

免責聲明

發展項目名稱：傲華（「發展項目」）| 發展項目所位於的區域：筲箕灣 | 發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數：筲箕灣東大街 121 號 * (*此臨時門牌號數有待發展項目建成時確認。) | 賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目所指定的互聯網網站的網址：www.oria.hk

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

1 本圖像為發展項目的模擬效果圖，純屬畫家對發展項目或其相關部分之想像，並非按照比例繪畫並經電腦修飾處理，僅作顯示發展項目相關部分大概外觀之用（發展項目以外的建築物或設施及發展項目外牆、平台及天台可能存在之冷氣機、喉管、導管、格柵、發電機、排氣喉、天線、避雷杆、吊船系統及其他機電設施等均可能經簡化處理或並無顯示），並不反映發展項目最後完成之實際外觀或景觀或周邊環境，僅供參考。模擬效果圖內所示的設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、家具、裝飾物、植物、園景（如適用）、景觀及其他物件等僅供參考，不一定會在發展項目或其附近範圍出現。發展項目仍在興建中，賣方保留權利修改發展項目的建築圖則及以上任何或全部項目，一切以相關政府部門最後批准者及發展項目最終落成者為準。模擬效果圖並不構成亦不得詮釋為構成賣方就發展項目或其任何部分作出任何不論明示或隱含之要約、承諾、陳述或保證（不論是否有關景觀）。有關發展項目的詳細資料，請參閱售樓說明書。 | 2 預計步行時間由賣方工作人員從發展項目地盤實際步行至港鐵筲箕灣站所得，僅供參考，並受制於不同因素例如實際交通、天氣、路面情況限制及步行者個人情況，所需時間亦可能有異。

賣方：廣信工程有限公司 | 賣方的控權公司：錦華置業有限公司 | 發展項目的認可人士：黎紹堅 | 發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：呂鄧黎建築師有限公司 | 發展項目的承建商：國宇建築有限公司 | 就發展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：的近律師行 | 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：不適用 | 已為發展項目的建造提供貸款的任何其他人：不適用 | 盡賣方所知的發展項目的預計關鍵日期為：2025 年 5 月 31 日（「關鍵日期」指發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。） | 賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣方或在賣方的同意下發布。

發展項目及其周邊地區日後可能出現改變。 | 本廣告及其任何內容僅供參考，並不構成亦不得詮釋作構成任何不論明示或隱含之合約條款、要約、陳述或保證（不論是否有關景觀）。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。 | 最後更新日期: 2023 年 6 月 12 日

免责声明

发展项目名称：傲华（「发展项目」） | 发展项目所位于的区域：筲箕湾 | 发展项目所位于的街道的名称及由差饷物业估价署署长为识别发展项目的目的而编配的门牌号数：筲箕湾东大街 121 号 *（*此临时门牌号数有待发展项目建成时确认。） | 卖方为施行《一手住宅物业销售条例》第 2 部而就发展项目所指定的互联网网站的网址：www.oria.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想象。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过计算机修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

1 本图像为发展项目的模拟效果图，纯属画家对发展项目或其相关部分之想象，并非按照比例绘画并经计算机修饰处理，仅作显示发展项目相关部分大概外观之用(发展项目以外的建筑物或设施及发展项目外墙、平台及天台可能存在之冷气机、喉管、导管、格栅、发电机、排气喉、天线、避雷杆、吊船系统及其他机电设施等均可能经简化处理或并无显示)，并不反映发展项目最后完成之实际外观或景观或周边环境，仅供参考。模拟效果图内所示的设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、家具、装饰物、植物、园景(如适用)、景观及其他对象等仅供参考，不一定会在发展项目或其附近范围出现。发展项目仍在兴建中，卖方保留权利修改发展项目的建筑图则及以上任何或全部项目，一切以相关政府部门最后批准者及发展项目最终落成者作准。模拟效果图并不构成亦不得诠释为构成卖方就发展项目或其任何部分作出任何不论明示或隐含之要约、承诺、陈述或保证(不论是否有关景观)。有关发展项目的详细数据，请参阅售楼说明书。 2: 预计步行时间由卖方工作人员从发展项目地盘实际步行至港铁筲箕湾站所得，仅供参考，并受制于不同因素例如实际交通、天气、路面情况限制及步行者个人情况，所需时间亦可能有异。

