



### BASIC INFORMATION OF THE DEVELOPMENT

Name of Development	International Enterprise Centre I
Address	11 Chai Wan Kok Street, Tsuen Wan (Subject to confirmation by the Commissioner of R&V upon completion of the Development)
Lot No.	The Remaining Portion of Section A of Lot No.303 in Demarcation District No.355
Site Area	Approx. 1,515.5 sq. m.
User Restriction	Non-residential purposes (see Salient Points of Government Grant for details)
Lease Term	30 June 2047
Vendor	Rainbow Red Holdings Limited
Vendor's Parent Company (Holding Company)	First Group Holdings Limited
Solicitor for the Vendor	Deacons
The Firm to which the Authorized Person belongs	Keystone Design Consultants Limited
Authorized Person	Fan Siu Kay
Building Contractor	Yeung Bor Kee Works Company Limited
Property Manager	Savills Property Management Limited
Licensed Bank / Registered Deposit-taking company	DBS Bank Ltd, Hong Kong Branch
Any Other Person Who Has Made a Loan for the Construction of the Development	1 Plus 13 Investment Company Limited
Anticipated Date of Completion of the Development	30 July 2022

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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	N/A
(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	N/A
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the company 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 Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person	N/A
(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	N/A
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the company 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 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 vendor in relation to the sale of non-residential units in the Development	N/A
(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 vendor in relation to the sale of non-residential units in the Development	N/A
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the company 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 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	No
(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	N/A

# RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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 company secretary of that vendor or contractor or of a holding company of that vendor	No
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	N/A
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 vendor in relation to the sale of non-residential units in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor	No
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	N/A
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 company secretary of that vendor or contractor or of a holding company of that vendor	No
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	N/A
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	No
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	No
	authorized person, or such an associate, is an employee, director or company secretary of that vendor or contractor or of a holding company of that vendor  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  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 vendor in relation to the sale of non-residential units in the Development holds at least 10% of the issued shares in that vendor, holding company or contractor  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  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 company secretary of that vendor or contractor or of a holding company of that vendor  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  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

### BASIC INFORMATION OF THE DEVELOPMENT

Number of Block	1 Block
Number of Storey	24 Storeys (B4/F - 22/F)
Number of Carpark Storey	5 Storeys (B4/F - B1/F, G/F)
Number of Office Storey	18 Storeys (2/F, 3/F, 5/F-12/F, 15/F-22/F)
Number of Mechanical Storey	1 Storey (1/F)
Omitted Floor Numbers	4/F, 13/F & 14/F

#### Parking, Loading and Unloading Spaces

Category of Carpark Units	G/F	B1/F	B2/F	B3/F	B4/F	Total	Dimensions (L x W)
			Nos.				m
Motor Vehicles Parking Spaces for Office	-	18	22	26	25	91	5.0 x 2.5
Motor Vehicles Parking Spaces for Shop	-	-	-	-	4	4	5.0 x 2.5
Accessible Parking Spaces	-	-	2	-	-	2	5.0 x 2.5
Motor Cycle Parking Spaces	-	3	1	3	3	10	2.4 x 1
Parking Spaces LGV for Office	3	1	-	-	-	3	7 x 3.5
Loading and Unloading Spaces HGV for Office	2	-	-	-	-	2	11 x 3.5
Loading and Unloading Spaces HGV for Shop	1	-	-	-	-	1	11 x 3.5

#### Notes:

The Vendor reserves the right to change the layout and use of all common facilities within the Development and the right to make modifications and changes to the building designs, specifications, features and floor plans without prior notice. Any changes to the plans shall be subject to the final approval and amendment(s) by the relevant Government Authorities.

### DESIGN OF THE DEVELOPMENT

### Fittings & Finishes and Building Provision

### **COMMON AREA**

	Lobby							
	Lift Lobby			Fi	reman's Lift Lob	by		
	Ceiling	Floor	Wall	Ceiling	Floor	Wall		
2/F to 22/F	Metal Ceiling	Reconstituted	Reconstituted Stone / Painting					
G/F	Stone	Stone	Stone	Stone	/ Wallpaper	False Ceiling	Reconstituted	Reconstituted Stone / Painting
M/F			-	raise Celling	Stone	/ Wallpaper		
B4/F to B1/F	-	-	-					

	Corridor			Lavatory		
	Ceiling	Floor	Wall	Ceiling	Floor	Wall
2/F to 22/F	Metal Ceiling	Reconstituted Stone / Carpet	Reconstituted Stone / Painting / Wallpaper	Metal Ceiling	Reconstituted Stone	Reconstituted Stone / Ceramic Tile

### **OFFICE UNIT AREA**

		Unit Area		
	Ceiling	Floor	Wall	Door
3/F to 22/F	Metal Ceiling	Raised Floor	Painting / Wallpaper	Glass Door with Stainless Steel Frame

### **COMMERCIAL UNIT AREA**

		Unit Area		
	Ceiling	Floor	Wall	Door
2/F	Metal Ceiling	Raised Floor	Painting / Wallpaper	Glass Door with Stainless Steel Frame
G/F	Metal Ceiling	Reconstituted Stone	Reconstituted Stone/ Painting / Glass Wall	-

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard without prior notice to the Purchasers.
- 3. All of the above items and the others which are not listed above are subject to the final approval by relevant Government Authorities.
- 4. The fittings and finishes as listed above shall be in accordance with the terms of the Formal Agreement for Sale and Purchase. Those provisions may have slight variation in the colour, measurement, grain, texture and/or workmanship.

