



01 期數的資料

INFORMATION ON THE PHASE

發展項日期數名稱

恆大•瑤瓏灣第1期（「期數」）

街道名稱及門牌號數

管翠路8號*

*此臨時門牌號數有待期數建成時確認。

期數包含多單位建築物及洋房

每幢多單位建築物的樓層的總數

第1座及第1A座 - 每座共20層

第2座及第2A座 - 每座共19層

上述樓層數目不包括地庫、天台及頂層天台。

期數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 - 地下、1樓至3樓、5樓至12樓、15樓至22樓

第1A座 - 地下、1樓至3樓、5樓至12樓、15樓至22樓

第2座 - 地下、2樓至3樓、5樓至12樓、15樓至22樓

第2A座 - 地下、2樓至3樓、5樓至12樓、15樓至22樓

(第1座及第1A座住宅樓層由地下開始；第2座及第2A座1樓為結構轉換層；第2座及第2A座住宅樓層由2樓開始)

以上樓層號數不包括地庫、結構轉換層、天台及頂層天台。

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設4樓、13樓及14樓

每幢多單位建築物內的庇護層

不適用

洋房的總數

期數包含22座洋房

期數的經批准的建築圖則所規定的洋房的門牌號數

洋房A1至洋房A3、洋房A5至洋房A12

洋房B1至洋房B3、洋房B5至洋房B12

被略去的洋房的門牌號數

不設洋房A4及洋房B4

本期數屬未落成發展項目

- 由期數的認可人士提供該期數的預計關鍵日期為2021年5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。
- 為買賣合約的目的(根據批地文件, 進行該項買賣, 需獲地政總署署長同意), 在不局限任何其他可用以證明該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, 即為該期數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」指批地文件的條件就期數而獲符合的日期。

Name of the Phase of the Development

Emerald Bay Phase 1 ("the Phase")

Name of the street and the street number

8 Kwun Chui Road*

*The provisional street number is subject to confirmation when the Phase is completed.

The Phase consists of multi-unit buildings and houses

Total number of storeys of each multi-unit building

Tower 1 and Tower 1A - 20 storeys for each tower

Tower 2 and Tower 2A - 19 storeys for each tower

The above numbers of storeys do not include the basement, roof and top roof.

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

Tower 1 - G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 22/F

Tower 1A - G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 22/F

Tower 2 - G/F, 2/F to 3/F, 5/F to 12/F, 15/F to 22/F

Tower 2A - G/F, 2/F to 3/F, 5/F to 12/F, 15/F to 22/F

(For Tower 1 and Tower 1A, residential floor starts from G/F; for Tower 2 and Tower 2A, 1/F is a transfer plate, for Tower 2 and Tower 2A, residential floor starts from 2/F)

The above floor numberings do not include the basement, transfer plate, roof and top roof.

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F & 14/F are omitted

Refuge floor of each multi-unit building

Not applicable

Total number of houses

The Phase consists of 22 houses

House numbering as provided in the approved building plans for the Phase

House A1 to House A3, House A5 to House A12

House B1 to House B3, House B5 to House B12

Omitted house numbers

House A4 and House B4 are omitted

The Phase is an uncompleted development

- The estimated material date for the Phase as provided by the Authorized Person for the Phase is 31 May 2021
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of 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, 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).

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



02 賣方及有參與期數的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方

福彩發展有限公司（作為「擁有人」）、
天基控股有限公司（作為「如此聘用的人」）

備註：

「擁有人」指期數住宅物業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士。

擁有人的控權公司

擁有人(福彩發展有限公司)的控權公司:

永善控股有限公司、威城國際有限公司、OCI INVESTMENT FUND SPC, acting for OCI REAL ESTATE FUND I S.P.、OCI Asset Management (Cayman) Co. Ltd.、OCI Holding (Cayman) Co. Ltd.、東建國際資本有限公司、東建國際資本(英屬維爾京群島)有限公司及東建國際控股有限公司

如此聘用的人(天基控股有限公司)的控權公司：

恒大地产集团有限公司
广州市凯隆置业有限公司
广州市超丰置业有限公司
安基 (BVI) 有限公司
中國恒大集團

期數的認可人士

呂元祥博士

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

呂元祥建築師事務所(香港)有限公司

期數的承建商

中國海外房屋工程有限公司

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

孖士打律師行
的近律師行
貝克•麥堅時律師事務所

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

中國光大銀行香港分行

已為期數的建造提供貸款的任何其他人

天基控股有限公司

Vendor

Fortune Choice Development Limited (as "Owner"),
Tianji Holding Limited (as "Person so engaged")

Note:

"Owner" means the legal or beneficial owner of the residential properties in the Phase.

