 must be made by way of cashier's order(s)).

(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 applicable) and copy of the HKID Card/Passport of the attorney of the Tenderer.

If the Tenderer is a company, 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) Introducer's licence (if applicable)

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

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

(1) Warning to Purchasers
(2) Personal Information Collection Statement
(3) Letter of Confirmation of Relationshipwith the Vendor
(4) Acknowledgement Letter regarding Fire Services Installations
(5) Vendor's Information Form
(6) Acknowledgement for Viewing the Property

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

(v) (if applicable) Certified copy of the valid Power of Attorney duly executed by the Tenderer and attested, as certified by a Hong Kong practising

solicitor.

(c) enclosed in a plain envelope addressed to the Vendor, and clearly marked on the outside of the envelope "VELE (璟南)"; and

(d) placed in the Tender Box labelled "VELE (璟南)Tender Box" placed at the Tender Venue during the relevant 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, the Vendor reserves its absolute right to change, postpone, extend or modify the time, period or deadline on that particular date to such other time, period or deadline on that same particular date or to disregard any tender previously submitted on that particular date before such announcement according to the actual circumstances. Details of the arrangement will be posted by the Vendor on the designated website.

2.10 All cashier's order(s) and/or bank cheque(s) forwarded by the Tenderer will be retained and uncashed until the Vendor has made its decision on the tenders submitted. If a tender is accepted, the cashier's order(s) and/or the bank cheque(s) submitted therewith will be treated as the preliminary deposit towards and applied in part payment of the Purchase Price. All other cashier's orders and/or bank cheque(s) will be returned by personal delivery or by post, within a period of fourteen (14) days from the expiry of the Acceptance Period to the unsuccessful Tenderers at the address stated in their tenders or by other ways as the Vendor and the unsuccessful tenderer may agree.

2.11 (a) The Tenderer must sign the Offer Form, the other documents of this Tender Document and the Annex 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 to sign the Offer Form, the other documents of this Tender Document and the Annex, save and except that if the Tenderer shall appoint his attorney to sign the Offer Form, the other documents of this Tender Document and the Annex, the Tenderer shall at the time of submitting the Tender Document, provide the Vendor with a certified copy of a valid Power of Attorney in the form prescribed by the Vendor and duly executed by the Tenderer and attested, as certified by a Hong Kong practicing solicitor.

(b) If the Tenderer is a company, it should clearly state, *inter alia*, 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 during the Acceptance Period in accordance with this Tender Notice and the Offer Form as well as the terms and conditions contained in the Conditions of Sale annexed to this Tender Notice. 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 as referred to in sub-paragraph (a) above, the Vendor promises to pay the Tenderer HK$10.00 upon receipt of a written demand from him prior to the submission of his tender.

3. Acceptance of Tender

3.1 If a tender is accepted, the successful Tenderer shall become the Purchaser of 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 on or before the end of the Acceptance Period. The Letter of Acceptance will be deemed to have been duly received by the Purchaser on the second working day after the day of posting.

3.3 The Purchaser shall, within five (5) working days after the date of the Letter of Acceptance, sign the Agreement in the standard form prepared by the Vendor's solicitors without any alteration or amendment thereto. The standard form of the Agreement is available for inspection during the period as specified in column (D) of Part I of the Schedule to this Tender Notice at 20/F, The Hong Kong Club Building, 3A Chater Road, Central, Hong Kong. For the avoidance of doubt, the Purchaser shall be deemed to have inspected

the standard form of the Agreement and the Purchaser shall accept the same without amendments.

4. Miscellaneous

4.1 Tenderers are advised to note that the Vendor will only answer questions of a general nature concerning the Property and will not provide legal or other advice in respect of this Tender Document or statutory provisions affecting the Property. All enquiries should be directed to the Vendor.

4.2 Any statement, whether oral or written, made and any action taken by any officer or agent of the Vendor or the Vendor in response to any enquiry made by a prospective or actual Tenderer shall be for guidance and reference purposes only. No such statement shall form or be deemed to form part of this Tender Document or the Agreement, 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 as are set out in this Tender Document or the Agreement.

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.

Schedule to the Tender Notice

Part I

Tender Document No. 2

(A) Property for Tender (unless previously withdrawn or sold)	(B) Tender Commencement Date and Time	(C) Tender Closing Date and Time	(D) Period for Collection of Tender Document
Please refer to Part II of this Schedule	Every Monday to Friday during the period from 17 November 2026 until 29 January 2027 (both days inclusive), excluding Saturday, Sunday, and Public Holidays 10:00am	Every Monday to Friday during the period from 17 November 2026 until 29 January 2027 (both days inclusive), excluding Saturday, Sunday, and Public Holidays 4:00pm	Every Monday to Friday during the period from 16 November 2026 until 29 January 2027 (both days inclusive), excluding Saturday, Sunday, and Public Holidays 10:00am to 4:00pm

Part II

Residential Unit A on the 7th Floor,

Residential Unit B on the 7th Floor,

Residential Unit A on the 16th Floor,

Residential Unit B on the 16th Floor

and (if applicable) any one or two of the Residential Parking Spaces of

VELE (璟南), 18 Ap Lei Chau Praya Road, Hong Kong

[End of Part 1: Tender Notice]

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 個工作天 (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(A)欄的所有物業。
「本物業」	指投標者於要約表格中訂明所要約購買的任何一個招標物業。
「售價」	指要約表格中訂明的售價。
「買方」	指中標者，其對本物業的投標書獲得賣方接納。
「招標文件」	指本招標文件(由第 1 部份、第 2 部份及第 3 部份組成，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。
「招標地點」	指香港中環遮打道 3A 號 香港會所大廈 20 樓。

「投標者」	指要約表格中訂明為投標者的人士。
「賣方」	指韻達發展有限公司。
「賣方律師」	指胡關李羅律師行。

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本物業。

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分以任何方法(包括但不限於私人協約、投標及拍賣)售予任何人。

2.5 招標文件可於招標公告附表第 I 部分(D)欄中所述時段內於香港中環遮打道 3A 號 A 香港會所大廈 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(A)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(C)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(A)欄中訂明的招標物業如有減少或增加物業，以及招標文件的任何變更、修訂或修改，將會於香港中環遮打道 3A 號香港會所大廈 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投標書。

2.7 所有投標書不得撤回。

2.8 投標者須注意以下事項:

(a) 中標者必須委托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。請參見本出售條款第15段「對買方的警告」的中英文雙語文本。

(b) 賣方律師在本投標過程中及於物業買賣過程中均不代表任何投標者。

2.9 投標書必須:

(a) 採用本招標文件之格式，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) 銀行本票及/或銀行支票

總金額為售價的 5%的臨時訂金，以銀行本票及/或銀行支票支付; 抬頭寫「胡關李羅律師行」，銀行本票及/或銀行支票須由根據《銀行業條例》(第 155 章) 第 16 條獲妥為發牌的銀行所簽發(其中不少於港幣$2,000,000 必須以銀行本票支付)。

(ii) 投標者的身份證明文件

如投標者是個人，組成投標者的每名個人的香港身份證/護照的複印本，(如適用)及投標者所委托的獲授權人的香港身份證/護照的複印本。

如投標者為公司，投標者的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的複印本。

(iii) 介紹人的牌照(如適用)

投標者委托的地產經紀的牌照複印本。

(iv) 由投標者填妥並簽署的附件的文件

(1) 對買方的警告
(2) 個人資料收集聲明
(3) 有關與賣方之關係的確認書
(4) 廚房消防裝置確認函
(5) 賣方資料表格
(6) 參觀承購單位之確認函

請不要在本第(iv)分段所述的任何文件填上日期。

(v) (如適用)由香港執業律師核准一份由投標者妥為簽署及已妥為見証的有效授權書的核准副本。

(c) 放入普通信封內，信封面上寫明賣方收啓，並清楚註明「VELE (璟南)」；及

(d) 從有關每日投標期間，放入位於招標地點擺放的有「VELE (璟南)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，賣方保留絕對權力因應當時實際情況改變、延後、延長或改動該日的時間、期間或期限至該同一日的其他時間、期間或期限或不受理任何於當日發出該信號之前所遞交之投標書。賣方會將安排的詳情於指定網站公布。

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/或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/或銀行支票將被視為臨時訂金而用作支付售價的部份款項。所有其他銀行本票及/或銀行支票將於承約期間屆滿後起計十四(14)天內，按照投標書所載地址以專人送達，或通過郵遞方式退還予落選投標者，或以賣方及落選投標者雙方另行同意的方式退還給落選投標者。

2.11 (a) 投標者須親身簽署要約表格、招標文件中其他文件(如投標者為公司，須由其董事簽署)，並將被視作為主事人。如投標者委托授權人簽署要約表格及本招標文件的其他文件，投標者必須於入標時向賣方提供一份由香港執業律師所核准，格式由賣方訂明並由投標者妥為簽立及已妥為見証的有效授權書的核准副本。除此以外，賣方不接受任何人以代理人、獲授權人、代表或信託人身份代表投標者簽署要約表格及招標文件中其他文件。

(b) 投標者如為公司，須於要約表格中清楚註明(除其他資料外)其聯絡人姓名、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) 作爲賣方招標及下文(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本招標公告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 投標書如獲接納，中標者即成為本物業之買方。

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 個工作日將被視作為買家已經妥為收到。

3.3 在接納書的日期後的五(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或修訂。正式合約的標準格式可於招標公告附表第 I 部分(D) 欄中所述時段內於香港中環遮打道 3A 號 香港會所大廈 20 樓審閱。為免生疑問，買方將被視作為已經審閱正式合約的標準格式，並且買方接受正式合約而不得作出修訂。

4. 其他事項

4.1 投標者請注意，賣方只會回答關於本物業的一般問題，而不會就本招標文件或關於本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。

4.2 賣方或賣方任何人員或代理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。任何陳述不得作爲或被視作為構成本招標文件或正式合約的一部份。這些陳述或行動並不(而且也不被視作為)闡述、更改、否定、豁免或在其他方面修改本招標文件或正式合約所列出的任何條款或條件。

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的任何種類的改動及 / 或增加，該投標書將被視作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。

招標公告附表

第 I 部分

招標文件號碼：2

(A) 招標物業 (除非物業已被撤回或出售)	(B) 招標開始 日期及時間	(C) 招標截止 日期及時間	(D) 索取招標文件期間
請參閱本附表 第 II 部分	由 2026 年 11 月 17 日起至 2027 年 1 月 29 日（包括首尾兩天）期間的每個星期一至星期五，不包括星期六、星期日，及公眾假期 上午 10 時	由 2026 年 11 月 17 日起至 2027 年 1 月 29 日（包括首尾兩天）期間的每個星期一至星期五，不包括星期六、星期日，及公眾假期 下午 4 時	由 2026 年 11 月 16 日起至 2027 年 1 月 29 日（包括首尾兩天）期間的每個星期一至星期五，不包括星期六、星期日，及公眾假期 上午 10 時至 下午 4 時

第 II 部份

香港鴨脷洲海旁道 18 號 VELE (璟南)

7 樓住宅單位 A、

7 樓住宅單位 B 、

16 樓住宅單位 A、

16 樓住宅單位 B 及

(如適用)任何一或兩個住宅停車位

[第 1 部份：招標公告完]

PART 2: CONDITIONS OF SALE

1. In these Conditions of Sale, 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 Ap Lei Chau Inland Lot No.137 and intended to be known as "VELE (璟南)";

"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 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. The sale and purchase 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 date on which the balance of Purchase Price is due to be paid by the Purchaser as stated in the Offer Form.

