

發展項目的資料 Information on the development

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：嘉咸街23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**

每幢多單位建築物的樓層的總數：

37層(不包括地庫、天台、升降機機房層、水缸層及上層天台)

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：地庫、低層地下、地下、上層地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓

每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：

4樓、13樓、14樓、24樓及34樓

每幢多單位建築物內的庇護層：不適用(備註：庇護區於天台)

由發展項目認可人士提供的發展項目的預計關鍵日期：2019年3月31日

上述預計關鍵日期，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該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，即為該項目已落成或當作已落成(視屬何情況而定)的確證。

註：「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。

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 :

23 Graham Street*

* This 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 EACH MULTI-UNIT BUILDING :
37 storeys (excluding Basement Floor, Main Roof, Lift Machine Level, Water Tank Level and Top Roof)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT :

Basement Floor, Lower Ground Floor, Ground Floor, Upper Ground Floor, Level 1 Floor, Level 2 Floor, Level 3 Floor, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 39/F

THE 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

REFUGE FLOORS OF EACH MULTI-UNIT BUILDING : Not applicable
(Remark: Refuge area at Main Roof)

THE ESTIMATED MATERIAL DATE FOR THE DEVELOPMENT AS PROVIDED BY THE AUTHORIZED PERSON FOR THE DEVELOPMENT : 31st March 2019

The above 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).

Note: "material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development

<p>賣方 : 市區重建局(作為“擁有人”) 家誠投資有限公司(作為“如此聘用的人”)</p> <p>備註: “擁有人”指發展項目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</p>	<p>VENDOR : Urban Renewal Authority (as “Owner”), King Century Investments Limited (as “Person so Engaged”)</p> <p>Remarks: “Owner” means the legal or beneficial owner of the residential properties 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.</p>	<p>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</p> <p>OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT : Paola Holdings Limited (Note: Such loan has been repaid in full)</p>
<p>賣方(市區重建局)之控權公司 : 不適用</p>	<p>HOLDING COMPANY OF THE VENDOR (URBAN RENEWAL AUTHORITY) : Not applicable</p>	
<p>賣方(家誠投資有限公司)之控權公司 : Grand Plan Investments Inc.、Mesa Investment Limited、Paola Holdings Limited、Novel Trend Holdings Limited、Mighty State Limited 及長江實業集團有限公司</p>	<p>HOLDING COMPANIES OF THE VENDOR (KING CENTURY INVESTMENTS LIMITED) : Grand Plan Investments Inc., Mesa Investment Limited, Paola Holdings Limited, Novel Trend Holdings Limited, Mighty State Limited and CK Asset Holdings Limited</p>	
<p>發展項目的認可人士 : 梁鵬程</p>	<p>AUTHORIZED PERSON FOR THE DEVELOPMENT : Ronald Liang</p>	
<p>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</p>	<p>THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY : LWK & Partners (HK) Limited</p>	
<p>發展項目的承建商 : 達高建業有限公司</p>	<p>BUILDING CONTRACTOR FOR THE DEVELOPMENT : Tactful Building Company Limited</p>	
<p>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 : 孖士打律師行、高李葉律師行</p>	<p>FIRMS OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT : Mayer Brown JSM, Kao, Lee & Yip</p>	
<p>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</p>		
<p>已為發展項目的建造提供貸款的其他人 : Paola Holdings Limited (註: 該貸款已全部清還)</p>		

有參與發展項目的各方的關係 Relationship between parties involved in the development

(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否

(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；	否
(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；	否
(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；	否
(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。	否

有參與發展項目的各方的關係 Relationship between parties involved in the development

(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;	No
(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;	No
(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;	No

(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No

(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.	No
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發展項目的設計的資料 Information on design 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及幕牆。

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

每幢大廈的非結構的預製外牆的厚度的範圍

THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH TOWER:

非結構的預製外牆的厚度範圍 (毫米) The Range of Thickness of the Non-structural Prefabricated External Walls (mm)
75 - 150

每幢大廈的幕牆的厚度的範圍

THE RANGE OF THICKNESS OF THE CURTAIN WALLS OF EACH TOWER:

幕牆的厚度範圍 (毫米) The Range of Thickness of the Curtain Walls (mm)
300

每個住宅物業的非結構的預製外牆的總面積表：

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

單位 Unit	樓層* Floor*	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total Area of Non-Structural Prefabricated External Walls of Each Residential Property (m ²)
A	5樓 - 21樓 5/F - 21/F	2.183
	22樓 - 39樓 22/F - 39/F	2.530
B	5樓 - 21樓 5/F - 21/F	2.183
	22樓 - 39樓 22/F - 39/F	2.530
C	5樓 - 39樓 5/F - 39/F	1.097
D	5樓 - 21樓 5/F - 21/F	1.534
	22樓 - 39樓 22/F - 39/F	1.648
E	5樓 - 21樓 5/F - 21/F	1.544
	22樓 - 38樓 22/F - 38/F	1.658
	39樓 39/F	2.976
F	5樓 - 38樓 5/F - 38/F	1.112

每個住宅物業的幕牆的總面積表：

SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY:

單位 Unit	樓層* Floor*	每個住宅物業的幕牆的總面積 (平方米) Total Area of Curtain Walls of Each Residential Property (m ²)
A	5樓 - 21樓 5/F - 21/F	1.614
	22樓 - 39樓 22/F - 39/F	1.826
B	5樓 - 21樓 5/F - 21/F	1.614
	22樓 - 39樓 22/F - 39/F	1.826
C	5樓 - 39樓 5/F - 39/F	1.059
D	5樓 - 39樓 5/F - 39/F	1.586
E	5樓 - 39樓 5/F - 39/F	1.586
F	5樓 - 38樓 5/F - 38/F	1.059

* 不設13樓、14樓、24樓及34樓。
13/F, 14/F, 24/F and 34/F are omitted.

物業管理的資料 Information on property management

根據有關公契的最新擬稿，獲委任為發展項目的管理人的人：

港基物業管理有限公司

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT :

Citybase Property Management Limited