

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development

Poggibonsi (Phase 16 on Area N1d of the development of Discovery Bay City ("Development"))

Name of the street and the street number of the Phase (provisional)

3 Bayside Drive

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

Total number of storeys

Block 5, Block 6 and Block 8: 16 storeys each (excluding roof)

Floor numbering

Block 5, Block 6 and Block 8: G/F, 1/F, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, 11/F, 12/F, 15/F, 16/F, 17/F, 18/F, and Roof

The omitted floor numbers

Block 5, Block 6 and Block 8: 4/F, 13/F, 14/F

Refuge Floor

Block 5, Block 6 and Block 8: No refuge floor

The Phase is a completed Phase pending compliance

1. The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 30 June 2020.
2. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
3. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

發展項目的期數名稱

意堤 (愉景灣發展項目(「發展項目」)N1d 地區第 16 期)

期數所位於的街道名稱及門牌號數 (臨時)

堤畔徑 3 號

備註:上述臨時門牌號數有待發展項目期數建成時確認。

樓層總數

5 座、6 座及 8 座: 每座均有 16 層 (不包括天台)

樓層號數

5 座、6 座及 8 座: 地下、1 樓、2 樓、3 樓、5 樓、6 樓、7 樓、8 樓、9 樓、10 樓、11 樓、12 樓、15 樓、16 樓、17 樓、18 樓及天台

被略去的樓層號數

5 座、6 座及 8 座: 4 樓、13 樓、14 樓

庇護層

5 座、6 座及 8 座: 不設庇護層

期數屬尚待符合條件的已落成期數

1. 由本期數的認可人士提供的本期數的預計關鍵日期為 2020 年 6 月 30 日。
2. 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。
3. 為買賣合約的目的，在不局限任何其他可用以證明本期數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，即為本期數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 PHASE
賣方及有參與期數的其他人的資料

Vendor

Hong Kong Resort Company Limited (as “Owner”)
HKR International Limited (as “Person so engaged”)

Holding company of the Vendor

Holding companies of the Owner (Hong Kong Resort Company Limited)

Brentall Investments Limited
HK Resort International Limited
HKR International Limited

Holding company of the Person so engaged (HKR International Limited)

Not applicable

Authorized Person for the Phase and the firm or corporation of which the Authorized Person for the Phase is a proprietor,
director or employee in his professional capacity

Mr. Chau Tak Ho Kenneth of CYS Associates (Hong Kong) Limited

Building contractor for the Phase

ISP Construction (Engineering) Limited

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

Kao, Lee & Yip

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

Hang Seng Bank Limited

Other person who has made a loan for the construction of the Phase

Brentall Investments Limited
Baylink Investments Limited

Notes:

- “Owner” means the legal or beneficial owner of the Phase.
- “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 Phase.

賣方

香港興業有限公司 (作為「擁有人」)
香港興業國際集團有限公司 (作為「如此聘用的人」)

賣方的控權公司

擁有人 (香港興業有限公司) 的控權公司

Brentall Investments Limited
HK Resort International Limited
香港興業國際集團有限公司
如此聘用的人 (香港興業國際集團有限公司) 的控權公司
不適用

期數的認可人士及該期數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

周余石 (香港) 有限公司的周德灝先生

期數的承建商

昇柏營造廠 (工程) 有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

高李葉律師行

已為期數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

已為期數的建造提供貸款的任何其他人

Brentall Investments Limited
Baylink Investments Limited

備註：

- 「擁有人」指期數的法律上的擁有人或實益擁有人。
- 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
有參與期數的各方的關係

(a)	The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人	Not applicable 不適用
(b)	The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person 賣方或該期數的承建商屬合夥，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 Phase 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 賣方或該期數的承建商屬法團，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 Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person 賣方或該期數的承建商屬個人，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 Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person 賣方或該期數的承建商屬合夥，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 Phase 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 賣方或該期數的承建商屬法團，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 Phase 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 Phase 賣方或該期數的承建商屬個人，並屬就該期數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 Phase 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 Phase 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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 Phase 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 賣方或該期數的承建商屬法團，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 Phase, is a private company, and an Authorized Person for the Phase, 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期數的承建商屬私人公司，而該期數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

Notes:

A reference to the Vendor is a reference to either Hong Kong Resort Company Limited (as “Owner”) or HKR International Limited (as “Person so engaged”).

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Phase, 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期數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 Phase 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 賣方或該期數的承建商屬法團，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 Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor 賣方或該期數的承建商屬合夥，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 Phase, 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 Phase 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期數的承建商屬私人公司，而就該期數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 Phase, 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期數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 Phase 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 賣方或該期數的承建商屬法團，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 Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor 賣方或該期數的承建商屬合夥，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 Phase is a corporation, and the corporation of which an Authorized Person for the Phase 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 賣方或該期數的承建商屬法團，而該期數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 Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor 賣方或該期數的承建商屬法團，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

備註：

在此所提述賣方即提述香港興業有限公司（作為「擁有人」）或香港興業國際集團有限公司（作為「如此聘用的人」）。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數沒有構成圍封牆的一部份的非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部份的幕牆。

The range of thickness of the curtain walls of each block of the Phase is 300mm.
期數中每座大廈的幕牆的厚度範圍為300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

Block Name 大廈名稱	Floor 樓層	Flat 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)
Block 5 5座	1/F 1樓	A	2.072
		D	0.652
		E	1.335
	2/F 2樓	A	2.448
		D	0.652
		E	1.335
	3/F, 5/F - 12/F, 15/F -17/F 3樓, 5樓 - 12樓, 15樓 - 17樓	A	2.448
		B	0.595
		C	0.595
		D	0.652
		E	1.335
	18/F 18樓	A	1.776
		B	1.417

Block Name 大廈名稱	Floor 樓層	Flat 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)
Block 6 6座	1/F 1樓	A	1.223
		B	1.387
		C	0.894
		D	1.531
		E	-
		F	-
	2/F - 3/F, 5/F - 12/F, 15/F 2樓 - 3樓, 5樓 - 12樓, 15樓	A	1.223
		B	1.387
		C	0.894
		D	1.531
		E	-
		F	-
	16/F - 17/F 16樓 - 17樓	A	1.223
		B	1.387
		C	0.894
		D	1.531
		F	-
	18/F 18樓	A	2.978
		B	3.457
Block 8 8座	1/F 1樓	A	3.280
		B	4.062
		C	-
	2/F - 3/F,5/F- 12/F, 15/F -17/F 2樓 - 3樓, 5樓 - 12樓, 15樓 - 17樓	A	3.280
		B	4.062
		C	-
	18/F 18樓	A	3.723
		B	3.617

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Discovery Bay Services Management Limited will be appointed as the manager of the Phase under the Principal Deed of Mutual Covenant governing Discovery Bay City, the Sub Deed of Mutual Covenant governing Areas N1d and N1e of Discovery Bay City and the latest draft Sub-sub Deed of Mutual Covenant governing the Phase.

根據規管愉景灣的公契、規管愉景灣 N1d 及 N1e 地區的分公契及規管期數的副分公契的最新擬稿，愉景灣服務管理有限公司將獲委任為期數之管理人。