4. It is intended that this Preliminary Agreement is to be superseded by an 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 Assignment shall be borne by the Purchaser.

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

7. The Purchase Price of the Property is set out in the Offer Form which shall be paid by

the Purchaser to the Vendor in the manner as set out in the Offer Form. A preliminary deposit which is equal to five percent (5%) of the Purchase Price is payable by the Purchaser to the Vendor upon signing of this Preliminary Agreement.

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

9. The Purchaser shall attend the office of the Vendor's solicitors together with the Tender Document and the Letter of Acceptance 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 clause 19.

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

(a) this Preliminary Agreement is terminated; and

(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.

(a) The Vendor shall sell and the Purchaser shall purchase the Property with vacant possession.

(b) The Vendor shall sell and the Purchaser shall purchase the Property on an "as is" basis and in the physical state and condition as it stands at the Purchase Price and on the terms and conditions set out in this Preliminary Agreement.

12. The measurements of the Property are set out in Schedule 1 attached hereto.

In the context of this Condition 12, "Property" shall exclude (if applicable) the Residential Parking Space(s) of VELE (環南), 18 Ap Lei Chau Praya Road, Hong Kong.

12A. The area of the parking space constituting separate unit is measured from the centre of its demarcating lines or (if applicable) the interior face of the enclosing walls, which is as follows :-

Each Car Parking Space : 12.5 square metres.

13. The sale and purchase of the Property includes the fittings, finishes and appliances as set out in Schedule2 attached hereto.

14. 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.

15. The Purchaser has acknowledged receipt of a copy of a bilingual version of the "Warning to Purchasers" set out in clause 16 and fully understands its contents.

16. For the purposes of clause 15, the following is the "Warning to Purchasers"–

(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。

17. This Preliminary Agreement is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into the Agreement with any other person and shall have no right to transfer the benefit of this Preliminary Agreement to a third party.

18. Each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the subsequent Assignment. All costs in respect of the Agreement, Assignment, plan fees, certified copies of title deeds and all other disbursement shall be paid by the Purchaser absolutely. 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.

19. The Purchaser will be required to covenant with the Vendor in the Agreement to the effect that in the event the Purchaser sub-sells the Property or transfers the benefit of the Agreement in any manner whatsoever before the completion of the sale and purchase of the Property, the Purchaser shall require each sub-purchaser, donee, nominee, beneficiary, attorney or other transferee whomsoever:-

(a) to disclose in any subsequent sub-sale Agreement for Sale and Purchase or other agreement full details (including identity card numbers and full address) of all confirmors, nominees and other intermediate parties who had purchased or sold the Property or any interest therein by any means whatsoever and the full monetary price or other consideration and including any commission, reservation or agency fees or any other amount which has been paid or given to any intermediate transaction in addition to the

consideration payable to the Vendor for the purchase of the Property or any other information required under the Stamp Duty Ordinance (Cap.117); and

(b) to procure from any subsequent sub-purchaser or other transferee whomsoever or new purchaser a covenant in the subsequent sub-sale Agreement for Sale and Purchase or impose a binding obligation in any other agreement to the same effect as Clause 19(a) above.

20. On completion of the sale and purchase of the Property:-

(a) the Purchaser shall EITHER enter into the DMC with the Vendor to define their respective rights and obligations of and in the Development and to make provisions for the management of the Development OR at the Vendor's option accept an Assignment of the Property from the Vendor subject to and with the benefit of the DMC entered into by the Vendor with another purchaser or purchasers in respect of the Development; and

(b) the Purchaser shall pay to the manager of the Development, or reimburse the Vendor (if any of the relevant payments shall have already been paid by the Vendor to the manager), all deposits and advance payment, contribution to special funds and debris removal, due share of deposits for public water and electricity meters and for supply of utilities to the common parts of the Development and other payments which are payable in respect of the Property (including but not limited to management fees payable in respect of the residential unit and car parking space (if any) comprised in the Property) under or pursuant to the DMC. The Purchaser shall reimburse the Vendor for any such payment already paid by the Vendor, whether or not such deposit, advance payment, contribution or other payment are transferable or refundable under the DMC.

21. The Property is a residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117).

22. Time shall in every respect be of the essence of this Preliminary Agreement.

23. 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.

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—

物業 Property: Residential Unit A on the 7th Floor, VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 7 樓住宅單位 A

(a) 本物業的實用面積為
the saleable area of the Property is 158.791 平方米/square metres/ 1,709 平方呎，其中—square feet of which—

5.560 平方米/square metres/ 60 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

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—

物業 Property: Residential Unit B on the 7th Floor,
VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 7 樓住宅單位 B

(a) 本物業的實用面積為
the saleable area of the Property is 148.421 平方米/ square metres/ 1,598 平方呎，其中— square feet of which—

5.365 平方米/ square metres/ 58 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/ square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

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—

物業 Property: Residential Unit A on the 16th Floor,
VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 16 樓住宅單位 A

(a) 本物業的實用面積為
the saleable area of the Property is 158.791 平方米/square metres/ 1,709 平方呎，其中—square feet of which—

5.560 平方米/square metres/ 60 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

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—

物業 Property: Residential Unit B on the 16th Floor,
VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 16 樓住宅單位 B

(a) 本物業的實用面積為
the saleable area of the Property is 148.421 平方米/ square metres/ 1,598 平方呎，其中— square feet of which—

5.365 平方米/ square metres/ 58 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/ square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

出售條款附表 2

Schedule 2 to Conditions of Sale

裝置、裝修物料及設備

Fittings, Finishes and Appliances

(Applicable to the following properties 適用於下列物業)

VELE (環南), 18 Ap Lei Chau Praya Road, Hong Kong	
Floor 樓層	Residential Unit 住宅單位
7	A
7	B
16	A
16	B

(full descriptions of the propertiesare set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

1. Exterior Finishes	
Item	Description
(a) External wall	Tower: Natural stone, curtain wall, glass cladding, aluminum cladding and spray paint Podium: Natural stone, metal louvers, metal cladding and stone-effect paint
(b) Window	Material of frame: Aluminum frame with fluorocarbon coating Material of glass: Insulated Glass Unit
(c) Bay window	Not provided.
(d) Planter	Specified areas at 1/F, 2/F & 3/F of the podium have planters.
(e) Verandah or balcony	All balconies are covered and fitted with aluminum post balustrade system with laminated glass infill and aluminum handrail at top of glass Floor : Tiles and wood plastic composite decking Wall : Aluminum cladding Ceiling : Aluminum cladding No verandah is provided

(f) Drying facilities for clothing	Not provided.
2. Interior Finishes	
Item	Description
(b) Internal wall and ceiling	Living Room, Dining Room, Master Bedroom and Bedroom Wall : Surface plastered and painted in emulsion paint where exposed Ceiling : Surface plastered in emulsion paint where exposed. Gypsum board false ceiling and bulkhead finished in emulsion paint
(c) Internal floor	Living Room, Dining Room, Master Bedroom and Bedroom (except Unit A in 25/F to 32/F) Stone plastic composite rigid flooring in natural wood grain and timber skirting. Natural stone floor border and metal trim at all interfaces with balcony, utility platform and flat roof. Unit A in 25/F to 32/F American walnut timber flooring in natural wood grain and timber skirting. Natural stone floor border and metal trim at all interfaces with balcony, utility platform and flat roof. Only applicable to Unit A in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Natural stone with metal trim at foyer.
(d) Bathroom	Bathroom 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Wall : Natural stone and sintered stone where exposed Floor : Natural stone where exposed Ceiling : Gypsum board in emulsion paint with metal channel and shower curtain rail 25/F to 32/F Wall : Natural stone where exposed Floor : Natural stone where exposed Ceiling : Gypsum board in emulsion paint with metal channel and shower curtain rail (except master bathroom), gypsum board in emulsion paint with metal trim (only applicable to master bathroom) All Maid Bathroom Wall : Tiles where exposed Floor : Tiles where exposed Ceiling : Aluminum panel false ceiling

(e) Kitchen	Wall : 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Tiles, solid surfacing material where exposed 25/F to 28F Tiles, natural stone where exposed 29/F to 32/F Tiles, natural stone and metallic painted finish panel where exposed Floor : Natural stone where exposed Ceiling : Gypsum board in emulsion paint with metal trim Cooking bench: 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Solid surfacing material 25/F to 28/F Natural stone 29/F to 32/F Sintered stone
3. Interior Fittings	
Item	Description
(a) Doors	Entrance Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, door viewer, door bell, drop seal, electronic lockset, flush bolt, acoustic & smoke seal and brush strip Lift Lobby to Family Room Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, door viewer, door bell, drop seal, electronic lockset, acoustic & smoke seal and brush strip Family Room to Staircase Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, drop seal, lockset with handle and acoustic & smoke seal

		Dining Room to Staircase Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, drop seal, lockset with handle and acoustic & smoke seal Master Bedroom, Bedroom, Closet & Store Room (except master bedroom for Unit A in 25/F to 32/F) Solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle and acoustic & smoke seal Master Bedroom for Unit A in 25/F to 32/F Solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle, flush bolt and acoustic & smoke seal Maid Room Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door closer, door stopper, drop seal, acoustic & smoke seal and lockset with handle Bathroom and Powder Room (except Master Bathroom for all Unit B in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F and Unit A in 25/F to 32/F) Solid hardwood core timber swing door with metal trim (with timber louver) and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle and acoustic & smoke seal
(a)	Doors	Bathroom (Master Bathroom for all Unit B in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F and Unit A in 25/F to 28/F) Solid hardwood core sliding timber door and timber veneered door frame with timber veneer finishing, fitted with lockset with handle (Master Bathroom for Unit A in 29/F & 30/F and 31/F & 32/F) Solid hardwood core timber swing door and timber veneered door frame with timber veneer finishing, fitted with door stopper, drop seal, lockset with handle, flush bolt and acoustic & smoke seal

