

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of Street at which the Development is situated and Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

229 Hai Tan Street (for Upper Floors)*

231 Hai Tan Street (for Ground Floor Shop)*

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

The Development consist of one multi-unit building.

Total Number of Storeys

27 storeys (excluding roof floor, upper roof floor and top roof floor)

Floor Numbering

G/F to 1/F, E&M floor, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 29/F, roof floor, upper roof floor and top roof floor

Omitted floor numbers

4/F, 13/F, 14/F and 24/F are omitted.

Refuge Floors

Not Applicable

The Development is an uncompleted development.

Estimated material date for the Development, as provided by the Authorized Person for the Development

1 March, 2019

“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 (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

海壇街229號 (適用於地舖以上樓層)*

海壇街231號 (適用於地舖)*

*此臨時門牌號數有待差餉物業估價署在發展項目建成時確認。

發展項目包含一幢多單位的建築物。

樓層的總數

27層 (不包括天台、上層天台及頂層天台)

樓層號數

地下至1樓、機電樓層、2樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓、天台、上層天台及頂層天台

被略去的樓層號數

不設4樓、13樓、14樓及24樓。

庇護層

不適用

發展項目屬未落成發展項目

由發展項目的認可人士提供的發展項目的預計關鍵日期

2019年3月1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 (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該項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

Urban Renewal Authority (as “Owner”), Cheong Sing Property Development Limited (as “Person so Engaged”)

Remarks:

“Owner” means the legal or beneficial owner of the residential properties concerned in the Development.

“Person so Engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

Holding Company of the Vendor (Urban Renewal Authority)

Not applicable

Holding Companies of the Vendor (Cheong Sing Property Development Limited)

Far East Consortium International Limited

Ample Bonus Limited

Far East Consortium (B.V.I.) Limited

Far East Consortium Limited

Authorized Person for the Development

Mr. Mok Ka Fai

The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity

Ho & Partners Architects Engineers & Development Consultants Limited

Building Contractor for the Development

CR Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo

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

Hang Seng Bank Limited

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

Not applicable

賣方

市區重建局(作為「擁有人」)、昌盛物業發展有限公司(作為「如此聘用的人」)

備註：

「擁有人」指發展項目相關住宅物業的法律上的擁有人或實益擁有人。

「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方(市區重建局)之控權公司

不適用

賣方(昌盛物業發展有限公司)之控權公司

Far East Consortium International Limited

Ample Bonus Limited

Far East Consortium (B.V.I.) Limited

遠東發展有限公司

發展項目的認可人士

莫家輝先生

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

何顯毅建築工程師樓地產發展顧問有限公司

發展項目的承建商

華營建築有限公司

就發展項目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

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

已為發展項目的建造提供貸款的其他人

不適用

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. 賣方或該項目的承建商屬個人，並屬該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. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控股公司)的董事或秘書屬上述認可人士的家人。	No 否
(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. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控股公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(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。	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。	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. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控股公司)的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(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、賣方的控股公司或有關期數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、控股公司或承建商最少10%的已發行股份。	No 否
(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、賣方的控股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、控股公司或承建商最少1%的已發行股份。	No 否
(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股公司的僱員、董事或秘書。	No 否
(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、賣方的控股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、控股公司或承建商最少10%的已發行股份。	No 否
(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、賣方的控股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、控股公司或承建商最少1%的已發行股份。	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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。	No 否
(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。	No 否
(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。	No 否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will NOT be curtain walls forming part of the enclosing walls in the Development.

Range of thickness of the curtain wall of the building: N/A

發展項目將沒有構成圍封牆的一部分的幕牆。

建築物的幕牆的厚度範圍：不適用

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

Range of thickness of the non-structural prefabricated external walls: 150mm.

發展項目將有構成圍封牆的一部分的非結構的預製外牆

建築物的非結構的預製外牆厚度範圍：150毫米。

Schedule of total area of non-structural prefabricated external walls of each residential property

Floor	Flat	Area (sq.m)
3/F and 5/F - 8/F	A	2.238
	B	1.224
	C	2.682
9/F - 12/F, 15/F - 23/F and 25/F - 29/F	A	1.895
	B	1.059
	C	1.286
	D	2.058

每個住宅物業的非結構的預製外牆的總面積表

樓層	單位	面積(平方米)
3樓及5樓至8樓	A	2.238
	B	1.224
	C	2.682
9樓至12樓、15樓至23樓及25樓至29樓	A	1.895
	B	1.059
	C	1.286
	D	2.058

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

Jones Lang LaSalle Management Services Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

根據發展項目公契的最新擬稿，仲量聯行物業管理有限公司將獲委任為發展項目的管理人。