

Name of the Phase of the Development (the “Phase”)

Phase 2B (Towers 20, 21A, 21B, 22, 23A, 23B, 25A, 25B, 26, 27A, 27B and 28 of the residential development in the Phase are called “PARK YOHO Napoli”)

Name of the street and street number

18 Castle Peak Rd Tam Mi

The Phase consists of 8 multi-unit buildings

Towers 20, 21, 22, 23, 25, 26, 27 and 28 (Tower 24 is omitted)

Total number of storeys of each multi-unit building

Tower 20 : 13 storeys*

Tower 21 (Tower 21A, Tower 21B) : 13 storeys*

Tower 22 : 16 storeys*

Tower 23 (Tower 23A, Tower 23B) : 16 storeys*

Tower 25 (Tower 25A, Tower 25B) : 15 storeys*

Tower 26 : 15 storeys*

Tower 27 (Tower 27A, Tower 27B) : 14 storeys**

Tower 28 : 14 storeys**

*The above number of storeys does not include B/F, G/F and roof floor.

**The above number of storeys does not include B/F and roof floor.

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

Tower 20 : B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 16/F

Tower 21 (Tower 21A, Tower 21B): B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 16/F

Tower 22 : B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 19/F

Tower 23 (Tower 23A, Tower 23B): B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 19/F

Tower 25 (Tower 25A, Tower 25B): B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 18/F

Tower 26 : B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 18/F

Tower 27 (Tower 27A, Tower 27B) : B/F, G/F, UG/F, 1/F to 3/F, 5/F to 12/F, 15/F

Tower 28 : B/F, G/F, UG/F, 1/F to 3/F, 5/F to 12/F, 15/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F and 14/F are omitted in each tower

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

There is no refuge floor in each tower

This Phase is a completed Phase pending compliance

- (a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 31 October 2019.
- (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 Phase 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 has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱 (「期數」)

第2B期 (期數中住宅發展項目的第20、21A、21B、22、23A、23B、25A、25B、26、27A、27B及28座稱為「PARK YOHO Napoli」)

街道名稱及門牌號數

青山公路潭尾段 18 號

發展項目期數包含 8 幢多單位建築物

第20、21、22、23、25、26、27及28座 (不設第24座)

每幢多單位建築物的樓層的總數

第20座 : 13層*

第21座 (第21A座, 第21B座) : 13層*

第22座 : 16層*

第23座 (第23A座, 第23B座) : 16層*

第25座 (第25A座, 第25B座) : 15層*

第26座 : 15層*

第27座 (第27A座, 第27B座) : 14層**

第28座 : 14層**

*上述樓層數目不包括地庫、地下及天台。

**上述樓層數目不包括地庫及天台。

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20座 : 地庫、地下、1樓至3樓、5樓至12樓、15樓至16樓

第21座 (第21A座, 第21B座) : 地庫、地下、1樓至3樓、5樓至12樓、15樓至16樓

第22座 : 地庫、地下、1樓至3樓、5樓至12樓、15樓至19樓

第23座 (第23A座, 第23B座) : 地庫、地下、1樓至3樓、5樓至12樓、15樓至19樓

第25座 (第25A座, 第25B座) : 地庫、地下、1樓至3樓、5樓至12樓、15樓至18樓

第26座 : 地庫、地下、1樓至3樓、5樓至12樓、15樓至18樓

第27座 (第27A座, 第27B座) : 地庫、地下、高層地下、1樓至3樓、5樓至12樓、15樓

第28座 : 地庫、地下、高層地下、1樓至3樓、5樓至12樓、15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

每座均不設4樓、13樓及14樓

每幢多單位建築物內的庇護層 (如有的話)

每座均不設庇護層

本期數屬尚待符合條件的已落成期數

- (a) 由本期數的認可人士提供的本期數的預計關鍵日期為2019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本期數落成的其他方法的原則下, 地政總署署長發出的合格證明或轉讓同意, 即為本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 賣方及有參與期數的其他人的資料