	(Inside Master Bathroom for Unit A in 25/F to 32/F) clear tempered glass door with handle Maid Bathroom Aluminum framed folding frosted glass door with powder coating Kitchen (except Unit A in 29/F and 31/F) Fire rated solid hardwood core timber swing door and timber veneered door frame with timber veneer & metal finishing equipped with fire-rated glass vision panel, fitted with door closer, door stopper, drop seal, acoustic & smoke seal and handle Kitchen (Unit A in 29/F and 31/F) Fire rated solid hardwood core sliding timber door and metal finishing timber veneered door frame with timber veneer & metal finishing equipped with fire-rated glass vision panel, fitted with fire & smoke seal and handle Balcony Aluminum framed glass sliding door finished with fluorocarbon coating, fitted with lockset and handle Utility Platform Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle (except Unit A in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F), Aluminum framed glass sliding door finished with fluorocarbon coating, fitted with lockset and handle (applicable to Unit A in 5/F to 12/F, 15/F to 16/F and 18/F to 23/F)
(a) Doors	Flat Roof Unit B in 18/F Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle 25/F Master Bedroom to Flat Roof and Bedroom 2 to Flat Roof Aluminum framed glass folding door finished with fluorocarbon coating, fitted with lockset and handle

	Maid Room to Flat Roof Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle 29/F Living Room to Flat Roof Aluminum framed glass folding door finished with fluorocarbon coating, fitted with lockset and handle Kitchen to Flat Roof Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle Roof Aluminum framed glass swing door finished with fluorocarbon coating, fitted with lockset and handle
(b) Bathroom	Master Bathroom Mirror cabinet : Timber structure with metal finish and tempered glass mirror Basin cabinet : Timber structure with natural stone countertop, plastic laminate and metal finish (for 5/F to 12/F, 15/F to 16/F and 18/F to 23/F) Timber structure with natural stone countertop, leather, metal finish and natural stone (for 25/F to 32/F) Water closet : Vitreous China Wash basin : Vitreous China (except 5/F to 12/F, 15/F to 16/F, 18/F to 23/F Unit B, 29/F & 30/F Unit A and 31/F & 32/F Unit A), glazed titanium steel (for 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit B), solid surface material countertop (for 29/F & 30/F Unit A and 31/F & 32/F Unit A) Basin Mixer : Bronze Toilet paper holder : Bronze Towel bar : Bronze

	Single hook : Bronze Grab Bar : Bronze Bath tub: 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit A Master Bathroom: Glazed steel (1700mm L x 750mm W x 420mm H) 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit B Master Bathroom: Glazed steel (1500mm L x 700mm W x 450mm H) 25/F to 28/F Unit A Master Bathroom: Glazed steel (1700mm L x 750mm W x 420mm H) 29/F to 32/F Unit A Master Bathroom: Acrylic (1800mm L x 800mm W x 440mm H) Bath and Shower Mixer: Bronze
(b) Bathroom	Bathroom Mirror cabinet : Timber structure with metal finish and tempered glass mirror Basin cabinet : Timber structure with natural stone countertop, plastic laminate and metal finish (for 5/F to 12/F, 15/F to 16/F and 18/F to 23/F) Timber structure with natural stone countertop, leather and metal finish (for 25/F to 32/F) Water closet : Vitreous China Wash basin : Vitreous China Basin Mixer : Bronze Toilet paper holder : Bronze Towel bar : Bronze Single hook : Bronze Bath tub: 5/F to 12/F, 15/F to 16/F and 18/F to 23/F Unit A and Unit B Bathroom: Glazed steel (1500mm L x 700mm W x 420mm H)

	25/F to 28/F Unit A Bathroom 1 and 3: Glazed steel (1500mm L x 700mm W x 420mm H) 25/F to 28/F Unit A Bathroom 2: Glazed steel (1500mm L x 700mm W x 450mm H) 29/F to 32/F Unit A Bathroom 1, 2 and 3: Acrylic (1600mm L x 700mm W x 485mm H) Bath and Shower Mixer: Bronze Maid Bathroom Water closet : Vitreous China Wash basin : Vitreous China Basin and Shower Mixer : Copper Please refer to "(j) Water Supply" below for type and material of water supply system
(c) Kitchen	Material of sink: Silgranit sink Material of water supply system: Please refer to "(j) Water Supply" below Material and finishes of kitchen cabinet: Timber kitchen cabinet with decorative door panels Type of all other fittings and equipment: Electroplating hot and cold water mixer
(d) Bedroom	Not applicable
(e) Telephone	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" in Sales Brochure for the location and number of connection points.
(f) Aerials	Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" in Sales Brochure for the location and number of connection points.

(g) Electrical installations	Conduits are partly concealed and partly exposed*. Three-phase electricity supply with miniature circuit breakers distribution board is provided. Please refer to "Schedule of Mechanical & Electrical Provisions for Residential Property" in Sales Brochure for the location and number of power points and air conditioner points. *Note: 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 walls, designated pipe ducts or other materials.
(h) Gas supply	Towngas supply pipes are installed at kitchen and connected to gas hob, gas water heater and barbeque grill (if applicable)
(i) Washing machine connection point	Washing machine connection point is located in the kitchen
(j) Water supply	Copper water pipes with thermal insulation are used for cold and hot water supply uPVC pipes are used for flushing water supply system Water pipes are partly concealed and partly exposed** Hot water is available to kitchen, bathroom and powder room **Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, designated pipe ducts or other materials.

Fittings, finishes and appliances
裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及18樓至23樓	
				A	B
Living Room / Dining Room / Corridor / Master Bedroom / Bedrooms 客廳 / 飯廳 / 走廊 /主人睡房 / 睡房	Electronic Door Lock 電子門鎖	Philips 飛利浦	DDL801	1	1
	Video Doorphone 視像對講機	Akuvox 睿雲聯	C313S	1	1
	Split-type Air-conditioner (Indoor Unit) 分體式空調 (室內機)	Mitsubishi Heavy Industries 三菱重工	SRK71ZRH-S	3	3
			SRK50ZSXH-S	3	1
			SRK35ZSXH-S	-	2
	Split-type Air-conditioner (Outdoor Unit) 分體式空調 (室外機)	Mitsubishi Heavy Industries 三菱重工	SRC35ZSXH-S	-	2
			SRC50ZSXH-S	3	3
			SRC71ZRH-S	2	2
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	2	2
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	-	1
Maid Bathroom / Powder Room 工人浴室/ 化妝間	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	2	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	2
Master Bathroom 主人浴室	Heated Towel Rack 電熱毛巾架	Aliseo	HTC073HR2	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1
Kitchen 廚房	Washer Dryer 洗衣乾衣機	Miele	WTD160 WCS	1	1
	Built-in Refrigerator 嵌入式雪櫃	Miele	KS7743E	1	1
	Built-in Freezer 嵌入式冰箱	Miele	FNS7740F	1	1
	Built-in Wine Cellar 嵌入式酒櫃	Miele	KWT6321 UG	1	1
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G5050 C SCVI	1	1
	Built-in Combi Steam Oven 嵌入式蒸焗爐	Miele	DGC7440 HC PRO	1	1
	Built-in Oven 嵌入式焗爐	Miele	H7264B	1	1
	Cooker Hood 抽油煙機	Miele	DA 4228 W	1	1
	Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	Miele	CS7151FL	1	1
	Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	Miele	CS7152FL	1	1
	Double Induction Hob 雙頭電磁爐	Miele	CS7612FL	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	-
	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 160B1	1	1
	Food Waste Disposer 廚餘處理器	Blanco	FWD Lite 456438	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	-

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks :
1. "1, 2, ..." means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "–" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. "1, 2, ..." 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "–" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

Fittings, finishes and appliances
裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
				A	A	A	A
Living Room / Dining Room / Corridor / Family Room / Master Bedroom / Bedrooms 客廳 / 飯廳 / 走廊 / 家庭廳 / 主人睡房 / 睡房	Electronic Door Lock 電子門鎖	Philips 飛利浦	DDL801	1	1	1	1
	Video Doorphone 視像對講機	Akuvox 睿雲聯	C313S	1	1	1	1
	Split-type Air-conditioner (Indoor Unit) 分體式空調 (室內機)	Mitsubishi Heavy Industries 三菱重工	SRK71ZRH-S	3	3	2	2
			SRK63ZRH-S	2	2	-	-
			FDUM71VH	-	-	3	3
			SRK50ZSXH-S	3	3	4	4
			FDUM60VH	2	2	3	3
	Split-type Air-conditioner (Outdoor Unit) 分體式空調 (室外機)	Mitsubishi Heavy Industries 三菱重工	SRC50ZSXH-S	3	3	4	4
			SRC63ZRH-S	2	2	-	-
			SRC71ZRH-S	3	3	2	2
			FDC71VNX	-	-	3	3
			SRC60ZSX-S	2	2	3	3
	Wine Cellar 酒櫃	V-Zug	WC6T-51097	-	-	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1	1	1
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	3	3	3	3
Maid Bathroom / Powder Room 工人浴室/ 化妝間	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	2	2	3	3
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	2	2	-	-
Master Bathroom 主人浴室	Heated Towel Rack 電熱毛巾架	Aliseo	HTC073HR2	1	1	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	1	1	1

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks :
1. "1, 2, ..." means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "–" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. "1, 2, ..." 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "–" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

VELE 環南 ISLAND SOUTH

Appliances Schedule **設備説明表**

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
				A	A	A	A
Kitchen 廚房	Washer 洗衣機	V-Zug	AW4T-11023	1	1	1	1
	Dryer 乾衣機	V-Zug	AT2T-12011	1	1	1	1
	Built-in Refrigerator 嵌入式雪櫃	Miele	K2801VI	1	1	1	1
	Built-in Freezer 嵌入式冰箱	Miele	F2411VI	1	1	1	1
	Wine Cellar 酒櫃	V-Zug	WC6T-51097	1	1	-	-
	Built-in Dishwasher 嵌入式洗碗碟機	V-Zug	AS6T-41171	1	1	1	1
	Built-in Combi Steam Oven 嵌入式蒸焗爐	V-Zug	CS4T-23031	1	1	1	1
	Built-in Oven 嵌入式焗爐	V-Zug	C2T-21043	1	1	1	1
	Food Waste Disposer 廚餘處理器	Blanco	FWD Max 456440	1	1	1	1
	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 160B1	1	1	1	1
	Cooker Hood 抽油煙機	V-Zug	DWPQ12LG	1	1	1	1
	Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	V-Zug	GAS411GSBZ	1	1	1	1
	Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	V-Zug	GAS421GSBZ	1	1	1	1
	Double Induction Hob 雙頭電磁爐	V-Zug	CTI4T-31144	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	-	2	2
	Induction Hob with Teppanyaki Accessory 電磁爐連鐵板燒配件	V-Zug	CTI4T-31144	-	-	1	1
	Downdraft Cooker Hood (for Teppanyaki) 下抽式抽油煙機 (供鐵板燒用)	V-Zug	DSMS	-	-	1	1
	Vacuum Drawer 抽真空櫃	V-Zug	VS60144	1	1	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1	1	1

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks :
1. "1, 2, ..." means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. "1, 2, ..." 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "-" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

[End of Part 2: Conditions of Sale]

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」	指在鴨脷洲內地段第 137 號上興建或將會興建並擬名為「VELE (璟南)」的發展項目；
「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. 賣方須以售價並按照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照本臨時合約所載的條款及條件購買本物業。

3. 買賣須在要約表格中所指明買方應付售價餘額的當日或之前的辦公時間(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。

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. 本物業的售價為訂明於要約表格內的售價，並須由買方按要約表格內的方式付予賣方。臨時訂金(即售價的 5%)須於簽署本臨時合約時支付。

8. 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。

9. 買方須於接納書的日期之後的 5 個工作日內携帶招標文件及接納書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定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 19 條所載就正式合約應付之所有印花稅。

10. 如買方沒有在簽署本臨時合約的日期後的 5 個工作日內簽立正式合約：

(a) 本臨時合約即告終止；及

(b) 買方支付的臨時訂金，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. 買方必須於正式合約中向賣方同意訂明：

(a) 賣方在交出空置管有權的情況下出售本物業，而買方在本物業空置的情況下購買本物業。

(b) 賣方以本物業的現狀及其現有的實際狀況及狀態，以及按照本臨時合約所列的條款及條件出售本物業，而買方以本物業的現狀及其現有的實際狀況及狀態，以及按照本臨時合約所列的條款及條件購買本物業。

12. 本物業的量度尺寸載列於附表 1。

就此第 12 條而言，「物業」不包括(如適用)香港鴨脷洲海旁道 18 號 VELE (璟南)的住宅停車位。

12A. 構成個別單位的停車位的面積，須從其界線的中央或(如適用的話)將其圍封的圍封牆的內面開始量度，即如下： -

每個停車位 : 12.5 平方米。

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. 買方確認已收到第 16 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。

16. 就第 15 條而言，"對買方的警告"內容如下 :-

(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.

