

1 SHA TSUI ROAD 沙咀道



備註

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荃灣商貿
坐擁



新地標 大星級優勢

『1 Sha Tsui Road』以S.T.A.R.為創建意念，其獨特流線型全玻璃幕牆設計，融合戶外綠化廣場，巧妙地將商業與生活糅合，塑造區內商貿共享舒適寫意的空間。

1

多元化商貿空間 吸引多方位用家進駐

『1 Sha Tsui Road』樓高23層，是結合甲級寫字樓、商場及綠化戶外空間的綜合發展項目。項目坐擁不同種類的商貿空間，相互連繫，加上戶型多元化，能吸引多方位大企業及創業者，投資潛力不容小覷。

2

基座3層商場 打造商務日與夜生活

項目提供工作及生活共融之優點，能達到「日間工作，傍晚happy hour」。商場設區內罕有戶外綠化廣場，另設270度弧形全落地玻璃設計，將光線引入室內，既環保又能提升商場格調。

3

新生荃灣 客源倍增

把握荃灣經濟商貿轉型的黃金期，打造別具時尚格調的『1 Sha Tsui Road』，注入新元素及開拓新商機，加上區內各項新規劃的配合，令荃灣更具活力，商機處處。

*Spirit
of Pioneer*

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Transportation Hub

4 連接中港口岸及機場 商機無遠弗屆

項目佔盡地理優勢，約20分鐘*車程便可到達中環商業中心、香港國際機場、港珠澳大橋及落馬洲口岸等，加上鄰近港鐵荃灣及荃灣西站，接連高鐵，東達西至，貫通南北，機遇無限。

5 毗鄰荃灣架空天橋 連繫鄰近客戶

架空行人天橋連接區內大小商場、寫字樓及大型住宅群，人流絡繹不絕。受惠於區內、外交通之便，加上項目擁充裕車位，引入區外人流，有助凝聚消費群，創造營商良機。

Grade A Commercial Premises

6 甲級寫字樓 商業共融互利

20層寫字樓採用玻璃幕牆及高樓底設計，既可提升採光度，更可讓荃灣繁華景致引入室內，提升空間感。單位戶型及面積選擇多樣化，部份更設獨立私人平台，工作環境倍添格調。

7 戶外綠化廣場 商業與生活糅合

項目規劃貫徹城市綠化概念，優質綠化俯拾皆是，更特設戶外綠化廣場、多個空中休閒平台、垂直綠牆等，工作與閒適兼備。

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*預計車程指由發展項目起步的行車時間，於2021年6月01日參考自<http://www.google.com.hk/maps>，資料僅供參考。





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Recreational Greenery Piazza



三入口大堂設計 匯聚八方人流

大堂以別樹一幟的三入口設計，貫通青山公路和沙咀道，利於吸引人流，川流不息，客源綿綿不絕。另更貼心地設有同區罕有的乘客上落區，便於接待賓客往寫字樓大堂，高速規格的升降機更可方便往返辦公室。



星級企業的 旗艦首選

『1 Sha Tsui Road』精心打造
一個充滿綠化、享受與共融的空間，
日間商務餐飲，工餘享受佳餚淺酌，從
互動下拉近彼此、交流和探索，把工作與
品活完美融合。

特快升降機，往返辦公室更迅捷省時

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*層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

20層寫字樓提供面積達約**540,000**平方呎樓面，戶型及面積選擇多樣化，單位間隔方正，靈活實用，適合不同行業進駐。



尊尚級寫字樓

特高大堂盡顯用戶企業型格，寫字樓樓層與樓層之間高度約**3.94至4.02米***，氣派非凡。

寫字樓**全玻璃幕牆設計**，部份更設有私人平台，景觀開揚，空間更廣，同區罕有。

20樓及以上為**尊尚單位**，部分單位超大面積達逾**13,950**平方呎，坐擁獨立男、女廁所，部份單位更設私人平台，是企業家的專屬營商之選。

綠色 概念商場

項目基座為3層商場，集**購物、餐飲、娛樂及休閒互動**於一體，採用落地玻璃設計透入自然光，多處設置**綠化**裝飾，將戶外綠化延伸至室內。

商舖由**約240至逾8,000**平方呎，多樣化尺寸適合不同行業進駐，部份商舖已設有來去水位，大小商戶互惠互利，商機無限。



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項目以引入人流為本，**三入口**大堂設計，商場內外**多處貫通**，沿著戶外綠化廣場梯階更可直達1樓，既可為打卡熱點，更可營造輕鬆的室外洽談區域，從互動下拉近彼此，把工作與品活完美融合。

多間商舖坐擁弧形落地玻璃，1樓及2樓更設有**大型食肆餐廳舖位**，迎合寫字樓及周邊住宅需求；項目更特設特色平台商舖，玻璃門設計使室外內的空氣流通，自然採光，享受盎然綠意。



特設上落客區，方便貴賓直達
寫字樓大堂，同區罕有。

獨具星魅 荃灣商貿區



多元化社區規劃

- ／新舊交融，適時的活化巧妙地激活荃灣區，使其商機蓬勃。
- ／與多個大型屋苑、時尚商場，新生寫字樓、高級酒店及休閒生活空間相鄰，構成多元化社區。
- ／鄰近荃灣架空行人天橋，貫穿區內不同大廈、車站及港鐵站，絡繹不絕。



高端消費人口

- ／新駐上班族和家庭數量驟增，當中包括中產專業人士及家庭消費群，帶來龐大的日常消費力。
- ／對內外交通之便，帶動區內外人流，整個荃灣更具活力。
- ／項目將不同種類的空間緊緻連結，凝聚消費人群，提升發展潛力。



香港核心商貿區

- ／鄰近的港鐵荃灣西站與港鐵柯士甸站僅3個車站之距，往來內地各區方便快捷。
- ／與中港交通連接，由項目步行至跨境巴士站僅需約5分鐘[#]，駕車至中環、香港國際機場、落馬洲管制站等均約20分鐘^{*}，完善交通配套帶動該區發展。



成熟交通網絡

- ／項目擁逾250個車位，車位充裕可容納區內及跨區客戶。
- ／信步即達港鐵荃灣及荃灣西站，一站便可往返九龍及新界。
- ／多條連接港九新界各區的巴士及小巴線途經項目，交通便利。

車程約 **23分鐘***
港珠澳大橋

青荃路 ▶▶▶ 北大嶼山公路

車程約 **21分鐘***
香港國際機場

青荃路 ▶▶▶ 青馬大橋

1 SHA TSUI ROAD
沙咀道

車程約 **19分鐘***
尖沙咀

荃灣路 ▶▶▶ 西九龍公路

車程約 **21分鐘***
落馬洲口岸

新界環迴公路 ▶▶▶ 青山公路

車程約 **17分鐘***
旺角

荃灣路 ▶▶▶ 西九龍公路

車程約 **21分鐘***
中環

荃灣路 ▶▶▶ 青葵公路
西區海底隧道



交通樞紐 貫穿南北

- 港鐵站
- 巴士站
- 小巴站
- 跨境巴士站
- 行人天橋

此圖所顯示之發展項目位置、區域、商場、設施、地點、車站位置、幹道及交通網絡等經簡化處理及不按比例繪製，圖中一切資料僅供參考，並以政府及相關機構不時公佈或決定為準。此圖並不反映發展項目位置、地盤大小、設計、外觀、高度及與各區域、商場、設施、地點、車站位置、幹道及交通網絡等的實際距離。

