

## 發展項目的資料 INFORMATION ON THE DEVELOPMENT

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  
順寧道 83 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  
28層(不包括天台、升降機房層、泵房層及上層天台)

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:  
地庫層、地面、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓、天台、升降機房層、泵房層及上層天台

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數  
4樓、13樓、14樓及24樓

該幢多單位建築物內的底護層  
3樓

由發展項目的認可人士提供的該項目的預計關鍵日期  
2018年5月31日

「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。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。

為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成(視屬何情況而定)的確證。

\*上述臨時門牌號數有待發展項目建成時確認。

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  
No. 83 Shun Ning Road\*

The Development consists of one multi-unit building

Total Number of Storeys of the multi-unit building  
28 Storeys (excluding Roof, Lift Machine Room Floor, Pump Room Floor and Upper Roof)

The Floor Numbering in the multi-unit building as provided in the approved building plans for the Development  
B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F, Roof, Lift Machine Room Floor, Pump Room Floor and Upper Roof

The Omitted Floor Numbers in the multi-unit building in which the floor numbering is not in consecutive order  
4/F, 13/F, 14/F and 24/F

Refuge Floor of the multi-unit building  
3/F

The estimated material date for the Development, as provided by the Authorized Person for the Development  
31<sup>st</sup> May 2018

“Material Date” means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

\*The above provisional street number is subject to confirmation when the Development is completed.

## 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

市區重建局(作為"擁有人")  
啓延投資有限公司(作為"如此聘用的人")

### 附註:

1. "擁有人"指發展項目的住宅物業的法律上的擁有人或實益擁有人
2. "如此聘用的人"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。

### 賣方的控權公司

擁有人(市區重建局)的控權公司

不適用

如此聘用的人(啓延投資有限公司)的控權公司

Wise Yield Investments Limited  
P&R Holdings Limited 百富控股有限公司  
Paliburg Development BVI Holdings Limited  
Paliburg Holdings Limited  
Century City BVI Holdings Limited  
Century City International Holdings Limited

### 發展項目的認可人士

吳傑華先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團  
百利保發展顧問有限公司

### 發展項目的承建商

永明建築有限公司

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  
孖士打律師行

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  
大華銀行有限公司

已為發展項目的建造提供貸款的任何其他人  
Wise Yield Investments Limited

### Vendor

Urban Renewal Authority (as "owner")  
Star Yield Investments Limited (as "person so engaged")

### Remarks:

1. "Owner" means the legal or beneficial owner of the residential properties of the Development; and
2. "Person so engaged" means the person who is 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

Holding company of the owner (Urban Renewal Authority)

Not Applicable

Holding company of the person so engaged (Star Yield Investments Limited)

Wise Yield Investments Limited  
P&R Holdings Limited  
Paliburg Development BVI Holdings Limited  
Paliburg Holdings Limited  
Century City BVI Holdings Limited  
Century City International Holdings Limited

### Authorized person for the Development

Mr. Ng Kit Wah Benny

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

Paliburg Development Consultants Limited

### Building contractor for the Development

W. M. Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development  
Mayer Brown JSM

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

United Overseas Bank Limited

Any other person who has made a loan for the construction of the Development

Wise Yield Investments Limited

## 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.	否 No
(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.	否 No
(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.	否 No
(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.	就上述認可人士而言：否 Insofar as such an authorized person is concerned: No  就上述認可人士的有聯繫人士而言：不適用 Insofar as an associate of such an authorized person is concerned: Not Applicable

## 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.	就上述認可人士而言：否 Insofar as such an authorized person is concerned: No  就上述認可人士的有聯繫人士而言：不適用 Insofar as an associate of such an authorized person is concerned: 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.	否 No
(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.	否 No
(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.	否 No
(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.	認可人士（吳傑華先生）以其專業身份擔任僱員的法團為賣方（啓延投資有限公司）及其四間控權公司（Paliburg Development BVI Holdings Limited, Paliburg Holdings Limited, Century City International Holdings Limited 及 Century City BVI Holdings Limited）的有聯繫法團。 The corporation of which the authorized person (Mr. Ng Kit Wah Benny) is an employee in his professional capacity is an associate corporation of the vendor (Star Yield Investments Limited) and four of its holding companies (Paliburg Development BVI Holdings Limited, Paliburg Holdings Limited, Century City International Holdings Limited and Century City BVI Holdings Limited).
(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.	否 No

## 發展項目的設計的資料

### INFORMATION ON DESIGN OF THE DEVELOPMENT

本發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

本發展項目將有構成圍封牆的一部分的幕牆。

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

發展項目的幕牆的厚度範圍為200毫米(住宅物業)。

The range of thickness of the curtain walls of the Development is 200mm (residential property).

每個住宅物業的幕牆的總面積：

Total Area of the Curtain Walls of Each Residential Property:

樓層* Floor	單位 Flat	每個住宅物業的幕牆之總面積 (平方米) Total Area of the Curtain Walls of Each Residential Property (sq.m)
五樓至二十八樓 5/F to 28/F	A	0.579
	B	0.485
	C	0.431
	D	0.323
	E	0.323
	F	0.461
	G	0.579
二十九樓至三十樓 29/F to 30/F	A	1.130
	B	0.431
	C	0.323
	D	0.323
	E	1.105

\* 不設4樓、13樓、14樓及24樓。  
4/F, 13/F, 14/F and 24/F are omitted.

根據公契的最新擬稿獲委任的管理人

根據有關發展項目的公契的最新擬稿，百利保物業管理有限公司將獲委任為發展項目的管理人。

THE MANAGER APPOINTED UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT

Paliburg Estate Management Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.