

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

9 Muk Tai Street

The Development consists of four multi-unit buildings and four houses

Multi-unit buildings

Total number of storeys of each multi-unit building

Tower 1 (Tower 1A, Tower 1B): 37 storeys

The above number of storeys has not included Basement, M & E Floor, Refuge Floor, Roof, Upper Roof, Second Upper Roof and Top Roof

Tower 2 (Tower 2A, Tower 2B): 37 storeys

The above number of storeys has not included Basement, Refuge Floor, Roof, Upper Roof, Second Upper Roof and Top Roof

Tower 3 (Urban Villa 1): 6 storeys

The above number of storeys has not included Basement and Roof

Tower 5 (Urban Villa 2): 6 storeys

The above number of storeys has not included Basement and Roof

Notes: Tower 3 (Urban Villa 1) above is referred to in this Sales Brochure as "Urban Villa 1". Tower 5 (Urban Villa 2) above is referred to in this Sales Brochure as "Urban Villa 2".

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

Tower 1 (Tower 1A, Tower 1B): Basement, G/F, M & E Floor, 1/F-3/F, 5/F-12/F, Refuge Floor, 15/F-23/F, 25/F-33/F, 35/F-41/F, Roof, Upper Roof, Second Upper Roof & Top Roof

Tower 2 (Tower 2A, Tower 2B): Basement, G/F, 1/F-3/F, 5/F-12/F, Refuge Floor, 15/F-23/F, 25/F-33/F, 35/F-41/F, Roof, Upper Roof, Second Upper Roof & Top Roof

Urban Villas 1 & 2: Basement, G/F, 1/F-3/F, 5/F, 6/F & Roof

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

Tower 1 (Tower 1A, Tower 1B) & Tower 2 (Tower 2A, Tower 2B): 4/F, 13/F, 14/F, 24/F and 34/F

Urban Villas 1 & 2: 4/F

Refuge floors (if any) of each multi-unit building

Tower 1 (Tower 1A, Tower 1B) & Tower 2 (Tower 2A, Tower 2B): Refuge Floor is located between the floors of 12/F and 15/F

Urban Villas 1 & 2: Not applicable

Houses

Total number of houses

4

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

Mansion 1 (Garden Mansion 1), Mansion 2 (Garden Mansion 2), Mansion 3 (Garden Mansion 3) & Mansion 5 (Garden Mansion 5)

Omitted house number

Mansion 4

Note: Each house above is referred to in this Sales Brochure as a "Garden Mansion".

Estimated material date for the Development as provided by the authorized person for the Development

30 November 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 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.

發展項目所位於的街道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

沐泰街9號

發展項目包含4幢多單位建築物及4幢獨立屋

多單位建築物

每幢多單位建築物的樓層的總數

第1座(第1A座, 第1B座): 37層

上述樓層數目並不包括地庫、機電層、庇護層、天台、上層天台、第二層上層天台及頂層天台

第2座(第2A座, 第2B座): 37層

上述樓層數目並不包括地庫、庇護層、天台、上層天台、第二層上層天台及頂層天台

第3座(都會城邸1): 6層

上述樓層數目並不包括地庫及天台

第5座(都會城邸2): 6層

上述樓層數目並不包括地庫及天台

註: 上述之第3座(都會城邸1)於本售樓說明書中稱為「都會城邸1」。上述之第5座(都會城邸2)於本售樓說明書中稱為「都會城邸2」。

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(第1A座, 第1B座): 地庫、地下、機電層、1樓-3樓、5樓-12樓、庇護層、15樓-23樓、25樓-33樓、35樓-41樓、天台、上層天台、第二層上層天台及頂層天台

第2座(第2A座, 第2B座): 地庫、地下、1樓-3樓、5樓-12樓、庇護層、15樓-23樓、25樓-33樓、35樓-41樓、天台、上層天台、第二層上層天台及頂層天台

都會城邸1及2: 地庫、地下、1樓-3樓、5樓、6樓及天台

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

第1座(第1A座, 第1B座)及第2座(第2A座, 第2B座): 4樓、13樓、14樓、24樓及34樓

都會城邸1及2: 4樓

每幢多單位建築物內的庇護層(如有的話)

第1座(第1A座, 第1B座)及第2座(第2A座, 第2B座): 庇護層位於12樓及15樓之間

都會城邸1及2: 不適用

獨立屋

獨立屋的總數

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發展項目的經批准的建築圖則所規定的門牌號數

洋房1(花園洋房1)、洋房2(花園洋房2)、洋房3(花園洋房3)及洋房5(花園洋房5)

