

1 發展項目的資料 INFORMATION ON THE DEVELOPMENT

發展項目名稱
棗梨雅道3號

Name of the Development
3 Julia Avenue

街道名稱及門牌號數
棗梨雅道3號(上層住宅部份)及
亞皆老街116號(地下至一樓商舖)

Name of Street and Street Number
3 Julia Avenue (Domestic Portion on the Upper Floors) and
116 Argyle Street (Shops from Ground Floor to First Floor)

樓層總數
共27層
(不包括地庫1、地庫2、天台及上層天台)

Total Number of Storeys
27 storeys
(excluding Basement 1, Basement 2, roof, and upper roof)

樓層號數
地庫1、地庫2、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓
至30樓、天台及上層天台

Floor Numbering
Basement 1, Basement 2, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to
23/F, 25/F to 30/F, roof, and upper roof

被略去的樓層號數
不設4樓、13樓、14樓及24樓

Omitted Floor Numbers
4/F, 13/F, 14/F and 24/F are omitted

庇護層
設置於天台樓層

Refuge floor
Located at roof floor

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賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方
昌英有限公司

Vendor
Charmlink Limited

賣方控權公司
• Task Success Limited
• Pena Investments Limited

Holding Company of Vendor
• Task Success Limited
• Pena Investments Limited

認可人士
崔德剛建築工程師樓有限公司之余鍊強先生

Authorized Person
Mr. Yu Lin Keung of T.K. Tsui & Associates Limited

承建商
禧輝有限公司

Building Contractor
Head Fame Co. Ltd.

賣方代表律師
孖士打律師行

Solicitors for Vendor
Mayer Brown JSM

已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構

- 香港上海滙豐銀行有限公司
- 富邦銀行(香港)有限公司
- 台北富邦商業銀行股份有限公司(香港分行)
- 大華銀行有限公司

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

- The Hongkong and Shanghai Banking Corporation Limited
- Fubon Bank (Hong Kong) Limited
- Taipei Fubon Commercial Bank Limited (Hong Kong Branch)
- United Overseas Bank Limited

已為發展項目的建造提供貸款的任何其他人的姓名或名稱
不適用

Other person who has made a loan for the construction of the Development
Not Applicable

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有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable

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有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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； 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;	不適用 Not Applicable
(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。 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.	不適用 Not Applicable

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

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

There will be non-structural prefabricated external walls forming part of the enclosing walls for the Development.

非結構的預製外牆之厚度為150毫米。

The thickness of the non-structural prefabricated external walls is 150mm.

每個住宅物業的非結構的預製外牆的總面積

TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY

樓層 Floor	單位 Unit	面積 (平方米) Area (sq.m.)
3/F (1storey 層)	A	1.031
5/F - 12/F, 15/F - 23/F, 25/F - 28/F (21 storeys 層)	A	1.168
	B	0.638
	C	0.343
29/F & 30/F (2 storeys 層)	A 複式 Duplex	2.098
29/F (1 storey 層)	B	0.958
30/F (1 storey 層)	B	0.812

發展項目將會有構成圍封牆的一部分的幕牆。

There will be curtain walls forming part of the enclosing walls for the Development.

幕牆之厚度為300毫米。

The thickness of curtain walls is 300mm.

每個住宅物業的幕牆的總面積表

TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

樓層 Floor	單位 Unit	面積 (平方米) Area (sq.m.)
5/F - 12/F, 15/F - 23/F, 25/F - 28/F (21 storeys 層)	A	3.967
	B	1.871
	C	1.578
29/F & 30/F (2 storeys 層)	A 複式 Duplex	7.574
29/F (1 storey 層)	B	4.627
30/F (1 storey 層)	B	4.492

備註：3樓沒有幕牆。

Notes: There is no curtain wall on 3/F.

5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

根據已簽立公契獲委任的管理人

仲量聯行物業管理有限公司

The Manager appointed under the executed deed of mutual covenant

Jones Lang LaSalle Management Services Limited