

2 INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development
Commune Modern

發展項目的名稱
囍逸

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
28 Wo Fung Street*

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和豐街二十八號*

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

* 此臨時門牌號數有待發展項目建成時確認。

The Development consists of one multi-unit building

發展項目包含一幢多單位建築物

Total number of storeys of the multi-unit building

24 storeys (including 1 storey of basement but excluding transfer plate, roof, mechanical floor and upper roof)

該幢多單位建築物的樓層的總數

二十四層(包括1層地庫但不包括轉換層、天台、機電設施層及上層天台)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F, 2/F, Mezzanine Floor, 3/F, 5/F to 12/F, 15/F to 23/F, 25/F and R/F

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、地下、一樓、二樓、閣樓、三樓、五樓至十二樓、十五樓至二十三樓、二十五樓及天台

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 are omitted

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

不設四樓、十三樓、十四樓及二十四樓

Refuge floor of the multi-unit building

Not applicable

該幢多單位建築物內的庇護層

不適用

The estimated material date for the Development, as provided by the Authorized Person for the Development

15 November 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).

由發展項目的認可人士提供的該發展項目的預計關鍵日期

二零一八年十一月十五日

「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。

3 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

Vendor Bright Land Development Limited	賣方 暉龍發展有限公司
Holding company of the Vendor Tsim Sha Tsui Properties Limited Sino Land Company Limited King Chance Development Limited Dwight Global Limited	賣方的控權公司 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 Dwight Global Limited
The Authorized Person for the Development Henry, Lai Chi Leung	發展項目的認可人士 賴志良
The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity Archiplus International (HK) Limited	該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 亞設貝佳國際(香港)有限公司
Building contractor for the Development Wecon Construction & Engineering Limited	發展項目的承建商 偉工建築有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Woo Kwan Lee & Lo Mayer Brown JSM Chu & Lau	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 胡關李羅律師行 孖士打律師行 劉漢銓律師行
Any 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	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 香港上海匯豐銀行有限公司
Any other person who has made a loan for the construction of the Development Sing-Ho Finance Company Limited	已為發展項目的建造提供貸款的任何其他人 信和財務有限公司



4

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; 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展項目的承建商屬個人，並屬就該發展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；	Not Applicable 不適用
(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; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 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，而該發展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；	Not Applicable 不適用

(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; 賣方、賣方的控權公司或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該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；	Not Applicable 不適用
(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; 賣方、賣方的控權公司或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展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；	Not Applicable 不適用
(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; 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分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；	Not Applicable 不適用
(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. 賣方或該發展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。	Not Applicable 不適用

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

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部分之非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢大廈的非結構的預製外牆之厚度範圍為150毫米。

There will be no curtain walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆一部份的幕牆。

Schedule of total area of the non-structural prefabricated external walls forming part of the enclosing walls (as per each residential property)
構成圍封牆的一部分的非結構的預製外牆總面積表 (以每個住宅物業計)

Tower 大廈	Floor 樓層	Unit 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1 第一座	5/F 五樓	A	1.350
		B	0.626
		C	0.641
		D	0.478
		E	0.504
		F	0.506
		G	0.480
		H	1.024
	6/F to 12/F and 15/F to 23/F 六樓至十二樓及 十五樓至二十三樓	A	1.504
		B	1.001
		C	1.016
		D	0.478
		E	0.504
		F	0.506
		G	0.480
H		1.181	
25/F 二十五樓	A	-	
	B	-	
	C	-	

Note:
4/F, 13/F, 14/F & 24/F are omitted.

Tower 大廈	Floor 樓層	Unit 單位	The total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 2 第二座	5/F 五樓	A	1.170
		B	1.170
		C	0.504
		D	0.506
		E	0.506
		F	0.504
		G	0.641
		H	0.626
		J	0.645
		6/F to 12/F and 15/F to 23/F 六樓至十二樓及 十五樓至二十三樓	A
	B		1.170
	C		0.504
	D		0.506
	E		0.506
	F		0.504
	G		1.016
	H		1.001
	J		1.020
	25/F 二十五樓		A
		B	-
C		-	
D		-	

備註：
不設四樓、十三樓、十四樓及二十四樓。

6 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The person appointed as the Manager of the Development under the latest draft deed of mutual covenant
Sino Estates Management Limited

根據有關公契的最新擬稿，獲委任為該項目的管理人的
信和物業管理有限公司