被略去的獨立屋號數

洋房4

註: 上述之每一獨立屋於本售樓說明書中稱為「花園洋房」。

發展項目的認可人士提供的發展項目的預計關鍵日期

2021年11月30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, 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該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, 即為該發展項目已落成或當作已落成(視屬何種情況而定)的確認。

註: 「關鍵日期」指批地文件的條件就發展項目獲符合的日期。

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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

Century Basis Limited

Holding companies of the Vendor

K. Wah International Holdings Limited
Sutimar Enterprises Limited
K. Wah Stones (Holdings) Limited
K. Wah Properties Investment Limited

Authorized person for the Development

Wong Min Hon Thomas

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

Wong Tung & Partners Limited

Building contractor for the Development

Grand Tech Construction Company Limited

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

Baker & McKenzie
P. C. Woo & Co.

Authorized institutions that have made a loan, or have undertaken to provide finance, for the construction of the Development

The Hongkong and Shanghai Banking Corporation Limited
Hang Seng Bank Limited

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

K. Wah Stones (Holdings) Limited

賣方

世紀基業有限公司

賣方的控權公司

嘉華國際集團有限公司
Sutimar Enterprises Limited
嘉華石業(集團)有限公司
嘉華房產投資有限公司

發展項目的認可人士

黃明康

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

王董建築師事務所有限公司

發展項目的承建商

佳盛建築有限公司

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

貝克·麥堅時律師事務所
胡百全律師事務所

已為發展項目的建造提供貸款或已承諾為該建造提供融資的認可機構

香港上海滙豐銀行有限公司
恒生銀行有限公司

已為發展項目的建造提供貸款的其他人

嘉華石業(集團)有限公司

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

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(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。	Not Applicable 不適用
(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
(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%的已發行股份。	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。	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。	No 否

5 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 for 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。

The thickness of the non-structural prefabricated external walls of Towers 1A, 1B, 2A & 2B, Urban Villas 1 & 2 in the Development will be 150mm.

發展項目中的第1A、1B、2A及2B座，都會城邸1及2的非結構的預製外牆的厚度為150毫米。

There will be no non-structural prefabricated external walls of Garden Mansions 1, 2, 3 & 5 in the Development.

發展項目內花園洋房1、2、3及5將不會有非結構的預製外牆。

Total Area Schedule of the Non-structural Prefabricated External Walls

非結構的預製外牆總面積表

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1A 第1A座	1/F 1樓	A	0.623
		B	0.590
		C	1.141
		D	0.974
		E	2.036
		F	0.150
		G	0.998
	2/F - 39/F 2樓至39樓	A	0.623
		B	0.590
		C	1.141
		D	0.974
		E	2.036
		F	0.150
		G	0.998
	40/F & 41/F 40樓及41樓	A	-
B		-	

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1B 第1B座	1/F 1樓	A	0.676
		B	1.187
		C	1.977
		D	1.020
		E	-
		F	-
		G	0.967
	2/F - 39/F 2樓至39樓	A	0.676
		B	1.187
		C	1.977
		D	1.020
		E	-
		F	-
		G	0.967
	40/F & 41/F 40樓及41樓	A	-
B		-	

Notes: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A & 2B.
4/F is omitted in Urban Villas 1 & 2.

註：第1A、1B、2A及2B座不設4樓、13樓、14樓、24樓及34樓。
都會城邸1及2不設4樓。

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 2A 第2A座	2/F 2樓	A	1.012
		C	0.731
		D	1.215
		E	0.236
		F	0.629
		G	0.692
		3/F 3樓	A
	C		0.731
	D		1.215
	E		0.236
	F		0.629
	G		0.692
	5/F 5樓		A
		B	2.338
		C	0.731
		D	1.215
		E	0.236
		F	0.629
		G	0.692
	6/F - 40/F 6樓至40樓	A	1.012
		B	2.338
		C	0.731
		D	1.215
		E	0.236
		F	0.629
		G	0.692
	41/F 41樓	A	-
		B	-

Notes: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A & 2B.
4/F is omitted in Urban Villas 1 & 2.