備註

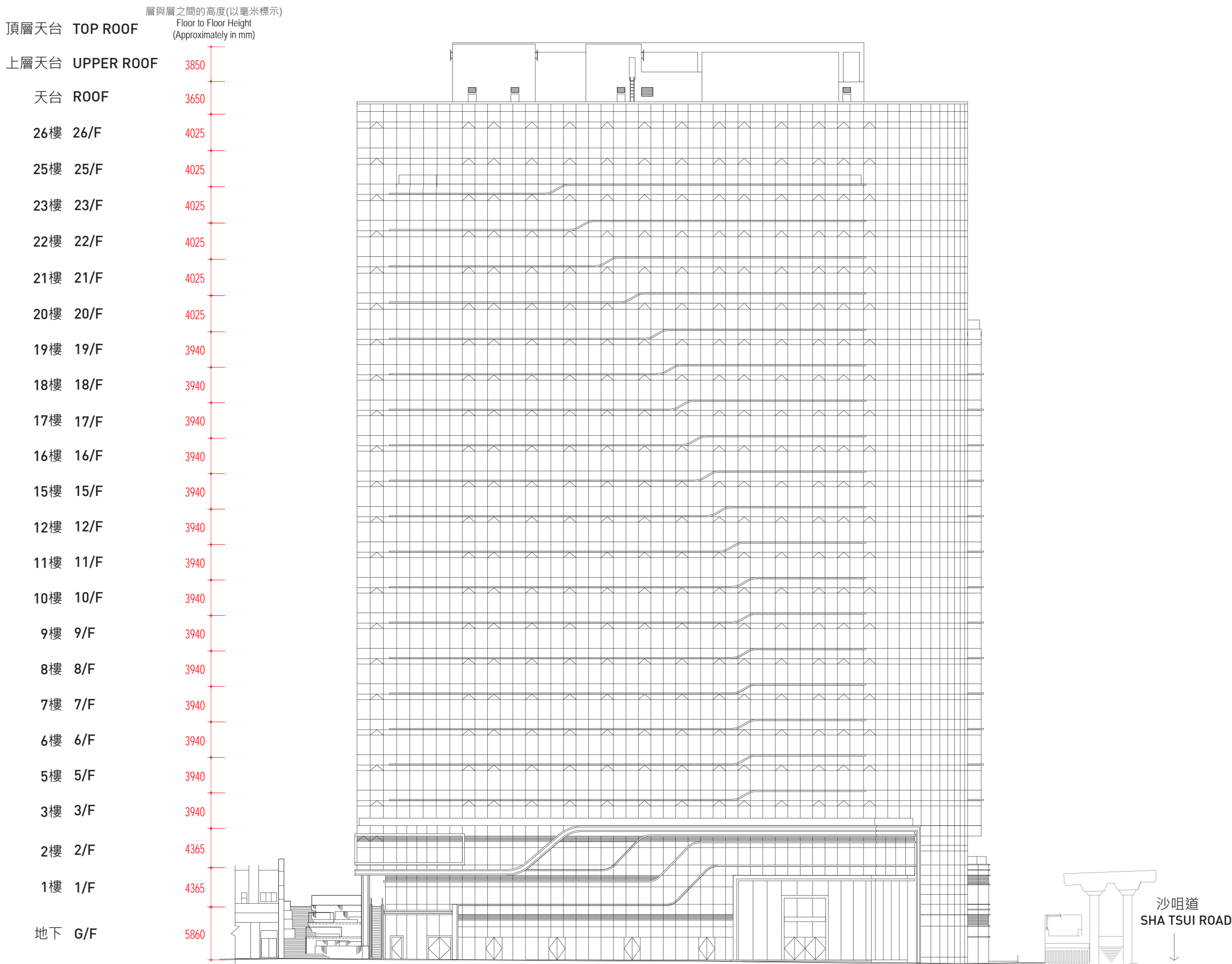
本售樓說明書內載列之圖片為庫存圖片，僅供參考，並非於發展項目或其附近拍攝或以發展項目或其附近作依據製作，亦不反映發展項目或其任何部分外觀或景觀。本售樓說明書及其內容並不構成亦不得詮釋成賣方作出任何不論明示或隱含之要約、陳述、承諾或保證。此地圖乃經簡化處理及不按比例的電腦模擬圖像，地圖內所有資料包括但不限於發展項目的位置及其周邊環境、道路、地區、交通、建築物、建造工程及設施等，只供參考。地圖所涵蓋範圍的實際發展可能與此地圖所表達的任何資訊、預測或期望有重大差異，並不構成或不應被註釋構成賣方作出任何不論明示或隱含的陳述、承諾或保證。賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。

*預計步程指由發展項目起步的步行時間，於2021年6月01日參考自<http://www.google.com.hk/maps>，資料僅供參考。

*上述車程指駕駛時間參考2021年6月01日Google Map以發展項目為起點，僅供參考，實地駕車時間會受制於當時交通路面情況和駕駛速度。

ELEVATION (FACING CASTLE PEAK ROAD)

立面圖 (面向青山公路)



備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
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GROUND FLOOR



AREA SCHEDULE

AREA (sq.ft.)	SHOP	A	A1	A1 (YARD)	B	C	C (YARD)	D	D (YARD)	D1	E	E (YARD)	E1	F	F (YARD)
Gross Floor Area		2,084	3,376	-	778	3,379	-	1,117	-	769	1,119	-	724	995	-
Saleable Area		1,209	1,958	395	451	1,960	618	648	173	446	649	200	420	577	200

AREA (sq.ft.)	SHOP	F1	G	G (YARD)	G1	H	J	K	L	M	N	P	Q	R
Gross Floor Area		628	995	-	698	3,217	1,040	243	450	712	1,216	1,643	803	822
Saleable Area		364	577	175	405	1,866	603	141	261	413	705	953	466	477

備註 Notes
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1ST FLOOR



AREA SCHEDULE

AREA (sq.ft.)	SHOP	A	B	C	D	E	F	G	H
Gross Floor Area		4,119	1,236	1,226	1,231	1,545	1,562	1,922	893
Saleable Area		2,389	717	711	714	896	906	1,115	518
AREA (sq.ft.)	SHOP	J	K	L	M	N	P	Q	R
Gross Floor Area		329	567	4,805	1,469	1,510	1,426	747	5,240
Saleable Area		191	329	2,767	852	876	827	433	3,039

備註 Notes

不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F

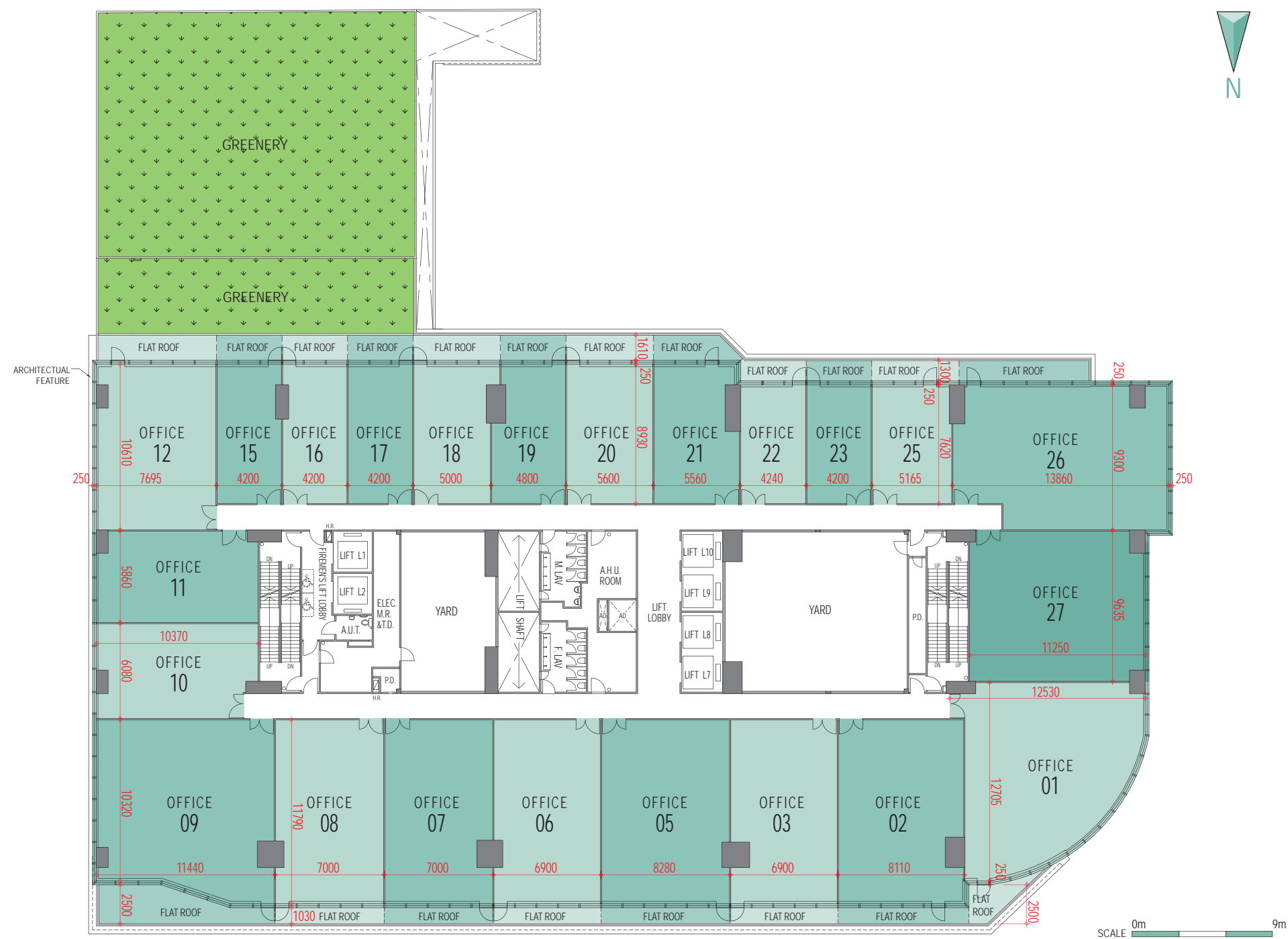
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Grade A Commercial Premises

甲級寫字樓 商業共融互利

3RD FLOOR



AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,117	1,588	1,352	1,644	1,367	1,375	1,388	2,137	1,065	1,047	1,420	634
Saleable Area	1,400	1,050	894	1,087	904	909	918	1,413	704	692	939	419
Flat Roof	77	93	76	92	76	78	78	223	-	-	132	73

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	782	696	844	817	572	543	684	2,126	1,839
Saleable Area	419	419	517	460	558	540	378	359	452	1,406	1,216
Flat Roof	73	73	97	73	97	87	59	59	78	116	-

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

5TH - 8TH FLOOR



AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,117	1,588	1,352	1,644	1,367	1,375	1,388	2,137	1,065	1,047	1,420	634
Saleable Area	1,400	1,050	894	1,087	904	909	918	1,413	704	692	939	419

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	782	696	844	817	572	543	684	2,126	1,839
Saleable Area	419	419	517	460	558	540	378	359	452	1,406	1,216

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

9TH - 15TH FLOOR



AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,111	1,594	1,355	1,639	1,363	1,381	1,396	2,129	1,065	1,047	1,429	632
Saleable Area	1,396	1,054	896	1,084	901	913	923	1,408	704	692	945	418

