

發展項目的資料 INFORMATION ON THE DEVELOPMENT

發展項目名稱

玫瑰山

街道名稱及門牌號數

麗坪路33號

樓層總數

Court A 日瓏閣 第1座：19層

Court A 日瓏閣 第2座：18層

Court B 月瓏閣 第1座：18層

Court B 月瓏閣 第2座：18層

Court B 月瓏閣 第3座：18層

Court C 傲瓏閣 第1座：18層

Court C 傲瓏閣 第2座：18層

Court C 傲瓏閣 第3座：18層

Court D 天瓏閣 第1座：19層

Court D 天瓏閣 第2座：19層

以上均不包括地庫、低層地下、天台及上層天台

樓層號數

Court A 日瓏閣 第1座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至21樓、天台及上層天台

Court A 日瓏閣 第2座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court B 月瓏閣 第1座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court B 月瓏閣 第2座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court B 月瓏閣 第3座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court C 傲瓏閣 第1座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court C 傲瓏閣 第2座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court C 傲瓏閣 第3座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至20樓、天台及上層天台

Court D 天瓏閣 第1座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至21樓、天台及上層天台

Court D 天瓏閣 第2座：地庫、低層地下、地下至3樓、5樓至12樓、15樓至21樓、天台及上層天台

被略去的樓層號數

不設4樓、13樓及14樓

庇護層

不設庇護層

Name of Development

Dragons Range

Name of Street and Street Number

33 Lai Ping Road

Total Number of Storeys

Court A 日瓏閣 Tower 1: 19 storeys

Court A 日瓏閣 Tower 2: 18 storeys

Court B 月瓏閣 Tower 1: 18 storeys

Court B 月瓏閣 Tower 2: 18 storeys

Court B 月瓏閣 Tower 3: 18 storeys

Court C 傲瓏閣 Tower 1: 18 storeys

Court C 傲瓏閣 Tower 2: 18 storeys

Court C 傲瓏閣 Tower 3: 18 storeys

Court D 天瓏閣 Tower 1: 19 storeys

Court D 天瓏閣 Tower 2: 19 storeys

The above are excluding B/F, LG/F, Roof and Upper Roof

Floor Numbering

Court A 日瓏閣 Tower 1: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 21/F, Roof and Upper Roof

Court A 日瓏閣 Tower 2: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court B 月瓏閣 Tower 1: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court B 月瓏閣 Tower 2: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court B 月瓏閣 Tower 3: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court C 傲瓏閣 Tower 1: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court C 傲瓏閣 Tower 2: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court C 傲瓏閣 Tower 3: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 20/F, Roof and Upper Roof

Court D 天瓏閣 Tower 1: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 21/F, Roof and Upper Roof

Court D 天瓏閣 Tower 2: B/F, LG/F, G/F to 3/F, 5/F to 12/F, 15/F to 21/F, Roof and Upper Roof

Omitted Floor Numbers

4/F, 13/F and 14/F are omitted

Refuge floor

No refuge floor

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

Pembroke Development Investments Limited

賣方之控權公司

不適用

發展項目的認可人士

劉榮廣伍振民建築師事務所(香港)有限公司之劉鏡釗先生

發展項目的承建商

新昌營造廠(亞洲)有限公司

賣方代表律師

高李葉律師行

貝克•麥堅時律師事務所

劉漢銓律師行

孖士打律師行

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*

中國農業銀行股份有限公司香港分行、澳新銀行集團有限公司、Bangkok Bank Public Company Limited, Hong Kong Branch、中國銀行(香港)有限公司、交通銀行股份有限公司香港分行、DBS Bank Ltd., Hong Kong Branch、富邦銀行(香港)有限公司、華南商業銀行香港分行、中國工商銀行(亞洲)有限公司、南洋商業銀行有限公司、上海商業儲蓄銀行股份有限公司香港分行、Sumitomo Mitsui Banking Corporation、東亞銀行有限公司、永隆銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Apex Ally Limited、東譽有限公司*、駿銳(香港)有限公司、錦民有限公司、信和財務有限公司*

備註：

*貸款已全部清還

Vendor

Pembroke Development Investments Limited

Holding Company of the Vendor

Not Applicable

Authorized Person for the Development

Mr Henry Lau King-chiu of Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited

Building Contractor for the Development

Hsin Chong Construction (Asia) Limited

Vendor's Solicitors

Kao, Lee & Yip

Baker & McKenzie

Chu & Lau

Mayer Brown JSM

P. C. Woo & Co.

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

Agricultural Bank of China Limited Hong Kong Branch, Australia and New Zealand Banking Group Limited, Bangkok Bank Public Company Limited, Hong Kong Branch, Bank of China (Hong Kong) Limited, Bank of Communications Co., Ltd. Hong Kong Branch, DBS Bank Ltd., Hong Kong Branch, Fubon Bank (Hong Kong) Limited, Hua Nan Commercial Bank, Ltd. Hong Kong Branch, Industrial and Commercial Bank of China (Asia) Limited, Nanyang Commercial Bank, Limited, The Shanghai Commercial & Savings Bank, LTD., Hong Kong Branch, Sumitomo Mitsui Banking Corporation, The Bank of East Asia, Limited, Wing Lung Bank, Limited

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

Apex Ally Limited, Dragon Fame Limited*, Dragon View (HK) Limited, Greenman Limited, Sing-Ho Finance Company Limited*

Note:

* Loan has been fully repaid

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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A

(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A
(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 N/A

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

發展項目有構成圍封牆的一部分的非結構的預製外牆及幕牆。

There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

發展項目中的每座建築物的非結構的預製外牆的厚度範圍為：150毫米。

The range of thickness of the non-structural prefabricated external walls of each tower in the Development are 150mm.

每個住宅物業的非結構的預製外牆的總面積表

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

閣 Court	座 Tower	樓層 Floor	每個住宅物業的非結構的預製外牆總面積 (平方米) Total Area of Non-structural Prefabricated External Walls of Each residential property (sq.m)									
			A	B	C	D	E	F	G	H	J	
日 瓏閣 Court A	1	地下 G/F					1.376	1.253				1.182
		1樓 1/F					1.376	1.388				1.395
		2樓至3樓，5樓至12樓， 15樓至20樓 2/F-3/F, 5/F-12/F, 15/F-20/F	1.264	0.476	0.461	0.600	1.376	0.634	0.926	0.626	0.863	
		21樓、天台及上層天台 21/F, roof & upper roof	-				0.401	-				
	2	地下 G/F					1.224	0.503	1.697	0.506	0.646	
		1樓 1/F	1.335	0.476	0.461		1.350	0.664	1.823	0.506	0.859	
		2樓至3樓，5樓至12樓， 15樓至19樓 2/F-3/F, 5/F-12/F, 15/F-19/F	1.335	0.476	0.461	0.600	1.350	0.664	1.823	0.506	0.859	
		20樓、天台及上層天台 20/F, roof & upper roof	-				0.349	-				

閣 Court	座 Tower	樓層 Floor	每個住宅物業的非結構的預製外牆總面積 (平方米) Total Area of Non-structural Prefabricated External Walls of Each residential property (sq.m)									
			A	B	C	D	E	F	G	H	J	
月 瓏閣 Court B	1	地下 G/F	2.318		1.354	0.721						
		1樓 1/F	1.537		0.623	0.916						
		2樓至3樓，5樓至12樓， 15樓至19樓 2/F-3/F, 5/F-12/F, 15/F-19/F	1.308	0.769	1.440	0.916						
		20樓、天台及上層天台 20/F, roof & upper roof	-	-								
	2	地下、1樓及低層地下 G/F, 1/F & LG/F				-						
		地下 G/F	1.593	0.525	-							
		1樓 1/F	1.593	1.208	-							
		2樓 2/F	1.593	1.208	1.617	0.240						
		3樓，5樓至12樓，15樓至19樓 3/F, 5/F-12/F, 15/F-19/F	1.593	1.208	1.617	0.791						
		20樓，天台及上層天台 20/F, roof & upper roof	0.352	-								
	3	地下、1樓及低層地下 G/F, 1/F & LG/F	0.615	-								
		地下 G/F			0.918	0.469						
		1樓 1/F			0.641	0.644						
		2樓 2/F	0.663	0.240	1.705	0.646	0.435					
3樓，5樓至12樓，15樓至19樓 3/F, 5/F-12/F, 15/F-19/F		1.293	0.795	1.705	0.646	0.435						
20樓，天台及上層天台 20/F, roof & upper roof		0.307	0.929	-								