17. 本臨時合約只適用於買方本身，買方無權要求賣方與任何其他人訂立任何正式合約，亦無權將本臨時合約的利益轉讓予第三方。

18. 賣方和買方須各自支付其有關該物業的正式合約和其後轉讓契的律師費。有關本物業之正式合約、轉讓契、大廈公契、圖則費、業權文件核准副本等費用及其他雜費，一概由買方負責。買方須支付依據《律師(一般)事務費規則》(第 159 章，附屬法例 G) 規定的事務費表就擬備、完成並登記包含發展項目的管理協議的公契（"公契"）所產生或附帶的費用中其應付

的部分，該等費用包括提供一份公契的核証副本的費用及其圖則費用。

19. 買方須在正式合約中向賣方契諾，倘若買方在本物業的買賣完成之前以任何方式轉售本物業或轉讓正式合約的權益，買方須要求每一轉購人、獲受贈人、代名人、受益人、受權人或其他承讓人：-

(a) 在任何其後的買賣轉售合約或其他協議中，披露已經以任何方式購買或出售本物業或其中任何權益的所有確認人、代名人及其他中介方的全部詳情 (包括身份證號碼和完整地址)， 以及全部價款或其他代價， 並包括須就購買本物業而支付予賣方的代價以外的已經支付或給予任何中間交易的任何佣金、保留金額或代理費用或任何其他金額，以及任何《印花稅條例》(第 117 章) 要求的任何其它資料；及

(b) 促使任何其後的轉購人或其他承讓人或新買家在其後的買賣轉售合約中作出具有以上第 19(a)條相同效力的契諾， 或在任何其他協議中施加具有以上第 19(a)條相同效力的義務。

20. 當完成本物業的買賣時：

(a) 買方須與賣方訂立公契，界定雙方各自於發展項目的權利及義務，並就發展項目的管理作出安排，或按賣方選擇，接受賣方就該物業作出的轉讓契，惟該轉讓契須受賣方與另一名或多名買方訂立就發展項目的公契規限並可受公契的利益所惠及; 及

(b) 買方須向發展項目的管理人支付或向賣方付還 (如賣方已向管理人支付任何相關款項) 所有按金及預支款項、特別基金的供款和清除瓦礫費用、其應承擔的公共水電錶的按金中其應付的部分，以及向發展項目的公共部分供應公共設施的按金中其應付的部分，以及在公契規定或依據公契就本物業需要支付的其它款項 (包括但不限於就組成本物業的住宅單位及停車位需要支付的管理費)。買方須付還賣方其已支付的任何該等款項， 無論該等按金、預支款項、供款或其它款項在公契下是否可作轉讓或予退還。

21. 本物業乃屬《印花稅條例》(第 117 章)第 29A(1)條所註釋之住宅用途物業。

22. 買賣雙方必須嚴格遵守本臨時合約內一切有關時限的規定。

23. 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)第 8 條給予該詞的涵義;

(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—

物業 Property: Residential Unit A on the 7th Floor, VELE, 18 Ap Lei Chau Praya Road, Hong Kong 香港鴨脷洲海旁道 18 號 璟南 7 樓住宅單位 A

(a) 本物業的實用面積為 the saleable area of the Property is 158.791 平方米/square metres/ 1,709 平方呎，其中—square feet of which—

5.560 平方米/square metres/ 60 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

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—

物業 Property: Residential Unit B on the 7th Floor, VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 7 樓住宅單位 B

(a) 本物業的實用面積為
the saleable area of the Property is 148.421 平方米/ square metres/ 1,598 平方呎，其中— square feet of which—

5.365 平方米/ square metres/ 58 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/ square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

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—

物業 Property: Residential Unit A on the 16th Floor,
VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 16 樓住宅單位 A

(a) 本物業的實用面積為
the saleable area of the Property is 158.791 平方米/square metres/ 1,709 平方呎，其中—square feet of which—

5.560 平方米/square metres/ 60 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

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—

物業 Property: Residential Unit B on the 16th Floor, VELE, 18 Ap Lei Chau Praya Road, Hong Kong
香港鴨脷洲海旁道 18 號 璟南 16 樓住宅單位 B

(a) 本物業的實用面積為
the saleable area of the Property is 148.421 平方米/square metres/ 1,598 平方呎，其中—square feet of which—

5.365 平方米/square metres/ 58 平方呎為露台的樓面面積；square feet is the floor area of the balcony;

1.500 平方米/square metres/ 16 平方呎為工作平台的樓面面積；square feet is the floor area of the utility platform

(b) 其他量度尺寸為—other measurements are—

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

出售條款附表 2

Schedule 2 to Conditions of Sale

裝置、裝修物料及設備

Fittings, Finishes and Appliances

(Applicable to the following properties適用於下列物業)

香港鴨脷洲海旁道 18 號 VELE (璟南)	
Floor 樓層	Residential Unit 住宅單位
7	A
7	B
16	A
16	B

(full descriptions of the properties are set out in column (A) of Part I of the Schedule to the Tender Notice)
(物業詳情列於招標公告附表第 I 部分(A)欄)

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1. 外部裝修物料	
細項	描述
(a) 外牆	大廈: 天然石材、幕牆、玻璃飾面、鋁質飾面及噴漆 基座: 天然石材、金屬百葉、金屬飾面及仿石噴漆
(b) 窗	框的用料: 氟化碳噴塗鋁窗框 玻璃的用料: 雙層中空玻璃
(c) 窗台	沒有提供。
(d) 花槽	基座一樓、二樓及三樓部份地方設有花槽。

(e) 陽台或露台	所有露台均設有上蓋及裝有鋁柱及帶鋁頂飾面的夾層強化玻璃 圍欄地台 ： 鋪砌瓷磚及環保戶外塑木 牆身 ： 設有鋁質飾 面天花板： 設有鋁質 飾面 沒有陽台
(f) 乾衣設施	沒有提供 。

2. 室內裝修物料	
細項	描述
(b) 內牆及天花板	客廳、飯廳、主人睡房及睡房 牆壁 ： 外露位置批盪髹乳膠漆 天花板： 外露位置批盪髹乳膠漆。設有假天花及假陣的均以石膏板髹乳膠漆
(c) 內部地板	客廳、飯廳、主人睡房及睡房 (25 樓至 32 樓 A 單位除外) 木紋石塑地板及木腳線。所有沿著露台、工作平台及平台的位置鋪砌天然石材圍邊和金屬圍邊。 25 樓至 32 樓 A 單位 美國胡桃木地板及木腳線。所有沿著露台、工作平台及平台的位置鋪砌天然石材圍邊和金屬圍邊。 只適用於 5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 A 單位 玄關位置鋪砌天然石材及金屬圍邊。
(d) 浴室	5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 牆身 ： 外露位置鋪砌天然石材及燒結石材 地板 ： 外露位置鋪砌天然石材 天花板： 裝設石膏板髹乳膠漆連金屬凹槽及浴簾路軌 25 樓至 32 樓 牆身 ： 外露位置鋪砌天然石材地板 ： 外露位置鋪砌天然石材

	天花板：裝設石膏板髹乳膠漆連金屬凹槽及浴簾路軌 (主人浴室除外)，裝設石膏板髹乳膠漆 (只適用於主人浴室) 所有工人浴室 牆身： 外露位置鋪砌瓷磚地板： 外露位置鋪砌瓷磚天花板：裝設鋁板假天花
(e) 廚房	牆身： 5 樓至 12 樓、15 至 16 樓及 18 樓至 23 樓 瓷磚及外露位置鋪砌實心面板 25 樓至 28 樓 瓷磚及外露位置鋪砌天然石材 29 樓至 32 樓 瓷磚及外露位置鋪砌天然石材及金屬塗層飾面板 地板 : 外露位置鋪砌天然石材 天花板 : 裝設石膏板髹乳膠漆連金屬圍邊 灶台 : 5 樓至 12 樓、15 至 16 樓及 18 樓至 23 樓 實心面板 25 樓至 28 樓 天然石材 29 樓至 32 樓 燒結石材
3. 室內裝置	
細項	描述
(a) 門	單位入口 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、防盜眼、門鈴、門底隔音防塵閘、電子門鎖、門頂底插、隔音防煙條及隔音防火毛條 電梯大堂往家庭房 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、防盜眼、門鈴、門底隔音防塵閘、電子門鎖、隔音防煙條及隔音防火毛條 家庭房往樓梯 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條 飯廳往樓梯

	木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條 主人睡房、睡房、衣帽間及儲物房 (25 樓至 32 樓 A 單位主人睡房除外) 木皮飾面實木掩門及木門框，配門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條 25 樓至 32 樓 A 單位主人睡房 木皮飾面實木掩門及木門框，配門頂、門底隔音防塵閘、門鎖連手抽、門頂底插及隔音防煙條 工人房 木皮飾面防火實木掩門及木門框，配門氣鼓、門頂、門底隔音防塵閘、隔音防煙條及門鎖連手抽 浴室及化妝間 (5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 B 單位及 25 樓至 32 樓 A 單位主人浴室除外) 木皮飾面實木掩門連金屬圍邊(設木百葉)及木門框，配門頂、門底隔音防塵閘、門鎖連手抽及隔音防煙條
(a) 門	浴室 (5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 B 單位及 25 樓至 28 樓 A 單位主人浴室) 木皮飾面實木趟門及木門框，配門鎖連手抽 (29 樓及 30 樓 A 單位及 31 樓及 32 樓 A 單位主人浴室) 木皮飾面實木掩門及木門框，配門頂、門底隔音防塵閘、門鎖連手抽、門頂底插及隔音防煙條 (25 樓至 32 樓 A 單位主人浴室內) 清強化玻璃門連手抽 工人浴室 粉末塗層鋁框磨砂玻璃摺門 廚房 (29 樓及 31 樓 A 單位除外) 木皮和金屬飾面防火實木掩門及木門框，並裝設防火玻璃視窗，配門氣鼓、門頂、門底隔音防塵閘、隔音防煙條及手抽 廚房 (29 樓及 31 樓 A 單位) 木皮和金屬飾面防火實木趟門及木門框，並裝設防火玻璃視窗、配門邊條(防煙隔火)及手抽 露台 氟化碳噴塗鋁框玻璃趟門，配門鎖及手抽