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	780	697	844	823	566	543	679	2,126	1,842
Saleable Area	419	419	516	461	558	544	374	359	449	1,406	1,218

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
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16TH FLOOR



AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,108	1,597	1,360	1,636	1,360	1,384	1,393	2,131	1,065	1,048	1,429	632
Saleable Area	1,394	1,056	899	1,082	899	915	921	1,409	704	693	945	418

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	779	699	844	826	563	543	682	2,125	1,842
Saleable Area	419	419	515	462	558	546	372	359	451	1,405	1,218

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

17TH FLOOR



AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,108	1,597	1,360	1,636	1,360	1,384	1,393	2,131	1,065	1,048	1,429	632
Saleable Area	1,394	1,056	899	1,082	899	915	921	1,409	704	693	945	418

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	779	699	844	826	563	543	682	2,125	1,842
Saleable Area	419	419	515	462	558	546	372	359	451	1,405	1,218

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
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18TH FLOOR



AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,108	1,597	1,360	1,636	1,360	1,384	1,393	2,131	1,065	1,048	1,429	632
Saleable Area	1,394	1,056	899	1,082	899	915	921	1,409	704	693	945	418

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	779	699	844	826	563	543	682	2,125	1,842
Saleable Area	419	419	515	462	558	546	372	359	451	1,405	1,218

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
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19TH FLOOR



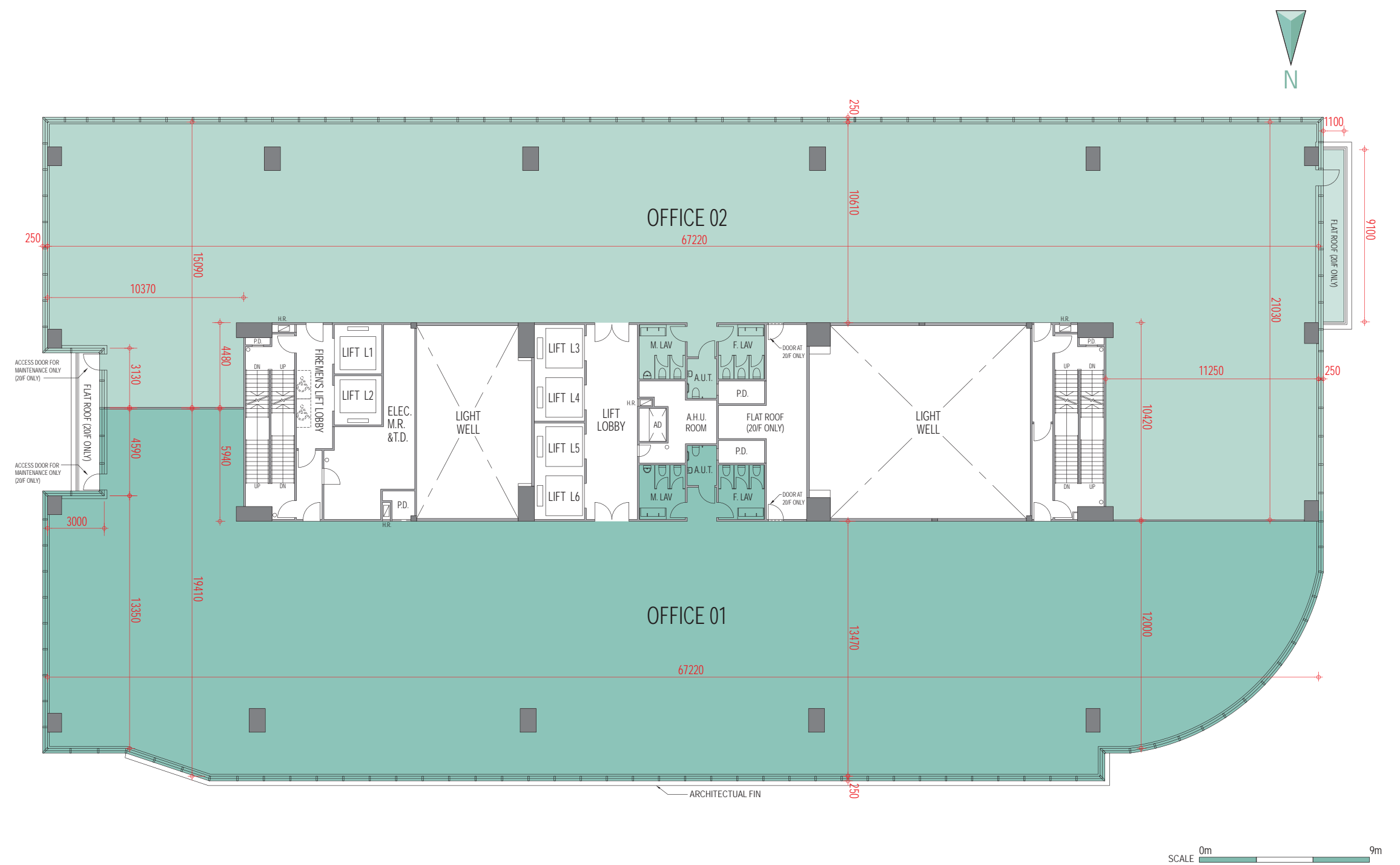
AREA SCHEDULE

OFFICE	01	02	03	05	06	07	08	09	10	11	12	15
AREA (sq.ft.)												
Gross Floor Area	2,108	1,597	1,360	1,636	1,360	1,384	1,393	2,131	994	941	1,429	632
Saleable Area	1,394	1,056	899	1,082	899	915	921	1,409	657	622	945	418

OFFICE	16	17	18	19	20	21	22	23	25	26	27
AREA (sq.ft.)											
Gross Floor Area	634	634	779	699	844	826	563	543	682	2,125	1,842
Saleable Area	419	419	515	462	558	546	372	359	451	1,405	1,218

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
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20TH - 23RD FLOOR

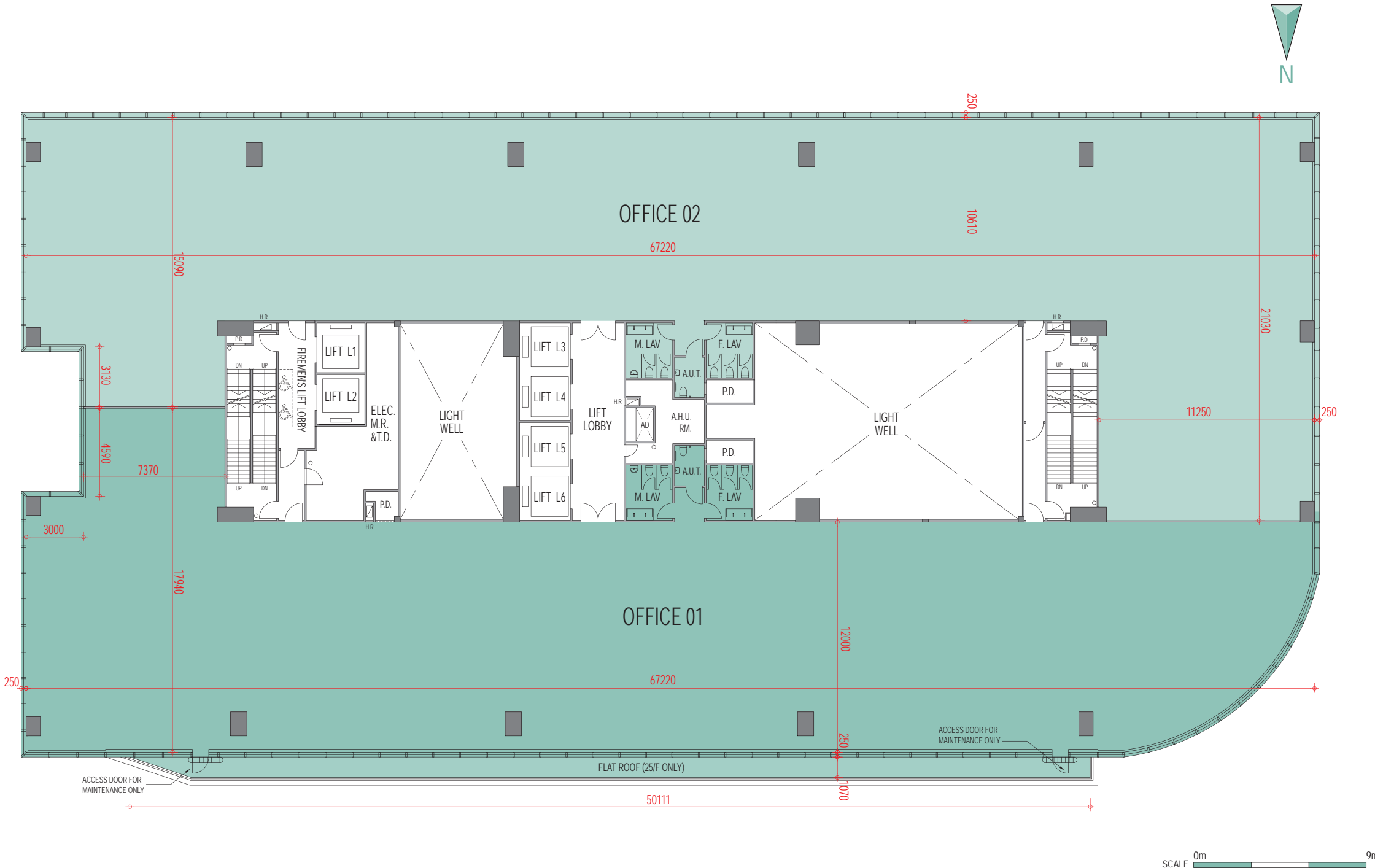


AREA SCHEDULE

AREA (sq.ft.)	OFFICE	01	02	02 Flat Roof (20/F Only)
Gross Floor Area		13,951	13,509	-
Saleable Area		10,324	9,997	108

