

INFORMATION ON DEVELOPMENT

發展項目的資料

Name of the Development

Larvotto

Name of the street and the street number

8 Ap Lei Chau Praya Road

Total number of storeys of each multi-unit building

Tower 1 : 28 storeys

Tower 2 : 28 storeys

Tower 3 : 28 storeys

Tower 5 : 29 storeys

Tower 6 : 27 storeys

Tower 7 : 27 storeys

Tower 8 : 28 storeys

Tower 9 : 25 storeys

Tower 10 : 25 storeys

The above number of storeys does not include G/F, 1/F, 2/F, 3/F, 5/F, 6/F, Podium Floor, Transfer Plate, Refuge Floor/Sky Garden, Roof Floor, Lift Machine Room Floor, Pump Room Floor and Top Roof Floor.

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1 : G/F, 1/F-3/F, 5/F, P/F, 7/F-12/F, 15/F-18/F, 20/F-23/F, 25/F-33/F, 35/F-39/F, R/F

Tower 2 : G/F, 1/F-3/F, 5/F, P/F, 7/F-12/F, 15/F-18/F, 20/F-23/F, 25/F-33/F, 35/F-39/F, R/F

Tower 3 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F, R/F

Tower 5 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F, R/F

Tower 6 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-19/F, 22/F-23/F, 25/F-33/F, 35/F-39/F, R/F

Tower 7 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-19/F, 22/F-23/F, 25/F-33/F, 35/F-39/F, R/F

Tower 8 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F, R/F

Tower 9 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-19/F, 22/F-23/F, 25/F-33/F, 35/F-37/F, R/F

Tower 10 : G/F, 1/F, 3/F, 5/F-6/F, P/F, 7/F-12/F, 15/F-19/F, 22/F-23/F, 25/F-33/F, 35/F-37/F, R/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F, 24/F & 34/F are omitted in Towers 1, 2, 3, 5, 6, 7, 8, 9 & 10

6/F & 19/F are omitted in Towers 1 & 2

20/F & 21/F are omitted in Towers 6, 7, 9 & 10

2/F is omitted in Towers 3, 5, 6, 7, 8, 9 & 10

Refuge floor (if any) of each multi-unit building

Towers 1, 2, 6, 7, 9 & 10 : SG (Sky Garden)

Towers 3, 5 & 8 : part of the roof floor

發展項目名稱

南灣

街道名稱及門牌號數

鴨脷洲海傍道8號

每幢多單位建築物的樓層的總數

第1座：28層

第2座：28層

第3座：28層

第5座：29層

第6座：27層

第7座：27層

第8座：28層

第9座：25層

第10座：25層

上述樓層數目不包括地下、1樓、2樓、3樓、5樓、6樓、平台層、轉換層、庇護層/空中花園、天台、升降機機房層、泵房層及頂層天台。

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地下、1樓-3樓、5樓、平台、7樓-12樓、15樓-18樓、20樓-23樓、25樓-33樓、35樓-39樓、天台

第2座：地下、1樓-3樓、5樓、平台、7樓-12樓、15樓-18樓、20樓-23樓、25樓-33樓、35樓-39樓、天台

第3座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-23樓、25樓-33樓、35樓-38樓、天台

第5座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-23樓、25樓-33樓、35樓-39樓、天台

第6座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-19樓、22樓-23樓、25樓-33樓、35樓-39樓、天台

第7座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-19樓、22樓-23樓、25樓-33樓、35樓-39樓、天台

第8座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-23樓、25樓-33樓、35樓-38樓、天台

第9座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-19樓、22樓-23樓、25樓-33樓、35樓-37樓、天台

第10座：地下、1樓、3樓、5樓-6樓、平台、7樓-12樓、15樓-19樓、22樓-23樓、25樓-33樓、35樓-37樓、天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1、2、3、5、6、7、8、9及10座均不設4樓、13樓、14樓、24樓及34樓

第1及2座均不設6樓及19樓

第6、7、9及10座均不設20樓及21樓

第3、5、6、7、8、9及10座均不設2樓

每幢多單位建築物內的庇護層(如有的話)

第1、2、6、7、9及10座：空中花園

第3、5及8座：天台層部分地方

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Cheerjoy Development Limited

Holding companies of the Vendor

Twin Luck Worldwide Ltd.

Point Perfect Investments Limited

Authorized Person

Dr. Lu Yuen Cheung Ronald of Ronald Lu & Partners (Hong Kong) Limited

Building Contractor

Chun Fai Construction Company Limited

Solicitors for Vendor

Messrs. Mayer Brown JSM

Messrs. Clifford Chance

Messrs. Kao, Lee & Yip

Authorized institutions that have made a loan, or has undertaken to provide finance, for the construction of the Development

The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled.)

