

INFORMATION ON THE PHASE 期數的資料

NAME OF THE PHASE OF THE DEVELOPMENT (THE “PHASE”)*:

Phase IVA of LOHAS Park (Wings at Sea[#])

NAME OF THE STREET AT WHICH THE PHASE IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE PHASE :

1 Lohas Park Road

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING :

Tower 1 (1A & 1B) – 50 storeys

Tower 2 (2A & 2B) – 51 storeys

Note:

- The above number of storeys include basement floors (B2/F and B1/F), podium floors (G/F and 1/F) and refuge floors

- The above number of storeys does not include transfer plate, R/F, Upper Roof and Top Roof

FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE PHASE :

Tower 1 (1A & 1B) – B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F and 45/F - 53/F

Tower 2 (2A & 2B) – B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F - 53/F and 55/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER :

Tower 1 (1A & 1B) – 4/F, 13/F, 14/F, 24/F, 34/F and 44/F

Tower 2 (2A & 2B) – 4/F, 13/F, 14/F, 24/F, 34/F, 44/F and 54/F

REFUGE FLOORS OF EACH MULTI-UNIT BUILDING:

Tower 1 (1A & 1B) – 29/F

Tower 2 (2A & 2B) – 29/F

* The Phase, being Phase IVA of the Development, comprises Tower 1 (1A&1B), Tower 2(2A&2B), part of the podium floors and those parts of the “Phase IV Residential Common Areas” as defined in the Sub-Deed of Mutual Covenant and Management Agreement in respect of the Phase, which consist of, inter alia, staircases, access lifts and associated lift lobbies, lift shafts and lift pits situated in Tower 3 (3A&3B) and Tower 5(5A&5B) of Phase IVB of the Development. In respect of the aforesaid parts of the Phase IV Residential Common Areas, please refer to the Part Plan for Phase IVB of the Development in Section “Layout Plan of the Development”.

[#]Tower 1 (1A&1B) and Tower 2(2A&2B) of and in the Phase IVA of LOHAS Park are called “Wings at Sea”

發展項目的期數(「期數」)*的名稱:

日出康城發展項目第 IVA 期(晉海[#])

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數:

康城路 1 號

每幢多單位建築物的樓層的總數:

第 1 座 (1A 及 1B) – 50 層

第 2 座 (2A 及 2B) – 51 層

備註:

- 上述樓層數目包括地庫樓層(地庫 2 樓、地庫 1 樓)、平台樓層(地下及 1 樓)及庇護層

- 上述樓層數目不包括轉換層、天台、上層天台及頂層天台

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 (1A 及 1B) – 地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 43 樓及 45 樓至 53 樓

第 2 座 (2A 及 2B) – 地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓至 33 樓、35 樓至 43 樓、45 樓至 53 樓及 55 樓

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 (1A 及 1B) – 4 樓、13 樓、14 樓、24 樓、34 樓及 44 樓

第 2 座 (2A 及 2B) – 4 樓、13 樓、14 樓、24 樓、34 樓、44 樓及 54 樓

每幢多單位建築物內的庇護層:

第 1 座 (1A 及 1B) – 29 樓

第 2 座 (2A 及 2B) – 29 樓

* 期數，即發展項目第 IVA 期，包含第 1 座 (1A 及 1B)及第 2 座 (2A 及 2B)，部分平台樓層，及部分第 IV 期住宅公用地方（釋義以期數的副公契及管理協議所訂為準），即包括但不限於位於發展項目第 IVB 期第 3 座 (3A 及 3B)及第 5 座 (5A 及 5B) 的樓梯，通道電梯同相關電梯大堂，電梯井及電梯槽。有關上述部分第 IV 期住宅公用地方，請參閱 “發展項目的佈局圖” 一節中發展項目第 IVB 期部分圖。

[#]日出康城的第 IVA 期中第 1 座(1A 及 1B)及第 2 座 (2A 及 2B)稱為「晉海」。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE 賣方及有參與期數的其他人的資料

Vendor

MTR Corporation Limited (as “Owner”)¹
Globaluck Limited (as “Person so engaged”)²

Holding company of the Vendor

Holding company of the Owner:
Not applicable

Holding companies of the Person so engaged :

Mount East Limited
Time Effort Limited
Sun Hung Kai Properties Limited

The authorized person for the Phase

Cheung Man Ching, Anthony

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

Yee Fai Construction Company Limited

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

Deacons
Slaughter and May
Woo Kwan Lee & Lo
Mayer Brown

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

Not applicable

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

Sun Hung Kai Properties Holding Investment Limited

Notes:

¹ “Owner” means the legal or beneficial owner of the Phase.

² “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 Phase.

賣方

香港鐵路有限公司(作為“擁有人”)¹
寶殷有限公司(作為“如此聘用的人”)²

賣方的控權公司

擁有人的控權公司:
不適用

如此聘用的人的控權公司:

Mount East Limited
Time Effort Limited
新鴻基地產發展有限公司

期數的認可人士

張文政

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

怡輝建築有限公司

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

的近律師行
司力達律師樓
胡關李羅律師行
孖士打律師行

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

不適用

已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

備註:

¹ “擁有人” 指期數的法律上的擁有人或實益擁有人。

² “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。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(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#.	A proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor# is a director of a holding company of the Vendor# (Person so engaged).
(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#.	The Building Contractor of the Phase, Yee Fai Construction Company Limited, is an associate corporation of the Vendor# (Person so engaged) and the holding companies of the Vendor# (Person so engaged).

A reference of the Vendor here is a reference to either MTR Corporation Limited (as ‘Owner’) or Globaluck Limited (as ‘Person so engaged’).

