

## 2 INFORMATION ON THE DEVELOPMENT 發展項目的資料

### Name of the Development

Madison Park

### 發展項目的名稱

一號九龍道

### The 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

1 Kowloon Road\*

### 發展項目所位於的街道的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

九龍道1號\*

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

\*此臨時門牌號數有待發展項目建成時確認。

### Total number of storeys of the multi-unit building

24 storeys (G/F to 27/F, excluding R/F, UR1/F, UR2/F and UR3/F)

### 該幢多單位建築物的樓層的總數

24層 (地下至27樓, 不包括天台、高層天台1、高層天台2及高層天台3)

### The floor numbering in the multi-unit building as provided in the approved building plans for the Development

G/F, 1/F, 2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, R/F, UR1/F, UR2/F and UR3/F

### 發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓、25樓至27樓、天台、高層天台1、高層天台2及高層天台3

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

4/F, 13/F, 14/F and 24/F

### 該幢有不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

4樓、13樓、14樓及24樓

### Refuge floor (if any) of the multi-unit building

Not Applicable

### 該幢多單位建築物內的庇護層 (如有的話)

不適用

### The Development is an uncompleted development

- The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 November 2020.
- 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 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).

### 本發展項目屬未落成發展項目

- 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2020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。
- 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。

### 3 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

Urban Renewal Authority (as "Owner")  
Elite Land Development Limited (as "Person so Engaged")

Remarks:

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

"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 Development.

#### Holding company of the Vendor (Urban Renewal Authority)

Not applicable

#### Holding companies of the Vendor (Elite Land Development Limited)

Tsim Sha Tsui Properties Limited  
Sino Land Company Limited  
King Chance Development Limited  
Cosmos Orient Limited

#### Authorized Person for the Development

Lai Siu Kin

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

Lu Tang Lai Architects Limited

#### Building contractor for the Development

Wecon Construction & Engineering Limited

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

Mayer Brown  
King & Wood Mallesons

#### Any 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  
(Note: The relevant undertaking has been cancelled)

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

King Chance Development Limited

#### 賣方

市區重建局 (作為"擁有人")  
億立發展有限公司 (作為"如此聘用的人")

備註:

"擁有人"指發展項目的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發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士

#### 賣方 (市區重建局) 之控權公司

不適用

#### 賣方 (億立發展有限公司) 之控權公司

尖沙咀置業集團有限公司  
信和置業有限公司  
會連發展有限公司  
嘉鏗有限公司

#### 發展項目的認可人士

黎紹堅

#### 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

呂鄧黎建築師有限公司

#### 發展項目的承建商

偉工建築有限公司

#### 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

孖士打律師行  
金杜律師事務所

#### 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  
(備註: 有關承諾已經取消)

#### 已為發展項目的建造提供貸款的任何其他人

會連發展有限公司

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

(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，並屬該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展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; 賣方或該發展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；	No 否
(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; 賣方或該發展項目的承建商屬個人，並屬就該發展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; 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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; 賣方或該發展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，而該發展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發展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; 賣方或該發展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; 賣方或該發展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發展項目的承建商屬私人公司，而就該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

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

(o)	<p>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發展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；</p>	<p>No 否</p>
(p)	<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; 賣方或該發展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；</p>	<p>A proprietor of Messrs. King &amp; Wood Mallesons, solicitors for the Vendor, is a director of a holding company of the Person so Engaged. 賣方代表律師金杜律師事務所的一位經營人屬如此聘用的人的控權公司的董事。</p>
(q)	<p>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; 賣方或該發展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；</p>	<p>Not Applicable 不適用</p>
(r)	<p>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; 賣方或該發展項目的承建商屬法團，而該發展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；</p>	<p>No 否</p>
(s)	<p>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. 賣方或該發展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。</p>	<p>No 否</p>



## 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 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。

The range of thickness of the non-structural prefabricated external walls of each block is 150mm.  
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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分的幕牆。

The range of thickness of the curtain walls of each building is 200mm.  
每幢建築物的幕牆的厚度範圍為200毫米。

**Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property**  
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Flat 室	The total area of the 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)	The 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)
5/F 5樓	A	0.210	1.177
	B	-	0.494
	C	-	0.494
	D	0.210	1.177
	E	-	1.029
6/F-12/F 6樓至12樓	A	0.210	1.317
	B	-	0.634
	C	-	0.634
	D	0.210	1.317
	E	-	1.189
15/F-23/F 15樓至23樓	A	0.210	1.317
	B	-	0.634
	C	-	0.634
	D	0.210	1.317
	E	-	1.189
25/F-27/F, 25樓至27樓	A	0.210	1.317
	B	-	0.634
	C	-	0.634
	D	0.210	1.317
	E	-	1.189

Remark: There are no 4/F, 13/F, 14/F and 24/F.

備註：不設4樓、13樓、14樓及24樓。

## 6 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The Manager of the Development appointed under the latest draft deed of mutual covenant : -  
Sino Estates Management Limited

根據公契的最新擬稿獲委任為發展項目的管理人：-  
信和物業管理有限公司