### DESIGN OF THE DEVELOPMENT

### Fittings & Finishes and Building Provision

### **UNIT AREA**

Lift					
	Passenger Lift	Fireman's Lift			
Ceiling	Stainless Steel Panel	Stainless Steel Panel			
Floor	Stone / Artificial Granite	Checker Plate			
Wall	Stainless Steel Panel / Laminate	Stainless Steel Panel			
Brand	Schindler	Schindler			
Quantity	3 nos.	1 no.			
Floors to be Served	G/F, 2/F to 22/F	B4/F to 22/F			

	Building Provisions				
1	Air-Conditioning	Central condensing water system			
2	Fire Services	Sprinkler system covering Unit Area			
3	Water Supply	Public water meter at water meter room			
4	Power Supply	Individual power distribution board in Unit to be applied and located at electrical meter room			
5	Tele-communications	Backbone facilities for telephone service and broadband internet			
6	Refuse Disposal	Refuse storage & material recovery chamber at G/F			
7	Security	CCTV surveillance system			

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### LOCATION PLAN OF THE DEVELOPMENT



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T6-SE-20A dated 29 July 2020 respectively published by Survey and Mapping Office of the Lands Department.

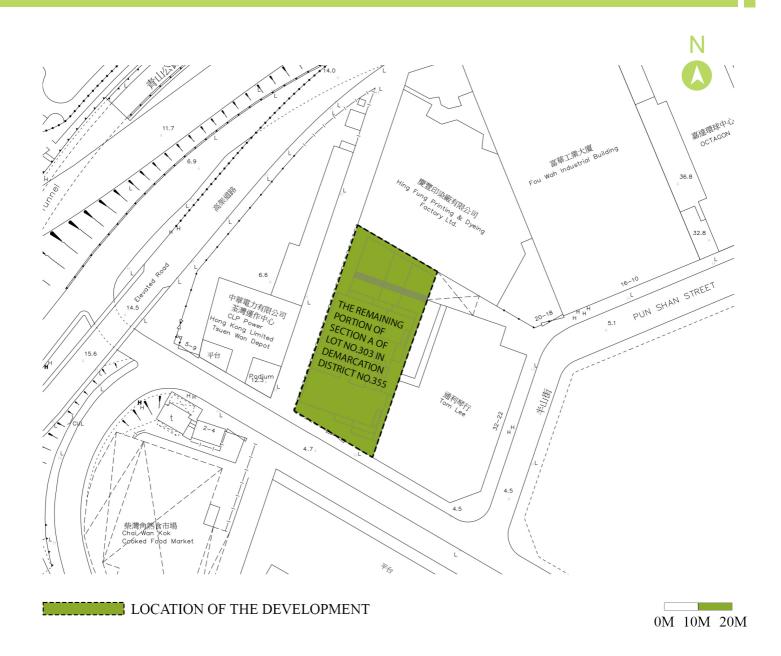
### LOCATION PLAN OF THE DEVELOPMENT

### Notation



- 1. The overall development scheme of the Development and the surrounding environment and areas of the Development may be subject to change or modification.
- 2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### LAYOUT PLAN OF THE DEVELOPMENT

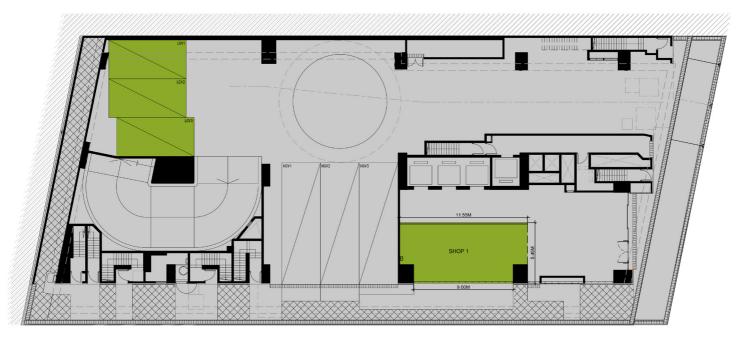


This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T6-SE-20A dated 9 June 2021 respectively published by Survey and Mapping Office of the Lands Department.

- 1. The Layout Plan is simplified for reference only. The plan is subject to final approval by relevant Government authorities.
- 2. The overall development scheme of the Development and the surrounding environment and areas of the Development may be subject to change or modification.
- 3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### GROUND FLOOR

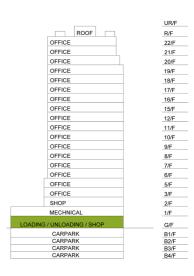






G/F Floor Plan

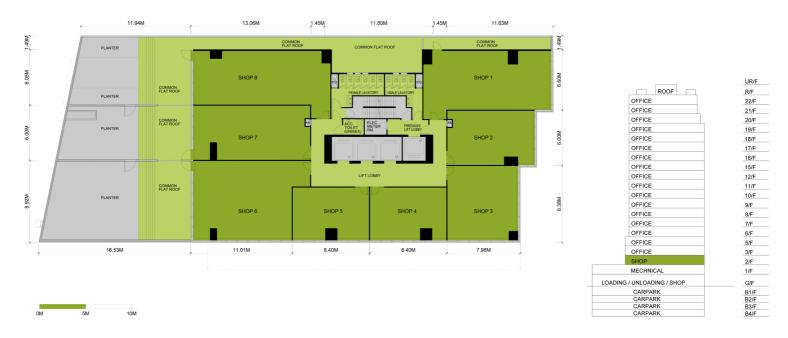
AREA SCHEDULE (Area: sq.ft.)						
Shop	1					
Saleable Area	699					
Gross Floor Area	1,165					



- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of G/F is approximately 6m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
- 7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### 2<sup>ND</sup> FLOOR



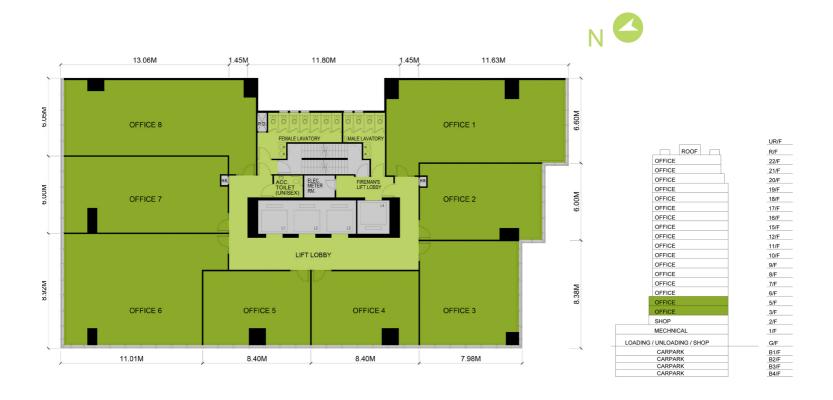


2/F Floor Plan

AREA SCHEI	DULE (Are	ea: sq.ft.)						
Shop	1	2	3	4	5	6	7	8
Saleable Area	1,048	634	721	551	550	1,122	838	1,032
Gross Floor Area	1,747	1,057	1,202	919	917	1,870	1,397	1,720

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 2/F is approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
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### 3<sup>RD</sup> FLOOR - 5<sup>TH</sup> FLOOR



AREA SCHEI	DULE (Are	ea: sq.ft.)						
Office	1	2	3	4	5	6	7	8
Saleable Area	1,048	634	721	551	550	1,122	838	1,032
Gross Floor Area	1 613	976	1 110	848	847	1 727	1 290	1 588

#### Notes:

5M

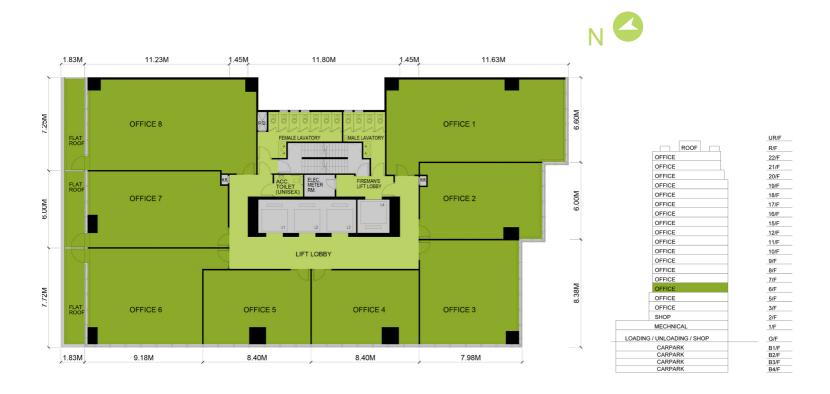
10M

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 3/F 5/F are approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.

3/F - 5/F Floor Plan

- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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### 6<sup>th</sup> Floor



OM	5M	10M	

#### 6/F Floor Plan

AREA SCHEDULE (Area: sq.ft.)								
Office	1	2	3	4	5	6	7	8
Saleable Area (Excluding Flat Roof)	1,048	634	721	551	550	801	719	1,060
Flat Roof	-	-	-	-	-	127	101	121
Gross Floor Area	1,613	976	1,110	848	847	1,233	1,107	1,631

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 6/F is approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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### 7<sup>th</sup> Floor - 19<sup>th</sup> Floor



AREA SCHEI	OULE (A	rea: sq.ft.)							
Office	1	2	3	4	5	6	7	8	9
Saleable Area	1,048	588	516	744	939	585	1,126	720	913
Gross Floor Area	1,613	905	794	1,145	1,445	900	1,733	1,108	1,405

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 7/F 19/F are approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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### 20<sup>th</sup> Floor



AREA SCHEDULE (Area: sq.ft.)								
Office	1	2	3	4	5	6	7	8
Saleable Area (Excluding Flat Roof)	1,106	707	950	939	585	1,126	720	913
Flat Roof	107	-	-	-	-	-	-	-
Gross Floor Area	1,702	1,088	1,462	1,445	900	1,733	1,108	1,405

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 20/F is approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
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### 21<sup>st</sup> Floor