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
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25TH - 26TH FLOOR

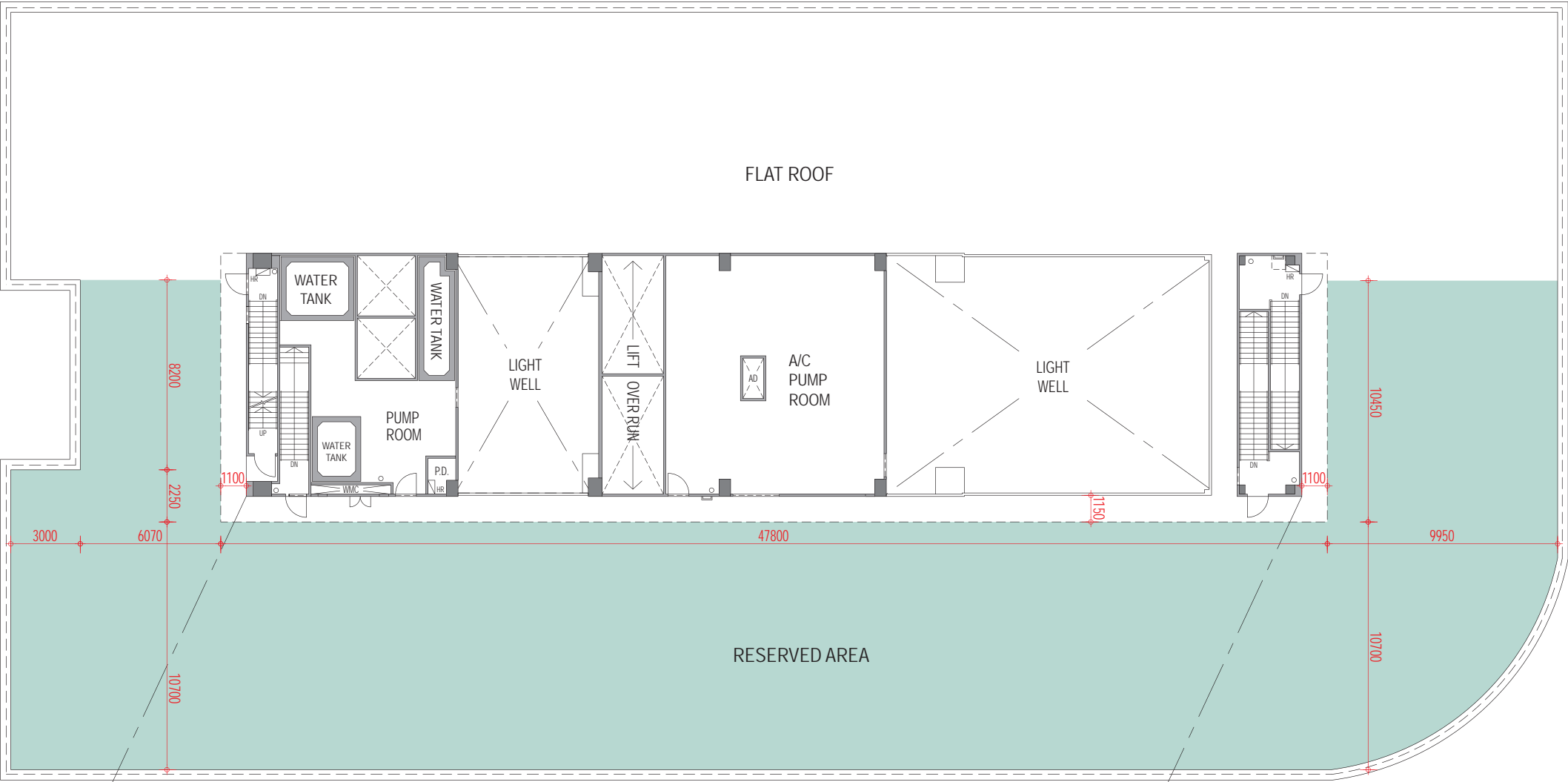


AREA SCHEDULE

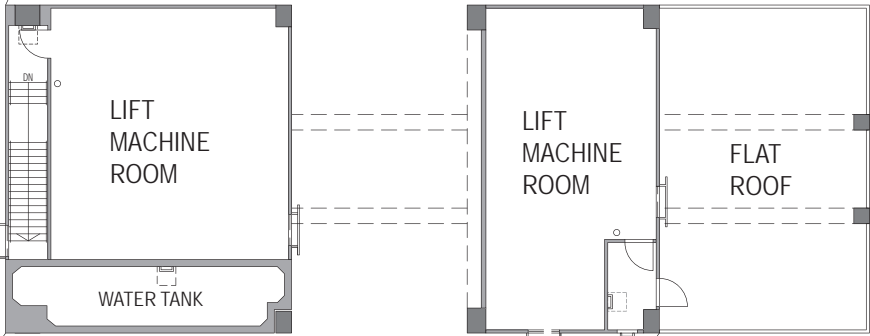
AREA (sq.ft.)	OFFICE	01	01 Flat Roof (25/F Only)	02
Gross Floor Area		12,891	-	13,509
Saleable Area		9,539	559	9,997

