

# Information on the development 發展項目的資料

## Name of the Development

FLEUR PAVILIA

## 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 (provisional)

1 Kai Yuen Street

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

## The Development consists of 3 multi-unit buildings

### Total number of storeys

There are 3 towers in total, Tower 1 to Tower 3.

Tower 1: 31 storeys (excluding transfer structure, roof, water tank and pump room floor and upper roof).

Tower 2: 30 storeys (excluding ground floor, transfer structure, roof, water tank and pump room floor and upper roof).

Tower 3: 31 storeys (excluding transfer structure, roof, water tank and pump room floor and upper roof).

## Floor numbering as provided in the approved building plans for the Development

Tower 1: G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F

Tower 2: 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F

Tower 3: G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F

## Omitted floor numbers

4/F, 13/F, 14/F, 24/F and 34/F are omitted in each tower.

## Refuge floor

Roof in each tower

## 發展項目名稱

柏蔚山

## 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 (臨時)

繼園街1號

備註：上述臨時門牌號數有待發展項目建成時確認

## 發展項目包含3幢多單位建築物

### 樓層總數

大廈共3座，第1座至第3座

第1座：31層（不包括結構轉換層、天台、水缸及泵房層及上層天台）

第2座：30層（不包括地下、結構轉換層、天台、水缸及泵房層及上層天台）

第3座：31層（不包括結構轉換層、天台、水缸及泵房層及上層天台）

## 發展項目的經批准的建築圖則所規定的樓層號數

第1座：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓

第2座：1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓

第3座：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓

## 被略去的樓層號數

每座不設4樓、13樓、14樓、24樓及34樓

## 庇護層

每座天台

# 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

Golden Kent International Limited

## Holding companies of the vendor

HING YING SERVICES LIMITED  
GLOBAL TRINITY CHINA LIMITED  
MAXLUCK OVERSEAS LTD

## Authorized person for the Development

Mr. Tang Kwok Wah Owen

## The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity

Wong Tung & Partners Limited

## Building contractor for the Development

Hip Seng Construction Company Limited

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

Kao, Lee & Yip

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

Not applicable

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

MAX MORAL LIMITED (The loan has been settled)  
TRADE JET INVESTMENTS LIMITED (The loan has been settled)  
CHEUNG HUNG DEVELOPMENT (HOLDINGS) LIMITED (The loan has been settled)  
CHEERTOP INVESTMENTS LIMITED (The loan has been settled)  
HING YING SERVICES LIMITED (The loan has been settled)  
New World Finance Company Limited (The loan has been settled)  
Chow Tai Fook Jewellery Group Limited (The loan has been settled)  
GLOBAL TRINITY CHINA LIMITED  
HOUSING FINANCE LIMITED

## 賣方

金鈞國際有限公司

## 賣方的控權公司

興益服務有限公司  
鴻圖中國有限公司  
MAXLUCK OVERSEAS LTD

## 發展項目的認可人士

鄧國華先生

## 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

王董建築師事務有限公司

## 發展項目的承建商

協盛建築有限公司

## 就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

高李葉律師行

## 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

不適用

## 已為發展項目的建造提供貸款的任何其他人

盛賢有限公司 (此貸款已結清)  
丰捷投資有限公司 (此貸款已結清)  
長虹發展 (集團) 有限公司 (此貸款已結清)  
順達投資有限公司 (此貸款已結清)  
興益服務有限公司 (此貸款已結清)  
新世界金融有限公司 (此貸款已結清)  
周大福珠寶集團有限公司 (此貸款已結清)  
鴻圖中國有限公司  
怡家財務有限公司

## 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	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 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 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 development

### 有參與發展項目的各方的關係

(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	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	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權公司的僱員、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	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	No 否
(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 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	Yes 是