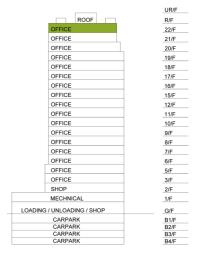
AREA SCHEDULE (Area: sq.ft.)								
Office	1	2	3	4	5	6	7	8
Saleable Area (Excluding Flat Roof)	846	719	950	939	585	1,126	720	913
Flat Roof	118	88	-	-	-	-	-	-
Gross Floor Area	1,302	1,107	1,462	1,445	900	1,733	1,108	1,405

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 21/F is approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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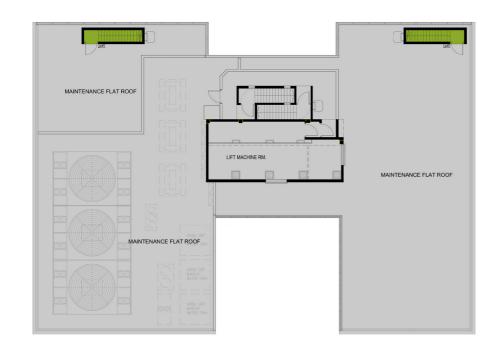
### 22<sup>ND</sup> FLOOR & ROOF FLOOR

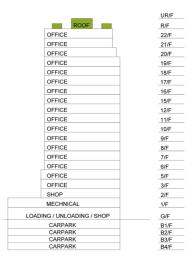












0M 5M 10M

R/F Floor Plan

### 22<sup>ND</sup> FLOOR & ROOF FLOOR

### AREA SCHEDULE (Area: sq.ft.)

Floor	Office (Including stairhood at Roof Floor)	Saleable Area	Gross Floor Area
22/F	1	1,254	1,930
22/ <b>F</b>	4	1,633	2,513

Floor	Office	Saleable Area	Flat Roof	Gross Floor Area
22/F	2	1,266	445	1,948
$ZZ/\Gamma$	3	1,716	445	2,640

- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 22/F is approximately 4.7m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
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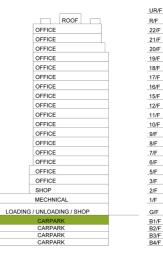
### BASEMENT 1 FLOOR





0M 5M 10M

B1/F Floor Plan



- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of B1/F is approximately 4.575m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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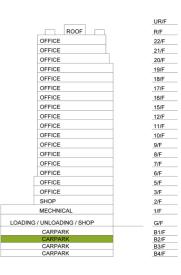
### Basement 2 Floor







#### B2/F Floor Plan



- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of B2/F is approximately 3.6m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
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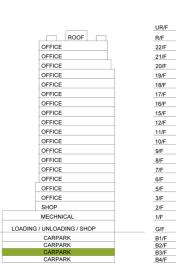
### Basement 3 Floor





OM 5M 10M

B3/F Floor Plan



- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of B3/F is approximately 3.6m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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- 7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

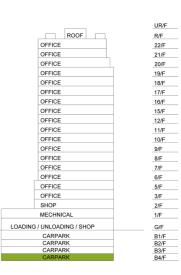
### BASEMENT 4 FLOOR







#### B4/F Floor Plan



- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of B3/F is approximately 3.6m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
- 7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### MECHANICAL FLOOR AT 1<sup>ST</sup> FLOOR

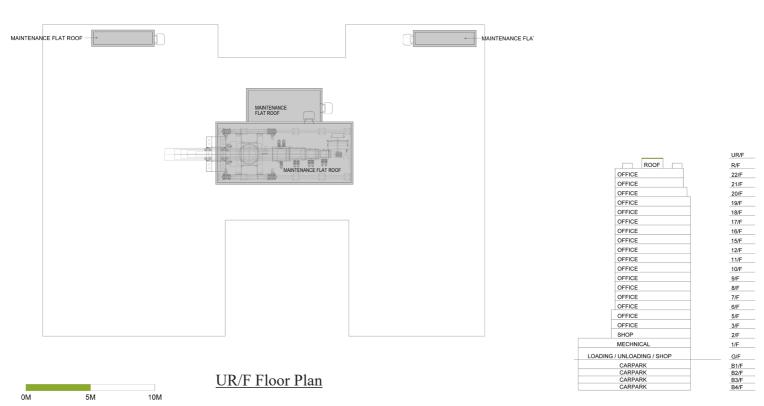




- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The floor-to-floor height of 1/F is approximately 4m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- 4. The dimensions of the plans are all structural dimensions which are for reference only.
- 5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
- 7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### Upper Roof Floor





- 1. Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- 3. The dimensions of the plans are all structural dimensions which are for reference only.
- 4. All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 5. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
- 6. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### Salient Points of Deed of Mutual Covenant

Salient Points of Deed of Mutual Covenant ("DMC")

