

INFORMATION ON THE PHASE

期數的資料

Name of the Phase of the Development

Phase 2 (“the Phase”) of Ultima Development (“the Development”) (Towers 1, 2, 3 and 5 (with Tower 4 omitted) of the residential development in the Phase are called “Ultima”)

Name of the street and the street number

23 Fat Kwong Street

Total number of storeys and floor numbering

There are totally 4 Towers in Phase 2

Tower 1: 24 Storeys (excluding Transfer Plate, Roof, Roof Floor, Plant Room Floor and Upper Roof Floor) including B/F, G/F, 1/F - 12/F, 15/F - 23/F, 25/F

Tower 2: 24 Storeys (excluding Transfer Plate, Roof, Roof Floor, Plant Room Floor and Upper Roof Floor) including B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F

Tower 3: 24 Storeys (excluding Transfer Plate, Roof, Roof Floor, Plant Room Floor and Upper Roof Floor) including B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 26/F

Tower 5: 25 Storeys (excluding Transfer Plate, Roof, Roof Floor, Plant Room Floor and Upper Roof Floor) including B/F, G/F, 1/F - 12/F, 15/F - 23/F, 25/F - 26/F

Omitted floor numbers

13/F, 14/F and 24/F are omitted at Tower 1

4/F, 13/F, 14/F and 24/F are omitted at Tower 2

4/F, 13/F, 14/F and 24/F are omitted at Tower 3

13/F, 14/F and 24/F are omitted at Tower 5

Refuge floor(s)

Nil

發展項目期數名稱

天鑄發展項目（「發展項目」）的第二期（「期數」）（期數中住宅發展項目的第一、二、三及五座（不設第四座）稱為「天鑄」）

街道名稱及門牌號數

佛光街 23號

樓層總數及樓層號數

第二期數共4座住宅大樓

第一座: 24層（不包括轉換層、天台、天台層、機房層及高層天台）包括地庫、地下、1樓至12樓、15樓至23樓、25樓

第二座: 24層（不包括轉換層、天台、天台層、機房層及高層天台）包括地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓

第三座: 24層（不包括轉換層、天台、天台層、機房層及高層天台）包括地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至26樓

第五座: 25層（不包括轉換層、天台、天台層、機房層及高層天台）包括地庫、地下、1樓至12樓、15樓至23樓、25樓至26樓

被略去的樓層號數

第一座 不設13樓、14樓及24樓

第二座 不設4樓、13樓、14樓及24樓

第三座 不設4樓、13樓、14樓及24樓

第五座 不設13樓、14樓及24樓

庇護層

沒有

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE
賣方及有參與期數的其他人的資料

Vendor

Polarland Limited

Holding companies of the Vendor

Inkatha Investments Limited

Kingbond Holding Ltd.

Sun Hung Kai Properties Limited

Authorized Person

Henry Chi Leung Lai

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

Archiplus International Limited

Building Contractor

Chun Fai Construction Co., Ltd.

Firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase

Woo Kwan Lee & Lo

Mayer Brown JSM

Clifford Chance

Authorized institution that has made a loan, or has undertaken to provide finance, for the
construction of the Phase

The Hong Kong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled.)

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

Sun Hung Kai Properties Holding Investment Limited

賣方

寶崙有限公司

賣方的控權公司

Inkatha Investments Limited

Kingbond Holding Ltd.

新鴻基地產發展有限公司

認可人士

賴志良

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
亞設貝佳國際有限公司

承建商

駿輝建築有限公司

就期數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

高偉紳律師行

已為期數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（有關承諾已經取消。）

已為期數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 PHASE

有參與期數的各方的關係

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase 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 Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase 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 Phase, is a private company, and an authorized person for the Phase, 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 Phase, 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 Phase 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 Phase 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 Phase, 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 Phase 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 Phase, 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 Phase 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.	A proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor, is a director of a holding company of the Vendor.
(q) The vendor or a building contractor for the Phase 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 Phase is a corporation, and the corporation of which an authorized person for the Phase 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 Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor of the Phase, Chun Fai Construction Company Limited, is an associate corporation of the Vendor and the holding companies of the Vendor.

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬個人，並屬就該期數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) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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) 賣方或該期數的承建商屬法團，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期數的承建商屬私人公司，而該期數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期數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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬合夥，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期數的承建商屬私人公司，而就該期數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期數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) 賣方或該期數的承建商屬法團，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。	賣方代表律師胡關李羅律師行的一位經營人屬賣方的控權公司的董事。
(q) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，而該期數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) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	期數承建商駿輝建築有限公司屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of each tower is 300 mm.
每幢建築物的幕牆的厚度範圍為300毫米。

Schedule of total area of curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq. m.) 每個住宅物業的幕牆的總面積 (平方米)
1	3/F & 4/F (Duplex) 3樓及4樓 (複式)	A	4.842
		B	0.000
	5/F 5樓	A	4.978
		B	2.438
		C	0.922
		D	1.533
	6/F-12/F, 15/F-20/F 6樓至12樓、15樓至20樓	A	4.978
		B	2.438
		C	0.922
		D	1.533
	21/F & 22/F (Duplex) 21樓及22樓 (複式)	A	2.424
		B	6.613
		C	8.479
	23/F & 25/F (Duplex) 23樓及25樓 (複式)	A	10.206
		C	9.863

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq. m.) 每個住宅物業的幕牆的總面積 (平方米)
2	5/F 5樓	A	2.294
		B	2.295
		C	0.998
		D	0.923
	6/F-12/F, 15/F-21/F 6樓至12樓、15樓至21樓	A	2.294
		B	2.295
		C	0.998
		D	0.923
	22/F & 23/F (Duplex) 22樓及23樓 (複式)	A	5.253
		B	5.254
	22/F 22樓	C	0.998
		D	0.922
	23/F 23樓	C	2.804
	25/F & 26/F (Duplex) 25樓及26樓 (複式)	A	8.754
		C	5.611
		D	4.606

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq. m.) 每個住宅物業的幕牆的總面積 (平方米)
3	5/F 5樓	A	2.295
		B	2.294
		C	0.923
		D	0.998
	6/F-12/F, 15/F-21/F 6樓至12樓、15樓至21樓	A	2.295
		B	2.294
		C	0.923
		D	0.998
	22/F & 23/F (Duplex) 22樓及23樓 (複式)	A	5.254
		B	5.253
	22/F 22樓	C	0.922
		D	0.998
	23/F 23樓	C	2.804
	25/F & 26/F (Duplex) 25樓及26樓 (複式)	A	8.754
		C	4.606
		D	5.611

Tower 座數	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq. m.) 每個住宅物業的幕牆的總面積 (平方米)
5	3/F & 4/F (Duplex) 3樓及4樓 (複式)	A	0.000
		B	1.223
	5/F 5樓	A	1.372
		B	1.223
		C	2.869
		D	0.922
	6/F-12/F, 15/F-22/F 6樓至12樓、15樓至22樓	A	1.372
		B	1.223
		C	2.869
		D	0.922
	23/F 23樓	A	1.372
		B	1.223
		C	4.152
	25/F & 26/F (Duplex) 25樓及26樓 (複式)	A	9.382
		C	5.936
		D	5.877

There will not be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將不會有構成圍封牆的一部份的非結構預製外牆。



INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The Manager appointed under the executed deed of mutual covenant
Supreme Management Services Limited

根據已簽立的公契的獲委任的管理人
超卓管理服務有限公司