備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

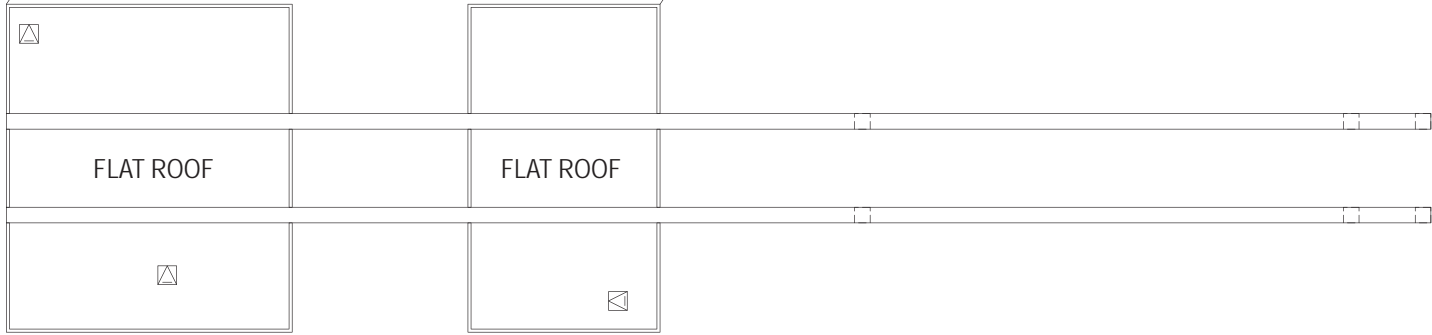
ROOF FLOOR



ROOF PLAN



UPPER ROOF PLAN



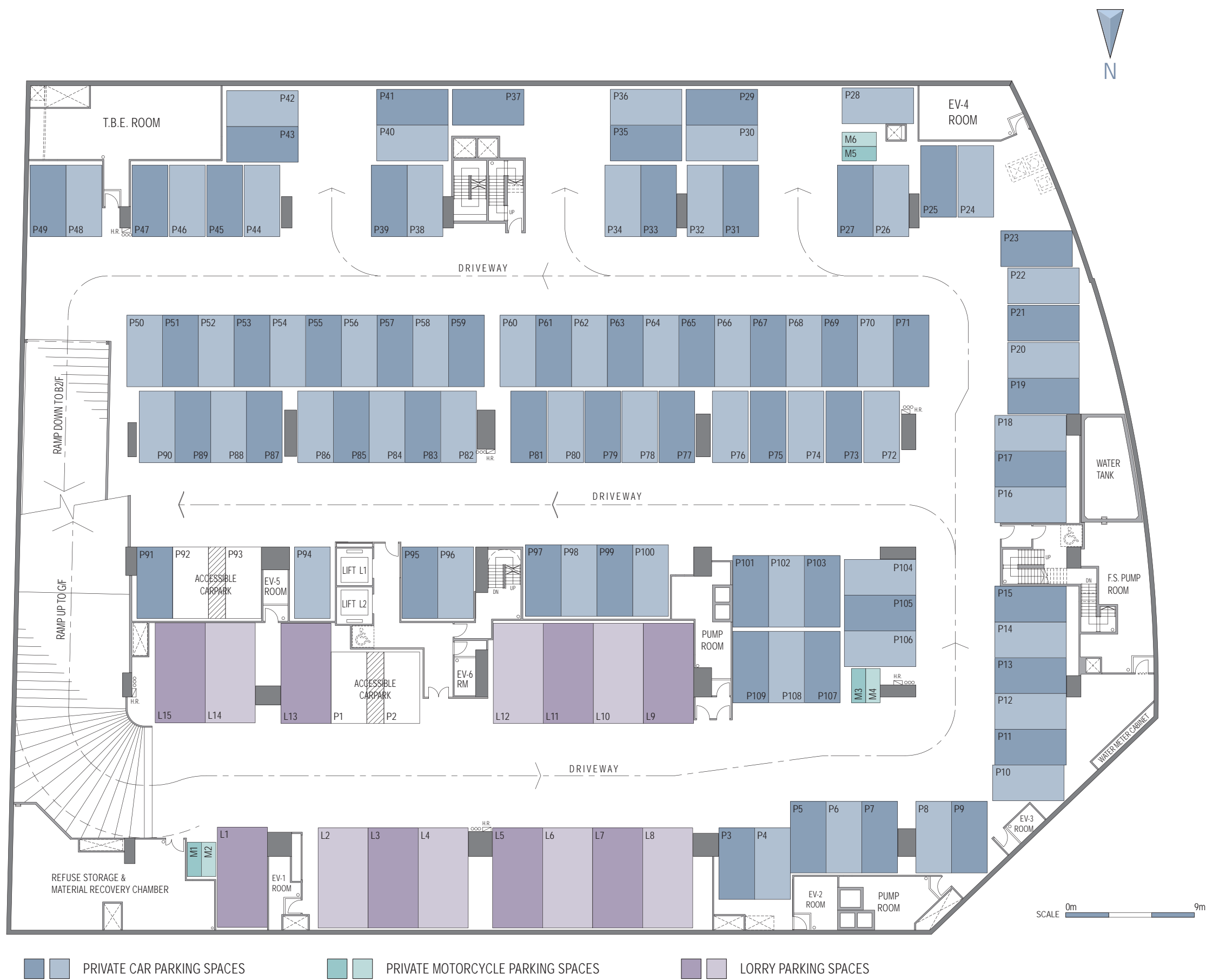
TOP ROOF PLAN

AREA SCHEDULE

AREA (sq.ft.)	Reserved Area
Saleable Area	9,299

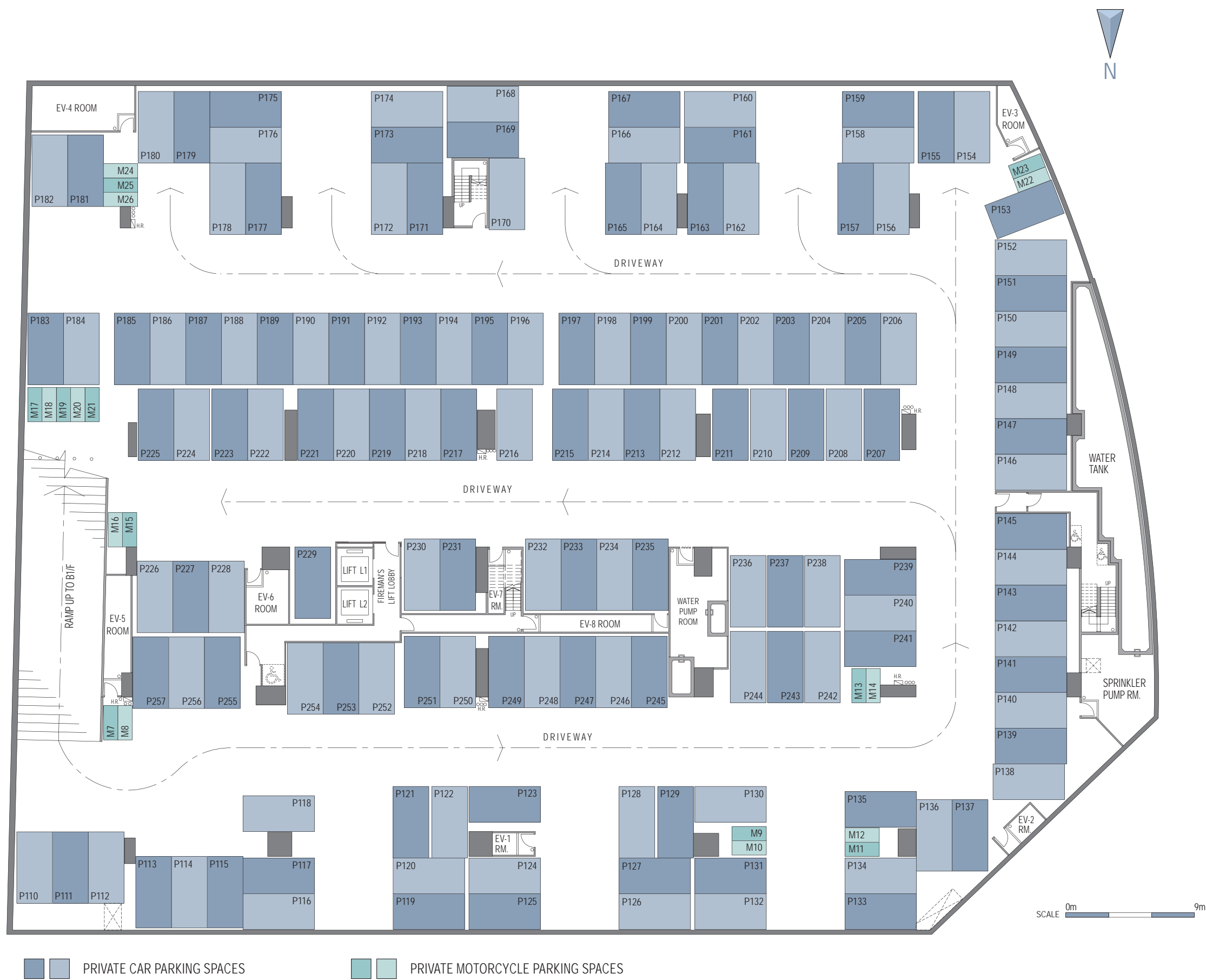
備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

BASEMENT 1 FLOOR



備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

BASEMENT 2 FLOOR



備註 Notes
不設4樓、13樓、14樓及24樓 Omitted 4/F, 13/F, 14/F and 24/F
賣方保留權利不時改動發展項目的建築圖則及其他圖則，發展項目的設計以政府相關部門最後批准的圖則為準。The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. 因較高樓層的結構牆的厚度遞減，較高樓層的單位的內部面積，一般比較低樓層的單位的內部面積稍大。The internal areas of units on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。The dimensions in the floor plans are all structural dimensions in millimetre.

FITTINGS AND FINISHES AND BUILDING PROVISIONS

COMMON AREA

External Wall

Building façade finished primarily with combination of curtain wall system and aluminium cladding, grille, glass cladding and aluminium fins; others are laid with tiles or external paint.

Entrance and Main Lobby

Walls and floors finished with marble, granite or plastic laminate cladding, stainless steel cladding where applicable. Lobby is fully air-conditioned, with suspended ceiling.

Typical Lift Lobby & Corridor

Floor finished with large size granite / marble slabs / tiles. Walls finished with wall tiles / special design glass / stainless steel. Plastic laminate ceiling finished with long strip suspended aluminium panel completed with energy saving type lighting and air conditioning system.

Lifts and Escalators Provision

Totally 10 nos. of “Hitachi” high speed passengers lifts (L1 to L10) are provided :

8 nos. of lifts (L3 to L10) to serve the office tower, each can carry a maximum load of 1,600kg;

2 nos. of lifts (L1 to L2) separate service / disable person lifts (L1 & L2) are provided to serve floors from basement car park (B1/F & B2/F), Shops at G/F, 1/F and 2/F and offices floors above, each can carry a maximum load of 1,600kg. Air Conditioning will be provided for all lifts.

Three escalators are provided to serve between main entrances on G/F and main office lobby on 1/F. Another two escalators are equipped to serve shopping arcade on 1/F to shopping arcade on 2/F.

Common Lavatories

Special design floor and wall tiles will be primary finishing materials to wall and floor finishes. Gypsum board false ceiling finished with aluminium panel completed with light trough. Cubicles are compressed plastic laminate in wood grain finish. Architectural feature look water trough type basin will be with cabinet underneath. Air Conditioning will be provided to the toilets.

Accessible Unisex Toilet

W.C. wash basin, grab bars and alarm bell are provided all in accordance with BFA2008. Wall and floor are finished with tiles, gypsum board false ceiling will be provided. Air Conditioning will be provided to the toilets.

Car Park, Loading / Unloading

Private parking spaces are provided in two storey basements, whereas loading / unloading spaces are located on G/F with access from Sha Tsui Road. The basement floors will be painted in colour with epoxy paint, emulsion paint to walls and washable distemper to ceiling. Electric vehicle charger provision is also provided according to the prevailing code of practice (Electricity meter / socket shall be installed by individual car parking space owner(s) at his own cost). Basement floors will be fully ventilated and with air conditioning lift lobby in basement floors.

Greenery

Greenery will be provided mainly on G/F to 3/F. Some walls facing the street(s) will be enhanced with vertical green at G/F level to 1/F.

Security System

CCTV system installed at strategic locations throughout the building; watchmen-tour system adopted; professional management team engaged to oversee the daily security need and house-keeping works.

Fire Services

Automatic sprinkler system, hydrants and hose reels are installed on each floor. Smoke alarm, fire shutters and fire extinguishers are provided at various locations in accordance with the standards and requirements of Hong Kong Fire Services Department.

Telecommunications

Telecommunication plant room and vertical risers provided for all services providers, owner can choose one of the services providers for telephone and broadband service. Horizontal trunking or conduit is provided inside corridor false ceiling with tee off to every shop /office unit.

Electrical Installation

Dual power supply risers installed.

380V 3 phase 3000A main busbar risers with tapped off unit for every floor for future cable connection by the shop/ office owners.