DBS Bank Ltd., Hong Kong Branch (The relevant undertaking has been cancelled.)

Any other persons who have made a loan for the construction of the Development

Sun Hung Kai Properties Holding Investment Limited (The loan has been settled.)

Fidelity Finance Company Limited (The loan has been settled.)

Track City Management Limited

Denver Rose Investments Limited

Infinite Gain Investments Limited

賣方

達展發展有限公司

賣方的控權公司

Twin Luck Worldwide Ltd.

Point Perfect Investments Limited

認可人士

呂元祥建築師事務所(香港)有限公司之呂元祥博士

承建商

駿輝建築有限公司

賣方代表律師

孖士打律師行

高偉紳律師行

高李葉律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司〔有關承諾已註銷。〕

星展銀行有限公司香港分行〔有關承諾已註銷。〕

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited〔貸款已清還。〕

飛騰財務有限公司〔貸款已清還。〕

Track City Management Limited

Denver Rose Investments Limited

Infinite Gain Investments Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not Applicable
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable

(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not Applicable
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用

(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有幕牆構成圍封牆的一部分。

The thickness of the curtain wall of each tower of the Development is 300mm.
發展項目的每幢建築物的幕牆之厚度範圍為300毫米。

Schedule of total area of the curtain walls of each residential property 每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1 第1座	7/F 7樓	A	5.955
		B	4.088
	8/F to 18/F & 22/F to 36/F 8樓至18樓及22樓至36樓	A	5.955
		B	4.088
	20/F to 21/F 20樓至21樓	A	5.969
	37/F 37樓	A	9.410
	38/F 38樓	A	7.604
	39/F 39樓	A	3.446

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2 第2座	7/F 7樓	A	5.861
		B	4.088
	8/F to 18/F & 22/F to 36/F 8樓至18樓及22樓至36樓	A	5.861
		B	4.088
	20/F to 21/F 20樓至21樓	A	5.873
	37/F 37樓	A	9.204
	38/F 38樓	A	7.634
	39/F 39樓	A	3.446

Notes :

- The residential floors start from 7/F in all towers of the Development.
- There is no Tower 4 in the Development.
- There are no 4/F, 13/F, 14/F, 24/F and 34/F in all towers of the Development.
- There are no 6/F and 19/F in Tower 1 and Tower 2 and no 20/F and 21/F in Tower 6, Tower 7, Tower 9 and Tower 10.
- There are no 2/F in Tower 3, Tower 5, Tower 6, Tower 7, Tower 8, Tower 9 and Tower 10.

備註：

- 發展項目內所有座樓之住宅由7樓開始。
- 發展項目不設第4座。
- 發展項目內所有座樓均不設4樓、13樓、14樓、24樓及34樓。
- 第1座及第2座均不設6樓及19樓；第6座、第7座、第9座及第10座均不設20樓及21樓。
- 第3座、第5座、第6座、第7座、第8座、第9座及第10座均不設2樓。

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發展項目的設計的資料

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 3 第3座	7/F 7樓	A	5.630
		B	4.825
		C	-
	8/F to 36/F 8樓至36樓	A	5.630
		B	4.825
		C	-
	37/F 37樓	A	9.715
		C	3.677
	38/F 38樓	A	9.715
C		1.256	

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 5 第5座	7/F 7樓	A	3.579
		B	3.673
		C	-
	8/F to 37/F 8樓至37樓	A	3.579
		B	3.673
		C	-
	38/F 38樓	A	7.571
		C	3.677
	39/F 39樓	A	7.571
C		1.256	

Notes :

1. The residential floors start from 7/F in all towers of the Development.
2. There is no Tower 4 in the Development.
3. There are no 4/F, 13/F, 14/F, 24/F and 34/F in all towers of the Development.
4. There are no 6/F and 19/F in Tower 1 and Tower 2 and no 20/F and 21/F in Tower 6, Tower 7, Tower 9 and Tower 10.
5. There are no 2/F in Tower 3, Tower 5, Tower 6, Tower 7, Tower 8, Tower 9 and Tower 10.