#### A. Common Areas of the Development

- 1. "Common Areas and Facilities" means the Development Common Areas and Facilities, the Office Common Areas and Facilities, the Office and Commercial Common Areas and Facilities, the Commercial Common Areas and Facilities and the Car Park Common Areas and Facilities but for the avoidance of doubt, excluding the Office Units, Commercial Units, Parking Spaces and Electrical Meter Spaces.
- 2. "Development Common Areas and Facilities" means and includes the Greenery Area, pipe ducts, water meter cabinets, vertical greening, planters, proposed foul water manhole, proposed storm water manhole, hose reels, turn table, driveway, main switch room, transformer room, fuel tank room, transformer cable riser room, electric meter rooms, emergency generator room, sprinkler water pump room, sprinkler water tank, potable & flushing water pump room, FS water tank, sprinkler inlet, fire service inlet, lift "L4", lift shaft, fireman's lift lobby, fire control centre with sprinkler control valve, ELV room, T.B.E. room, F.S. water pump and intermediate booster pump room, lift machine room, maintenance flat roof & cooling tower, maintenance flat roof (for gondola), such parts of the external walls (including curtain walls (if any) but excluding the shop front of Shop 1 on Ground Floor as for identification purpose shown on the Elevation A Plan annexed hereto), the architectural fins and features (if any) forming part of such external walls, entrances, staircases, ramps, slopes and retaining walls (if any), and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning and other services are supplied to the Development, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus, central airconditioning system (if any), communal antenna systems (if any), mechanical ventilation & air purification system (if any), ventilation louvre with fire damper (if any) and such other areas and any other systems, services, devices and facilities provided or installed in the Development intended for the common use and benefit of the Development as a whole but shall exclude the Car Park Common Areas and Facilities, the Office Common Areas and Facilities, the Office and Commercial Common Areas and Facilities and the Commercial Common Areas and Facilities.
- 3. "Office Common Areas and Facilities" means and includes refuse storage material recovery chamber, Loading and Unloading Spaces Nos.HGV2 and HGV3 and associated goods handling areas, maintenance flat roofs, female lavatories, male lavatories, accessible toilets (unisex), electric meter rooms, fireman's lift lobby, lift lobbies, and such areas and facilities of and in the Land and the Development as are intended for the benefit of the Office Unit as a whole or otherwise not of any individual Owner but shall exclude the Development Common Areas and Facilities, the Car Park Common Areas and Facilities, the Office and Commercial Common Areas and Facilities".
- 4. "Office and Commercial Common Areas and Facilities" means and includes (a) the lift pits, lift shafts, lift "L1", lift "L2", lift "L3", entrance lobby, fireman's lift lobby, hose reels, electric meter room, lift lobby; (b) the Accessible Car Parking Spaces; and (c) such other areas and any other systems, services, devices and facilities provided or installed in the Development intended for the common use and benefit of the Office Units and the Commercial Units as a whole but shall exclude the Development Common Areas and Facilities, the Car Park Common Areas and Facilities, the Office Common Areas and Facilities and the Commercial Common Areas and Facilities.
- 5. "Car Park Common Areas and Facilities" means and includes the whole of the Car Park (except the Parking Spaces, the Accessible Car Parking Spaces and the Loading and Unloading Spaces) including staircases and landings, driveways, pipe ducts, air ducts, smoke vents, staircase pressurization system plant room, electric meter room on 1st Floor, Common Electric Vehicles Charging Facilities and such areas and facilities of and in the Land and the Development intended for the benefit of the Car Park as a whole or otherwise not of any individual Owner but shall exclude the Development Common Areas and Facilities, the Office Common Areas and Facilities, the Office and Commercial Common Areas and Facilities and the Commercial Common Areas and Facilities.

### Salient Points of Deed of Mutual Covenant

Salient Points of Deed of Mutual Covenant ("DMC")

### B. Allocation of Undivided Shares to Units in the Building

### 1. Office Units

Elean				No. of	Undivided	Shares			
Floor	Office 1	Office 2	Office 3	Office 4	Office 5	Office 6	Office 7	Office 8	Office 9
22/F	120#	159*	201*	156#	-	-	-	-	-
21/F	89*	75*	88	87	54	105	67	85	-
20/F	113*	66	88	87	54	105	67	85	-
19/F	97	55	48	69	87	54	105	67	85
18/F	97	55	48	69	87	54	105	67	85
17/F	97	55	48	69	87	54	105	67	85
16/F	97	55	48	69	87	54	105	67	85
15/F	97	55	48	69	87	54	105	67	85
12/F	97	55	48	69	87	54	105	67	85
11/F	97	55	48	69	87	54	105	67	85
10/F	97	55	48	69	87	54	105	67	85
9/F	97	55	48	69	87	54	105	67	85
8/F	97	55	48	69	87	54	105	67	85
7/F	97	55	48	69	87	54	105	67	85
6/F	97	59	67	51	51	86*	76*	110*	-
5/F	97	59	67	51	51	104	78	96	-
3/F	97	59	67	51	51	104	78	96	-
Total		11,091							

<sup>\*</sup> With Flat Roof # With Stairhood

### SALIENT POINTS OF DEED OF MUTUAL COVENANT

Salient Points of Deed of Mutual Covenant ("DMC")

### B. Allocation of Undivided Shares to Units in the Building

### 2. Parking Spaces

Parking Spaces	Undivided Shares
95 Motor Vehicle Parking Spaces Nos. F1 to F25 and R1 to R4 on Basement 4 Floor, F26 to F51 on Basement 3 Floor, F52 to F64 and F67 to F75 on Basement 2 Floor and F76 to F93 on Basement 1 Floor (13 Undivided Shares each)	1,235
10 Motor Cycle Parking Spaces Nos. M1 to M3 on Basement 4 Floor, M4 to M6 on Basement 3 Floor, M7 on Basement 2 Floor and M8 to M10 on Basement 1 Floor (2 Undivided Shares each)	
3 Goods Vehicle Parking Spaces Nos. LGV-1 to LGV-3 on Ground Floor (25 Undivided Shares each)	75
Total:	1,330