	工作平台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 (5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 A 單位除外)， 氟化碳噴塗鋁框玻璃趟門，配門鎖及手抽 (適用於 5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 A 單位)
(a) 門	平台 18 樓 B 單位 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 25 樓 主人房通往平台及睡房 2 通往平台 氟化碳噴塗鋁框玻璃摺門，配門鎖及手抽 工人房通往平台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 29 樓 客廳通往平台 氟化碳噴塗鋁框玻璃摺門，配門鎖及手抽 廚房通往平台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽 天台 氟化碳噴塗鋁框玻璃掩門，配門鎖及手抽
(b) 浴室	主人浴室 鏡櫃 : 木製櫃身連金屬飾面及強化玻璃鏡 洗面盆櫃 : 木製洗面盆櫃連天然石材檯面、膠板及金屬飾面(5 樓至 12 樓、 15 樓至 16 樓及 18 樓至 23 樓) 木製洗面盆櫃連天然石材檯面、皮革、金屬飾面及天然石材(25 樓至 32 樓) 坐廁 : 瓷 洗面盆 : 瓷(5 樓至 12 樓、15 樓至 16 樓、18 樓至 23 樓 B 單位、29 樓及 30 樓 A 單位及 31 樓及 32 樓 A 單位除外)， 搪瓷鑄鐵(5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 B 單位)，實心面板檯面(29 樓及 30 樓 A 單位及 31 樓及 32 樓 A 單位) 面盆水龍頭 : 古銅 廁紙架 : 古銅 毛巾架 : 古銅

	掛鈎　　：古銅 扶手　　：古銅 浴缸： 5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 A 單位主人浴室 釉面鋼浴缸 (1700 毫米長 x 750 毫米寬 x 420 毫米高) 5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 B 單位主人浴室： 釉面鋼浴缸 (1500 毫米長 x 700 毫米寬 x 450 毫米高) 25 樓至 28 樓 A 單位主人浴室： 釉面鋼浴缸 (1700 毫米長 x 750 毫米寬 x 420 毫米高) 29 樓至 32 樓 A 單位主人浴室： 壓克力浴缸 (1800 毫米長 x 800 毫米寬 x 440 毫米高)浴缸及 淋浴水龍頭：古銅
(b)　浴室	浴室 鏡櫃　　：木製櫃身連金屬飾面及強化玻璃鏡 洗面盆櫃　　：木製洗面盆櫃連天然石材檯面、膠板及金屬飾面(5 樓至 12 樓、 15 樓至 16 樓及 18 樓至 23 樓) 木製洗面盆櫃連天然石材檯面、皮革、金屬飾面及天然石材 (25 樓至 32 樓) 坐廁 ：瓷 洗面盆：瓷 面盆水龍頭：古銅 廁紙架：古銅 毛巾架：古銅 掛鈎 ：古銅 浴缸： 5 樓至 12 樓、15 樓至 16 樓及 18 樓至 23 樓 A 單位及 B 單位浴室：釉面鈦鋼浴缸 (1500 毫米長 x 700 毫米寬 x 420 毫米高) 25 樓至 28 樓 A 單位浴室 1 及 3： 釉面鈦鋼浴缸 (1500 毫米長 x 700 毫米寬 x 420 毫米高) 25 樓至 28 樓 A 單位浴室 2： 釉面鈦鋼浴缸 (1500 毫米長 x 700 毫米寬 x 450 毫米高) 29 樓至 32 樓 A 單位浴室 1、2 及 3：

	壓克力浴缸 (1600 毫米長 x 700 毫米寬 x 485 毫米高)浴缸及淋浴水龍頭: 古銅 工人浴室 坐廁 : 瓷 洗面盆 : 瓷 面盆及淋浴水龍頭: 銅 供水系統的類型及用料，請參閱下文「 (j) 供水」一欄
(c) 廚房	洗滌盆的用料: 花崗岩石盆 供水系統的用料: 請參閱售樓說明書「(j) 供水」一欄。 廚櫃的用料及裝修物料: 木製廚櫃配飾面門板 所有其他裝置及設備的類型: 鍍鉻冷熱水龍頭
(d) 睡房	不適用
(e) 電話	接駁點的位置及數目，請參閱售樓說明書「住宅單位機電裝置數量說明表」。
(f) 天線	接駁點的位置及數目，請參閱售樓說明書「住宅單位機電裝置數量說明表」。
(g) 電力裝置	導管是部分隱藏及部分外露*。提供三相供電並備有裝妥微型斷路器之總電掣箱。 電插座及空調機接駁點的位置及數目，請參閱售樓說明書「住宅單位機電裝置數量說明表」。 *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、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。
(h) 氣體供應	廚房裝有煤氣喉，接駁至煤氣煮食爐、煤氣熱水爐及煤氣燒烤爐(如有)
(i) 洗衣機接駁點	洗衣機接駁點設於廚房
(j) 供水	冷水及熱水供應採用配有隔熱絕緣體保護之銅喉沖廁供水系統採用膠喉管 水管是部分隱藏部分外露**

	熱水供應至廚房、浴室及化妝間 **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、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

Fittings, finishes and appliances
裝置、裝修物料及設備

Appliances Schedule **設備説明表**

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F to 12/F, 15/F to 16/F & 18/F to 23/F 5樓至12樓、15樓至16樓及18樓至23樓	
				A	B
Living Room / Dining Room / Corridor / Master Bedroom / Bedrooms 客廳 / 飯廳 / 走廊 /主人睡房 / 睡房	Electronic Door Lock 電子門鎖	Philips 飛利浦	DDL801	1	1
	Video Doorphone 視像對講機	Akuvox 睿雲聯	C313S	1	1
	Split-type Air-conditioner (Indoor Unit) 分體式空調 (室內機)	Mitsubishi Heavy Industries 三菱重工	SRK71ZRH-S	3	3
			SRK50ZSXH-S	3	1
			SRK35ZSXH-S	-	2
	Split-type Air-conditioner (Outdoor Unit) 分體式空調 (室外機)	Mitsubishi Heavy Industries 三菱重工	SRC35ZSXH-S	-	2
			SRC50ZSXH-S	3	3
			SRC71ZRH-S	2	2
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	2	2
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	-	1
Maid Bathroom / Powder Room 工人浴室/ 化妝間	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	2	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	2
Master Bathroom 主人浴室	Heated Towel Rack 電熱毛巾架	Aliseo	HTC073HR2	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1
Kitchen 廚房	Washer Dryer 洗衣乾衣機	Miele	WTD160 WCS	1	1
	Built-in Refrigerator 嵌入式雪櫃	Miele	KS7743E	1	1
	Built-in Freezer 嵌入式冰箱	Miele	FNS7740F	1	1
	Built-in Wine Cellar 嵌入式酒櫃	Miele	KWT6321 UG	1	1
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G5050 C SCVI	1	1
	Built-in Combi Steam Oven 嵌入式蒸焗爐	Miele	DGC7440 HC PRO	1	1
	Built-in Oven 嵌入式焗爐	Miele	H7264B	1	1
	Cooker Hood 抽油煙機	Miele	DA 4228 W	1	1
	Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	Miele	CS7151FL	1	1
	Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	Miele	CS7152FL	1	1
	Double Induction Hob 雙頭電磁爐	Miele	CS7612FL	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	-
	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 160B1	1	1
	Food Waste Disposer 廚餘處理器	Blanco	FWD Lite 456438	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	-

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks :
1. "1, 2, ..." means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "–" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. "1, 2, ..." 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "–" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

Fittings, finishes and appliances
裝置、裝修物料及設備

Appliances Schedule **設備説明表**

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
				A	A	A	A
Living Room / Dining Room / Corridor / Family Room / Master Bedroom / Bedrooms 客廳 / 飯廳 / 走廊 / 家庭廳 / 主人睡房 / 睡房	Electronic Door Lock 電子門鎖	Philips 飛利浦	DDL801	1	1	1	1
	Video Doorphone 視像對講機	Akuvox 睿雲聯	C313S	1	1	1	1
	Split-type Air-conditioner (Indoor Unit) 分體式空調 (室內機)	Mitsubishi Heavy Industries 三菱重工	SRK71ZRH-S	3	3	2	2
			SRK63ZRH-S	2	2	-	-
			FDUM71VH	-	-	3	3
			SRK50ZSXH-S	3	3	4	4
			FDUM60VH	2	2	3	3
	Split-type Air-conditioner (Outdoor Unit) 分體式空調 (室外機)	Mitsubishi Heavy Industries 三菱重工	SRC50ZSXH-S	3	3	4	4
			SRC63ZRH-S	2	2	-	-
			SRC71ZRH-S	3	3	2	2
			FDC71VNX	-	-	3	3
			SRC60ZSX-S	2	2	3	3
	Wine Cellar 酒櫃	V-Zug	WC6T-51097	-	-	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1	1	1
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	3	3	3	3
Maid Bathroom / Powder Room 工人浴室/ 化妝間	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	2	2	3	3
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	2	2	-	-
Master Bathroom 主人浴室	Heated Towel Rack 電熱毛巾架	Aliseo	HTC073HR2	1	1	1	1
	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	1	1	1

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks :
1. "1, 2, ..." means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "–" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. "1, 2, ..." 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "–" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