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

閣 Court	座 Tower	樓層 Floor	每個住宅物業的非結構的預製外牆總面積 (平方米) Total Area of Non-structural Prefabricated External Walls of Each residential property (sq.m)																			
			A	B	C	D	E	F	G	H	J											
傲瓏閣 Court C	1	地下、1樓及低層地下 G/F, 1/F & LG/F	0.614	-																		
		地下 G/F			1.035	0.468																
		1樓 1/F			0.641	0.644																
		2樓 2/F	0.663	0.240	1.705	0.644	1.129															
		3樓, 5樓至12樓, 15樓至19樓 3/F, 5/F-12/F, 15/F-19/F	1.293	0.795	1.705	0.644	1.129															
		20樓、天台及上層天台 20/F, roof & upper roof	0.307	0.929	0.641																	
	2	地下、1樓及低層地下 G/F, 1/F & LG/F	0.614	-																		
		地下 G/F			1.223	0.468																
		1樓 1/F			0.507	0.644																
		2樓 2/F	0.663	0.240	1.305	0.644	0.435															
		3樓, 5樓至12樓, 15樓至19樓 3/F, 5/F-12/F, 15/F-19/F	1.293	0.795	1.305	0.644	0.435															
		20樓、天台及上層天台 20/F, roof & upper roof	0.307	0.349	-																	
	3	地下 G/F	1.286	0.750	1.385	0.721																
		1樓 1/F	1.485	0.585	0.622	0.916																
		2樓至3樓, 5樓至12樓, 15樓至19樓 2/F-3/F, 5/F-12/F, 15/F-19/F	1.485	0.585	1.440	0.916																
		20樓、天台及上層天台 20/F, roof & upper roof	0.510	-																		

閣 Court	座 Tower	樓層 Floor	每個住宅物業的非結構的預製外牆總面積 (平方米) Total Area of Non-structural Prefabricated External Walls of Each residential property (sq.m)																			
			A	B	C	D	E	F	G	H	J											
天瓏閣 Court D	1	地下、1樓及低層地下 G/F, 1/F & LG/F	-	-																		
		地下 G/F			1.278	0.851																
		1樓 1/F			1.278	0.851																
		2樓至3樓, 5樓至12樓, 15樓至20樓 2/F-3/F, 5/F-12/F, 15/F-20/F	1.593	0.738	1.278	0.851	1.498	0.844														
		21樓、天台及上層天台 21/F, roof & upper roof	-		0.497	0.542																
	2	地下、1樓及低層地下 G/F, 1/F & LG/F	-	-																		
		地下 G/F			1.406	0.567																
		1樓 1/F			1.406	0.567																
		2樓至3樓, 5樓至12樓, 15樓至20樓 2/F-3/F, 5/F-12/F, 15/F-20/F	1.593	0.738	1.406	0.567	1.305	0.866														
		21樓、天台及上層天台 21/F, roof & upper roof	-		0.322	0.349																

不設4樓、13樓及14樓
Excluding 4/F, 13/F and 14/F

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

發展項目中的每座建築物的幕牆的厚度範圍為：300毫米。
The range of thickness of the curtain walls of each tower in the Development are 300mm.

每個住宅物業的幕牆總面積表

TOTAL AREA SCHEDULE OF CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

閣 Court	座 Tower	樓層 Floor	層數 No. of Storeys	每個住宅物業的幕牆的總面積 (平方米) Total Area of Curtain Walls of Each Unit (sq.m)																	
				A	B	C	D	E	F	G	H	J									
日瓏閣 Court A	1	21樓、天台及上層天台 21/F, roof & upper roof	1	6.232				3.574	3.833												
	2	20樓、天台及上層天台 20/F, roof & upper roof	1	6.233				3.121	4.941												
月瓏閣 Court B	1	20樓、天台及上層天台 20/F, roof & upper roof	1	2.955	4.196																
	2	地下、1樓及低層地下 G/F, 1/F & LG/F	1				6.676														
		地下 G/F	1	-	-	2.238															
		1樓 1/F	1	-	-	4.835															
	3	20樓、天台及上層天台 20/F, roof & upper roof	1	6.107	4.497																
		地下、1樓及低層地下 G/F, 1/F & LG/F	1	5.870	5.032																
傲瓏閣 Court C	1	地下、1樓及低層地下 G/F, 1/F & LG/F	1	5.870	5.031																
		20樓、天台及上層天台 20/F, roof & upper roof	1	4.763	1.588	3.120															
	2	地下、1樓及低層地下 G/F, 1/F & LG/F	1	5.870	5.031																
		20樓、天台及上層天台 20/F, roof & upper roof	1	4.763	1.972	3.030															
	3	20樓、天台及上層天台 20/F, roof & upper roof	1	3.698	4.188																
天瓏閣 Court D	1	地下、1樓及低層地下 G/F, 1/F & LG/F	1	7.367	5.985																
		21樓、天台及上層天台 21/F, roof & upper roof	1	4.419		3.972	4.115														
	2	地下、1樓及低層地下 G/F, 1/F & LG/F	1	7.367	5.985																
		21樓、天台及上層天台 21/F, roof & upper roof	1	4.419		3.893	4.906														

不設4樓、13樓及14樓
Excluding 4/F, 13/F and 14/F



物業管理的資料
INFORMATION ON PROPERTY MANAGEMENT

發展項目的管理人

嘉里物業管理服務有限公司 (根據已簽立的公契獲委任)

The Manager of the Development

Kerry Property Management Services Limited (appointed under the executed deed of mutual covenant)