

INFORMATION ON THE DEVELOPMENT 發展項目的資料

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
8 Yuet Wah Street

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building
39 (Excluding Roof, Upper Roof, Upper Water Tank and Top Roof)

The floor numbering in the multi-unit building as provided in the approved building plans for the Development:
B/F, LG/F, UG/F, G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-39/F, Roof, Upper Roof, Upper Water Tank , Top Roof

Omitted floor numbers in the multi-unit building
4/F, 14/F, 24/F and 34/F

Refuge floor of the multi-unit building
19/F

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
月華街8號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數
39 (不包括天台, 上層天台, 上層水缸及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地庫、低層地下、高層地下、地下、1至3樓、5至13樓、15至23樓、25至33樓、35至39樓、天台、上層天台、上層水缸、頂層天台

該幢多單位建築物內被略去的樓層號數
4、14、24及34樓

該幢多單位建築物內的庇護層
19樓

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

- 觀月 樺峯 -
PARK METROPOLITAN

Vendor

Urban Renewal Authority (as “Owner”),
Central Wisdom Limited (as “person so engaged”)

Note:

“Owner” means the legal or beneficial owner of the residential properties concerned in the Development.

“Person so engaged” means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

Holding company of the vendor (Urban Renewal Authority)

Not applicable

Holding companies of the vendor (Central Wisdom Limited)

Tsim Sha Tsui Properties Limited
Sino Land Company Limited
King Chance Development Limited
Sunfairs International Limited

Authorized Person for the Development

Mr. Lai Yu Leung, Johnnie

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Wong & Ouyang (HK) Ltd

Building Contractor for the Development

Chun Wo Building Construction Ltd

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Baker & McKenzie
P. C. Woo & Co.

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

DBS Bank (Hong Kong) Limited (Note: The undertaking has been cancelled)

Other person who has made a loan for the construction of the Development

Sing - Ho Finance Company Limited

賣方

市區重建局（作為「擁有人」）、
廣明有限公司（作為「獲聘用人」）

備註：

「擁有人」指發展項目相關住宅物業的法律上的擁有人或實益擁有人。

「獲聘用人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方（市區重建局）的控權公司

不適用

賣方（廣明有限公司）的控權公司

尖沙咀置業集團有限公司
信和置業有限公司
會連發展有限公司
新輝國際有限公司

發展項目的認可人士

黎裕良先生

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

王歐陽(香港)有限公司

發展項目的承建商

俊和建築有限公司

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

貝克·麥堅時律師事務所
胡百全律師事務所

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

星展銀行(香港)有限公司 (註：該承諾已經取消)

已為發展項目的建造提供貸款的其他人

信和財務有限公司

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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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*;	Not Applicable
(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;	Not Applicable
(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.	Not Applicable

*Remark: Please see the relationship mentioned in item 5 of section “Information Required by the Director of Lands to be Set Out in the Sales Brochure as a Condition for Giving the Presale Consent” below. The aforesaid relationship is not set out in this section because Urban Renewal Authority is not a “corporation” as defined in the Residential Properties (First-hand Sales) Ordinance.

(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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*；	不適用
(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；	不適用
(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。	不適用

*註：請參閱下文「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」一節第5項所提及之關係。因市區重建局不屬《一手住宅物業銷售條例》所定義之「法團」，該項關係並無於本節列出。

INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls.
有構成圍封牆的一部分的非結構的預製外牆及幕牆。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Unit 單位	Total area of Non-structural prefabricated external walls 非結構預製外牆總面積
2/F 二樓	A	1.764 sq.m. 平方米
	B	1.027 sq.m. 平方米
	C	1.014 sq.m. 平方米
	D	1.145 sq.m. 平方米
	E	0.921 sq.m. 平方米
	F	0.714 sq.m. 平方米
	G	1.186 sq.m. 平方米
	H	1.067 sq.m. 平方米
	J	0.993 sq.m. 平方米
	K	1.746 sq.m. 平方米
	L	1.033 sq.m. 平方米
	3/F - 18/F 三樓至十八樓	A
B		1.027 sq.m. 平方米
C		1.014 sq.m. 平方米
D		1.145 sq.m. 平方米
E		0.921 sq.m. 平方米
F		0.714 sq.m. 平方米
G		1.186 sq.m. 平方米
H		1.067 sq.m. 平方米
J		0.993 sq.m. 平方米
K		1.746 sq.m. 平方米
L		1.033 sq.m. 平方米
20/F - 37/F 二十樓至三十七樓		A
	B	1.698 sq.m. 平方米
	C	1.912 sq.m. 平方米
	D	1.301 sq.m. 平方米
	E	1.968 sq.m. 平方米
	F	1.728 sq.m. 平方米
	G	1.990 sq.m. 平方米
	H	1.233 sq.m. 平方米

Floor 樓層	Unit 單位	Total area of Non-structural prefabricated external walls 非結構預製外牆總面積
38/F 三十八樓	A	1.794 sq.m. 平方米
	B	-
	C	-
	D	1.697 sq.m. 平方米
39/F 三十九樓	A	-
	B	-

The range of thickness of the non-structural prefabricated external walls is as follows: 100mm to 300mm
非結構的預製外牆的厚度範圍：100mm 至 300mm

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

Floor 樓層	Unit 單位	Total area of Curtain Walls 幕牆總面積
38/F 三十八樓	A	-
	B	2.814 sq.m. 平方米
	C	5.817 sq.m. 平方米
	D	-
39/F 三十九樓	A	2.568 sq.m. 平方米
	B	7.626 sq.m. 平方米

The range of thickness of the curtain walls: 300mm
幕牆的厚度範圍：300mm

Person appointed as the manager of the Development under the deed of mutual covenant that has been executed:

Sino Estates Management Limited

根據已簽立的公契，獲委任為發展項目的管理人：

信和物業管理有限公司