VELE 環南 ISLAND SOUTH

Appliances Schedule **設備説明表**

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	25/F 25樓	26/F to 28/F 26樓至28樓	29/F & 30/F (Duplex) 29樓及30樓 (複式)	31/F & 32/F (Duplex) 31樓及32樓 (複式)
				A	A	A	A
Kitchen 廚房	Washer 洗衣機	V-Zug	AW4T-11023	1	1	1	1
	Dryer 乾衣機	V-Zug	AT2T-12011	1	1	1	1
	Built-in Refrigerator 嵌入式雪櫃	Miele	K2801VI	1	1	1	1
	Built-in Freezer 嵌入式冰箱	Miele	F2411VI	1	1	1	1
	Wine Cellar 酒櫃	V-Zug	WC6T-51097	1	1	-	-
	Built-in Dishwasher 嵌入式洗碗碟機	V-Zug	AS6T-41171	1	1	1	1
	Built-in Combi Steam Oven 嵌入式蒸焗爐	V-Zug	CS4T-23031	1	1	1	1
	Built-in Oven 嵌入式焗爐	V-Zug	C2T-21043	1	1	1	1
	Food Waste Disposer 廚餘處理器	Blanco	FWD Max 456440	1	1	1	1
	Exhaust Air Fan 抽氣扇	Ostberg 奧斯博格	LPK 160B1	1	1	1	1
	Cooker Hood 抽油煙機	V-Zug	DWPQ12LG	1	1	1	1
	Gas Cooking Hob (Single Burner) 單頭氣體煮食爐	V-Zug	GAS411GSBZ	1	1	1	1
	Gas Cooking Hob (Double Burner) 雙頭氣體煮食爐	V-Zug	GAS421GSBZ	1	1	1	1
	Double Induction Hob 雙頭電磁爐	V-Zug	CTI4T-31144	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	-	2	2
	Induction Hob with Teppanyaki Accessory 電磁爐連鐵板燒配件	V-Zug	CTI4T-31144	-	-	1	1
	Downdraft Cooker Hood (for Teppanyaki) 下抽式抽油煙機 (供鐵板燒用)	V-Zug	DSMS	-	-	1	1
	Vacuum Drawer 抽真空櫃	V-Zug	VS60144	1	1	1	1
	IP Gateway (for Home Automation) 智能家居網關	Schneider Electric 施耐德電氣	CCT501700	1	1	1	1

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Remarks :
1. "1, 2, ..." means the quantity of such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 13/F, 14/F and 24/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
1. "1, 2, ..." 表示此設備於該住宅物業內提供及/或安裝的數量。
2. "-" 代表 "不適用"。
3. 不設13樓、14樓及24樓。

[第 2 部分：出售條款完]

PART 3: OFFER FORM

(*To be completed by the Tenderer*)

To: The Vendor

1. Offer

I/We (whose name(s) and address(es) are specified in the Schedule to this Offer Form), the Tenderer, hereby irrevocably offer to purchase the Property as indicated in the Schedule to this Offer Form at the Purchase Price specified in the Schedule to this Offer Form subject to the terms and conditions contained 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 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 the 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 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 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 Introducer any fees or commission in addition to the Purchase Price of the Property, provision of information or copies of documents, etc. If there are any person alleging to be the 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 authorize the Vendor to complete the particulars (now in blank) (if any) in the documents submitted together with this Tender Document.

TENDERER MUST COMPLETE THIS PAGE

Schedule to the Offer Form

(To be completed by the Tenderer)

Property tendered (choose one of the following properties by putting a tick (✓) in the appropriate box below):

☐	Residential Unit_____on the _____Floor
☐	Residential Unit _____on the _____Floor and Residential Parking Space _____ on _____ Floor
☐	Residential Unit _____on the _____Floor and Residential Parking Space _____ on _____ Floor & Residential Parking Space _____ on _____ Floor

TENDERER MUST COMPLETE THIS PAGE

Section 1 - Particulars of the Tenderer				
Name				
ID No. / Passport No. / BR No.				
Address/ Registered office				
Hong Kong Correspondence address (if different from above)				
Contact details	Name			
	E-mail address :			
	Telephone No.		Fax No.	

TENDERER MUST COMPLETE THIS PAGE

Section 2 - Purchase Price			
Purchase Price (HK$)			
Cashier's order(s) and/or bank cheque(s) representing the preliminary deposit (5% of the Purchase Price)	Amount (HK$) (of which not less than HK$2,000,000 shall be made by way of cashier's order(s))	Bank	Cashier's order no.
CASHIER'S ORDER(S):			
BANK CHEQUE(S):	Amount (HK$)	Bank	Bank Cheque no.

TENDERER MUST COMPLETE THIS PAGE

Section 3 – Manner of payment *(Please choose one of the following payment methods by putting a tick (✓) in the appropriate box)*	
☐ *Payment Method (1) - Flexi-Payment Plan*	
1. HK$_____	A preliminary deposit equivalent to 5% of the Purchase Price shall be paid upon the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance).
2. HK$_____	5% of the Purchase Price to be paid on the day of signing the Formal Agreement of Sale and Purchase
3. HK$_____	90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within _____days after the tender being accepted by the Vendor (i.e. the date of the Letter of Acceptance)

TENDERER MUST COMPLETE THIS PAGE

Section 4 - Submission checklist

The following documents are submitted together with this Tender Document (for details, please see paragraph 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. □ Copy of the Tenderer's identification documents and (if applicable) the attorney's identification documents
4. □ Copy of the Introducer's licence (if applicable)
5. □ (if applicable) Certified copy of the valid Power of Attorney duly executed by the Tenderer and attested, as certified by a Hong Kong practising solicitor
6. Documents in Annex duly completed and signed by the Tenderer or (if applicable) by his attorney:

   (1) □ Warning to Purchasers (undated)
   (2) □ Personal Information Collection Statement (undated)
   (3) □ Letter of Confirmation of Relationship with the Vendor (undated)
   (4) □ Acknowledgement Letter regarding Fire Services Installations (undated)
   (5) □ Vendor's Information Form (undated)
   (6) □ Acknowledgement for Viewing the Property (undated)

Section 5 – Declaration regarding corporate Tenderer
(not applicable to individual Tenderer)

We declare and agree as follows:-

1. All the procedures relating to the appointment as the Tenderer's directors have been completed before the date of this Offer Form.
2. 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.
3. 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 of the Tenderer's directors.
4. The Vendor may refuse to sell the Property to the Tenderer if there shall be any breach in the requirements in this Section.

TENDERER MUST COMPLETE THIS PAGE

Section 6 - 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 of 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	Witnessed by: X
Name of the authorized signatory (if the Tenderer is a company):	Name of the witness:
Name of the attorney of the Tenderer (if applicable and where the Tenderer is an individual):	Identification No. of the attorney: HKID / Passport / Other (please specify) * ** delete as appropriate*
Date:	

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

第 3 部份：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，現不可撤銷地提出要約以本要約表格的附表中指明的售價購買列於本要約表格的附表內的本物業，並受本招標文件所載的條款及條件及出售條款所約束。

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(連同賣方的書面承約及出售條款) 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/我們同意於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，已知悉發展項目的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) 本要約表格的附表中指明的資料，在本人/我們的所知的範圍內，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

接向買方或介紹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之名義在買賣本物業的過程中向其索取任何利益(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中的細節(現在留白)(如有的話)。

投標者須
填妥本頁

要約表格的附表

(由投標者填寫)

所承投購買的本物業(選擇以下其中一個物業，並以剔號(✓)填於適用格子內):

☐	_____樓住宅單位_____
☐	_____樓住宅單位_____ 及 _____ 樓住宅停車位_____
☐	_____樓住宅單位_____ 及 _____ 樓住宅停車位_____ 及 _____ 樓住宅停車位_____

投標者須
填妥本頁

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 (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 – 售價			
售價 (港幣)			
臨時訂金的銀行本票及/或銀行支票(即售價 5%) 銀行本票	金額 (港幣) (當中不少於港幣 $2,000,000 必須以銀行本票支付)	銀行	銀行本票編號
銀行支票	金額(港幣)	銀行	銀行支票編號

第 3 節 –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(1) – **靈活**付款計劃	
1. 港幣_____元	臨時訂金即樓價 5%於投標書獲賣方接納當日（即接納書的日期）繳付。
2. 港幣_____元	樓價的 5%於簽署正式買賣合約時繳付
3. 港幣_____元	樓價 90%即樓價餘額於投標書獲賣方接納當日（即接納書的日期）後 _____ 天內繳付

投標者須
填妥本頁

第 4 節 – 遞交清單

以下文件連同本招標文件遞交(詳情見招標公告第 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副本及(如適用)受托人的身份證明文件副本
4. □ 介紹人的牌照副本(如適用的話)
5. □ (如適用)由香港執業律師核准一份由投標者妥為簽署及已妥為見証的有效授權書的核准副本
6. 由投標者或(如適用)其獲受權人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) □ 個人資料收集聲明(未有填上日期)
   - (3) □ 有關與賣方之關係的確認書(未有填上日期)
   - (4) □ 廚房消防裝置確認函(未有填上日期)
   - (5) □ 賣方資料表格(未有填上日期)
   - (6) □ 參觀承購單位之確認函(未有填上日期)

第 5 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. 所有委任投標者的董事的相關程序已在本要約表格的日期之前完成。
2. 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)。
3. 賣方可在任何時間要求我們提供所有與投票者相關的公司文件及資料以顯示及核實投票者的董事的數目和身份，而投標者將自費提供所有上述文件及資料。
4. 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。

第 6 節 – 投標者及見證人的簽署	
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。 *(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，要約表格須由其獲授權人士簽署及蓋上公司印章。)*	
投標者簽署： X	見證人簽署： X
獲授權人士的姓名(如投標者為公司)：	見證人姓名：
獲授權人的姓名(如適用及投標者為個人)：	獲授權人身份證明文件號碼： 香港身份證 / 護照 / 其他 (請說明)* ** 刪去不適用者*
日期	

[第 3 部份：要約表格完]
[招標文件完]

附錄 : 接受要約
APPEDNIX : ACCEPTANCE OF OFFER

(附錄不屬於招標文件的一部份。)
(The Appendix does not form part of the Tender Document.)

