

Information on the phase of the development

發展項目期數的資料

Name of the Phase of the Development

Phase II of Park Villa: PARK HILLCREST

Name of the street at which the Phase of the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase of the Development (provisional)

108 Tong Yan San Tsuen Road

Remark: The above provisional street number is subject to confirmation when the Phase of the Development is completed.

The Phase of the Development consists of:

Two multi - unit buildings

Total number of storeys of each multi-unit building

Tower 1: 4 storeys

Tower 2: 4 storeys

Notes: The above numbers of storeys do not include roof and upper roof.

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase of the Development

Tower 1 : G/F, 1/F to 3/F and Roof

Tower 2 : G/F, 1/F to 3/F and Roof

Omitted floor numbers in each multi-unit building

Not applicable

Refuge floor of each multi-unit building

Not applicable

Houses

Total number of houses

11 Houses

House numbering as provided in the approved building plans for the Phase of the Development

Houses 1-3 and 5-12

Omitted house number

House 4 is omitted

The Phase of the Development is an uncompleted phase

- The estimated material date for the Phase/Development as provided by the authorized person for the Phase of the Development is 31 January 2019.
- The estimated material date is subject to any extension of time that is permitted under 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. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase/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 Phase/Development has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱

柏巒第二期：柏逸

發展項目期數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期數的目的而編配的門牌號數(臨時)

唐人新村路108號

備註：上述臨時門牌號數有待發展項目期數建成時確認。

發展項目期數包含：

2幢多單位建築物

每幢多單位建築物的樓層的總數

第1座：4層

第2座：4層

備註：上述樓層數目不包括天台及上層天台

發展項目期數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

第1座：地下、1樓至3樓及天台

第2座：地下、1樓至3樓及天台

每幢多單位建築物內被略去的樓層號數

不適用

每幢多單位建築物內的庇護層

不適用

洋房

洋房的總數

11幢洋房

發展項目期數經批准的建築圖則所規定的門牌號數

洋房 1-3 及 5-12

被略去的門牌號數

不設洋房4

本發展項目期數屬未落成期數

- 由發展項目期數的認可人士提供該發展項目/期數的預計關鍵日期為2019年1月31日。
- 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。
- 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該發展項目/期數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，即為該發展項目/期數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 phase of the development

賣方及有參與發展項目期數的其他人的資料

Vendor Realray Investments Limited	賣方 揚威投資有限公司
Holding company of the vendor New World Development Company Limited	賣方的控權公司 新世界發展有限公司
Authorized person for the Phase of the Development Mr. Tang Kwok Wah Owen	發展項目期數的認可人士 鄧國華先生
The firm or corporation of which an authorized person for the Phase of the Development is a proprietor, director or employee in his or her professional capacity Wong Tung & Partners Limited	發展項目期數的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 王董建築師事務有限公司
Building contractor for the Phase of the Development Hip Seng Builders Limited	發展項目期數的承建商 協盛建造有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development Kao, Lee & Yip	就發展項目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 高李葉律師行
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase of the Development Standard Chartered Bank (Hong Kong) Limited (Undertaking to be provided upon commencement of sale)	已為發展項目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 渣打銀行(香港)有限公司 (於開售前提供承諾)
Any other person who has made a loan for the construction of the Phase of the Development New World Development Company Limited	已為發展項目期數的建造提供貸款的任何其他人 新世界發展有限公司

Relationship between parties involved in the phase of the development

有參與發展項目期數的各方的關係

(a)	The vendor or a building contractor for the Phase of the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase of the Development 賣方或有關發展項目期數的承建商屬個人，並屬該項目期數的認可人士的家人	Not Applicable 不適用
(b)	The vendor or a building contractor for the Phase of 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	Not Applicable 不適用
(c)	The vendor or a building contractor for the Phase of 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	No 否
(d)	The vendor or a building contractor for the Phase of 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	Not Applicable 不適用
(e)	The vendor or a building contractor for the Phase of 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	Not Applicable 不適用
(f)	The vendor or a building contractor for the Phase of 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	No 否
(g)	The vendor or a building contractor for the Phase of 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 Phase of the Development 賣方或該項目期數的承建商屬個人，並屬就該項目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	Not Applicable 不適用
(h)	The vendor or a building contractor for the Phase of 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 Phase of the Development 賣方或該項目期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目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	Not Applicable 不適用
(i)	The vendor or a building contractor for the Phase of 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	No 否

Relationship between parties involved in the phase of the development

有參與發展項目期數的各方的關係

(j)	The vendor, a holding company of the vendor, or a building contractor for the Phase of the Development, is a private company, and an authorized person for the Phase of 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期數的承建商屬私人公司，而該項目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	No 否
(k)	The vendor, a holding company of the vendor, or a building contractor for the Phase of 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項目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	No 否
(l)	The vendor or a building contractor for the Phase of 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	No 否
(m)	The vendor or a building contractor for the Phase of 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	Not Applicable 不適用
(n)	The vendor, a holding company of the vendor, or a building contractor for the Phase of 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 Phase of 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項目期數的承建商屬私人公司，而就該項目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	No 否
(o)	The vendor, a holding company of the vendor, or a building contractor for the Phase of 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項目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	No 否
(p)	The vendor or a building contractor for the Phase of 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	No 否
(q)	The vendor or a building contractor for the Phase of 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	Not Applicable 不適用
(r)	The vendor or a building contractor for the Phase of the Development is a corporation, and the corporation of which an authorized person for the Phase of 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 賣方或該項目期數的承建商屬法團，而該項目期數的認可人士以其專業身份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 Phase of 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	Yes 是

Information on design of the phase of the development

發展項目期數的設計的資料

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Phase of the Development.

發展項目期數將會沒有構成圍封牆的一部分的非結構的預製外牆。

There will be no curtain walls forming part of the enclosing walls of the Phase of the Development.

發展項目期數將會沒有構成圍封牆的一部分的幕牆。

Information on property management

物業管理的資料

The Manager

New World Property Management Company Limited has been appointed as the manager of the Phase of the Development under the executed principal deed of mutual covenant in respect of the Development.

管理人

根據發展項目已簽立的主公契，新世界物業管理有限公司獲委任為發展項目期數的管理人。