

Name of the Development

Eight Regency

Name of the street and the street number

8 Leung Tak Street*

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

The Development consists of 1 multi-unit building

Total number of storeys of the multi-unit building

29 storeys (excluding B/F, Transfer Plate, Roof, Lift Machine Room Floor, Pump Room Floor and Upper Roof)

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–32/F

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

Refuge floor (if any) of the multi-unit building

Roof

This Development is an uncompleted development

- (a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 31 October 2018.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the 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).

發展項目名稱

珀御

街道名稱及門牌號數

良德街8號*

*此臨時門牌號數有待發展項目建成時確認。

發展項目包含1幢多單位建築物

該幢多單位建築物的樓層的總數

29層（不包括地庫、轉換層、天台、升降機機房層、泵房層及高層天台）

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、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至32樓

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓

該幢多單位建築物內的庇護層（如有的話）

天台

本發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供的發展項目的預計關鍵日期為2018年10月31日。
- (b) 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。
- (c) 為買賣合約的目的（根據批地文件，進行該項買賣，需獲地政總署署長同意），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。

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

Top State Development Limited

Holding companies of the Vendor

Verda Limited
Time Effort Limited
Sun Hung Kai Properties Limited

Authorized Person

Lee Kar-yan, Douglas

The firm or corporation of which the Authorized Person is a proprietor, director or employee in her professional capacity

Andrew Lee King Fun & Associates Architects Limited

Building Contractor

Yee Fai Construction Company Limited

Solicitors for Vendor

Mayer Brown JSM
Wong & Poon

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

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

Sun Hung Kai Properties Holding Investment Limited

賣方

高港發展有限公司

賣方的控權公司

Verda Limited
Time Effort Limited
新鴻基地產發展有限公司

認可人士

李嘉胤

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

李景勳、雷煥庭建築師有限公司

承建商

怡輝建築有限公司

賣方代表律師

孖士打律師行
王潘律師行

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

香港上海滙豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

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
(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
(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.	Not Applicable
(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
(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
(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.	Not Applicable
(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
(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
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	The Building Contractor, Yee Fai Construction Company Limited, is an associate corporation of the Vendor and its holding companies.

(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)	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)	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。	不適用
(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)	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)	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。	不適用
(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)	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)	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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用

(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。	不適用
(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。	不適用
(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。	不適用
(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。	不適用
(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。	承建商怡輝建築有限公司屬賣方及其控權公司的有聯繫法團。

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的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of each block is 150 mm and 300 mm.
每幢建築物的非結構的預製外牆的厚度範圍為 150 毫米及 300 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property
每個住宅物業的非結構的預製外牆的總面積表

Floor 樓層	Flat 單位	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)
5/F 5 樓	A	1.283
	B	0.368
	C	0.866
	D	1.313
	E	0.518
	F	0.345
	G	0.345
	H	0.746
	J	0.506
	K	0.743
	L	0.814
	M	0.814
	N	0.368

Floor 樓層	Flat 單位	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)
6/F 6 樓	A	1.665
	B	0.799
	C	1.279
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.103
	N	0.803
7/F-10/F 7 樓至 10 樓	A	1.830
	B	0.799
	C	1.279
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.103
	N	0.803

Floor 樓層	Flat 單位	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)
11/F–12/F & 15/F–22/F 11 樓至 12 樓及 15 樓至 22 樓	A	1.913
	B	0.896
	C	1.279
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.268
	N	0.803
23/F & 25/F–31/F 23 樓及 25 樓至 31 樓	A	1.921
	B	0.892
	C	1.283
	D	1.695
	E	0.518
	F	0.724
	G	0.746
	H	1.148
	J	0.506
	K	0.743
	L	1.223
	M	1.210
	N	0.810

Floor 樓層	Flat 單位	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)
32/F 32 樓	A	2.655
	B	2.362
	C	0.518
	D	0.724
	E	0.746
	F	1.148
	G	0.506
	H	2.138
	J	2.040

There will be no curtain walls forming part of the enclosing walls of the Development.
發展項目將沒有構成圍封牆的一部分的幕牆。

The Manager to be appointed under the latest draft deed of mutual covenant

Kai Shing Management Services Limited

根據公契的最新擬稿獲委任的管理人

啟勝管理服務有限公司