Vendor

Bright Strong Limited

Holding companies of the vendor

Fourseas Investments Limited
Sun Hung Kai Properties Limited

Authorized person for the Phase, and the firm or corporation of which an authorized person for the Phase is a proprietor, director or employee in his or her professional capacity

Dr. Lu Yuen Cheung Ronald of Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Phase

Chun Fai Construction Company Limited

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

Mayer Brown
Woo Kwan Lee & Lo
Wong & Poon

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

The Hongkong and Shanghai Banking Corporation Limited

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

Sun Hung Kai Properties Holding Investment Limited

賣方

輝強有限公司

賣方的控權公司

Fourseas Investments Limited
新鴻基地產發展有限公司

期數的認可人士的姓名或名稱，如期數的認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員，該商號或法團

呂元祥建築師事務所（香港）有限公司之呂元祥博士

期數的承建商

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

孖士打律師行
胡關李羅律師行
王潘律師行

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

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 Messers. 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 for the Phase, Chun Fai Construction Company Limited, is an associate corporation of the Vendor and the holding companies of the Vendor

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(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。	期數的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。
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There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

期數有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each block is 150mm.

每幢建築物的非結構的預製外牆的厚度為150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

Tower 座數	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)
Tower 20 第20座	1/F to 15/F 1樓至15樓	A	1.056
		B	1.107
		C	1.322
		D	1.664
	16/F 16樓	A	0.227
		B	Nil 沒有
Tower 21A 第21A座	1/F to 15/F 1樓至15樓	A	1.369
		B	1.293
		C	1.105
		D	1.475
	16/F 16樓	A	Nil 沒有
		B	Nil 沒有
Tower 21B 第21B座	1/F to 15/F 1樓至15樓	A	1.274
		B	1.456
		C	1.456
		D	1.274
	16/F 16樓	A	Nil 沒有
		B	Nil 沒有
Tower 22 第22座	1/F to 18/F 1樓至18樓	A	1.140
		B	0.683
		C	1.353
		D	1.304
	19/F 19樓	A	Nil 沒有
		B	Nil 沒有

Tower 座數	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)
Tower 23A 第23A座	1/F to 18/F 1樓至18樓	A	1.456
		B	1.456
		C	1.456
		D	1.456
	19/F 19樓	A	Nil 沒有
		B	Nil 沒有
Tower 23B 第23B座	1/F to 18/F 1樓至18樓	A	1.293
		B	1.300
		C	1.105
		D	1.460
	19/F 19樓	A	Nil 沒有
		B	Nil 沒有
Tower 25A 第25A座	1/F to 17/F 1樓至17樓	A	1.293
		B	1.293
		C	1.105
		D	1.460
	18/F 18樓	A	Nil 沒有
		B	Nil 沒有
Tower 25B 第25B座	1/F to 17/F 1樓至17樓	A	1.242
		B	1.456
		C	1.456
		D	1.257
	18/F 18樓	A	Nil 沒有
		B	Nil 沒有
Tower 26 第26座	1/F to 17/F 1樓至17樓	A	1.322
		B	1.282
		C	0.927
		D	1.224
		E	Nil 沒有
	18/F 18樓	A	Nil 沒有
		B	Nil 沒有

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

Tower 座數	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)
Tower 27A 第27A座	G/F & UG/F (Duplex) 地下及高層地下 (複式)	A	Nil 沒有
		B	Nil 沒有
	1/F to 12/F 1樓至12樓	A	1.297
		B	1.516
		C	1.206
		D	1.297
		E	Nil 沒有
		F	Nil 沒有
	15/F 15樓	A	Nil 沒有
		B	Nil 沒有
Tower 27B 第27B座	G/F & UG/F (Duplex) 地下及高層地下 (複式)	A	Nil 沒有
		B	Nil 沒有
	1/F to 12/F 1樓至12樓	A	1.401
		B	1.293
		C	1.206
		D	1.265
		E	Nil 沒有
	15/F 15樓	A	Nil 沒有
		B	Nil 沒有

Tower 座數	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)
Tower 28 第28座	G/F & UG/F (Duplex) 地下及高層地下 (複式)	A	Nil 沒有
		B	Nil 沒有
	1/F to 12/F 1樓至12樓	A	0.833
		B	1.107
		C	1.413
		D	1.382
		E	Nil 沒有
	15/F 15樓	A	0.210
		B	Nil 沒有

Note: 4/F, 13/F and 14/F are omitted.
備註：不設4樓、13樓及14樓。

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 thickness of the curtain walls of each block is 300mm.