### 3. Electrical Meter Spaces

Electrical Meter Spaces	Undivided Shares
Electrical Meter Space Nos. LGV-1 to LGV-3, R1 to R4, F1 to F64, F67 to F93 and M1 to M10 on 1st Floor (0.5 Undivided Share each)	54
Total:	54

### 4. Commercial Units

Floor	Shops	Undivided Shares		
Ground	Shop 1	65		
	Shop 1	97		
2/F	Shop 2	59		
	Shop 3	67		
	Shop 4	54		
	Shop 5	51		
	Shop 6	104		
	Shop 7	78		
	Shop 8	96		
Total:		671		

### SALIENT POINTS OF DEED OF MUTUAL COVENANT

Salient Points of Deed of Mutual Covenant ("DMC")

### B. Allocation of Undivided Shares to Units in the Building

### 5. Common Areas and Facilities

	Undivided Shares
Common Areas and Facilities	154
Total:	154

### **Summary**

	Undivided Shares
1. Office Units	11,091
2. Parking Spaces	1,330
3. Electrical Meter Spaces	54
4. Commercial Units	671
5. Common Areas and Facilities	154
GRAND TOTAL	13,300

<sup>1.</sup> There is no designation of 4/F, 13/F and 14/F Floors.

### Salient Points of Deed of Mutual Covenant

Salient Points of Deed of Mutual Covenant ("DMC")

#### C. Terms of Appointment of Manager

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Development shall for an initial period of two (2) years from the date of the DMC be undertaken by the Manager subject to termination at any time during its term of appointment in accordance with the provisions of the DMC.

#### D. Basis of Fixing Management Fee

- (1) Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Office Common Areas and Facilities, Office and Commercial Common Areas and Facilities, Commercial Common Areas and Facilities and Car Park Common Areas and Facilities), the Development Common Areas and Facilities and the Pink Hatched Blue Area, the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares held by them.
- (2) Where any expenditure relates solely to or is solely for the benefit of Office Units in the Development (but does not relate solely to or is not solely for the benefit of any particular Office Unit), the Office Common Areas and Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Office Units in proportion to the number of Management Shares held by them.
- (3) Where any expenditure relates solely to or is solely for the benefit of Office Units and Commercial Units in the Development (but does not relate solely to or is not solely for the benefit of any particular Office Unit or Commercial Unit), the Office and Commercial Common Areas and Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Office Units and the Commercial Units in proportion to the number of Management Shares held by them.
- (4) Where any expenditure relates solely to or is solely for the benefit of Commercial Units in the Development (but does not relate solely to or is not solely for the benefit of any particular Commercial Unit), the Commercial Common Areas and Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Commercial Units in proportion to the number of Management Shares held by them.
- (5) Where any expenditure relates solely to or is solely for the benefit of the Car Parking Spaces (but does not relate solely to or is not solely for the benefit of any particular Car Parking Space), the Car Park Common Areas and Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Car Parking Spaces in proportion to the number of Management Shares held by them Provided That all management and maintenance expenditure of the Common Electric Vehicle Charging Facilities shall be subject to the contributions by the Owners of the Office Units and the Commercial Units in such amount as the Manager may reasonably think fit as provided in Clause 6.4(a)(ii) of the DMC.
- (6) Where any expenditure relates solely to or is solely for the benefit of an Owner or group(s) of Owners, the full amount of such expenditure shall be borne by that Owner solely or those Owners solely in proportion to the number of Management Shares held by them.
- (7) The number of Management Shares allocated to each Unit is the same as the number of Undivided Shares allocated to that Unit.

#### E. Basis of Fixing Management Fee Deposit

The amount of Management Fee deposit payable in respect of each Unit is equivalent to 3 months' Management Fee for that Unit.

- 1. Unless otherwise defined in this sales brochure, capitalized terms used in the above Salient Points of DMC shall have the same meanings of such terms in the DMC.
- 2. Prospective purchasers should note that a full script of the draft DMC is available upon request.

- 1. The Development is situated on The Remaining Portion of Section A of Lot No.303 in Demarcation District No.355 ("the lot").
- 2. The lot is held under the Government lease granted upon the expiration of the original term of 75 years created by an Agreement and Conditions of Sale dated 29 January 1959 and registered in the Land Registry as New Grant No.3666 (as varied or modified by two (2) Modification Letters respectively dated 13 March 1963 and 4 October 2017 and registered in the Land Registry by Memorial Nos.TW73822 and 17101300730017) (collectively "the Government Grant") for a term of 24 years less the last 3 days thereof, commencing from 1 July 1973, which said term is extended until 30 June 2047 under and by virtue of the New Territories Leases (Extension) Ordinance (Chapter 150 of the Laws of Hong Kong).
- 3. Additional Special Condition No.(17) of the Government Grant stipulates that:-

The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-residential purposes excluding:-

