1 發展項目的資料 Information on the Development

發展項目名稱

OMA OMA

街道名稱及門牌號數

掃管笏路108號 (此臨時門牌號數有待發展項目建成時確認)

發展項目包含多單位建築物

每幢多單位建築物的樓層的總數

第1座 (由第1A座及第1B座組成): 17層 (不包括地庫、天台、機電房層及上層天台) 第2座 (由第2A座及第2B座組成): 18層 (不包括地庫、天台、機電房層及上層天台)

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 (由第1A座及第1B座組成):地庫、地下及1樓、2樓、5樓至12樓、15樓至20樓及天台第2座 (由第2A座及第2B座組成):地庫、地下、1樓至3樓、5樓至12樓、15樓至20樓及天台

每幢多單位建築物內被略去的樓層號數

第1座 (由第1A座及第1B座組成):不設3樓、4樓、13樓及14樓 第2座 (由第2A座及第2B座組成):不設4樓、13樓及14樓

每幢多單位建築物內的庇護層

不設庇護層

本發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供的發展項目的預計關鍵日期為2021年6月30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,即為發展項目已 落成或當作已落成(視屬何情況而定)的確證。

備註:「關鍵日期」指該批地文件的條件就發展項目而獲符合的日期。

Name of the Development

OMA OMA

Name of the street and the street number

108 So Kwun Wat Road (This provisional street number is subject to confirmation when the Development is completed)

The Development consists of multi-unit buildings

Total number of storeys of each multi-unit building

Tower 1 (comprising Tower 1A and Tower 1B): 17 storeys (excluding Basement, Roof, E&M Plant Room

Floor and Upper Roof)

Tower 2 (comprising Tower 2A and Tower 2B): 18 storeys (excluding Basement, Roof, E&M Plant Room

Floor and Upper Roof)

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1 (comprising Tower 1A and Tower 1B): B/F, G/F and 1/F, 2/F, 5/F - 12/F, 15/F - 20/F and Roof Tower 2 (comprising Tower 2A and Tower 2B): B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 20/F and Roof

Omitted floor numbers in each multi-unit building

Tower 1 (comprising Tower 1A and Tower 1B): 3/F, 4/F, 13/F and 14/F are omitted Tower 2 (comprising Tower 2A and Tower 2B): 4/F, 13/F and 14/F are omitted

Refuge floors of each multi-unit building

No refuge floor is provided

This Development is an uncompleted development

- (a) The estimated material date for the Development, as provided by the Authorized Person for the Development, is 30 June 2021.
- (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).

Note: "Material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

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

Conventional Wisdom Limited

賣方之控權公司

Sunny Autumn Limited
Wing Tai Properties (International) Limited
Wing Tai Properties (B.V.I.) Limited
永泰地產有限公司

發展項目的認可人士

王董建築師事務有限公司之黃明康先生

發展項目的承建商

保華建築工程有限公司

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

高李葉律師行

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

MUFG Bank, Ltd. (原名為The Bank of Tokyo-Mitsubishi UFJ, Ltd.)

已為發展項目的建造提供貸款的任何其他人

Sunny Autumn Limited

Vendor

Conventional Wisdom Limited

Holding companies of the Vendor

Sunny Autumn Limited
Wing Tai Properties (International) Limited
Wing Tai Properties (B.V.I.) Limited
Wing Tai Properties Limited

Authorized Person for the Development

Mr. Wong Min Hon Thomas of Wong Tung & Partners Limited

Building contractor for the Development

Paul Y. Construction & Engineering Co. Limited

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

Kao, Lee & Yip

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 MUFG Bank, Ltd. (formerly known as The Bank of Tokyo-Mitsubishi UFJ, Ltd.)

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

Sunny Autumn 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: 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;	不適用 N/A
(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; 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;	不適用 N/A
(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: 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;	否 No
(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; 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;	不適用 N/A
(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; 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;	不適用 N/A
(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; 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;	否 No
(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; 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;	不適用 N/A
(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: 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;	不適用 N/A
(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; 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;	否 No
(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: 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;	否 No

(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; 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;	否 No
(1)	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: 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;	否 No
(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; 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;	不適用 N/A
(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; 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;	否 No
(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; 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;	否 No
(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: 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;	否 No
(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; 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;	不適用 N/A
(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; 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;	否 No
(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。 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.	否 No

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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。

每幢建築物的非結構的預製外牆厚度範圍將為0.15米。

每個住宅物業的非結構的預製外牆的總面積表:

Schedule of total area of non-structural prefabricated external walls of each residential property:

第1座 Tower 1	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)
		А	2.649
		В	0.967
		С	0.824
第1A座		D	0.787
Tower 1A		E	0.787
		F	0.846
		G	0.788
	5樓	Н	0.788
	5/F	Α	1.072
		В	0.462
		С	0.230
第1B座 - 1B		D	0.372
Tower 1B		E	0.821
		F	1.228
		G	1.279
		Н	1.087
	6樓至19樓 6/F-19/F	A	2.110
		В	0.967
4		C	0.824
第1A座 Tower 1A		D	0.787
Tower 1A		E	0.787
		F	0.846
		G	0.788
		Н	0.788
		A	0.775
		В	0.462
<i>ff</i>		C	0.230
第1B座 Tower 1B		D	0.372
lower ip		E	0.821
		F	1.228
		G	1.279
		Н	0.825

- 1. 第1座(由第1A座及第1B座組成)不設3樓、4樓、13樓及14樓。
- 2. 第1座之第1A座20樓不設C及D單位。
- 3. 第2座(由第2A座及第2B座組成)不設4樓、13樓及14樓。
- 4. 第2座之第2A座1樓不設A、B、C、D及E單位。
- 5. 第2座之第2B座1樓不設B、C及F單位。
- 6. 第2座之第2A座2樓及3樓不設A及B單位。
- 7. 第2座之第2A座20樓不設C及D單位。

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

The range of thickness of the non-structural prefabricated external walls of each building will be 0.15m.

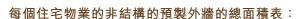
每個住宅物業的非結構的預製外牆的總面積表:

Schedule of total area of non-structural prefabricated external walls of each residential property:

### Tower 1				
Tower 1A 20				Total area of non-structural prefabricated external walls of
第1B座 Tower 1B 20樓 20/F 第2座 Tower 2 樓層 Floor 單位 Flat 每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.) 第2A座 Tower 2A 1樓 1/F A 1.269 D 0.787 第2B座 Tower 2B 1/F E 0.818 第2A座 Tower 2B C 0.821 D 0.789 第2A座 Tower 2A D 0.789 E 0.432 第2A座 Tower 2A D 0.789 E 0.432 第2B座 Tower 2A D 0.789 E 0.432 第2B座 Tower 2B A 1.269 D 0.789 第2B座 Tower 2B D 0.788 D 0.788 第 2B座 Tower 2B D 0.787 E 0.438 第 2B座 Tower 2B D 0.787 E 0.818 第 2B座 Tower 2B D 0.787 E 0.486 G 1.886 D 0.486 G 1.886			А	0.689
### Substitute	Tower 1A		В	0.517
Tower 1B	笠10 広		Α	0.555
第2座 Tower 2 捜		20/1		0.000
Tower 2 Floor Flat Total area of non-structural prefabricated external walls of each residential property (sq.m.) 第2A座			С	0.510
Tower 2A 第2B座 Tower 2B 第2B座 Tower 2B 第2A座 Tower 2A 第2B座 Tower 2A 第2B座 Tower 2B 第2B座 Tower 2B 第2B座 Tower 2B 第2B座 Tower 2B				
第2B座 Tower 2B 1 i 樓 1/F			F	0.801
第2B座 Tower 2B 1樓 1/F D 0.787 E 0.818 0.818 G 1.871 H 0.772 C 0.821 D 0.789 E 0.432 D 0.801 F 0.801 G 1.342 A 1.269 B 0.438 C 0.788 D 0.787 Tower 2B D 0.787 E 0.818 F 0.486 G 1.886 T.886	Tower 2A		G	1.251
第2B座 Tower 2B 1/F B 0.767 E 0.818 G 1.871 H 0.772 C 0.821 D 0.789 E 0.432 F 0.801 G 1.342 A 1.269 B 0.438 C 0.788 D 0.787 Tower 2B D E 0.818 F 0.486 G 1.886			А	1.269
E 0.818 G 1.871 H 0.772 C 0.821 D 0.789 E 0.432 F 0.801 G 1.342 A 1.269 B 0.438 C 0.788 D 0.787 Tower 2B E E 0.818 F 0.486 G 1.886	笠の口庫		D	0.787
第2A座 Tower 2A 第2A座 Tower 2A 2捜査3捜 2/F-3/F 第2B座 Tower 2B 第2B座 Tower 2B 「第2A座 Tower 2B 「日本 (日本) (日本) (日本) (日本) (日本) (日本) (日本) (日			E	0.818
第2A座 Tower 2A C 0.821 D 0.789 E 0.432 F 0.801 G 1.342 A 1.269 B 0.438 C 0.821 F 0.432 F 0.801 G 1.342 A 1.269 B 0.438 C 0.788 D 0.787 E 0.818 F 0.486 G 1.886			G	1.871
第2A座 Tower 2A D 0.789 E 0.432 F 0.801 G 1.342 A 1.269 B 0.438 O.788 C 0.788 D 0.787 Tower 2B F 0.818 F 0.486 G 1.886				0.772
第2A座 Tower 2A E 0.432 F 0.801 G 1.342 A 1.269 B 0.438 2/F-3/F C 0.788 D 0.787 Tower 2B F 0.818 F 0.486 G 1.886			С	0.821
Tower 2A E 0.432 F 0.801 G 1.342 A 1.269 B 0.438 C 0.788 D 0.787 E 0.818 F 0.486 G 1.886	′			0.789
第2B座 D 0.801 Tower 2B F 0.801 第2B座 D 0.438 D 0.787 E 0.818 F 0.486 G 1.886				0.432
第2B座 A 1.269 B 0.438 C 0.788 D 0.787 E 0.818 F 0.486 G 1.886			F	0.801
第2B座 D 0.438 Tower 2B D 0.787 E 0.818 F 0.486 G 1.886			G	1.342
第2B座 Tower 2B 2/F-3/F C 0.436 D 0.787 E 0.818 F 0.486 G 1.886			А	1.269
第2B座 Tower 2B				0.438
Tower 2B E 0.818 F 0.486 G 1.886			С	
F 0.486 G 1.886				0.787
G 1.886	Tower 2B			0.818
				0.486
H 0.772			G	1.886
			Н	0.772