(只限於賣方同意接受要約後由賣方填寫)
(*To be completed ONLY by the Vendor after the Vendor agreeing to accept the Offer*)

接受要約 ACCEPTANCE OF OFFER

The above offer is accepted by the Vendor on the date stated below subject to the Tender Notice and the Conditions of Sale.
在受到招標公告和出售條款約束的前提下，上述要約在下述日期獲賣方接納。

Vendor 賣方
Wealth Start Development Limited
(韻達發展有限公司)

_____
Authorised Signatory(ies)
獲授權之簽署人

Date 日期 : _____

[End of the Appendix]
[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 Tenderer should note 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. 個人資料收集聲明 #
   Personal Information Collection Statement #

3. 有關與賣方之關係的確認書#
   Letter of Confirmation of Relationship with the Vendor #

4. 廚房消防裝置確認函#
   Acknowledgement Letter regarding Fire Services Installations#

6. 賣方資料表格#
   Vendor's Information Form #

7. 參觀承購單位之確認函#
   Acknowledgement for Viewing the Property #

Annex 1
附件 1

WARNING TOPURCHASERS
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 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。

Property : Residential Unit _____ on the _____ Floor *and Residential Parking Space _____ on_____ Floor *and Residential Parking Space _____ on _____ Floor of VELE (環南), 18 Ap Lei Chau Praya Road, Hong Kong

本物業 : 香港鴨脷洲海旁道 18 號 VELE (環南) _____ 樓住宅單位 _____ *及 _____ 樓住宅停車位 _____ *及 _____ 樓住宅停車位 _____

*Please delete as appropriate
*請刪除不適用者

買方/ Purchaser(s)

_____
姓名/Name of Purchaser(s) :
Date 日期 :

Annex 2
附件 2

Tai Cheung Properties Limited
Personal Information Collection Statement
大昌地產有限公司個人資料收集聲明

Tai Cheung Properties Limited ("we", "us" or "our") respect your personal data privacy when collecting, storing, using and transmitting personal data and this Personal Information Collection Statement ("PICS") explains our privacy policy and sets out the purposes for which your personal data may be used. We are committed to complying with the requirements of the Personal Data (Privacy) Ordinance (Cap.486) (the "Ordinance").
大昌地產有限公司(「我們」) 在收集、保存、使用及傳送個人資料時，尊重 閣下的個人資料私隱；而本「個人資料收集聲明」（「本聲明」）旨在說明我們處理個人私隱的政策以及列出 閣下的個人資料可能被用作的用途。我們致力遵守香港法例第 486 章《個人資料(私隱) 條例》（「該條例」)的規定。

If there is any inconsistency between the English and Chinese version of the PICS, the English version shall prevail.
倘若本聲明的英文文本與中文文本有任何不相同之處，概以英文文本為準。

Throughout the PICS, the term "personal data" has the meaning as defined in the Ordinance.
在本聲明中，「個人資料」一詞採用該條例對該詞的定義。

Data Collection and Use
個人資料的收集及使用

We collect your personal data such as name, telephone number, address and email address in order to provide you with our services and products, including handling your property transaction(s), as well as information on other services and products offered by or through us. We may also generate and compile information about you. You are not obliged to supply your personal data, but if you do not, we may not be able to provide the requested services and products.
為向 閣下提供我們的服務及產品(包括處理 閣下的物業交易)及由我們或經我們提供其他服務及產品的資料，我們收集 閣下的個人資料，諸如姓名、電話號碼、地址及電郵地址。我們亦可能擬訂及編制有關 閣下的資料。 閣下並非必須提供個人資料，但如 閣下沒有提供個人資料，這可能導致我們無法向 閣下提供閣下要求的服務及產品。

We may use your personal data for one or more of the following purposes from time to time :-
我們可能不時使用 閣下的個人資料作下列一個或多個用途 :-

(i) handling your property transaction(s) including preparation of documents and making any such necessary arrangements to complete the transaction;
處理 閣下的物業交易，包括準備文件和作出任何必要的安排以完成交易；

(ii) providing you with and administering offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits whether of a financial nature, in the form of gifts or otherwise;
向 閣下提供及管理優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益 (不論屬財務性質，或以贈品或其他形式提供)；

(iii) where mortgages, second mortgages, credit facilities or financial accommodation are sought by you, liaising with the mortgagee(s) or provider(s) of credit facilities or financial accommodation to process the same;
如閣下尋求按揭、第二按揭、信貸融資或財務融通，與抵押權人或信貸融資或財務融通提供者聯絡以處理閣下的申請；

(iv) handling your applications or requests for services, products, memberships or benefits;
處理閣下就服務、產品、會籍或利益的申請或要求；

(v) facilitating property management and security;
促進物業管理及保安；

(vi) conducting surveys (which is wholly on voluntary basis) on the quality of services, properties, property developments or products provided by us or any other member of Tai Cheung Holdings Limited and any/all of its subsidiaries, associated and/or related companies (collectively the "Tai Cheung Group") or joint venture company(ies) set up by member(s) of the Tai Cheung Group and their joint venture partners (the "JV Companies");
就我們或大昌集團有限公司的任何其他成員及任何/所有其附屬、聯營及/或關連公司(統稱「大昌集團」)，或由大昌集團成員及其合資夥伴成立的合營公司(統稱「合營公司」)提供的服務、物業、物業發展項目或產品的質量進行調查(屬自願性質參與)；

(vii) promoting, improving and/or furthering the provision of facilities, services and products of the Tai Cheung Group and/or the JV Companies;
就大昌集團及/或合營公司的設施、服務及產品之提供作出推廣、改進及/或進一步提供；

(viii) marketing services, properties, property developments, products and other subject of the Tai Cheung Group and/or the JV Companies (please see further details in "Use of Your Personal Data in direct marketing" section below);
促銷大昌集團及/或合營公司的服務、物業、物業發展項目、產品及其他項目 (詳情可參閱以下「在直接促銷中使用閣下的個人資料」部分)；

(ix) conducting statistical research and analysis (the outcome of which will not reveal your identity);
進行統計研究和分析(統計結果將不會揭露閣下的身分)；

(x) contacting you regarding administrative notices and communication;
就有關行政上通知及通訊而聯絡 閣下；

(xi) following up on comments, inquiries and investigating and handling complaints;
跟進意見、查詢，以及調查及處理投訴；

(xii) preventing or detecting illegal or suspicious activities; and
防止或偵測非法或可疑活動；及

(xiii) making disclosure when required by any law, court order, direction, code or guideline applicable within or outside Hong Kong.
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。

Transfer of Your Personal Data
轉移 閣下的個人資料

To facilitate the purposes set out above, we may disclose or transfer your personal data to the following parties (whether within or outside Hong Kong) :-
為促進上述用途，我們可能於香港境內或海外披露或轉移 閣下的個人資料予下列各方：-

(i) any member of the Tai Cheung Group or the JV Companies;
大昌集團任何成員或合營公司；
(ii) any person from whom you seek mortgages, second mortgages, credit facilities or financial accommodation;
閣下向其尋求按揭、第二按揭、信貸融資或財務融通的任何人士；
(iii) any agent, contractor or third party service provider who provides administrative, telecommunications, information technology or other services to or support the operation of our business;
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、資訊科技或其他服務的第三方服務供應商；
(iv) any person under a duty of confidentiality to us including our accountants, legal advisers or other professional advisers;
對我們有保密責任的任何人士，包括我們的會計師、法律顧問或其他專業顧問；
(v) any person involved in your property transaction; and
涉及 閣下物業交易的任何人士； 及
(vi) any person to whom we are required to make disclosure under any law, court order, direction, code or guideline applicable in or outside Hong Kong,
我們根據香港境內或境外適用的任何法律、法院命令、指令、守則或指引所要求必須向其作出披露的任何人士，

except that any disclosure or transfer of your personal data to another person for it to use in direct marketing will be subject to "Use of Your Personal Data in direct marketing" section below. Your personal data may be transferred outside Hong Kong.
但在任何披露或轉移 閣下的個人資料予其他人士以供其在直接促銷中使用時，將受到以下「在直接促銷中使用 閣下的個人資料」部分所規限。 閣下的個人資料可能被轉移至香港境外。

Use of Your Personal Data in direct marketing
在直接促銷中使用 閣下的個人資料

We intend to use your personal data in direct marketing and may not:-

我們擬使用 閣下的個人資料作直接促銷用途，但除非得到 閣下同意（包括表示不反對），我們方可：

(i) so use your personal data; or
在直接促銷中使用 閣下的個人資料；及

(ii) provide your personal data to another person for its so use,
向其他人士提供 閣下的個人資料以供其在直接促銷中使用。

unless we have your consent (which includes an indication of no objection) to the intended use.

In connection with direct marketing, we intend:-
就直接促銷而言，我們有意:-

(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;
使用我們不時收集、擬訂、編制或持有 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) to market the following classes of services and products to you:
向 閣下促銷以下類別的服務及產品：-

(1) properties or property developments offered by any member(s) of the Tai Cheung Group or the JV Companies;
大昌集團任何成員或合營公司提供的物業或物業發展項目；

(2) services and products offered by us, other members of the Tai Cheung Group or the JV Companies (including real estate agency services, credit facilities and financial services);
我們、大昌集團其他成員或合營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) offers, memberships, rewards, promotions, discounts, privileges, advantages or benefits provided by us, other members of the Tai Cheung Group or the JV Companies; and
我們、大昌集團其他成員或合營公司提供的優惠、會籍、獎賞、推廣、折扣、特惠、便利或利益； 及

(4) donations or contributions for charitable or non-profit making purposes, or social corporate responsibility events or activities;
為慈善或非牟利用途的捐款或捐贈，或企業社會責任節目或活動；

(c) in return for money or other property, to provide your personal data described in (a) above to other members of the Tai Cheung Group for their use in direct marketing the classes of services and products described in (b) above.
為換取金錢或其他財產，將以上(a)段所述的 閣下的個人資料提供予大昌集團其他成員，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。

If you do NOT wish us to use your personal data in direct marketing or provide your personal data to other persons for their use in direct marketing as described above, please tick (✓) the appropriate box(es) at the end of the PICS to exercise your opt-out right. You may also write to us at the address set out in "Access to and correction of Your Personal Data" section below to opt out from direct marketing at any time.
如 閣下不欲我們如上述在直接促銷中使用 閣下的個人資料，或向其他人士提供 閣下的個人資料，以供其在直接促銷中使用，請在本聲明末端適當的方格內加上剔號以行使 閣下選擇不接受直接促銷的權利。 閣下亦可在任何時候致函以下「查閱及更正 閣下的個人資料」部分所列的地址，以選擇不接受直接促銷。

Access to and correction of Your Personal Data
查閱及改正 閣下的個人資料

You may at any time request access to and correct the personal data relating to you in any of our records. To exercise any of your rights, please contact us at the address below and mark your communication "Confidential". In response, we may ask you to provide certain details about yourself so that we can be sure that you are the person to whom the data refers. We will endeavor to respond to your requests within 40 days wherever possible, but we may charge you a reasonable fee for doing so.
閣下可隨時要求查閱及更正我們紀錄中與 閣下有關的個人資料。倘若 閣下須行使任何應有權利時，可按以下地址聯絡我們，並在通訊中註明「保密」字樣。我們在回應 閣下的要求時，可能要求 閣下提供某些有關 閣下的詳細資料，以確認 閣下是有關資料所指的人士。在 閣下提出要求後，我們將在切實可行的情況下盡早於 40 日內給予回覆，但我們可能因此而需要向 閣下收取合理費用。

The person to whom (1) requests (a) for access to personal data or correction of personal data; (b) for general information regarding our policies and practices with respect to personal data; and (c) about the kinds of personal data that we hold; and (2) general questions and complaints should be addressed is as follows:-
如 閣下(1)要求(a)查閱個人資料或更正個人資料；(b)查詢有關我們的個人資料政策及做法的一般資料；及(c)查詢我們持有的個人資料的種類；及(2)提出一般問題及投訴，應指明以下人士為收件人：

Tai Cheung Properties Limited
c/o Tai Cheung Holdings Limited
(Marked Confidential)
Address : 20/F, The Hong Kong Club Building, 3A Chater Road, Hong Kong
大昌地產有限公司
c/o 大昌集團有限公司
（標上保密）
地址：香港中環遮打道 3A 號香港會所大廈 20 樓

