

OMA OMA

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

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

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

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

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

No refuge floor is provided

No refuge floor is provided

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

(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.

A vibrant, stylized illustration of a tropical jungle scene. The background is a solid bright yellow. In the foreground and midground, there are lush green plants, large leaves, and vines. Various animals are depicted: a toucan with a large orange beak on the left, several colorful parrots (red, blue, and green), two monkeys hanging from vines, and several butterflies in different colors (blue, orange, black). There are also some small birds flying in the sky. The overall style is whimsical and colorful.

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
(l)	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

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.)
第1A座 Tower 1A	5樓 5/F	A	2.649
		B	0.967
		C	0.824
		D	0.787
		E	0.787
		F	0.846
		G	0.788
		H	0.788
第1B座 Tower 1B		A	1.072
		B	0.462
		C	0.230
		D	0.372
		E	0.821
		F	1.228
		G	1.279
		H	1.087
第1A座 Tower 1A	6樓至19樓 6/F-19/F	A	2.110
		B	0.967
		C	0.824
		D	0.787
		E	0.787
		F	0.846
		G	0.788
		H	0.788
第1B座 Tower 1B		A	0.775
		B	0.462
		C	0.230
		D	0.372
		E	0.821
		F	1.228
		G	1.279
		H	0.825

備註：

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

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.)
第1A座 Tower 1A	20樓 20/F	A	0.689
		B	0.517
第1B座 Tower 1B		A	0.555
		B	0.000
		C	0.510
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	F	0.801
		G	1.251
第2B座 Tower 2B		A	1.269
		D	0.787
		E	0.818
		G	1.871
		H	0.772
第2A座 Tower 2A		2樓至3樓 2/F-3/F	C
	D		0.789
	E		0.432
	F		0.801
	G		1.342
第2B座 Tower 2B	A		1.269
	B		0.438
	C		0.788
	D		0.787
	E		0.818
	F		0.486
	G		1.886
	H		0.772

Notes:

- 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.
- 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.
- Flat B, C and F on 1/F in Tower 2B of Tower 2 are omitted.
- Flat A and B on 2/F and 3/F in Tower 2A of Tower 2 are omitted.
- 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

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	5樓至19樓 5/F-19/F	A	1.284
		B	1.228
		C	0.821
		D	0.789
		E	0.432
		F	0.801
		G	1.330
第2B座 Tower 2B		A	1.269
		B	0.438
		C	0.788
		D	0.787
		E	0.818
		F	0.486
		G	1.886
第2A座 Tower 2A 第2B座 Tower 2B	H	0.772	
	20樓 20/F	A	0.465
		B	0.330
		A	0.986
C		0.401	

備註：

- 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1座之第1A座20樓不設C及D單位。
- 第2座(由第2A座及第2B座組成)不設4樓、13樓及14樓。
- 第2座之第2A座1樓不設A、B、C、D及E單位。
- 第2座之第2B座1樓不設B、C及F單位。
- 第2座之第2A座2樓及3樓不設A及B單位。
- 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.)
第1A座 Tower 1A	20樓 20/F	A	2.962
		B	3.326
		E	1.460
		F	1.542
第1B座 Tower 1B	20樓 20/F	A	3.249
		B	1.586
		C	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 Tower 2A	20樓 20/F	A	3.811
		B	3.231
		E	1.099
第2B座 Tower 2B	20樓 20/F	A	2.940
		B	1.119
		C	2.732

Notes:

- 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.
- 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.
- Flat B, C and F on 1/F in Tower 2B of Tower 2 are omitted.
- Flat A and B on 2/F and 3/F in Tower 2A of Tower 2 are omitted.
- 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.