- (a) hotel, petrol filling station, and residential care home;
- (b) any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance, or any enactment amending the same or substituted thereof; and
- (c) the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance, or any enactment amending the same or substituted therefor, except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance or any Regulations made thereunder or any other ordinances shall be permitted.
- 4. Additional Special Condition Nos.(19)(a), (19)(a)(iv), (19)(b)(i), (19)(b)(ii), (19)(c)(i), (19)(c)(ii), (19)(e), (19)(g), (19)(i), (19)(j) and (19)(k) of the Government Grant stipulate that:-
- (a) Spaces shall be provided within the lot to the satisfaction of the Director of Lands ("the Director") for the parking of motor vehicles at the rates specified in sub-clauses (a)(i), (a)(ii) and (a)(iii) unless the Director consents to another rate.
  - (iv) The spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Additional Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the owners or occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Additional Special Condition (as may be varied under sub-clause (l) of this Additional Special Condition), the Lessee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as the "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve.
  - (ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the owners or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the owners or occupiers of the buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10 percent of the total number of spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Additional Special Condition (as may be varied under sub-clause (l) of this Additional Special Condition) unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
  - (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Additional Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking, loading and unloading of goods vehicles (excluding containers on trailers with their prime movers attached) at the rates specified in sub-clauses (e)(i), (e)(ii) and (e)(iii) unless the Director consents to another rate.
- (g) Of the total number of the spaces provided for goods vehicles under sub-clauses (e)(i), (e)(ii) and (e)(iii) of this Additional Special Condition, one-half shall be used for parking and the remaining half shall be used for simultaneous loading and unloading provided that if the total number of the spaces to be provided under sub-clauses (e)(i), (e)(ii) and (e)(iii) of this Additional Special Condition is an odd number, the first odd space shall be used for parking purpose.
- (i) The spaces provided under sub-clause (e) of this Additional Special Condition shall not be used for any purpose other than for the parking, loading and unloading of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the owners or occupiers of the building or buildings erected or to be erected on the lot and their bona fide visitors or invitees in accordance with the said sub-clause and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (j) The loading and unloading spaces provided under sub-clauses (e)(ii) and (e)(iii) of this Additional Special Condition shall abut a goods handling platform or area which must be provided and laid out in such a manner that goods loaded or unloaded from or to such platform or area may be transported to all parts of the building or buildings erected or to be erected on the lot vertically and horizontally. The design and layout of the goods handling platform or area giving such access to the building or buildings erected or to be erected on the lot shall comply with the Code of Practice issued by the Building Authority on provision of means of escape in case of fire and any related requirements which are or may at any time be made by the Building Authority under the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (k) The Parking Spaces for the Disabled Persons under sub-clause (b) of this Additional Special Condition and loading and unloading spaces provided under sub-clause (e) of this Additional Special Condition shall be for the common use of all owners or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and shall be designated as such on the car park layout plan referred to in Additional Special Condition No.(57).
- 5. Additional Special Condition Nos.(42)(a)(iii), (44)(a), (45)(a) and (45)(b) of the Government Grant stipulate that:-
  - (42) (a)(iii)The Lessee shall maintain at his own expense the Pink Hatched Blue Area (as defined in Additional Special Condition No.(41)) together with such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require (hereinafter referred to as "the Structures") and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as the Pink Hatched Blue Area has been surrendered to the Government in accordance with Additional Special Condition No.(44).

- (44) (a) The Lessee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof together with the Structures and all structures, facilities, services and installations as referred to Additional Special Condition No.(42)(a)(iii) as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Lessee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Lessee, but may do so as and when it sees fit. For this purpose the Lessee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.
- (45) (a) The Lessee shall not use the Pink Hatched Blue Area or any part or parts thereof for any purpose other than vehicular traffic and public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.
- (b) The Lessee shall, after the works referred to in Additional Special Condition Nos.(42)(a)(i) and (42)(a)(ii) have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Additional Special Condition No.(44)(a), permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through, over the Pink Hatched Blue Area.
- 6. Additional Special Condition Nos.(52)(c), (52)(d) and (52)(e) of the Government Grant stipulate that:-
  - (c) The Lessee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
  - (d) The Lessee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
  - (e) The area or areas landscaped in accordance with this Additional Special Condition shall, if so required by the Director, be designated as and form part of the common areas designated as such in any deed of mutual covenant in respect of the lot or any similar documents governing the rights and obligations of the owners of the lot or where appropriate, any section thereof.
- 7. Additional Special Condition No.(56) of the Government Grant stipulates that:-

The Lessee shall not assign, mortgage, charge, underlet or part with the possession of or otherwise dispose of any part of the lot or any part of any building or structure erected or to be erected thereon the use of which under the Conditions of the Government Grant is or has been set aside or reserved for car parking or any interest therein or enter into any agreement so to do without also and at the same time assigning, mortgaging, charging, underletting or parting with the possession of therewith an undivided share of and in the lot together with the right to the exclusive use and occupation of a part of the building erected or to be erected thereon PROVIDED THAT nothing in this Additional Special Condition contained shall prevent the assignment, mortgage, charge or underletting of any such part to any person who is already at that time the owner of an undivided share of and in the lot with the right to the exclusive use and occupation of some other part of the building erected or to be erected thereon.