Retention of Data
資料的保留

We will only keep your personal data as long as necessary to fulfill the purpose(s) for which your personal data is collected unless your personal data is also retained to satisfy any applicable statutory or contractual obligations. Any personal data which is no longer required will be destroyed.
除按照適用的法例或合約的責任而須保留 閣下的個人資料外，我們只會在需要履行收集個人資料的目的之期間內保留 閣下的個人資料。任何無需保留的個人資料將會被銷毀。

***

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 but sign below, Tai Cheung Properties Limited may regard me as having indicated that I have no objection and may use my personal data in direct marketing or provide my personal data to other persons for their use in direct marketing (as the case may be), as more particularly set out in "Use of Your Personal Data in direct marketing" section above

本人已閱讀及明白本個人資料收集聲明，包括使用及轉移本人的個人資料作直接促銷用途的有關資訊。本人明白本人有權在下列方內加上剔號 ("✓") 表示拒絕該等使用或轉移。若本人不在有關方格內加上剔號 ("✓")但於下面簽署，大昌地產有限公司可視本人為表示不反對而可在直接促銷中使用本人的個人資料，或將本人的個人資料提供予其他人士以供其在直接促銷中使用 (視屬何情況而定)，有關詳情請參閱以上「在直接促銷中使用 閣下的個人資料」部分。

□ Please do NOT send direct marketing information to me.
請不要向我發送直接促銷資訊。

□ Please do NOT provide my personal data to other persons for their use in direct marketing.
請不要將本人的個人資料提供予其他人士，以供其在直接促銷中使用。

Property : Residential Unit _____ on the _____ Floor *and Residential Parking Space _____ on _____ Floor *and Residential Parking Space _____ on _____ Floor of VELE (環南), 18 Ap Lei Chau Praya Road, Hong Kong

本物業 : 香港鴨脷洲海旁道 18 號 VELE (環南) _____ 樓住宅單位 _____ *及 _____ 樓住宅停車位 _____ *及 _____ 樓住宅停車位 _____

*Please delete as appropriate
*請刪除不適用者

Signature 簽署 :

_____

Name 姓名 :

Annex 3
附件 3

有關與賣方之關係的確認書
Letter of Confirmation of Relationship with the Vendor

To 致: 1) Tai Cheung Holdings Limited(大昌集團有限公司); and

2) Wealth Start Development Limited(韻達發展有限公司)("the Vendor")「賣方」(as the owner and whose holding companies are 為擁有人及其控權公司為) Tai Cheung (B.V.I.) Company Limited, Tai Cheung Properties Limited(大昌地產有限公司), Junco (Nominees) Limited and Tai Cheung Holdings Limited(大昌集團有限公司)

Dear Sirs,
敬啟者

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

Property : Residential Unit _____ on the _____ Floor *and Residential Parking Space _____ on _____ Floor *and Residential Parking Space _____ on _____ Floor of VELE (璟南), 18 Ap Lei Chau Praya Road, Hong Kong

本物業 : 香港鴨脷洲海旁道 18 號 VELE (璟南) _____ 樓住宅單位 _____ *及 _____ 樓住宅停車位 _____ *及 _____ 樓住宅停車位 _____

*Please delete as appropriate
*請刪除不適用者

We/I, the undersigned, being so far as we are/I am aware, hereby confirm that we are/I am (in case of corporation, including our controlling shareholder(s)) independent third party(ies) and neither the connected person(s) (as defined in the Listing Rules) of Tai Cheung Holdings Limited nor the relatives of any directors of Tai Cheung Holdings Limited.

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

(i) a director of the Vendor, or a parent, spouse or child of such a director ;

(ii) a manager of the 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 the 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.

We/I hereby further undertake to notify you in writing on any change of the above information on or prior to our/my signing of the Formal Agreement for Sale and Purchase.

吾等/本人乃下述簽署者，就吾等/本人所知悉，茲確認吾等/本人(如簽署者為一間公司，則包括其控權股東)為獨立第三者，並非大昌集團有限公司之關連人士(按〈上市規則〉之闡釋)，亦非大昌集團有限公司公司董事之親屬。

吾等 / 本人茲進一步確認吾等 / 本人不是： -

(i) 賣方的董事，或該董事的父母、配偶或子女；
(ii) 賣方的經理；
(iii) 上述董事、父母、配偶、子女或經理屬其董事或股東的私人公司；
(iv) 賣方的有聯繫法團或控權公司；
(v) 上述有聯繫法團或控權公司的董事，或該董事的父母、配偶或子女；或
(vi) 上述有聯繫法團或控權公司的經理。

吾等/本人茲進一步承諾如吾等/本人在簽署正式合約或之前就上述資料有任何改變，吾等/本人將以書面通知貴公司。

買方簽署/ Purchaser(s):

_____
姓名/Name of Purchaser(s):
Date/日期:

Annex 4
附件 4

廚房消防裝置確認函
Acknowledgement Letter regarding Fire Services Installations at the Kitchen

發展項目名稱及地址：
Name and address of the Development : 香港鴨脷洲海旁道 18 號 VELE (璟南)
VELE (璟南), 18 Ap Lei Chau Praya Road, Hong Kong

_____

樓層： 住宅單位 ：
Floor: Residential Unit:

("本物業" the "Property")

(full description of the Property is set out in column (A) of Part I of the Schedule to the Tender Notice)
(本物業詳情列於招標公告附表第 I 部分(A)欄)

賣方 Vendor : Wealth Start Development Limited (韻達發展有限公司)
買方 Purchaser(s) :

1. 我/我們現確認我/我們明白本物業內包含防火閘等消防裝置。根據香港法例第 95B 章《消防(裝置及設備)規例》第 8(b)條，在任何處所內裝置的任何消防裝置的擁有人須安排每 12 個月由一名註冊消防裝置承辦商檢查該等消防裝置至少一次。

   I/We hereby acknowledge that I/we am/are aware of and understand that the Property contains fire services installations such as fire damper.

   Pursuant to Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, Chapter 95B of the Laws of Hong Kong, the owner(s) of any fire services installations which are installed in any premises shall have such installations inspected by a Registered Fire Service Installation Contractor (RFSIC) at least once in every 12 months.

2. 我/我們現確認我/我們明白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:

本物業的業主須准許發展項目的管理人之註冊消防裝置承辦商就上述之消防安全裝置進行年度或其他維修、測試及試行，並須准許發展項目的管理人及前述之承辦商進入其本物業進行前述之維修、測試及試行，該等維修、測試及試行費用由本物業的業主負責。

Owner of the Property shall allow the fire service installations mentioned above to be subject to annual or other maintenance, testing and commissioning conducted by the registered fire service installation contractor of the manager of the Development, and shall allow access to his Property to the manager of the Development and the aforesaid contractor for the purpose of carrying out the aforesaid maintenance, testing and commissioning, such maintenance, testing and commissioning shall be at the cost of the Owner of the Property.

3. 我/我們確認及聲明我/我們同意購入本物業時已完全知悉上述之契諾、責任、規定和限制，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 full knowledge of the abovementioned covenants, obligations, provisions and restrictions and shall fully observe and comply with the same.

4. 本確認函之中文譯本僅供參考之用，如英文本與中文譯本存有爭議或糾紛，將以英文本為準。

   The Chinese version of this Acknowledgement Letter is for reference only and in case of dispute or conflict between the English version and the Chinese version, the English version shall prevail.

買方簽署 Signed by the Purchaser(s)

_____

Date 日期:

Annex 5
附件 5

VENDOR'S INFORMATION FORM
賣方資料表格

The Vendor(賣方) : Wealth Start Development Limited (韻達發展有限公司)

The Development(發展項目) : VELE (璟南)

Residential Property: Residential Unit _____ on the _____ Floor, VELE, 18 Ap Lei Chau Praya Road, Hong Kong

該住宅物業: 香港鴨脷洲海旁道 18 號璟南 _____ 樓住宅單位 _____

The date on which this Vendor's Information Form is printed : 16 November 2026
本賣方資料表格的印製日期: 2026 年 11 月 16 日

(i) The amount of the management fee that is payable for the Residential Property:
須就該住宅物業支付的管理費用的款額:

7 樓住宅單位 A 每月 / Residential Unit A on the 7th Floor per month : 港幣/HK$11,074
7 樓住宅單位 B 每月 / Residential Unit B on the 7th Floor per month : 港幣/HK$10,355
16 樓住宅單位 A 每月 / Residential Unit A on the 16th Floor per month : 港幣/HK$11,074
16 樓住宅單位 A 每月 / Residential Unit B on the 16th Floor per month : 港幣/HK$10,355

(ii) The amount of the Government rent that is payable for the Residential Property:
須就該住宅物業繳付的地稅的款額:
3% of the rateable value of the residential property per annum (amount to be assessed by Rating and Valuation Department
住宅物業的每年應課差餉租值的百分之三（款額有待差餉物業估價署評估）

(iii) The name of the owners' incorporation (if any):
業主立案法團（如有的話）的名稱:
The owners' incorporation of the Development has not yet been formed.
發展項目仍未有成立業主立案法團。

(iv) The name of the manager of the Development:
發展項目的管理人的姓名或名稱:

TAI CHEUNG MANAGEMENT COMPANY LIMITED
大昌物業管理有限公司
(Note : The manager has not been appointed as the Deed of Mutual Covenant and Management Agreement has not yet been executed.
註:因公契及管理協議尚未簽立，管理人未獲委任。)

(v) Any notice received by the Vendor from the Government or management office concerning sums required to be contributed by the owners of the residential properties in the Development:
NIL
賣方自政府或管理處接獲的關乎發展項目中的住宅物業的擁有人須分擔的款項的任何通知:
沒有

(vi) Any notice received by the Vendor from the Government or requiring the Vendor to demolish or reinstate any part of the Development:
NIL
賣方自政府接獲的規定賣方拆卸發展項目的任何部分或將該項目的任何部分恢復原狀的任何通知:
沒有

(vii) Any pending claim affecting the Residential Property that is known to the Vendor:
NIL
賣方所知的影響該住宅物業的任何待決的申索:
沒有

Acknowledged by :
確認 :

_____ _____

Purchaser(s)/買方 Date 日期

Annex 6
附件 6

Acknowledgement for Viewing the Property
參觀承購單位之確認函

To : Wealth Start Development Limited
致 : 韻達發展有限公司

發展項目名稱及地址:
Name and address of the Development :

香港鴨脷洲海旁道 18 號 VELE (璟南)
VELE (璟南), 18 Ap Lei Chau Praya Road, Hong Kong

_____

樓層: 住宅單位 :
Floor: Residential Unit:

("本物業"the "Property")

(full description of the Property is set out in column (A) of Part I of the Schedule to the Tender Notice)
(本物業詳情列於招標公告附表第 I 部分(A)欄)

The Purchaser acknowledges that the Purchaser has already viewed the Property and agreed to accept the delivery of vacant possession of the Property as it stands.

買方確認已參觀本物業並同意接受本物業根據已建成之現狀為賣方交吉之交樓標準。

SIGNED by the Purchaser/買方簽署:

_____

Name/姓名 :

Date/日期 :

VELE 璟南
ISLAND SOUTH