備註 :

1. 發展項目內所有座樓之住宅由7樓開始。
2. 發展項目不設第4座。
3. 發展項目內所有座樓均不設4樓、13樓、14樓、24樓及34樓。
4. 第1座及第2座均不設6樓及19樓；第6座、第7座、第9座及第10座均不設20樓及21樓。
5. 第3座、第5座、第6座、第7座、第8座、第9座及第10座均不設2樓。

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發展項目的設計的資料

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 6 第6座	7/F 7樓	A	3.579
		B	3.702
		C	-
	8/F to 19/F & 26/F to 37/F 8樓至19樓及26樓至37樓	A	3.579
		B	3.702
		C	-
	22/F to 25/F 22樓至25樓	A	3.592
		C	-
	38/F 38樓	A	7.555
		C	3.677
39/F 39樓	A	7.555	
	C	1.256	

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 7 第7座	7/F 7樓	A	3.564
		B	3.735
		C	-
	8/F to 19/F & 26/F to 37/F 8樓至19樓及26樓至37樓	A	3.564
		B	3.735
		C	-
	22/F to 25/F 22樓至25樓	B	3.749
		C	-
	38/F 38樓	A	7.830
		C	3.461
39/F 39樓	A	7.830	
	C	3.461	

Notes :

- The residential floors start from 7/F in all towers of the Development.
- There is no Tower 4 in the Development.
- There are no 4/F, 13/F, 14/F, 24/F and 34/F in all towers of the Development.
- There are no 6/F and 19/F in Tower 1 and Tower 2 and no 20/F and 21/F in Tower 6, Tower 7, Tower 9 and Tower 10.
- There are no 2/F in Tower 3, Tower 5, Tower 6, Tower 7, Tower 8, Tower 9 and Tower 10.

備註：

- 發展項目內所有座樓之住宅由7樓開始。
- 發展項目不設第4座。
- 發展項目內所有座樓均不設4樓、13樓、14樓、24樓及34樓。
- 第1座及第2座均不設6樓及19樓；第6座、第7座、第9座及第10座均不設20樓及21樓。
- 第3座、第5座、第6座、第7座、第8座、第9座及第10座均不設2樓。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 8 第8座	7/F 7樓	A	3.594
		B	3.384
		C	-
		D	-
	8/F to 36/F 8樓至36樓	A	3.594
		B	3.384
		C	-
		D	-
	37/F 37樓	A	7.043
		C	-
		D	-
	38/F 38樓	A	7.043
C		-	
D		-	

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 9 第9座	7/F 7樓	A	3.294
		B	3.365
		C	-
		D	-
	8/F to 19/F & 26/F to 35/F 8樓至19樓及26樓至35樓	A	3.294
		B	3.365
		C	-
		D	-
	22/F to 25/F 22樓至25樓	A	3.308
		C	-
		D	-
	36/F 36樓	A	6.675
		C	-
		D	-
	37/F 37樓	A	6.675
		C	-
		D	-

Notes :

1. The residential floors start from 7/F in all towers of the Development.
2. There is no Tower 4 in the Development.
3. There are no 4/F, 13/F, 14/F, 24/F and 34/F in all towers of the Development.
4. There are no 6/F and 19/F in Tower 1 and Tower 2 and no 20/F and 21/F in Tower 6, Tower 7, Tower 9 and Tower 10.
5. There are no 2/F in Tower 3, Tower 5, Tower 6, Tower 7, Tower 8, Tower 9 and Tower 10.

備註：

1. 發展項目內所有座樓之住宅由7樓開始。
2. 發展項目不設第4座。
3. 發展項目內所有座樓均不設4樓、13樓、14樓、24樓及34樓。
4. 第1座及第2座均不設6樓及19樓；第6座、第7座、第9座及第10座均不設20樓及21樓。
5. 第3座、第5座、第6座、第7座、第8座、第9座及第10座均不設2樓。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 10 第10座	7/F 7樓	A	3.230
		B	3.594
		C	-
		D	-
	8/F to 19/F & 26/F to 35/F 8樓至19樓及26樓至35樓	A	3.230
		B	3.594
		C	-
		D	-
	22/F to 25/F 22樓至25樓	B	3.609
		C	-
		D	-
	36/F 36樓	A	6.662
		C	-
		D	-
37/F 37樓	A	6.662	
	C	-	
	D	-	

Notes :

- The residential floors start from 7/F in all towers of the Development.
- There is no Tower 4 in the Development.
- There are no 4/F, 13/F, 14/F, 24/F and 34/F in all towers of the Development.
- There are no 6/F and 19/F in Tower 1 and Tower 2 and no 20/F and 21/F in Tower 6, Tower 7, Tower 9 and Tower 10.
- There are no 2/F in Tower 3, Tower 5, Tower 6, Tower 7, Tower 8, Tower 9 and Tower 10.

備註：

- 發展項目內所有座樓之住宅由7樓開始。
- 發展項目不設第4座。
- 發展項目內所有座樓均不設4樓、13樓、14樓、24樓及34樓。
- 第1座及第2座均不設6樓及19樓；第6座、第7座、第9座及第10座均不設20樓及21樓。
- 第3座、第5座、第6座、第7座、第8座、第9座及第10座均不設2樓。

The manager appointed under the executed deed of mutual covenant

Savills Property Management Limited

根據已簽立的公契獲委任的管理人

第一太平戴維斯物業管理有限公司