

# 02 | INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

### Name of the Development

One Kai Tak (II)

### 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 Muk Ning Street\*

### The Development consists of nine multi-unit buildings

Tower 3 and 5, Block 8, 9, 10, 11, 12, 15 and 16

### Total Number of Storeys of each multi-unit building

Tower 3: 33 Storeys

Tower 5: 32 Storeys

Block 8: 5 Storeys

Block 9: 5 Storeys

Block 10: 5 Storeys

Block 11: 5 Storeys

Block 12: 5 Storeys

Block 15: 5 Storeys

Block 16: 5 Storeys

The above numbers of storeys exclude the basement floor and the roof floor

### Floor Numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 3: B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F and Roof

Tower 5: B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-36/F and Roof

Block 8: B/F, G/F, 1/F-3/F, 5/F and Roof

Block 9: B/F, G/F, 1/F-3/F, 5/F and Roof

Block 10: B/F, G/F, 1/F-3/F, 5/F and Roof

Block 11: B/F, G/F, 1/F-3/F, 5/F and Roof

Block 12: B/F, G/F, 1/F-3/F, 5/F and Roof

Block 15: B/F, G/F, 1/F-3/F, 5/F and Roof

Block 16: B/F, G/F, 1/F-3/F, 5/F and Roof

### Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 and 5

4/F is omitted in Block 8, 9, 10, 11, 12, 15 and 16

### Refuge floor of each multi-unit building

Roof of Tower 3 and 5

Roof of Block 8, 9, 10, 11, 12, 15 and 16

### Estimated Material Date for the Development as provided by the Authorized Person for the Development

31 October 2017

“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.

### 發展項目名稱

啟德 1 號 (II)

### 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

沐寧街8號\*

### 發展項目包含九幢多單位建築物

大廈第三及五座、低座第八、九、十、十一、十二、十五及十六座

### 每幢多單位建築物的樓層的總數

大廈第三座：33層

大廈第五座：32層

低座第八座：5層

低座第九座：5層

低座第十座：5層

低座第十一座：5層

低座第十二座：5層

低座第十五座：5層

低座第十六座：5層

上述樓層數目並不包括地庫及天台

### 發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

大廈第三座：地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十七樓及天台

大廈第五座：地庫、地下、一樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓及天台

低座第八座：地庫、地下、一樓至三樓、五樓及天台

低座第九座：地庫、地下、一樓至三樓、五樓及天台

低座第十座：地庫、地下、一樓至三樓、五樓及天台

低座第十一座：地庫、地下、一樓至三樓、五樓及天台

低座第十二座：地庫、地下、一樓至三樓、五樓及天台

低座第十五座：地庫、地下、一樓至三樓、五樓及天台

低座第十六座：地庫、地下、一樓至三樓、五樓及天台

### 不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數

大廈第三及五座不設四樓、十三樓、十四樓、二十四樓及三十四樓

低座第八、九、十、十一、十二、十五及十六座不設四樓

### 每座多單位建築物內的庇護層

大廈第三及五座的天台

低座第八、九、十、十一、十二、十五及十六座的天台

### 由發展項目的認可人士提供的該項目的預計關鍵日期

2017年10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。

# 03 | 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

Ace Dragon Development Limited

### 賣方

高龍發展有限公司

### Holding Companies of the Vendor

China Overseas Land & Investment Limited

China Overseas Property Limited

### 賣方的控權公司

中國海外發展有限公司

中國海外地產有限公司

### Authorized Person for the Development

Ronald Liang

### 發展項目的認可人士

梁鵬程先生

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

LWK & Partners (HK) Limited

### 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

梁黃顧建築師 (香港) 事務所有限公司

### Building Contractor for the Development

China Overseas Building Construction Limited

### 發展項目的承建商

中國海外房屋工程有限公司

### The Firms of Solicitors acting for the Owner in relation to the sale of residential properties in the Development

Deacons, F. Zimmern & Co., Chu & Lau and S. H. Chan & Co.

### 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

的近律師行、施文律師行、劉漢銓律師行及陳淑雄律師行

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

Hang Seng Bank 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

恒生銀行有限公司

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

Chung Hoi Finance Limited

### 已為發展項目的建造提供貸款的其他人

中海財務有限公司

# 04 | 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	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) 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	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) 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;	Nil	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；	沒有
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	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) 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	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) 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;	Nil	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；	沒有
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	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) 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	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) 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;	Nil	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；	沒有
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;	Nil	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；	沒有

# 04 | RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

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;	Nil
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;	Nil
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;	Nil
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;	Nil
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;	Nil
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;	Nil
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.	Yes*

\* The building contractor of the Development, China Overseas Building Construction Limited, is an associate corporation of the Vendor and the holding companies of the Vendor.

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；	沒有
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；	沒有
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；	沒有
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；	沒有
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；	沒有
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；	沒有
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。	是*

\* 承建商中國海外房屋工程有限公司屬賣方及其控權公司的有聯繫法團。

05

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

There will not be any non-structural prefabricated external walls forming part of the enclosing walls of the Development.

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

The range of thickness of the curtain walls of each tower and block is 200 and 300mm.

Total area of the curtain walls of each residential property:

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 3 大廈第三座	2/F 二樓	A	1.569
		B	1.862
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	1.861
		K	1.569
	3/F to 36/F 三樓至三十六樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749
	37/F 三十七樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749

\* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 3 & 5.

\* 大廈第三及五座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

本發展項目將不會有構成圍封牆的一部分的任何非結構預製外牆。

本發展項目將會有構成圍封牆的一部分的幕牆。

每座大廈及低座的幕牆的厚度範圍為200及300毫米。

每個住宅物業的幕牆的總面積：

Tower 大廈	Floor* 樓層*	Unit 單位	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 5 大廈第五座	3/F 三樓	A	1.749
		B	2.042
		C	1.002
		D	2.161
		E	1.569
		F	1.569
		G	2.161
		H	1.002
		J	2.042
		K	1.749
	5/F to 35/F 五樓至三十五樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749
	36/F 三十六樓	A	1.749
		B	2.042
		C	1.002
		D	2.341
		E	1.749
		F	1.749
		G	2.341
		H	1.002
		J	2.042
		K	1.749



05

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

Block 低座	Floor** 樓層**	Total Area of Curtain Walls of Each Residential Property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Block 8 低座第八座	1/F to 5/F 一樓至五樓	8.812
Block 9 低座第九座		6.098
Block 10 低座第十座		4.467
Block 11 低座第十一座		7.066
Block 12 低座第十二座		7.015
Block 15 低座第十五座	1/F and 2/F# 一樓及二樓#	9.678
	3/F and 5/F# 三樓及五樓#	9.678
Block 16 低座第十六座	1/F and 2/F# 一樓及二樓#	9.678
	3/F and 5/F# 三樓及五樓#	9.678

\*\* 4/F is omitted in all blocks.  
所有低座均不設四樓。

# Duplex unit.  
複式單位。

06

INFORMATION ON PROPERTY MANAGEMENT  
物業管理的資料

China Overseas Property Services Limited is appointed as the manager of the Development under the latest draft deed of mutual covenant.

根據有關公契的最新擬稿，中國海外物業服務有限公司獲委任為發展項目的管理人。