

# 02 INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

### Name of the Development

Mayfair By The Sea 8

### 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

1 Fo Yin Road\*

\*This provisional street number is subject to confirmation when the Development is completed.

### Total number of storeys of each multi-unit building

Tower 1: 17 storeys

Tower 2: 17 storeys

Tower 3 (including Tower 3A, Tower 3B & Tower 3C): 17 storeys for each tower

The above numbers of storeys do not include B/F, LG/F, Roof and Upper Roof.

### The floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1: B/F, LG/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof

Tower 2: B/F, LG/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof

Tower 3 (including Tower 3A, Tower 3B & Tower 3C): B/F, LG/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-19/F, Roof and Upper Roof

### 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

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

Not applicable

### The estimated material date for the Development, as provided by the Authorized Person for the Development

30 June 2021

- (a) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (b) 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 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).

### 發展項目的名稱

逸瓏灣 8

### 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

科研路1號\*

\*此臨時門牌號數有待發展項目建成時確認。

### 每幢多單位建築物的樓層的總數

第1座：17層

第2座：17層

第3座(包括第3A座、第3B座及第3C座)：各17層

上述樓層數目不包括地庫、地下低層、天台及上層天台

### 發展項目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1座：地庫、地下低層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台及上層天台

第2座：地庫、地下低層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台及上層天台

第3座(包括第3A座、第3B座及第3C座)：地庫、地下低層、地下、1樓至3樓、5樓至12樓、15樓至19樓、天台及上層天台

### 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

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)

不適用

### 由發展項目的認可人士提供的發展項目的預計關鍵日期

2021年6月30日

- (a) 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。
- (b) 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該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。

# 03 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

Best Wisdom Development Limited

### Holding companies of the Vendor

Tsim Sha Tsui Properties Limited

Sino Land Company Limited

King Chance Development Limited

### Authorized Person for the Development

Chan Kam Tong, Angus

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

P&T Architects and Engineers Limited

### Building contractor for the Development

Wecon Construction & Engineering Limited

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

Chu & Lau Solicitors & Notaries

Mayer Brown

Deacons

King & Wood Mallesons

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

Hang Seng Bank Limited

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

Sing-Ho Finance Company Limited

### 賣方

智港發展有限公司

### 賣方的控權公司

尖沙咀置業集團有限公司

信和置業有限公司

會連發展有限公司

### 發展項目的認可人士

陳錦棠

### 發展項目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

巴馬丹拿建築及工程師有限公司

### 發展項目的承建商

偉工建築有限公司

### 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

劉漢銓律師行

孖士打律師行

的近律師行

金杜律師事務所

### 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

恒生銀行有限公司

### 已為發展項目的建造提供貸款的任何其他人

信和財務有限公司

# 04 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，並屬該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展項目的承建商屬個人，並屬就該發展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; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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; 賣方或該發展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
(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，而該發展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發展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; 賣方或該發展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; 賣方或該發展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發展項目的承建商屬私人公司，而就該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發展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; 賣方或該發展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；	A proprietor of Messrs King & Wood Mallesons, solicitors for the Vendor, is a director of a holding company of the Vendor. 賣方代表律師金杜律師事務所的一位經營人屬賣方的控權公司的董事。
(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; 賣方或該發展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; 賣方或該發展項目的承建商屬法團，而該發展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；	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. 賣方或該發展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。	No 否

# 05 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份的非結構的預製外牆。

The range of 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範圍為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總面積表：－

Tower Name 大廈名稱	Floor 樓層	Unit 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 1 第1座	G/F-3/F, 5/F-12/F, 15/F-18/F 地下至3樓、5樓至12樓、 15樓至18樓	A	1.438
		B	-
		C	-
		D	1.234
	19/F 19樓	A	1.201
		B	0.965
Tower 2 第2座	2/F 2樓	A	1.439
		B	1.416
		C	0.828
		D	0.738
		E	0.217
		F	1.891
		G	0.210
		H	0.805
		J	0.458
	3/F, 5/F-12/F, 15/F-18/F 3樓、5樓至12樓、 15樓至18樓	K	0.476
		A	1.439
		B	1.416
		C	0.828
		D	0.738
		E	0.217
F	1.891		
G	0.210		
H	0.805		
J	0.458		
K	0.476		

Tower Name 大廈名稱	Floor 樓層	Unit 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 2 第2座	19/F 19樓	A	-
		B	-
		C	1.535
		D	-
		E	-
Tower 3A 第3A座	G/F 地下	A	0.218
		B	0.250
		C	0.516
		D	0.617
		E	0.826
		F	0.636
		G	0.636
	1/F-3/F, 5/F-12/F, 15/F-18/F 1樓至3樓、5樓至12樓、 15樓至18樓	A	0.218
		B	0.250
		C	0.516
		D	0.617
		E	0.826
		F	0.636
		G	0.636
	19/F 19樓	A	0.250
C		0.516	
D		0.617	
E		0.826	
F		0.636	
G		0.636	

