

Information on the development

發展項目的資料

Name of the Development

ARTISAN GARDEN

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)

68 Kowloon City Road

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

The Development consists of one multi-unit building

Total number of storeys

29 storeys (Including 1 storey of basement but excluding transfer plate, roof, plant room floor, plant room mezzanine floor and upper roof)

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

B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 31/F

Omitted floor numbers

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

Refuge floor

Roof

The Development is an uncompleted development

- The estimated material date for the Development as provided by the authorized person for the Development is 31 March 2021.
- The estimated material date is subject to any extension of time that is permitted under 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. 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).

發展項目名稱

臻尚

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)

九龍城道68號

備註：上述臨時門牌號數有待發展項目建成時確認。

發展項目包含一幢多單位建築物

樓層總數

29層 (包括1層地庫但不包括轉換層、天台、機房層、機房夾層及上層天台)

發展項目的經批准的建築圖則所規定的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至31樓

被略去的樓層號數

不設4樓、13樓、14樓及24樓

庇護層

天台

本發展項目屬未落成發展項目

- 由發展項目的認可人士提供該項目的預計關鍵日期為2021年3月31日。
- 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。
- 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該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

Urban Renewal Authority (as "Owner")
Rosy Page Limited (as "Person So Engaged")

Note:

1. "Owner" means the legal or beneficial owner of the residential properties of the Development; and
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 companies of the vendor

Holding company of the Owner (Urban Renewal Authority)
Not Applicable

Holding companies of the Person So Engaged (Rosy Page Limited)

Rhineland Associates Ltd.
New World Development Company Limited

Authorized person for the Development

Ms. Chan Wan Ming

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

P&T Architects and Engineers Limited

Building contractor for the Development

Hip Seng Builders Limited

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

Mayer Brown

Any 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 (Undertaking to be provided upon commencement of sale)

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

New World Finance Company Limited

賣方

市區重建局 (作為 "擁有人")
Rosy Page Limited (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。

賣方的控權公司

擁有人(市區重建局) 的控權公司
不適用

如此聘用的人(Rosy Page Limited) 的控權公司

Rhineland Associates Ltd.
新世界發展有限公司

發展項目的認可人士

陳韻明女士

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

巴馬丹拿建築及工程師有限公司

發展項目的承建商

協盛建造有限公司

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

孖士打律師行

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

香港上海滙豐銀行有限公司 (於開售前提供承諾)

已為發展項目的建造提供貸款的任何其他人

新世界金融有限公司

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 |

Remarks:

備註:

A reference to vendor here is a reference to either Urban Renewal Authority (as "owner") or Rosy Page Limited (as "person so engaged").

在此提述賣方即提述市區重建局 (作為擁有人) 或Rosy Page Limited (作為如此聘用的人)。

* The building contractor for the Development, Hip Seng Builders Limited is an associate corporation of Rosy Page Limited (person so engaged) and also an associate corporation of each of the holding companies of Rosy Page Limited (person so engaged).

* 發展項目承建商協盛建造有限公司屬Rosy Page Limited (如此聘用的人) 的有聯繫法團及屬每一間Rosy Page Limited (如此聘用的人) 之控權公司的有聯繫法團。

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* |

Remarks:

備註:

A reference to vendor here is a reference to either Urban Renewal Authority (as "owner") or Rosy Page Limited (as "person so engaged").

在此提述賣方即提述市區重建局 (作為擁有人) 或Rosy Page Limited (作為如此聘用的人)。

* The building contractor for the Development, Hip Seng Builders Limited is an associate corporation of Rosy Page Limited (person so engaged) and also an associate corporation of each of the holding companies of Rosy Page Limited (person so engaged).

* 發展項目承建商協盛建造有限公司屬Rosy Page Limited (如此聘用的人) 的有聯繫法團及屬每一間Rosy Page Limited (如此聘用的人) 之控權公司的有聯繫法團。

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 block is 150mm.

建築物的非結構的預製外牆的厚度範圍為150毫米。

| 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的總面積 | | |
|---|------------|-------------------|
| Description of Residential Property 物業的描述 | | Total Area 總面積 |
| Floor 樓層 | Unit 單位 | sq.m (平方米) |
| 8/F-12/F, 15/F-23/F & 25/F-31/F (21 Storeys) 8樓至12樓、 15樓至23樓及 25樓至31樓 (21層) | A1 | 0.588 |
| | A2 | 0.233 |
| | A3 | 0.244 |
| | A5 | - |
| | A6 | - |
| | A7 | 0.210 |
| | A8 | - |
| | B1 | 0.588 |
| | B2 | 0.233 |
| | B3 | 0.244 |
| | B5 | - |
| | B6 | - |
| | B7 | 0.210 |
| | B8 | - |

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

備註：
不設13樓、14樓及24樓。

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 building is 200mm.

建築物的幕牆的厚度範圍為200毫米。

| Total Area of the Curtain Walls of each Residential Property 每個住宅物業的幕牆的總面積 | | |
|--|------------|-------------------|
| Description of Residential Property 物業的描述 | | Total Area 總面積 |
| Floor 樓層 | Unit 單位 | sq.m (平方米) |
| 8/F-12/F, 15/F-23/F & 25/F-31/F (21 Storeys) 8樓至12樓、 15樓至23樓及 25樓至31樓 (21層) | A1 | - |
| | A2 | - |
| | A3 | - |
| | A5 | - |
| | A6 | - |
| | A7 | 0.911 |
| | A8 | 1.096 |
| | B1 | - |
| | B2 | - |
| | B3 | - |
| | B5 | - |
| | B6 | - |
| | B7 | 0.911 |
| | B8 | 1.096 |

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

備註：
不設13樓、14樓及24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。