

Information on the development

發展項目的資料

Name of the Development

TIMBER HOUSE

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)

74 Waterloo 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

27 storeys (excluding transfer structure, roof, upper roof 1, upper roof 2 and top roof)

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

G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 30/F

Omitted floor numbers

4/F, 13/F, 14/F & 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 28 February 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 not required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, the Development is deemed to be completed on the date on which an occupation permit for every building in the Development is issued.

發展項目名稱

臻樺

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)

窩打老道74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

27層（不包括轉換結構層、天台、上層天台1、上層天台2及頂層天台）

發展項目的經批准的建築圖則所規定的樓層號數

地下、1樓至3樓、5樓至12樓、15樓至23樓及25樓至30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2月28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，不需獲地政總署署長同意。為買賣合約的目的，該項目當作在佔用許可證就該項目中的每幢建築物發出的日期落成。

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

Earning Yield Limited

Holding companies of the vendor

New World Development Company Limited
Freemarket Investments Limited
Eminent Alliance Limited
Sharp Top Limited

Authorized person for the Development

Mr. Lam Chung Wai

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

AGC Design Ltd

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

lu, Lai & Li
Zhong Lun Law Firm

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

Not Applicable

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

New World Development Company Limited
Henderson Real Estate Finance Limited

賣方

潤誼有限公司

賣方的控權公司

新世界發展有限公司
Freemarket Investments Limited
Eminent Alliance Limited
Sharp Top Limited

發展項目的認可人士

林中偉先生

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

創智建築師有限公司

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

姚黎李律師行
中倫律師事務所

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

不適用

已為發展項目的建造提供貸款的任何其他人

新世界發展有限公司
恒基地產財務有限公司

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

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	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

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。

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of the Block 每個住宅物業的非結構的預製外牆的總面積及建築物的非結構的預製外牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 30/F (24 storeys) 3樓、5樓至12樓、 15樓至23樓及 25樓至30樓 (24層)	A1	0.120	150
	A2	0.349	
	A3	0.208	
	A5	0.208	
	A6	0.536	
	B1	-	
	B2	0.167	
	B3	0.118	
	B5	0.118	
	B6	-	

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

備註：
不設4樓、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。

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Flat 單位	sq.m (平方米)	mm (毫米)
3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 30/F (24 storeys) 3樓、5樓至12樓、 15樓至23樓及 25樓至30樓 (24層)	A1	1.655	200
	A2	1.659	
	A3	0.324	
	A5	0.360	
	A6	1.376	
	B1	0.870	
	B2	1.102	
	B3	0.366	
	B5	0.366	
	B6	0.670	

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

備註：
不設4樓、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。