Total 6000 amp (3 phase) power supply for general lighting and power for retails shops on G/F to 2/F and 400 amp (3 phase) power supply for general lighting and power per office floor for 3/F to 26/F.

INDIVIDUAL UNIT

Backup Power

Essential power supplied by emergency generator is provided for all fire services equipment, emergency lighting and fire evacuation signage.

Water Supply and Pipes

Concealed / semi-concealed copper pipes for potable water supply. Potable Water Supply with water meter for selected shops:

Unit
G/F – Shop A, A1, C, D, E, F, G, H, Q and R
1/F – Shop A, E, G, L, N, P and R
2/F – Shop A, C, F, H, M, R and S

Refuse Collection

Refuse Storage & Material Recovery Chamber is provided on B1 floor.

Water / Electricity Meters

Individual owner of Shops and Offices unit is to connect his unit to the main electricity power supply meter and water meter at his own cost.

Main Door

Fire rated timber door with wood grain plastic laminated finish for office units from 3/F to 26/F.
Glass Door installed for G/F shop units facing Castle Peak Road and Sha Tsui Road.

Internal Finishes

Prefabricated concrete wall panels finished with emulsion paint on cement / sand plaster up to beam soffit level. Off-form ceiling without false ceiling, complete with essential lighting only.

Lavatory

The following shops and offices are furnished with lavatory which is finished with tiles to wall and floor and false ceiling will be provided:

Unit	Facilities
G/F – Shop A1, C, H and Q	lavatory
20/F-23/F – Office 01 and Office 02	lavatory
25/F-26/F – Office 01 and Office 02	lavatory

Flooring

Bare finish raised floor system at 100 mm high (inclusive of material) on monolithic concrete trowelled smooth surface (access boxes and suction cup are not provided) is provided for offices on 3/F to 26/F. Cement and sand screeding finishing is provided for shops on G/F to 2/F. Carpet or vinyl finish is not provided.

Floor Loading

G/F to 2/F (Retail portion) : 5 kPa live loading
3/F to 26/F (Office portion) : 3 kPa live loading

Curtain Walls

Curtain wall system complete with fixed windows and lockable windows. Curtain wall is reflective type in combination of single and double glazed tempered/heat strengthen glasses, with low-E lining if necessary to meet OTTV requirements.

Air-conditioning

Environmentally friendly water-cooling packaged air-conditioners installed to individual office and pipe-connected to 24-hours services centralised main water cooling towers located on the roof of the building. Individual owner will need to connect his unit to electricity power supply at his own cost.

Fire Services

Automatic sprinkler system is installed to the satisfaction of the Hong Kong Fire Services Department.

Remarks
If the country of origin/brand name is mentioned, the vendor undertakes that materials of comparable quality will be used if the intended source becomes unavailable.

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 Purchaser. All of the above items and the others which are not listed above are subject to the final approval by relevant Government Authorities. 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. Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the formal Agreement for Sale and Purchase.

INFORMATION FOR REFERENCE

STANDARD INFORMATION ABOUT THE DEVELOPMENT

Name of Development

1 Sha Tsui Road ("Development")

Address

1 Sha Tsui Road, Tsuen Wan, New Territories
(This provisional Street number is subject to confirmation when the Development is completed.)

Lot No.

The Remaining Portion of Tsun Wan Inland Lot No.28
("Lot")

Site Area

Approximately 4,719.850 sq. m.

Current Government Rent

3% per annum of the rateable value from time to time of the Lot.

User Restriction

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:

- (i) hotel, petrol filling station, and residential care home;
- (ii) 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 therefor; and
- (iii) 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.

Lease Term of Government Grant

75 years commencing from 1 July 1898 with a right of renewal for one further term of 24 years less the last 3 days thereof and extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150, Laws of Hong Kong)

Vendor

Sunny Global Development Limited
(新昇發展有限公司)

Holding company of the Vendor

Billion Real Estate Holdings Limited
(億京置業控股有限公司)

The firm of solicitors acting for the Vendor in relation to the sale of non-residential units in the Development

Mayer Brown
17th Floor,
Prince's Building,
10 Chater Road,
Central, Hong Kong.
Tel: (852) 2843 2211
Fax: (852) 2845 9121

Purchasers can appoint their own solicitors and should read carefully the attached bilingual "WARNING TO PURCHASERS" notice set out at the end of this Sales Brochure

Authorized Person for the Development

Mr. Leung Sai Hung
(梁世雄先生)

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

MLA Architects (H.K.) Limited
(馬梁建築師事務所(香港)有限公司)

Structural Engineer for the Development

Paul Wong Consulting Engineers Limited
(黃錦球工程顧問有限公司)

Building Contractor for the Development

Wing Sum Construction & Engineering Co., Limited
(永森建築工程有限公司)

Licensed Bank or registered deposit-taking company authorized under section 16 of the Banking Ordinance that has made a loan, or has undertaken to provide finance, for the construction of the Development

Bank of China (Hong Kong) Limited
(中國銀行(香港)有限公司)

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

Billion Real Estate Holdings Limited
(億京置業控股有限公司)

Anticipated Completion Date of the Development as specified in the Agreement for Sale and Purchase of the Development

31 August 2022

(subject to such extension of time as may be granted by the Authorized Person in circumstances as specified in the Agreement for Sale and Purchase)

DESIGN OF THE DEVELOPMENT

No. of Tower

1

No. of Storeys for Car Parking, Loading/Unloading Spaces

3 Storeys (B2/F, B1/F and G/F)

No. of Storeys for Shopping Arcade

3 Storeys (G/F, 1/F and 2/F)

No. of Storeys for Office

20 Storeys (3/F, 5/F-12/F, 15/F-23/F and 25/F-26/F)

Omitted Floor Numbers

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

Floor-to-floor Height*

(based on the approved building plans)

G/F : approximately 5.860 meters

1/F, 2/F : approximately 4.365 meters

3/F, 5/F to 12/F, 15/F to 19/F :

approximately 3.940 meters

20/F to 23/F, 25/F to 26/F :

approximately 4.025 meters

Note:

*Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor, and subject to final approved building plans by the Buildings Department and the Lands Department.

NUMBER OF CARPARK UNITS FOR DEVELOPMENT

No. of Car Parking Spaces

253 nos.

(Dimension: approximately 2.5m x 5.0m)

No. of Accessible Car Parking Spaces

4 nos.

(Dimension: approximately 2.5m x 5.0m)

No. of Motor Cycle Parking Spaces

26 nos.

(Dimension: approximately 2.4m x 1.0m)

No. of Lorry Parking Spaces

15 nos.

(Dimension: approximately 3.5m x 7.0m)

No. of Loading/Unloading Spaces

11 nos. for Heavy Goods Vehicles

(Dimension: approximately 3.5m x 11.0m)

3 nos. for Light Goods Vehicles

(Dimension: approximately 3.5m x 7.0m)

PROPERTY MANAGEMENT

Expressions used in this "Property Management" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/or used in the latest draft Deed of Mutual Covenant and Management Agreement ("DMC") in respect of the Development.

Manager

The Manager shall mean the DMC Manager or any other manager for the time being appointed as manager of the Lot and the Development pursuant to the provisions of the DMC and in the absence of any such appointment, the Owners' Committee shall act as the Manager.

Terms of Appointment of the Manager

The initial term shall be TWO (2) years from the date of the DMC, and such appointment shall continue thereafter until terminated in accordance with the DMC. The appointment of the Manager may be terminated by giving not less than THREE (3) calendar months' notice of termination in writing in accordance with the DMC.

Monthly Management Fees

Based on the annual budget prepared by the Manager, each Owner of the Shops, the Office Units and the Parking Spaces shall contribute to the expenses in proportion to the undivided shares allocated to his Shop, Office Unit or Parking Space in accordance with the DMC.

Initial Payments upon Handover

(a)

Management Fee Deposit (transferable but non-refundable) – a sum equivalent to THREE (3) months' management fee;

(b)

Special Fund (non-refundable and non-transferable)

– a sum equivalent to TWO (2) months' management fee;

(c)

Debris Removal Fee (non-refundable and non-transferable)

– a sum equivalent to ONE (1) month's management fee;

(d)

Management Fee payable in advance – a sum equivalent to ONE (1) month's management fee; and

(e)

A proportionate share of deposits payable for electricity and water meters & other utilities deposits.

(The purchaser should pay the above amounts notwithstanding that the exact amount of such amounts is yet to be finalised.)

Building and Fitting Out Rules

The Owners and occupiers shall observe and obey the Building Rules (as defined in the DMC) and Fitting Out Rules (as defined in the DMC) stipulated by the Manager and shall submit detailed plans and drawings (supported by written information on all proposals) to the Manager for approval before carrying out fitting out works.

OTHER INFORMATION

Matters Relating to Memorandum for Sale/ Preliminary Agreement for Sale and Purchase

1. The preliminary deposits paid by prospective purchasers at the time of signing a preliminary agreement will be cashed and the proceeds shall be paid into a bank account opened with a licensed bank held in trust for the Vendor by its solicitors and the proceeds shall not be transferred to the Vendor.
2. After the respective Formal Agreements for Sale and Purchase have been signed by the purchasers in respect of the units purchased by them, the preliminary deposits relating to those units held by the Vendor's solicitors in the stakeholder account shall be applied as deposit and in part payment of the purchase price of each unit and shall be held by the Vendor's solicitors as stakeholders.
3. No interest on the preliminary deposits shall be paid to the prospective purchasers.
4. If a person who signed a preliminary agreement does not, for any reason, execute the Formal Agreement for Sale and Purchase("ASP"), the Vendor shall refund to him the amount of any preliminary deposit already paid by him less an amount of 3% of the purchase price of the unit in respect of which he or they signed the preliminary agreement.