"Person so engaged" means the person engaged by the Owner to coordinate and supervise the process of design, planning, construction, fitting out, completion and marketing of the Phase.

Holding companies of the Owner

Holding companies of the Owner (Fortune Choice Development Limited):

Yong Shan Holdings Limited, PRESTIGE CITY INTERNATIONAL LIMITED, OCI INVESTMENT FUND SPC, acting for OCI REAL ESTATE FUND I S.P., OCI Asset Management (Cayman) Co. Ltd., OCI Holding (Cayman) Co. Ltd., OCI International Capital Limited, OCI International Capital (BVI) Ltd. and OCI International Holdings Limited

Holding companies of the Person so engaged (Tianji Holding Limited)

恒大地产集团有限公司
广州市凯隆置业有限公司
广州市超丰置业有限公司
ANJI (BVI) Limited
China Evergrande Group

Authorized person for the Phase

Dr. Lu Yuen Cheung Ronald

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

Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Phase

China Overseas Building Construction Limited

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

Mayer Brown
Deacons
Baker & McKenzie

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

China Everbright Bank Co. Ltd., Hong Kong Branch

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

Tianji Holding Limited



03 有參與期數的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

(a)	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。	不適用
(b)	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。	不適用
(c)	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。	否
(d)	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。	不適用
(e)	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。	不適用
(f)	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。	否
(g)	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。	不適用
(h)	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。	不適用
(i)	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。	否
(j)	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。	否
(k)	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。	否
(l)	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。	否
(m)	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。	不適用
(n)	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。	否
(o)	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。	否
(p)	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。	否
(q)	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。	不適用
(r)	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分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。	否
(s)	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。	否

備註：在此節提述賣方即提述福彩發展有限公司(作為「擁有人」)或天基控股有限公司(作為「如此聘用的人」)。



03 有參與期數的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

(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.	Not Applicable
(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.	Not Applicable
(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.	No
(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.	Not Applicable
(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.	Not Applicable
(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.	No
(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.	Not Applicable
(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.	Not Applicable
(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.	No
(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.	No
(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.	No
(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.	No
(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.	Not Applicable
(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.	No
(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.	No
(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.	No
(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.	Not Applicable
(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.	No
(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.	No

Note: A reference to the vendor herein is a reference to either Fortune Choice Development Limited (as "Owner") or Tianji Holding Limited (as "Person so engaged").



04 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

期數將會有構成圍封牆的一部分的非結構的預製外牆。

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

每幢建築的非結構的預製外牆的厚度為150毫米。

The thickness of the non-structural prefabricated external walls of each block is 150mm.

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 the 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 the non-structural prefabricated external walls of each residential property (sq.m.)
地下 G/F	A	1.140
	B	1.140
	C	0.150
	D	0.596
	E	-
	F	0.454
	J	0.115
	K	0.115
	1樓 1/F	A
B		1.140
C		0.150
D		0.596
E		-
F		0.454
J		0.115
K		0.115
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	1.140
	B	1.140
	C	0.150
	D	0.596
	E	-
	F	0.454
	G	0.115
	H	0.115
	J	0.115
	K	0.115

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 the non-structural prefabricated external walls of each residential property (sq.m.)
22樓 22/F	A	1.123
	B	1.123
	C	0.150
	D	0.596
	E	-
	F	0.454
	G	0.115
	H	0.115
	J	0.115
K	0.115	

第1A座 Tower 1A

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 the non-structural prefabricated external walls of each residential property (sq.m.)
地下 G/F	A	1.140
	B	1.140
	C	0.969
	D	0.108
	G	0.139
	H	0.115
	J	0.115
	1樓 1/F	A
B		1.140
C		0.969
D		0.108
G		0.139
H		0.115
J		0.115



04 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

第1A座 Tower 1A

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 the non-structural prefabricated external walls of each residential property (sq.m.)
2樓-3樓、5樓 至12樓、15 樓至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	1.140
	B	1.140
	C	0.969
	D	0.108
	E	0.093
	F	0.131
	G	0.131
	H	0.115
	J	0.115
22樓 22/F	A	1.123
	B	1.123
	C	0.969
	D	0.108
	E	0.093
	F	0.131
	G	0.131
	H	0.115
	J	0.115

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 the non-structural prefabricated external walls of each residential property (sq.m.)	
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	1.140	
	B	1.140	
	C	1.140	
	D	0.485	
	E	0.131	
	F	0.115	
	G	0.115	
	H	0.115	
	J	0.115	
	K	0.115	
	L	0.115	
	22樓 22/F	A	1.123
		B	1.123
C		1.123	
D		0.485	
E		0.131	
F		0.115	
G		0.115	
H		0.115	
J		0.115	
K		0.115	
L		0.115	