卖方：广信工程有限公司 | 卖方的控权公司：锦华置业有限公司 | 发展项目的认可人士：黎绍坚 | 发展项目的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：吕邓黎建筑师有限公司 | 发展项目的承建商：国宇建筑有限公司 | 就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所：的近律师行 | 已为发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构：不适用 | 已为发展项目的建造提供贷款的任何其他人：不适用 | 尽卖方所知的发展项目的预计关键日期为：2025 年 5 月 31 日（「关键日期」指发展项目在遵照经批准的建筑图则的情况下在各方面均属完成的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。） | 卖方建议准买方参阅有关售楼说明书，以了解发展项目的数据。 | 详情请参阅售楼说明书。 | 本广告由卖方或在卖方的同意下发布。

发展项目及其周边地区日后可能出现改变。 | 本广告及其任何内容仅供参考，并不构成亦不得诠释作构成任何不论明示或隐含之合约条款、要约、陈述或保证（不论是否有关景观）。 | 住宅物业市场情况不时变化，准买方应衡量其财务情况及负担能力及所有相关因素方作出决定购买或于何时购买任何住宅物业，于任何情况或时间，准买方绝不应以本广告/宣传资料之任何内容、资料或概念作依据或受其影响决定购买或于何时购买任何住宅物业。最后更新日期: 2023 年 6 月 12 日

Disclaimer

Name of the Development: ORIA (the "Development") | The district at which the Development is situated: Shau Kei Wan | The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development: 121 Shau Kei Wan Main Street East* (*The provisional street number is subject to confirmation when the Development is completed.) | Address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.oria.hk

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

1 This image is a rendering of the Development. It represents an artist's impression of the Development or part thereof only. It is not drawn to scale and has been edited and processed with computerized imaging techniques. It is only used to show the general appearance of the relevant parts of the Development (the buildings or facilities outside the Development and the air conditioners, pipes, ducts, grilles, generators, exhaust pipes, , antennas, lightning rods, gondola systems and other mechanical and electrical facilities etc. which may exist on the external wall, flat roof and roof of the Development may have been simplified or omitted). It does not reflect the final actual appearance or view or surrounding environment of the Development and is for reference only. The facilities, layout, partitions, specifications, dimensions, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscape (if applicable), view and other items etc. shown in the rendering are for reference only and may not appear in the Development or its vicinity. The Development is still under construction, and the Vendor reserves the right to modify the building plans of the Development and any or all of the above items, subject to the final approval of the relevant government departments and the final condition of the Development when completed. The rendering does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, by the Vendor in relation to the Development or any part thereof (whether related to view or not). For details of the Development, please refer to the sales brochure. | 2: The estimated walking time is obtained by the actual walking of the staff of the Vendor from the site of the Development to Shau Kei Wan Station (MTR). It is for reference only and is subject to different factors such as actual traffic, weather, road conditions and personal circumstances of the walkers. The required time may also vary.

Vendor: China Vision Engineering Limited | Holding company of the Vendor: Kam Wah Investment Company Limited | Authorized Person for the Development: Lai Siu Kin | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his professional capacity: Lu Tang Lai Architects Limited | Building Contractor for the Development: To' s Universe Construction Co., Ltd | The firms of solicitors acting for the owner in relation to the sale of

residential properties in the Development: Deacons | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Any other person who has made a loan for the construction of the Development: Not applicable | The estimated material date for the Development to the best of the Vendor's knowledge: 31 May 2025 (“material date” means the date on which the Development is completed in all respects in compliance with the approved building plans. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | The Vendor advises prospective purchasers to refer to the sales brochure for any information on the Development. | Please refer to the sales brochure for details. | This advertisement is published by or with the consent of the Vendor.

The Development and its surrounding environment may change from time to time. | This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation and warranty, whether express or implied (whether related to view or not). | Market conditions may change from time to time. Prospective purchasers shall consider their own financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

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