

# Information on the Development 發展項目的資料

## NAME OF THE DEVELOPMENT

COO Residence

## 發展項目名稱

城·點

## NAME OF THE STREET AND THE STREET NUMBER

8 Kai Fat Path

(Note: This provisional street number is subject to confirmation when the Development is completed)

## 街道名稱及門牌號數

啓發徑 8 號

(備註：此臨時門牌號數有待發展項目建成時確認)

## TOTAL NUMBER OF STOREYS

23 storeys (excluding Main Roof, Lift Machine Level and Top Roof)

## 樓層的總數

23 層 (不包括天台、升降機器房層及頂層天台)

## FLOOR NUMBERING

B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, Main Roof, Lift Machine Level and Top Roof

## 樓層號數

地庫、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓、天台、升降機房層及頂層天台

## OMITTED FLOOR NUMBERS

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

## 被略去的樓層號數

不設 4 樓、13 樓、14 樓及 24 樓

## REFUGE FLOOR

Not Applicable

## 庇護層

不適用

## THIS DEVELOPMENT IS AN UNCOMPLETED DEVELOPMENT

- (a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 29th September 2019.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) 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 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).

## 本發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供的該發展項目的預計關鍵日期為 2019 年 9 月 29 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) 根據批地文件，進行該買賣，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落成的其他方法的原則下，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 Development

## 賣方及有參與發展項目的其他人的資料

### **VENDOR**

Hoyden Holdings Limited

### **賣方**

Hoyden Holdings Limited

### **HOLDING COMPANIES OF THE VENDOR**

System Matrix Limited  
Couture Homes Limited  
CSI Properties Limited

### **賣方控權公司**

System Matrix Limited  
時尚家居有限公司  
CSI Properties Limited

### **AUTHORIZED PERSON**

Mr. Ng Kwok Fai of LWK & Partners (HK) Limited

### **認可人士**

梁黃顧建築師(香港)事務所有限公司之吳國輝先生

### **BUILDING CONTRACTOR**

Kin Shing (Leung's) General Contractors Limited

### **承建商**

堅城(梁氏)建築有限公司

### **SOLICITOR FOR THE VENDOR**

Mayer Brown

### **賣方代表律師**

孖士打律師行

### **AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT**

Hang Seng Bank Limited

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

恒生銀行有限公司

### **ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT**

Not Applicable

已為發展項目的建造提供貸款的任何其他人  
不適用

## 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;	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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(ii)	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;	Not Applicable

(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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;	Not Applicable
(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.	Not Applicable

## Relationship between Parties Involved in the Development 有參與發展項目的各方的關係

(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；	不適用
(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；	不適用
(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；	不適用
(ii)	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；	不適用

(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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；	不適用
(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。	不適用

## Information on Design of the Development 發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls 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。

The range of thickness of the non-structural prefabricated external walls of the Development is 150mm.  
發展項目的非結構的預製外牆的厚度範圍為 150 毫米。

Schedule of total area of non-structural prefabricated external walls of each residential property: -  
每個住宅物業的非結構的預製外牆總面積表：-

Floor 樓層	Flat 單位	Total Area (sq. m) 總面積 (平方米)
6/F to 8/F 6 樓至 8 樓	A	0.928
	B	-
	C	0.154
	D	0.413
	E	0.413
	F	0.176
	G	-
	H	0.221
	J	-
	K	-
	L	-
	M	-
9/F to 12/F, 15/F to 23/F & 25/F 9 樓至 12 樓， 15 樓至 23 樓 及 25 樓	A	0.976
	B	-
	C	0.154
	D	0.413
	E	0.413
	F	0.176
	G	-
	H	0.221
	J	-
	K	-
	L	-
	M	-

## Information on Design of the Development 發展項目的設計的資料

There will be curtain walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of the Development is 200mm.  
發展項目的幕牆的厚度範圍為 200 毫米。

Schedule of total area of the curtain walls of each residential property: -  
每個住宅物業的幕牆總面積表：-

Floor 樓層	Flat 單位	Total Area (sq. m) 總面積 (平方米)
6/F to 12/F, 15/F to 23/F & 25/F 6 樓至 12 樓， 15 樓至 23 樓 及 25 樓	A	0.955
	B	0.760
	C	0.550
	D	0.550
	E	0.550
	F	0.550
	G	0.700
	H	0.640
	J	0.420
	K	0.420
	L	0.420
	M	0.420

## Information on Property Management 物業管理的資料

**THE MANAGER TO BE APPOINTED UNDER THE  
LATEST DRAFT DEED OF MUTUAL COVENANT**  
COO Management Services Limited

根據公契的最新擬稿獲委任的管理人  
COO Management Services Limited