## 05

INFORMATION ON DESIGN OF THE DEVELOPMENT  
發展項目的設計的資料

Tower Name 大廈名稱	Floor 樓層	Unit 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 3B 第3B座	G/F 地下	A	0.210
		B	0.210
		C	0.210
		D	0.636
		E	0.636
		F	0.636
	1/F-3/F, 5/F-12/F, 15/F-18/F 1樓至3樓、5樓至12樓、 15樓至18樓	A	0.210
		B	0.210
		C	0.210
		D	0.636
		E	0.636
		F	0.636
	19/F 19樓	A	-
		B	-
		D	0.636
		E	0.636
		F	0.636

Tower Name 大廈名稱	Floor 樓層	Unit 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 3C 第3C座	G/F 地下	A	0.202
		B	0.210
		C	0.636
		D	0.621
		E	0.601
		F	0.601
	1/F 1樓	A	0.202
		B	0.210
		C	0.636
		D	0.621
		E	0.601
		F	0.601
	2/F-3/F, 5/F-12/F, 15/F-18/F 2樓至3樓、5樓至12樓、 15樓至18樓	A	0.202
		B	0.210
		C	0.636
		D	0.621
		E	0.589
		F	1.132
	19/F 19樓	A	-
		C	0.636
		D	0.621
E		0.589	

# 05 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 each building is 200mm.

每幢建築物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：-

Tower Name 大廈名稱	Floor 樓層	Unit 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 1 第1座	G/F 地下	A	2.885
		B	1.555
		C	1.535
		D	1.760
	1/F-3/F, 5/F-12/F, 15/F-18/F 1樓至3樓、5樓至12樓、 15樓至18樓	A	2.885
		B	1.285
		C	1.265
		D	1.760
	19/F 19樓	A	4.901
		B	4.193
Tower 2 第2座	2/F 2樓	A	1.384
		B	1.384
		C	0.570
		D	0.570
		E	1.645
		F	1.860
		G	1.475
		H	0.530
		J	0.530
	3/F, 5/F-12/F, 15/F-18/F 3樓、5樓至12樓、 15樓至18樓	K	0.495
		A	1.384
		B	1.384
		C	0.570
		D	0.570
		E	1.375
F	1.860		
G	1.205		
H	0.530		
J	0.530		
K	0.495		

Tower Name 大廈名稱	Floor 樓層	Unit 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 2 第2座	19/F 19樓	A	5.519
		B	3.290
		C	2.170
		D	2.550
		E	2.610
Tower 3A 第3A座	G/F 地下	A	1.635
		B	1.545
		C	1.705
		D	1.605
		E	0.870
		F	0.870
		G	0.870
	1/F-3/F, 5/F-12/F, 15/F-18/F 1樓至3樓、5樓至12樓、 15樓至18樓	A	1.350
		B	1.270
		C	1.705
		D	1.605
		E	0.870
		F	0.870
		G	0.870
		19/F 19樓	A
C	1.705		
D	1.605		
E	0.870		
F	0.870		
G	0.870		

## 05

INFORMATION ON DESIGN OF THE DEVELOPMENT  
發展項目的設計的資料

Tower Name 大廈名稱	Floor 樓層	Unit 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 3B 第3B座	G/F 地下	A	1.575
		B	1.575
		C	1.525
		D	0.870
		E	0.870
		F	0.870
	1/F-3/F, 5/F-12/F, 15/F-18/F 1樓至3樓、5樓至12樓、 15樓至18樓	A	1.290
		B	1.290
		C	1.255
		D	0.870
		E	0.870
		F	0.870
	19/F 19樓	A	2.990
		B	2.955
		D	0.870
		E	0.870
		F	0.870

Tower Name 大廈名稱	Floor 樓層	Unit 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 3C 第3C座	G/F 地下	A	1.575
		B	1.575
		C	0.870
		D	0.860
		E	0.870
		F	0.870
	1/F 1樓	A	1.290
		B	1.290
		C	0.870
		D	0.860
		E	0.870
		F	0.870
	2/F-3/F, 5/F-12/F, 15/F-18/F 2樓至3樓、5樓至12樓、 15樓至18樓	A	1.290
		B	1.290
		C	0.870
		D	0.860
		E	1.180
		F	1.225
	19/F 19樓	A	2.605
		C	0.870
		D	0.860
E		1.180	

# 06 INFORMATION ON PROPERTY MANAGEMENT

## 物業管理的資料

**The Manager of the Development appointed under the latest draft deed of mutual covenant :-**

Sino Estates Management Limited

根據有關公契的最新擬稿，獲委任為發展項目的管理人：-

信和物業管理有限公司