- 1. 3/F, 4/F, 13/F and 14/F are omitted in Tower 1 (comprising Tower 1A and Tower 1B).
- 2. Flat C and D on 20/F in Tower 1A of Tower 1 are omitted.
- 4/F, 13/F and 14/F are omitted in Tower 2 (comprising Tower 2A and Tower 2B).
 Flat A, B, C, D and E on 1/F in Tower 2A of Tower 2 are omitted.
- 5. Flat B, C and F on 1/F in Tower 2B of Tower 2 are omitted.
- 6. Flat A and B on 2/F and 3/F in Tower 2A of Tower 2 are omitted.
- 7. Flat C and D on 20/F in Tower 2A of Tower 2 are omitted.

4 發展項目的設計的資料 Information on Design of the Development



Schedule of total area of non-structural prefabricated external walls of each residential property:

第2座 Tower 2	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積(平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)
	- 5樓至19樓 5/F-19/F	Α	1.284
		В	1.228
 第2A座		С	0.821
第2A座 Tower 2A		D	0.789
100001 27 (Е	0.432
		F	0.801
		G	1.330
		А	1.269
		В	0.438
		С	0.788
第2B座		D	0.787
Tower 2B		E	0.818
		F	0.486
		G	1.886
		Н	0.772
第2A座	20樓 20/F	А	0.465
Tower 2A		В	0.330
第2B座		А	0.986
Tower 2B		С	0.401

- 1. 第1座(由第1A座及第1B座組成)不設3樓、4樓、13樓及14樓。
- 2. 第1座之第1A座20樓不設C及D單位。
- 3. 第2座(由第2A座及第2B座組成)不設4樓、13樓及14樓。
- 4. 第2座之第2A座1樓不設A、B、C、D及E單位。
- 5. 第2座之第2B座1樓不設B、C及F單位。
- 6. 第2座之第2A座2樓及3樓不設A及B單位。
- 7. 第2座之第2A座20樓不設C及D單位。

發展項目將會有構成圍封牆的一部分的幕牆。 每幢建築物的幕牆厚度範圍將為0.2米。

There will be curtain walls forming part of the enclosing walls in the Development. The range of thickness of curtain walls of each building will be 0.2m.

每個住宅物業的幕牆的總面積表:

Schedule of total area of curtain walls of each residential property:

第1座 Tower 1	樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
	20樓 20/F	А	2.962
第1A座		В	3.326
Tower 1A		Е	1.460
		F	1.542
第1B座	20樓 20/F	Α	3.249
ある座 Tower 1B		В	1.586
		С	3.478
第2座 Tower 2	樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積(平方米) Total area of curtain walls of each residential property (sq.m.)
第2A座	20樓 20/F	А	3.811
売∠A座 Tower 2A		В	3.231
		E	1.099
笠の反応	20樓 20/F	А	2.940
第2B座 Tower 2B		В	1.119
10.1.01 25		С	2.732

- 3/F, 4/F, 13/F and 14/F are omitted in Tower 1 (comprising Tower 1A and Tower 1B).
 Flat C and D on 20/F in Tower 1A of Tower 1 are omitted.
- 3. 4/F, 13/F and 14/F are omitted in Tower 2 (comprising Tower 2A and Tower 2B).
- 4. Flat A, B, C, D and E on 1/F in Tower 2A of Tower 2 are omitted. 5. Flat B, C and F on 1/F in Tower 2B of Tower 2 are omitted.
- 6. Flat A and B on 2/F and 3/F in Tower 2A of Tower 2 are omitted.
- 7. Flat C and D on 20/F in Tower 2A of Tower 2 are omitted.

5 物業管理的資料 Information on Property Management

尚泰物業管理有限公司將根據發展項目的公契的最新擬稿獲委任為發展項目的管理人。

Shang Tai Property Management Limited will be appointed as the Manager of the Development under the latest draft Deed of Mutual Covenant (DMC) in respect of the Development.