

1 發展項目高爾夫·御苑的資料

INFORMATION ON THE DEVELOPMENT, EDEN MANOR

街道名稱及門牌號數

青山公路古洞段 88 號

發展項目包含多單位建築物及洋房

多單位建築物

樓層總數

住宅共 8 座 (不設第 4 座)

第 1、2、3、5、6、7、8 及 9，每幢均有 25 層

上述樓層數目並不包括兩層地庫及天台

樓層號數

各座均有地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 28 樓 (第 1 及 2 座住宅由 2 樓開始；第 3 至第 9 座住宅由 1 樓開始)

被略去的樓層號數

每座不設 4樓、13樓、14樓及 24樓

庇護層

不適用

洋房(獨立屋)

洋房的總數

25

洋房的門牌號數

A1至A3洋房、A5至A12洋房、B1至B3洋房、B5至B8洋房、C1至C3洋房及C5至C8洋房

洋房被略去的門牌號數

A4洋房、B4洋房及C4洋房

本發展項目屬未落成發展項目

- (a) 由該項目的認可人士提供的該項目的預計關鍵日期為 2019 年 4 月 30 日（註：認可人士已按買賣合約就該日期批出合共 98 天之延期至 2019 年 8 月 6 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，進行該項買賣，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，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。

Name of the street and the street number

No. 88 Castle Peak Road Kwu Tung

The Development consists of multi-unit buildings and houses

Multi-unit buildings

Total number of storeys

There are totally 8 towers (Tower 4 is omitted)

Each of Tower 1, 2, 3, 5, 6, 7, 8 and 9 contains 25 storeys. Numbers of storeys above do not include two basement floors and roof floor

Floor numbering

Each Tower contains B2/F, B1/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 28/F. (For Tower 1 and Tower 2, residential floor starts from 2/F; for Tower 3 to Tower 9, residential floor starts from 1/F)

Omitted floor numbers

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

Refuge floor

Not applicable

Houses

Total number of houses

25

House numbering

House A1 to House A3, House A5 to House A12, House B1 to House B3, House B5 to House B8, House C1 to House C3 and House C5 to House C8

Omitted house numbers

House A4, House B4 and House C4

This development is an uncompleted development

- (a) The estimated material date for the development, as provided by the Authorized Person for the development is 30thApril 2019 (Note: a total extension of 98 days beyond that date has been granted by the Authorized Person under the Agreements for Sale and Purchase to 6th August 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).

2 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

賣方 榮彩發展有限公司 (亦為擁有人及其控權公司為恒基兆業有限公司及恒基兆業地產有限公司)	Vendor Winjoy Development Limited (also as the owner and whose holding companies are Henderson Development Limited and Henderson Land Development Company Limited)
發展項目的認可人士 呂元祥建築師事務所(香港)有限公司的呂元祥博士 (呂元祥博士為呂元祥建築師事務所(香港)有限公司的董事)	Authorized person for the development Dr. Lu Yuen Cheung Ronald of Ronald Lu & Partners (Hong Kong) Limited (Dr. Lu Yuen Cheung Ronald is a director of Ronald Lu & Partners (Hong Kong) Limited)
承建商 恒麗建築有限公司	Building contractor for the development Heng Lai Construction Company Limited
賣方代表律師 胡關李羅律師行	Vendor's solicitors Woo Kwan Lee & Lo
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	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
已為發展項目的建造提供貸款的任何其他人 恒基兆業地產代理有限公司	Any other person who has made a loan for the construction of the development Henderson Real Estate Agency Limited

3 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；	是 ¹
(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。	是 ²

1. 賣方代表律師胡關李羅律師行合伙人之一為恒基兆業地產有限公司非執行董事。
2. 承建商恒麗建築有限公司屬於賣方及其所有控權公司的有聯繫法團。

3 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;	Yes ¹
(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.	Yes ²

1. A partner of vendor's solicitor, Woo Kwan Lee & Lo, is a non-executive director of Henderson Land Development Company Limited.
2. The building contractor, Heng Lai Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

4 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。

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

每幢建築物的非結構的預製外牆的厚度範圍為 150 毫米。

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

發展項目將會有構成圍封牆的一部分的幕牆。

There will be curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度為 300 毫米。

The range of thickness of the curtain walls of each building is 300mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

洋房 House	每個住宅物業的非結構的預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
A1, A2, A3, A5, A9, A10,	5.347	4.194
B2, B3, B5, B6, B7, B8	5.347	4.194
C1, C2, C6, C7	5.347	4.194
C3, C5	2.189	4.194
C8	5.347	2.744
A6, A7, A8	6.691	3.641
B1	6.691	3.641
A11, A12	4.560	3.687

座數 Tower	樓層 Floor	室 Flat	每個住宅物業的非結構的 預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
第1座 Tower 1	2樓 2/F	A	0.773	5.811
		B	0.595	4.788
	3 樓、5 樓至 12 樓、 15 樓至 23 樓及 25 樓至 27 樓 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	0.773	6.174
		B	0.783	5.120
	28樓 28/F	A	1.266	7.278
第2座 Tower 2	2樓 2/F	A	0.773	5.811
		B	0.595	4.788
	3 樓、5 樓至 12 樓、 15 樓至 23 樓及 25 樓至 27 樓 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	0.773	6.174
		B	0.783	5.120
	28樓 28/F	A	1.266	7.278
第3座 Tower 3	1樓 1/F	A	0.920	4.171
		B	0.715	4.152
	2樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至27樓 2/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	0.920	4.503
		B	0.903	4.484
	28樓 28/F	A	2.046	5.957
第5座 Tower 5	1樓 1/F	A	0.715	4.152
		B	0.715	4.152
	2樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至27樓 2/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	0.903	4.484
		B	0.903	4.484
	28樓 28/F	A	2.030	5.957

4 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

座數 Tower	樓層 Floor	室 Flat	每個住宅物業的非結構的 預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
第6座 Tower 6	1樓 1/F	A	1.186	3.668
		B	0.715	4.152
	2樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至27樓 2/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	1.186	3.668
		B	0.903	4.484
	28樓 28/F	A	1.716	6.845
第7座 Tower 7	1樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至28樓 1/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F	A	-	2.267
		B	-	0.610
		C	-	0.610
		D	-	0.610
		E	-	0.610
		F	-	2.267
		G	-	0.728
		H	1.020	0.653
		J	1.095	0.653
		K	-	0.728
第8座 Tower 8	1樓 1/F	A	1.186	2.922
		B	0.715	4.152
	2樓 2/F	A	1.186	2.922
		B	0.903	4.484
	3樓、5樓至12樓、 15樓至23樓及 25樓至27樓 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	1.186	3.668
		B	0.903	4.484
	28樓 28/F	A	1.716	6.845

座數 Tower	樓層 Floor	室 Flat	每個住宅物業的非結構的 預製外牆的總面積 (平方米) The total area of the non-structural prefabricated external walls of each residential property (sq.m.)	每個住宅物業的幕牆的 總面積 (平方米) The total area of the curtain walls of each residential property (sq.m.)
第9座 Tower 9	1樓 1/F	A	0.920	4.171
		B	0.715	4.152
	2樓至3樓、 5樓至12樓、 15樓至23樓及 25樓至27樓 2/F - 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 27/F	A	0.920	4.503
		B	0.903	4.484
	28樓 28/F	A	2.046	5.957

管理人

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

Manager

Well Born Real Estate Management Limited will be appointed as the Manager of the development under the latest draft deed of mutual covenant in respect of the development.