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(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。	賣方#代表律師胡關李羅律師行的一位經營人屬賣方#(如此聘用的人)的控權公司的董事。
(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。	期數承建商怡輝建築工程有限公司屬賣方#(如此聘用的人)及賣方#(如此聘用的人)的控權公司的有聯繫法團。

在此提述賣方即提述香港鐵路有限公司(作為“擁有人”)或寶殷有限公司(作為“如此聘用的人”)。

There are no curtain walls forming part of the enclosing walls of the Phase.
期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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 each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:
每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	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)
Tower 1 (1A) 第1座 (1A)	2/F 2樓	A	1.295
		B	0.895
		C	1.114
		D	0.439
		E	1.009
		F	0.490
Tower 1 (1B) 第1座 (1B)		A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490
Tower 1 (1A) 第1座 (1A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、 15樓至23樓及 25樓至28樓	A	1.295
		B	0.895
		C	1.114
		D	0.439
		E	1.009
		F	0.490
Tower 1 (1B) 第1座 (1B)		A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490

Tower 座數	Floor 樓層	Flat 單位	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)
Tower 1 (1A) 第1座 (1A)	30/F 30樓	A	1.303
		B	0.895
		C	1.114
		D	0.439
		E	1.028
		F	1.242
Tower 1 (1B) 第1座 (1B)		A	0.895
		B	1.235
		C	0.488
		D	1.028
		E	1.303
		F	0.895
Tower 1 (1A) 第1座 (1A)	31/F - 33/F, 35/F - 43/F and 45/F - 47/F 31樓至33樓、 35樓至43樓及 45樓至47樓	A	1.303
		B	0.895
		C	1.114
		D	0.439
		E	1.009
		F	0.490
Tower 1 (1B) 第1座 (1B)		A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490

29/F is refuge floor and there is no residential property.
29樓為庇護層，不設住宅單位。

There are no curtain walls forming part of the enclosing walls of the Phase.

期數沒有構成圍封牆的一部分的幕牆。

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

期數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 each tower is 150mm.

每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:

每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	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)
Tower 1 (1A) 第1座 (1A)	48/F 48樓	A	-
		B	-
		C	-
		D	-
Tower 1 (1B) 第1座 (1B)		A	-
		B	-
		C	-
		D	-
Tower 1 (1A) 第1座 (1A)	49/F-51/F 49樓至51樓	A	-
		B	-
		C	-
		D	-
Tower 1 (1B) 第1座 (1B)		A	-
		B	-
		C	-
		D	-
Tower 1 (1A) 第1座 (1A)	52/F 52樓	A	-
		B	-
		C	-
Tower 1 (1B) 第1座 (1B)		A	-
		B	-
		C	-
Tower 1 (1A) 第1座 (1A)	53/F 53樓	A	-
		B	-
		C	-
Tower 1 (1B) 第1座 (1B)		A	-
		B	-
		C	-

29/F is refuge floor and there is no residential property.

29樓為庇護層，不設住宅單位。

There are no curtain walls forming part of the enclosing walls of the Phase.
期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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 each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:
每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	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)
Tower 2 (2A) 第2座 (2A)	2/F 2樓	A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490
Tower 2 (2B) 第2座 (2B)		A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490
Tower 2 (2A) 第2座 (2A)	3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F 3樓、5樓至12樓、 15樓至23樓及 25樓至28樓	A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490
Tower 2 (2B) 第2座 (2B)		A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.009
		F	0.490

Tower 座數	Floor 樓層	Flat 單位	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)
Tower 2 (2A) 第2座 (2A)	30/F 30樓	A	1.242
		B	0.895
		C	1.235
		D	0.488
		E	1.028
		A	1.242
Tower 2 (2B) 第2座 (2B)		B	0.895
		C	1.235
		D	0.488
		E	1.028
		A	1.242
		B	0.895
Tower 2 (2A) 第2座 (2A)	31/F - 33/F, 35/F - 43/F and 45/F - 50/F 31樓至33樓、 35樓至43樓及 45樓至50樓	C	1.235
		D	0.488
		E	1.009
		F	0.490
		A	1.242
		B	0.895
Tower 2 (2B) 第2座 (2B)		C	1.235
		D	0.488
		E	1.009
		F	0.490

29/F is refuge floor and there is no residential property.
29樓為庇護層，不設住宅單位。

There are no curtain walls forming part of the enclosing walls of the Phase.
期數沒有構成圍封牆的一部分的幕牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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 each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-structural Prefabricated External Walls of each Residential Property:

每個住宅物業的非結構的預製外牆的總面積表:

Tower 座數	Floor 樓層	Flat 單位	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)
Tower 2 (2A) 第2座 (2A)	51/F 51樓	A	-
		B	-
		C	-
		D	-
Tower 2 (2B) 第2座 (2B)		A	-
		B	-
		C	-
		D	-
Tower 2 (2A) 第2座 (2A)	52/F 52樓	A	-
		B	-
		C	-
		D	-
Tower 2 (2B) 第2座 (2B)		A	-
		B	-
		C	-
		D	-
Tower 2 (2A) 第2座 (2A)	53/F 53樓	A	-
		B	-
		C	-
Tower 2 (2B) 第2座 (2B)		A	-
		B	-
		C	-
Tower 2 (2A) 第2座 (2A)	55/F 55樓	A	-
		B	-
		C	-
Tower 2 (2B) 第2座 (2B)		A	-
		B	-
		C	-

29/F is refuge floor and there is no residential property.
29樓為底護層，不設住宅單位。

Person appointed as the Manager of the Phase under the Deed of Mutual Covenant that has been executed:
MTR Corporation Limited

根據已簽立的公契，獲委任為期數的管理人的人：
香港鐵路有限公司