# Information on design of the development

## 發展項目的設計的資料

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

發展項目有構成圍封牆的一部分的非結構的預製外牆。

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of each Block 每個住宅物業的非結構的預製外牆的總面積及每幢建築物的非結構的預製外牆的厚度範圍					Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of each Block 每個住宅物業的非結構的預製外牆的總面積及每幢建築物的非結構的預製外牆的厚度範圍					Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of each Block 每個住宅物業的非結構的預製外牆的總面積及每幢建築物的非結構的預製外牆的厚度範圍							
Description of Residential Property 物業的描述			Total Area 總面積	Range of Thickness 厚度範圍	Description of Residential Property 物業的描述			Total Area 總面積	Range of Thickness 厚度範圍	Description of Residential Property 物業的描述			Total Area 總面積	Range of Thickness 厚度範圍			
Tower Number 座號	Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米	Tower Number 座號	Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米	Tower Number 座號	Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米			
Tower 1 第1座	6/F - 12/F, 15/F - 23/F & 25/F (17 storeys) 6樓 - 12樓、 15樓 - 23樓 及25樓 (17層)	A	0.324	150	Tower 2 第2座	6/F - 12/F, 15/F - 23/F & 25/F (17 storeys) 6樓 - 12樓、 15樓 - 23樓 及25樓 (17層)	A	0.352	150	Tower 3 第3座	6/F - 12/F, 15/F - 23/F & 25/F (17 storeys) 6樓 - 12樓、 15樓 - 23樓 及25樓 (17層)	A	0.000	150			
		B	0.994				B	0.929				B	0.839				
		C	0.752				C	0.615				C	0.459				
		D	1.057				D	1.247				D	0.508				
		E	0.577				E	1.232				E	0.000				
		F	0.910				F	0.994				F	0.979				
		G	0.566				G	1.001				G	1.189				
		H	0.595				H	1.100				H	0.962				
		J	1.004				J	1.004				J	0.000				
	26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	0.629			26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	0.000			26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	0.000		26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	0.000
		B	1.403				B	0.919				B	0.839				
		C	1.242				C	0.977				C	0.915				
		F	0.910				E	1.426				D	0.000				
		G	0.566				F	0.911				F	0.979				
		H	0.595				G	0.900				G	1.189				
		J	1.004				G	0.919				H	0.962				
	33/F 33樓	F	0.910			33/F 33樓	B	0.919			33/F 33樓	B	0.839		33/F 33樓	B	0.839
		G	0.566				F	0.911				F	0.979				
		H	0.595				G	0.900				G	1.189				
	35/F 35樓	F	0.910			35/F 35樓	B	0.919			35/F 35樓	B	0.839		35/F 35樓	B	0.839
		G	0.566				F	0.911				F	0.979				
		H	0.595				G	0.900				G	1.189				
	33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	0.000			33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	0.000			33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	0.000		33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	0.000
		B	0.000				C	0.000				C	0.000				
C		0.000	E	0.000	D		0.000										

Remark : 13/F, 14/F, 24/F & 34/F are omitted.

備註：不設13樓、14樓、24樓及34樓。

# Information on design of the development

## 發展項目的設計的資料

There are curtain walls forming part of the enclosing walls of the Development.  
發展項目有構成圍封牆的一部分的幕牆。

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of each Building 每個住宅物業的幕牆的總面積及每幢建築物的幕牆的厚度範圍					Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of each Building 每個住宅物業的幕牆的總面積及每幢建築物的幕牆的厚度範圍					Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of each Building 每個住宅物業的幕牆的總面積及每幢建築物的幕牆的厚度範圍							
Description of Residential Property 物業的描述			Total Area 總面積	Range of Thickness 厚度範圍	Description of Residential Property 物業的描述			Total Area 總面積	Range of Thickness 厚度範圍	Description of Residential Property 物業的描述			Total Area 總面積	Range of Thickness 厚度範圍			
Tower Number 座號	Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米	Tower Number 座號	Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米	Tower Number 座號	Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米			
Tower 1 第1座	6/F - 12/F, 15/F - 23/F & 25/F (17 storeys) 6樓 - 12樓、 15樓 - 23樓 及25樓 (17層)	A	2.430	300	Tower 2 第2座	6/F - 12/F, 15/F - 23/F & 25/F (17 storeys) 6樓 - 12樓、 15樓 - 23樓 及25樓 (17層)	A	3.034	300	Tower 3 第3座	6/F - 12/F, 15/F - 23/F & 25/F (17 storeys) 6樓 - 12樓、 15樓 - 23樓 及25樓 (17層)	A	2.357	300			
		B	0.450				B	0.495				B	0.270				
		C	0.345				C	0.420				C	0.405				
		D	0.390				D	0.420				D	0.865				
		E	2.880				E	0.998				E	2.196				
		F	0.952				F	0.405				F	0.510				
		G	0.420				G	0.412				G	0.435				
		H	0.420				H	0.420				H	0.510				
		J	0.510				J	0.420				J	3.367				
	26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	3.815			26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	5.626			26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	7.564		26/F - 32/F (7 storeys) 26樓 - 32樓 (7層)	A	7.564
		B	0.487				B	0.952				B	0.270				
		C	3.330				C	1.658				C	1.080				
		F	0.952				E	1.807				D	4.784				
		G	0.420				F	1.223				F	0.510				
		H	0.420				G	2.159				G	0.435				
	33/F 33樓	F	0.950			33/F 33樓	B	0.968			33/F 33樓	B	0.270		33/F 33樓	B	0.270
		G	0.420				F	1.373				F	0.510				
		H	0.420				G	2.159				G	0.435				
	35/F 35樓	F	0.950			35/F 35樓	B	0.967			35/F 35樓	B	0.270		35/F 35樓	B	0.270
		G	0.420				F	1.373				F	0.510				
		H	0.420				G	2.159				G	0.435				
33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	14.630	33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	5.556	33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	15.981	33/F & 35/F (Duplex Unit) 33樓和35樓 (複式單位)	A	15.981						
	B	8.215		C	6.325		C	6.053									
	C	7.917		E	8.478		D	13.519									

Remark : 13/F, 14/F, 24/F & 34/F are omitted.

備註：不設13樓、14樓、24樓及34樓。

## Information on property management 物業管理的資料

### The Manager

New World Property Management Company Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

### 管理人

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