

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

福榮街 538 號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

26 層 ( 不包括天台及上層天台 )

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地面、1 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 1、上層天台 2、上層天台 3 及上層天台 4

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數

4 樓、13 樓、14 樓及 24 樓

該幢多單位建築物內的庇護層

不適用

由發展項目的認可人士提供的該項目的預計關鍵日期

2018 年 12 月 31 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，在不局限任何其他可用以證明發展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，即為發展項目已落成或當作已落成 ( 視屬何情況而定 ) 的確證。

**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**

538 Fuk Wing Street

**The Development consists of one multi-unit building**

**Total Number of Storeys of the multi-unit building**

26 Storeys (excluding Roof and Upper Roofs)

**The Floor Numbering in the multi-unit building as provided in the approved building plans for the Development**

G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F, Roof, Upper Roof 1, Upper Roof 2, Upper Roof 3 and Upper Roof 4

**The omitted Floor Numbers in the multi-unit building in which the floor numbering is not in consecutive order**

4/F, 13/F, 14/F and 24/F

**Refuge Floor of the multi-unit building**

Not Applicable

**The Estimated Material Date for the Development, as provided by the Authorized Person for the Development**

31st December 2018

“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, 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).

**賣方**

市區重建局（作為「擁有人」）  
財博有限公司（作為「如此聘用的人」）

備註：

1. 「擁有人」指發展項目的住宅物業的法律上的擁有人或實益擁有人。
2. 「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）的控權公司**

不適用

**賣方（財博有限公司）的控權公司**

英皇集團（國際）有限公司  
英皇物業發展有限公司

**發展項目的認可人士**

黎紹堅先生

**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**

呂鄧黎建築師有限公司

**發展項目的承建商**

新豪建築有限公司

**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**

張葉司徒陳律師事務所

**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**

創興銀行有限公司（註：所有欠創興銀行有限公司的貸款已全數清還）

**已為發展項目的建造提供貸款的任何其他人**

英皇財務管理有限公司

**Vendor**

Urban Renewal Authority (as “Owner”)  
Wealthy Wide Limited (as “Person so Engaged”)

Remarks:

1. “Owner” means the legal or beneficial owner of the residential properties of the Development.
2. “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 Company of the Vendor (Wealthy Wide Limited)**

Emperor International Holdings Limited  
Emperor Property Development Limited

**Authorized Person for the Development**

Mr. Lai Siu Kin Rembert

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

Lu Tang Lai Architects Limited

**Building Contractor for the Development**

New House Construction Company Limited

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

Vincent T. K. Cheung, Yap & Co.

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

Chong Hing Bank Limited (Note: All loans owed to Chong Hing Bank Limited have been repaid in full)

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

Emperor Financial Management Limited

(a)	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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	否 No

RELATIONSHIP BETWEEN PARTIES  
INVOLVED IN THE DEVELOPMENT

(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	否 No

發展項目將會有構成圍封牆的一部份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.

發展項目的非結構的預製外牆的厚度為 150 毫米。  
The thickness of the non-structural prefabricated external walls of the Development: 150mm

發展項目的幕牆的厚度為 200 毫米。  
The thickness of the curtain walls of the Development: 200mm

每個住宅物業的非結構的預製外牆及幕牆面積  
Total Area of Non-Structural Prefabricated External Walls & Curtain Walls of each Residential Property

樓層 Floor	單位 Flat	總面積 (平方米) Total Area (sq.m.)	
		非結構的預製外牆 Non-Structural Prefabricated External Walls	幕牆 Curtain Walls
三樓 3/F	A	0.921	-
	B	0.263	0.621
	C	0.387	-
	D	0.263	0.621
	E	-	0.811
	F	-	0.807
五樓至十二樓、 十五樓至二十三樓、 二十五樓至二十七樓 5/F-12/F, 15/F-23/F, 25/F-27/F	A	0.921	-
	B	0.263	0.781
	C	0.507	-
	D	0.263	0.781
	E	-	0.680
	F	-	0.807
二十八樓至二十九樓 28/F-29/F	A	0.921	-
	B	0.528	0.781
	C	0.625	0.781
	D	-	0.680
	E	-	0.807

備註：  
不設 4 樓, 13 樓, 14 樓及 24 樓

Note:  
4/F, 13/F, 14/F and 24/F are omitted

根據公契的最新擬稿獲委任為發展項目的管理人的人：

根據有關發展項目的公契的最新擬稿，英皇物業管理（香港）有限公司將獲委任為發展項目的管理人。

**The person to be appointed as the manager of the Development under the latest draft Deed of Mutual Covenant:**

Emperor Property Management (HK) Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.