每幢建築物的幕牆的厚度為300毫米。

Schedule of total area of the 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)
Tower 20 第20座	1/F to 15/F 1樓至15樓	A	3.921
		B	1.361
		C	1.320
		D	1.620
	16/F 16樓	A	4.214
		B	3.915
Tower 21A 第21A座	1/F to 15/F 1樓至15樓	A	1.320
		B	1.320
		C	1.290
		D	1.290
	16/F 16樓	A	4.023
		B	3.629
Tower 21B 第21B座	1/F to 15/F 1樓至15樓	A	Nil 沒有
		B	Nil 沒有
		C	Nil 沒有
		D	Nil 沒有
	16/F 16樓	A	2.810
		B	2.810
Tower 22 第22座	1/F to 18/F 1樓至18樓	A	4.019
		B	1.361
		C	Nil 沒有
		D	1.620
	19/F 19樓	A	4.049
		B	3.664

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)
Tower 23A 第23A座	1/F to 18/F 1樓至18樓	A	Nil 沒有
		B	Nil 沒有
		C	Nil 沒有
		D	Nil 沒有
	19/F 19樓	A	2.750
		B	2.750
Tower 23B 第23B座	1/F to 18/F 1樓至18樓	A	1.320
		B	1.320
		C	1.290
		D	1.290
	19/F 19樓	A	3.699
		B	3.624
Tower 25A 第25A座	1/F to 17/F 1樓至17樓	A	1.320
		B	1.320
		C	1.290
		D	1.290
	18/F 18樓	A	3.699
		B	3.624
Tower 25B 第25B座	1/F to 17/F 1樓至17樓	A	Nil 沒有
		B	Nil 沒有
		C	Nil 沒有
		D	Nil 沒有
	18/F 18樓	A	2.810
		B	2.810
Tower 26 第26座	1/F to 17/F 1樓至17樓	A	1.620
		B	Nil 沒有
		C	Nil 沒有
		D	0.923
		E	Nil 沒有
	18/F 18樓	A	4.058
		B	3.801

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

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)
Tower 27A 第27A座	G/F & UG/F (Duplex) 地下及高層地下 (複式)	A	Nil 沒有
		B	Nil 沒有
	1/F to 12/F 1樓至12樓	A	Nil 沒有
		B	Nil 沒有
		C	Nil 沒有
		D	Nil 沒有
		E	Nil 沒有
		F	Nil 沒有
	15/F 15樓	A	3.546
		B	3.576
Tower 27B 第27B座	G/F & UG/F (Duplex) 地下及高層地下 (複式)	A	Nil 沒有
		B	Nil 沒有
	1/F to 12/F 1樓至12樓	A	1.320
		B	1.320
		C	Nil 沒有
		D	Nil 沒有
		E	Nil 沒有
		15/F 15樓	A
	B		3.576

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)
Tower 28 第28座	G/F & UG/F (Duplex) 地下及高層地下 (複式)	A	Nil 沒有
		B	Nil 沒有
	1/F to 12/F 1樓至12樓	A	4.019
		B	1.361
		C	Nil 沒有
		D	1.590
		E	Nil 沒有
		15/F 15樓	A
	B		3.799

Note: 4/F, 13/F and 14/F are omitted.
備註：不設4樓、13樓及14樓。

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The manager of the Phase to be appointed under the executed deed of mutual covenant
Supreme Management Services Limited

根據已簽立的公契所委任的期數管理人
超卓管理服務有限公司