Saleable Area

"Saleable Area" (as defined in the Formal Agreement for Sale and Purchase) means:

- (i) in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; but shall exclude the common parts outside the enclosing walls of such unit provided that if any of the enclosing walls abut onto a common area, then the

whole thickness of the enclosing walls which so abut shall be included;

- (ii) in relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
- (iii) in relation to any bay window which does not extend to the floor level of a unit, the area of such bay window measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit but excluding the thickness of such wall;
- (iv) in relation to any parking space, the area of such parking space (the dimensions of which are more particularly set out in Schedule 3 to the Formal Agreement for Sale and Purchase) measured from the interior of its demarcating lines or enclosing walls, as the case may be;
- (v) in relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.

The internal areas of the units on the upper floors will generally be slightly larger than the lower floors due to reducing thickness of the structural walls on the upper floors.

Information To Be Disclosed Upon Request

1. Charges of the Vendor's solicitors for conveyancing and mortgage; and stamp duties.
2. A complete set of updated Master Layout Plans (if any) and building plans approved by the Building Authority under the Buildings Ordinance and the Lands Department.
3. The Vendor has deposited in the sales office(s) a copy of the Government Grant, the latest draft DMC and the approved building plans for inspection by prospective purchasers free of charge. Copies will be provided upon payment of photocopying charges.

4. The Vendor's solicitors shall keep an updated record on a calendar monthly basis starting from the signing of the first ASP, of the information as to the total construction costs and total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid from time to time and shall, upon request from any purchasers of units who have signed the ASP, give them a written copy of the updated record as at the end of the preceding calendar month. A nominal fee of not more than HK\$100 may be charged for this service.

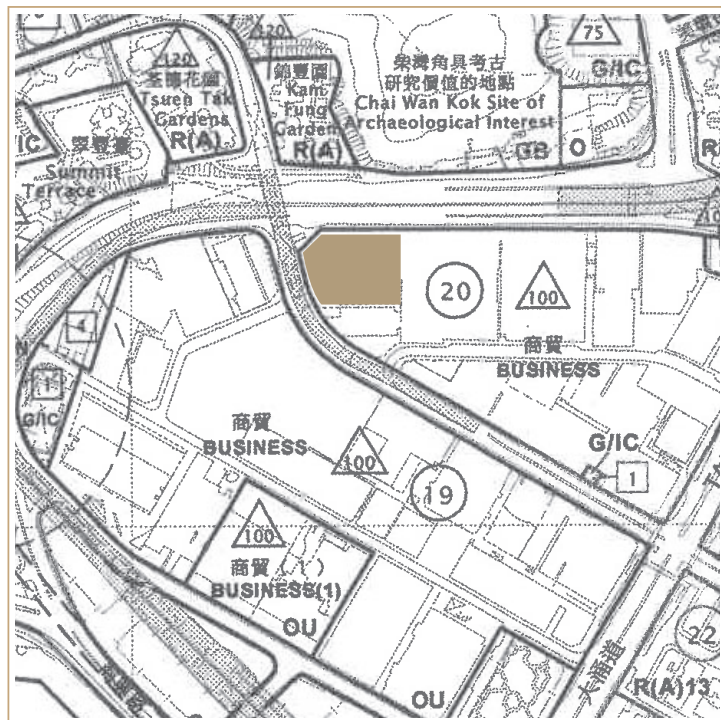
Additional Information

1. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding areas and environment and public facilities nearby as well as making reference to the building model placed at the sales office for the physical appearances and/or architectural features of the Development especially those of or affecting the units they intend to purchase.
2. The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the grant of the Lot up to and including the date of the respective Assignments.
3. There are curtain walls and/or non-structural pre-fabricated external walls in the units above G/F. The saleable area of such unit is measured from the exterior of such wall.

Defects Liability Warranty Period

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under the relevant ASP, remedy any defects to the unit, or the fittings and finishes as set out in the relevant ASP (if any), caused otherwise than by the act or neglect of the Purchaser.

Outline Zoning Plan Location

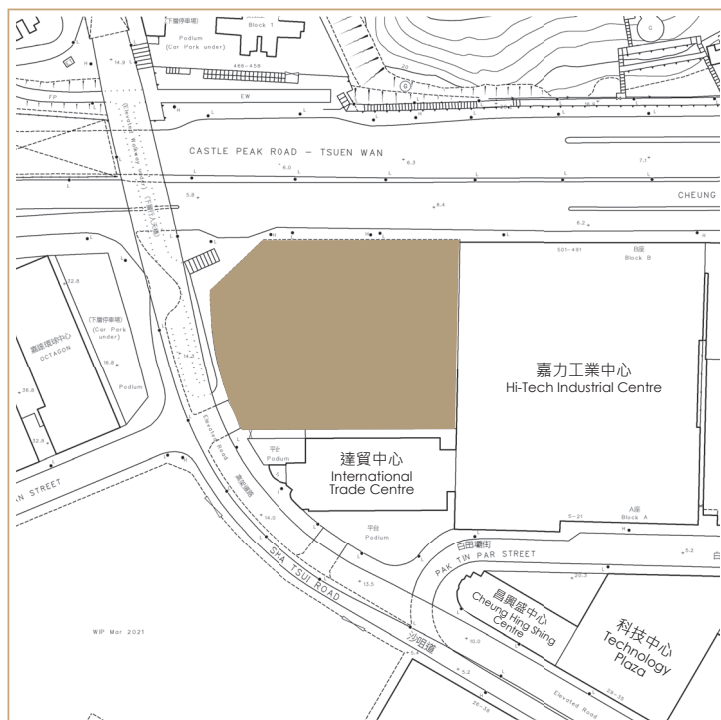


Source of information:

Town Planning Ordinance, Hong Kong Town Planning Board in Tsuen Wan - Outline Zoning Plan S/TW/34 dated 26/02/2021

Location of the Development

Location Plan

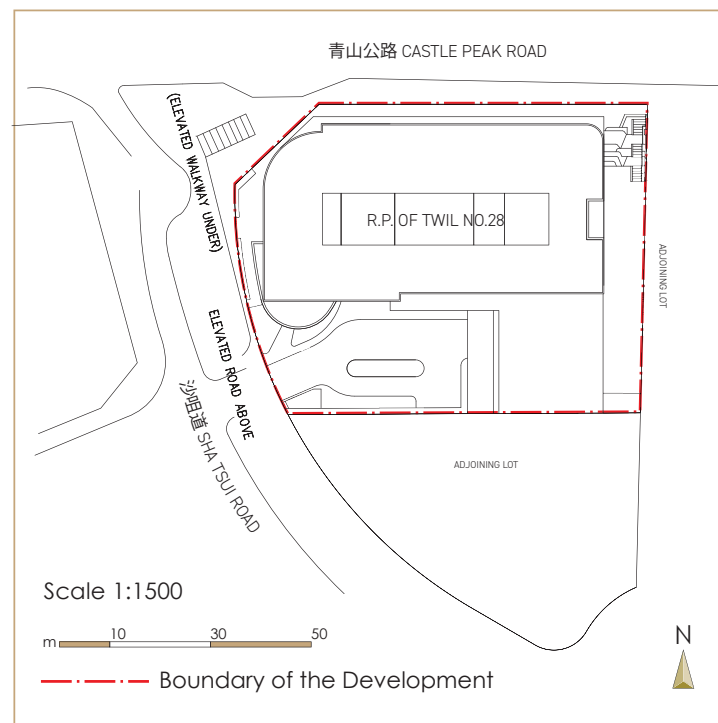


Survey sheet No.6-SE-20A dated 23/06/2021, 6-SE-20B dated 23/06/2021 are provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

Location of the Development

Layout Plan of the Development

The estimated completion date of the Development, as provided by the Authorized Person for the Development is 31 August 2022.



held under the Government Lease of Tsun Wan Inland Lot No.28 dated 21 December 1967 as varied or modified by a Deed of Variation of Lease dated 10 March 1987 and registered in the Land Registry by Memorial No.UB3313803 and a Modification Letter with plan dated 21 August 2020 and registered in the Land Registry by Memorial No.20090201680011 ("**Government Grant**").

2. Lease term: 75 years commencing from 1 July 1898 with a right of renewal for one further term of 24 years less the last 3 days thereof and extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150, Laws of Hong Kong)

3. The annual Government rent of the Lot is 3% of the rateable value from time to time of the Lot.

4. Condition No.(3) of the Government Grant provides 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 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 therefor; 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."