04 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

第2A座 Tower 2A

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 the non-structural prefabricated external walls of each residential property (sq.m.)
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	0.345
	B	-
	C	0.319
	D	-
	E	-
	F	0.115
	G	0.115
	H	0.115
	J	0.115
	22樓 22/F	A
B		-
C		0.319
D		-
E		-
F		0.115
G		0.115
H		0.115
J		0.115

洋房 Houses

洋房 Houses	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 the non-structural prefabricated external walls of each residential property (sq.m.)
A1	1.434
A2	1.434
A3	3.996
A5	3.996
A6	3.996
A7	3.996
A8	3.996
A9	3.996
A10	3.996
A11	3.996
A12	1.434
B1	3.996
B2	3.996
B3	3.996
B5	3.996
B6	3.996
B7	3.996
B8	3.996
B9	3.996
B10	3.996
B11	3.996
B12	3.996



04 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

期數將會有構成圍封牆的一部分的幕牆。

There will be curtain walls forming part of the enclosing walls of the Phase.

每幢建築物的幕牆的厚度為200毫米。

The thickness of the curtain walls of each block is 200 mm.

每個住宅物業的幕牆的總面積表

Schedule of total area of the 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 the curtain walls of each residential property (sq.m.)
地下 G/F	A	-
	B	-
	C	-
	D	-
	E	-
	F	-
	J	-
	K	-
1樓 1/F	A	2.126
	B	2.126
	C	1.360
	D	0.815
	E	0.340
	F	0.605
	J	0.255
	K	0.245
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	2.126
	B	2.126
	C	1.360
	D	0.815
	E	0.340
	F	0.605
	G	0.255
	H	0.245
	J	0.245
	K	0.245

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 the curtain walls of each residential property (sq.m.)
22樓 22/F	A	2.126
	B	2.126
	C	1.360
	D	0.815
	E	0.340
	F	0.605
	G	0.255
	H	0.245
	J	0.245
	K	0.245

第1A座 Tower 1A

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 the curtain walls of each residential property (sq.m.)
地下 G/F	A	-
	B	-
	C	-
	D	-
	G	-
	H	-
	J	-
	1樓 1/F	A
B		2.126
C		0.605
D		0.625
G		0.709
H		0.245
J		0.245



04 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

第1A座 Tower 1A

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 the curtain walls of each residential property (sq.m.)
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	2.126
	B	2.126
	C	0.605
	D	0.615
	E	0.580
	F	0.709
	G	0.709
	H	0.245
	J	0.245
	22樓 22/F	A
B		2.126
C		0.605
D		0.615
E		0.580
F		0.709
G		0.709
J		0.245

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 the curtain walls of each residential property (sq.m.)	
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	2.126	
	B	2.126	
	C	2.126	
	D	0.719	
	E	0.709	
	F	0.590	
	G	0.245	
	H	0.245	
	J	0.245	
	K	0.245	
	L	0.625	
	22樓 22/F	A	2.126
		B	2.126
		C	2.126
D		0.719	
E		0.709	
F		0.590	
G		0.245	
H		0.245	
J		0.245	
K		0.245	
L	0.625		



04 期數的設計的資料

INFORMATION ON DESIGN OF THE PHASE

第2A座 Tower 2A

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 the curtain walls of each residential property (sq.m.)
2樓-3樓、5樓 至12樓、15樓 至21樓 2/F-3/F, 5/F-12/F, 15/F-21/F	A	2.126
	B	0.683
	C	1.126
	D	1.689
	E	0.255
	F	0.245
	G	0.605
	H	0.265
	J	0.625
	22樓 22/F	A
B		0.683
C		1.126
D		1.689
E		0.255
F		0.245
G		0.605
H		0.265
J		0.625

洋房 Houses

洋房 Houses	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
A1	4.692
A2	4.692
A3	2.023
A5	2.023
A6	2.023
A7	2.023
A8	2.023
A9	2.023
A10	2.023
A11	2.023
A12	4.692
B1	2.023
B2	2.023
B3	2.023
B5	2.023
B6	2.023
B7	2.023
B8	2.023
B9	2.023
B10	2.023
B11	2.023
B12	2.023



05 物業管理的資料

INFORMATION ON PROPERTY MANAGEMENT

根據公契的最新擬稿，獲委任為期數的管理人的人
升裕物業管理有限公司

The person appointed as the manager of the Phase under the latest draft deed of mutual covenant
Fortune Ascent Property Management Limited