Tower 座數	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m) 每個住宅物業的非結構的預製外牆的總面積(平方米)	
Tower 2B 第2B座	2/F 2樓	A	1.012	
		C	0.731	
		D	1.215	
		E	0.228	
		F	0.686	
		3/F 3樓	A	1.012
			C	0.731
	D		1.215	
	E		0.228	
	F		0.686	
	5/F 5樓		A	1.012
			B	2.291
		C	0.731	
		D	1.215	
		E	0.228	
		F	0.686	
		6/F - 40/F 6樓至40樓	A	1.012
	B		2.291	
	C		0.731	
	D		1.215	
	E		0.228	
	F		0.686	
	41/F 41樓		A	-
		B	-	
	Urban Villa 1 都會城邸1	1/F - 6/F 1樓至6樓	A	-
			B	0.765
			C	0.743
			D	-
E			-	
F			0.941	
G			0.942	
H			-	
Urban Villa 2 都會城邸2	1/F - 6/F 1樓至6樓	A	-	
		B	0.765	
		C	0.743	
		D	-	
		E	-	
		F	0.941	
		G	0.942	
		H	-	

註：第1A、1B、2A及2B座不設4樓、13樓、14樓、24樓及34樓。
都會城邸1及2不設4樓。

5 INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

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份的幕牆。

The thickness of the curtain walls of Towers 1A, 1B, 2A & 2B, Urban Villas 1 & 2, Garden Mansions 1, 2, 3 & 5 in the Development will be 200mm.

發展項目中的第1A、1B、2A及2B座，都會城邸1及2，花園洋房1、2、3及5的幕牆的厚度為200毫米。

Total Area Schedule of Curtain Walls
幕牆總面積表

Tower 座數	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1A 第1A座	1/F 1樓	A	-
		B	0.639
		C	0.559
		D	-
		E	-
		F	0.630
		G	-
	2/F - 39/F 2樓至39樓	A	-
		B	0.639
		C	0.559
		D	-
		E	-
		F	0.630
		G	-
40/F & 41/F 40樓及41樓	A	6.290	
	B	4.583	
Tower 1B 第1B座	1/F 1樓	A	-
		B	0.713
		C	0.398
		D	-
		E	0.795
		F	0.635
		G	-
	2/F - 39/F 2樓至39樓	A	-
		B	0.713
		C	0.398
		D	-
		E	0.795
		F	0.635
		G	-
40/F & 41/F 40樓及41樓	A	6.330	
	B	4.109	

Notes: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A & 2B.
4/F is omitted in Urban Villas 1 & 2.

Tower 座數	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積 (平方米)
Tower 2A 第2A座	2/F 2樓	A	-
		C	0.418
		D	-
		E	1.246
		F	-
		G	-
		3/F 3樓	A
	C		0.418
	D		-
	E		1.246
	F		-
	G		-
	5/F 5樓		A
		B	0.600
		C	0.418
		D	-
		E	1.246
		F	-
		G	-
	6/F - 40/F 6樓至40樓	A	-
		B	0.600
C		0.418	
D		-	
E		1.246	
F		-	
G		-	
41/F 41樓	A	4.375	
	B	3.000	

註：第1A、1B、2A及2B座不設4樓、13樓、14樓、24樓及34樓。
都會城邸1及2不設4樓。

Tower 座數	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積(平方米)
Tower 2B 第2B座	2/F 2樓	A	-
		C	0.418
		D	-
		E	1.246
		F	-
	3/F 3樓	A	-
		C	0.418
		D	-
		E	1.246
		F	-
	5/F 5樓	A	-
		B	0.600
		C	0.418
		D	-
		E	1.246
		F	-
	6/F - 40/F 6樓至40樓	A	-
		B	0.600
		C	0.418
		D	-
E		1.246	
F		-	
41/F 41樓	A	4.375	
	B	3.722	

Tower 座數	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積(平方米)
Urban Villa 1 都會城邸1	1/F - 6/F 1樓至6樓	A	0.723
		B	1.327
		C	1.292
		D	1.221
		E	1.159
		F	1.740
		G	1.718
		H	0.724
Urban Villa 2 都會城邸2	1/F - 6/F 1樓至6樓	A	0.723
		B	1.327
		C	1.292
		D	1.221
		E	1.159
		F	1.740
		G	1.718
		H	0.724

House 獨立屋	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積(平方米)
Garden Mansion 1 花園洋房1	5.270
Garden Mansion 2 花園洋房2	5.270
Garden Mansion 3 花園洋房3	5.270
Garden Mansion 5 花園洋房5	5.270

Notes: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Towers 1A, 1B, 2A & 2B.
4/F is omitted in Urban Villas 1 & 2.
Garden Mansion 4 is omitted.

註：第1A、1B、2A及2B座不設4樓、13樓、14樓、24樓及34樓。
都會城邸1及2不設4樓。
不設花園洋房4。

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INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

Chissay (Property Management) Limited is appointed as the Manager of the Development under the latest draft deed of mutual covenant.

根據有關公契的最新擬稿，獲委任為發展項目的管理人為捷盛(物業管理)有限公司。