Information for Other Enquiries

1. Consumer Council:

Enquiry Hotline: 2929 2222

Fax: 2590 6271

Website: <https://www.consumer.org.hk>

2. Estate Agents Authority:

Enquiry Hotline: 2111 2777

Fax: 2598 9596 / 2598 9597

Website: <http://www.eaa.org.hk>

3. The Real Estate Developers Association of Hong Kong:

Enquiry Hotline: 2826 0111

Fax: 2845 2521

Website: <https://www.reda.hk>

Salient Points of the Government Grant

1. The Development is constructed on The Remaining Portion of Tsun Wan Inland Lot No. 28 (the "**Lot**")

5. Condition No.(17) of the Government Grant provides that:-

"(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the said Lessee under these Conditions, or for any other purpose, the said Lessee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The said Lessee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Condition shall prejudice the Government's rights under these Conditions, in particular Condition No.(16) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the said Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the said Lessee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall

indemnify the Government its agents and contractors from and against all costs charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the said Lessee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the said Lessee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the said Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

6. Condition No.(23) of the Government Grant provides that:-

"(a) The said 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 said Lessee shall, within 18 calendar months or such shorter period as specified by the Director, before the expiration or sooner determination of the term hereby agreed to be granted 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 hereby agreed to be granted or such other date as may be specified and notified in writing to the said Lessee by the Director. Upon demand in writing by the Director, the said 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 said 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 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 said 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 said 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 said Lessee shall on demand pay the shortfall to the Director on a full recovery basis."

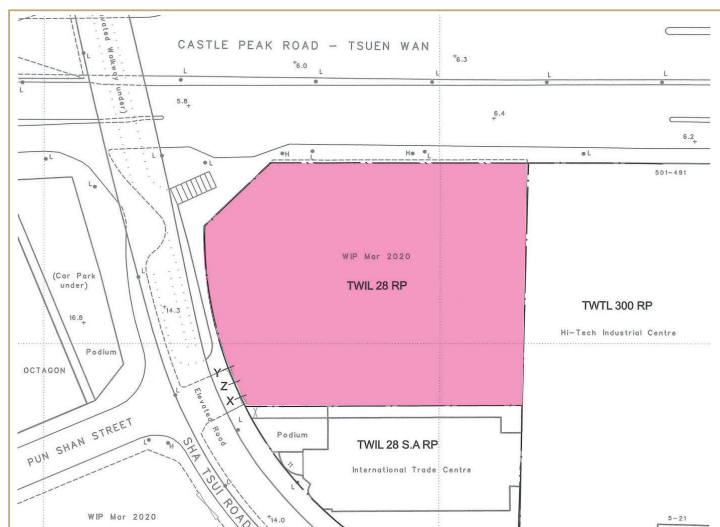
7. Condition No.(26) of the Government Grant provides that:-

"(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."

Note : For full details, please refer to the Government Grant. Full script of the Government Grant is available for free inspection upon request at the sales office during opening hours and copies of the Government Grant can be obtained upon paying necessary photocopying charges.

Lot Plan of The Remaining Portion of Tsun Wan Inland Lot No. 28



The above plan is simplified and may be inaccurate. The plan is subject to final approval by relevant Government authorities.

Pink Area

Salient Points of the Deed of Mutual Covenant and Management Agreement ("DMC")

Expressions used in this "Salient Points of the Deed of Mutual Covenant and Management Agreement" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/or used in the draft DMC in respect of the Development.

1. Each Owner has to contribute towards the Management Expenses of the Building in proportion to the undivided shares allocated to his Unit.

2. Management fees are payable in advance on the first day of each month.

3. The first manager for the Building will be appointed for an initial term of 2 years from the date of the DMC.

4. The Manager's annual remuneration for managing the Building will not exceed 15% of the total annual Management Expenses.

5. The following covenants and restrictions are to be included:

(a) No Owner shall make any structural alteration to his Unit which will damage or interfere with the use and enjoyment of other parts of the Building.

(b) No Owner shall use or permit or suffer his Unit to be used for any illegal or immoral purposes.

(c) Every Owner shall observe and perform all the covenants conditions and provisions of the Conditions, the DMC and the Building Rules which may be in force from time to time.

(d) Subject to the rights of the Owners of the signage units provided in the DMC, no Owner shall do anything that may change or alter the external appearance or facade of the Building.

(e) No air-conditioning unit or other fixtures shall without the prior written consent of the Manager be installed through any window or external wall of the Building.

(f) No Owner shall keep any live poultry, birds or other animals which cause a nuisance in any part of the Building.

6. Common Areas and Facilities of the Building

(a) The Common Areas and Facilities will comprise the Building Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities, the Office Common Areas and Facilities and the Office/Commercial Common Areas and Facilities.

(b) Building Common Areas and Facilities shall include, among other things, the Accessible Car Parking Spaces, the Loading and Unloading Spaces, the Landscaped Area, planters, those parts of the yards reserved for maintenance of smoke vents or drainage below and/or above, main entrance, passages, foundations and structures, external walls and curtain walls (excluding those parts of the external walls and curtain walls forming part of the Signage Units and the Office/Commercial Common Area and Facilities), parapets of flat roofs (including, without limitation, parapets of flat roofs held together with any Unit but excluding parapets of upper roof and top roof), canopies, architectural features, entrances, staircases, landings, the run-in and run-out, driveways, lift(s), lift shaft(s), lift pit(s), lift machine rooms, revolving door canopy, refuse storage and material recovery chamber, fire control centre / sprinkler (SPR) control valve room, CLP cable chamber, electric vehicle (EV) rooms, electric (ELEC.) meter room

(M.R.) & T.D.s, electric (ELECT) meter rooms, transformer (TX) rooms, area for transformer delivery, pump rooms, air-conditioning (A/C) pump room, sprinkler pump rooms, water meter cabinets, air handling unit (A.H.U.) room, fire service (F.S.) pump room, fire control centre / sprinkler (SPR) control valve room, main switch room, switch rooms, flat roofs (other than those held or intended to be held together with any Unit or forming part of the Office Common Areas and Facilities and the Office/Commercial Common Areas and Facilities), telecommunications and broadcasting equipment (T.B.E.) room, emergency generator room, fuel tank room, cable accommodations and all associated facilities, water pump room, water tank for sprinkler, air-conditioning (A/C) make up water tank, water tank for fire service (F.S.), lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Land), sprinkler, drencher and fire service inlet, sprinkler and drencher control valve, electrical cable trench, gutters, watercourses, channels, sewers (including any sewer, drain or pipe constructed by the First Owner on or beneath government land serving the Building or any part thereof), meters, transformers and ancillary installations and facilities, lighting fixtures, signages (excluding the Signage Units), control panels, pipe ducts (PD), air ducts, wires, cables, valves, switches 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 Building, pumps, water tanks, sprinkler water tanks, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus, communal antenna systems (if any) and such other areas and any other systems, services, devices and facilities provided or

installed in the Building intended for the common use and benefit of the Building as a whole or otherwise not of any individual Owner.

- (c) Commercial Common Areas and Facilities shall include, among other things, passages, corridors, lavatories, toilets, arcade, escalators and such areas and facilities of and in the Land and the Building intended for the use and benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner.
- (d) Office Common Areas and Facilities shall include, among other things, office lift lobby, lifts, lift shafts, lift machine room(s), lift lobbies, lift over runs, air handling unit (AHU) rooms, fan rooms, passages, corridors, staircases, lavatories, voids, pipe ducts (P.D.), air ducts (AD), toilets, flat roofs (other than those held or intended to be held together with any Unit or forming part of the Building Common Areas and Facilities and the Office/Commercial Common Areas and Facilities), maintenance flat roofs and such areas and facilities of and in the Land and the Building intended for the use and benefit of the Office Accommodation as a whole or otherwise not of any individual Owner.
- (e) Carpark Common Areas and Facilities shall include, among other things, the whole of the Carpark (except the Accessible Car Parking Spaces, the Loading and Unloading Spaces and the Parking Spaces), ramps, driveways, smoke vents, passages, staircases, passages, fan rooms, and such areas and facilities of and in the Land and the Building intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner.
- (f) Office/Commercial Common Areas and Facilities shall include, among other things, external walls and parapets of upper roof and top roof, main

entrance lobby, escalators, air-conditioning (A/C) pump room, pump room(s), arcade, fireman's lift lobbies, gondola and gondola parking area (if any), staircases, passages, corridors, flat roofs (other than those held or intended to be held together with any Unit or forming part of the Building Common Areas and Facilities and the Office Common Areas and Facilities) and such areas and facilities of and in the Land and the Building intended for the use and benefit of the Commercial Accommodation and the Office Accommodation as a whole or otherwise not of any individual Owner.

7. Manager's Power

The Manager shall have the power to enter with or without agents workmen and others at all reasonable times on reasonable notice (except in case of emergency) into and upon any Unit or any part thereof for the purposes of repairing or maintaining such Unit or the Building or any part thereof or any of the Common Areas and Facilities.

8. Manager's Duty

The Manager shall be responsible for the management of the Building and the Land and shall hold the Common Areas and Facilities, upon assignment of the same by the Vendor to the Manager, as trustee and for the general benefit of all the Owners.

9. Change of Ownership

Each Owner shall notify the Manager in writing of any change of ownership within one month from the date of the assignment.

10. All Owners shall observe and comply with all provisions of the Conditions and the DMC so long as they remain as owners of the Building.

Remarks:

The above information is for reference only. For details of the Government Grant and full details of the draft DMC, please refer to the Government Grant and the draft DMC. A copy of the full script of the Government Grant and the draft DMC is available upon request and on paying necessary photocopying charges.

Preliminary Agreement For Sale and Purchase and Legal Representation

In respect of the Preliminary Agreement for Sale and Purchase, please read the following carefully.

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。

Dated this day of
公曆 年 月 日

A potential purchaser may wish to make any enquiry with The Law Society of Hong Kong.
The contact details are set out below:
Enquiry Telephone Number: 2846 0500 Website address: www.hklawsoc.org.hk

準買家可向香港律師會查詢，
該會聯絡方法如下：
查詢電話：2846 0500 網址：www.hklawsoc.org.hk

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