8. Additional Special Condition No.(57) of the Government Grant stipulates that:-

A plan approved by the Director indicating the layout of all the manoeuvring, parking, loading and unloading spaces to be provided within the lot in accordance with Additional Special Condition No.(19) of the Government Grant, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Additional Special Condition No.(16)(c) of the Government Grant and a building mortgage under Additional Special Condition No.(16)(d) of the Government Grant or such other transactions as the Director may approve) affecting the lot or any part

thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The said manoeuvring, parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in the sub-clauses of Additional Special Condition No.(19) of the Government Grant. The Lessee shall maintain the manoeuvring, parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

- 9. Additional Special Condition No.(63) of the Government Grant stipulates that:-
- (a) The Lessee shall take or cause to be taken such action as shall be necessary to avoid soil and groundwater contamination to the lot and any adjacent or adjoining Government land or any part thereof or any building or structure thereon (whether on, above or below ground level) arising out of the development, redevelopment or use of the lot or otherwise and shall at his own expense carry out all necessary works (hereinafter referred to as "the Preventive Works") to prevent such soil and groundwater contamination occurring.
- (b) The Lessee shall, within 18 calendar months or such shorter period as specified by the Director, before the expiration or sooner determination of the term agreed to be granted by the Government Grant carry out at his own expense a soil and groundwater contamination assessment (hereinafter referred to as "the Contamination Assessment") to the satisfaction of the Director of Environmental Protection in respect of the lot and any adjacent or adjoining Government land and any building or structure thereon (whether on, above or below ground level) and thereafter submit a report on the Contamination Assessment to the Director not later than 12 calendar months before the expiration or sooner determination of the term agreed to be granted by the Government Grant or such other date as may be specified and notified in writing to the Lessee by the Director. Upon demand in writing by the Director, the Lessee shall at his own expense and in all respects to the satisfaction of the Director of Environmental Protection carry out in such manner and within such time limit as the Director shall specify such decontamination or other works as shall be required by the Director (hereinafter referred to as "the Decontamination Works") in respect of the lot and any adjacent or adjoining Government land and any building or structure thereon (whether on, above or below ground level).
- (c) If the Lessee shall in any respect neglect or fail to carry out the Preventive Works or the Contamination Assessment or the Decontamination Works in accordance with sub-clauses (a) and (b) of this Additional Special Condition,
  - (i) the Director may at his sole discretion execute and carry out the Preventive Works, the Contamination Assessment or the Decontamination Works and the Lessee shall on demand pay to the Director the cost thereof as shall be certified by the Director on a full indemnity basis; or
  - (ii) the Lessee shall on demand pay to the Director in one lump sum an amount equal to the estimated cost of carrying out the Preventive Works, the Contamination Assessment or the Decontamination Works which estimated cost shall be determined by the Director of Environmental Protection at his sole discretion. In the event of the said lump sum payment being insufficient to cover the cost of carrying out the Preventive Works, the Contamination Assessment or the Decontamination Works whether by the Director or by any person entrusted with the Preventive Works, the Contamination Assessment or the Decontamination Works, the Lessee shall on demand pay the shortfall to the Director on a full recovery basis.
- 10. Additional Special Condition No.(66) of the Government Grant stipulates that:-
- (a) No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
- (b) No memorial tablets shall be placed on the lot or in any building or buildings erected or to be erected on the lot.

### OTHER INFORMATION

#### Miscellaneous Payments upon Delivery of Unit

Purchasers are obligated to pay miscellaneous payments and to reimburse the Vendor for water/electricity/gas deposit even though the exact amount is to be finalized.

#### **Provision of Information to Purchasers upon Request**

The right of a purchaser who has signed an agreement for sale and purchase to be provided, upon his request and subject to the payment of a nominal fee of not more than HK\$100.00 per request (if demanded), with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the development as well as the total construction costs and the total professional fees expended and paid as the end of the month preceding the month at which the request is made.

#### **Right to Deduct Preliminary Deposit**

The right for the vendor to keep 3% of the purchase price if a purchaser under the provisional agreement for sale and purchase does not for any reason sign the agreement for sale and purchase.

#### Contact Details of The Law Society of Hong Kong

Website Address: www.hklawsoc.org.hk Enquiry Telephone Number: 2846 0500

### OTHER INFORMATION

# WARNING TO PURCHASERS PLEASE READ CAREFULLY 對買方的警告 買方請小心閱讀

- a. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
  - 如你繼續進行購買本物業,你便須簽署正式買賣合約,在你簽立正式買賣合約之前,你應聘用律師,以保障你的權益,和確保妥善完成購買本物業。
- b. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
  - 你可聘用你自己的獨立律師,以代表你進行購買本物業,你亦可聘用賣方的律師以同時代表你和賣方行事。
- **c.** YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.
  - **現建議你聘用你自己的律師**,你自己聘用的律師能在你購買本物業的每個階段,向你提供獨立意見。
- d. If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
  - 倘若你聘用賣方的代表律師同時代表你行事,如你與賣方之間出現衝突,該律師未必能保障你的權益, 屆時你始終需要聘用你自己的律師,在此情況下,你須支付的律師費總額,可能高於若你一開始便聘用 你自己的律師的話會須支付的費用。
- e. You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
  - 你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前,詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

我/我們已收到此警告之副本及完全明白此警告之內容。

WEBSITE: 11cwks.firsthk.com ENQUIRY HOTLINE: 8120 2888



Date of Printing: 11 November 2021

