



INTERNATIONAL ENTERPRISE CENTRE
國際企業中心三期

3

Sales Brochure

No. 18 Tai Chung Road, Tsuen Wan

The logo features a vertical, metallic-looking bar on the left, followed by the letters 'IEC' in a bold, green, sans-serif font. To the right of 'IEC' is a large, green, stylized number '3'. Below these elements, the text 'INTERNATIONAL ENTERPRISE CENTRE' is written in a smaller, grey, sans-serif font, and below that, the Chinese characters '國際企業中心三期' are written in a black, sans-serif font.

INTERNATIONAL ENTERPRISE CENTRE
國際企業中心三期

BASIC INFORMATION OF THE DEVELOPMENT

Name of Development	International Enterprise Centre III
Address	18 Tai Chung Road, Tsuen Wan (Subject to confirmation by the Commissioner of R&V upon completion of the Development)
Lot No.	Lot No. 332 in Demarcation District No 355
Site Area	Approx. 1,660 sq. m.
User Restriction	Non-residential Purposes (see Salient Points of Government Land Grant for details)
Lease Term	30 June 2047
Vendor	Manpower Corporation 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	United Overseas Bank
Any Other Person Who Has Made a Loan for the Construction of the Development	Nil
Anticipated Date of Completion of the Development	31 October 2021

Notes:

Relationship between Parties involved in the Development : Not Applicable.

BASIC INFORMATION OF THE DEVELOPMENT

Number of Block	1 Block
Number of Storey	23 Storeys (B3/F - 22/F)
Number of Carpark Storey	4 Storeys (B3/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	Total	Dimensions (L x W)
	Nos.					m
Motor Vehicles Parking Spaces for Office	-	35	37	39	111	5.0 x 2.5
Motor Vehicles Parking Spaces for Shop	-	-	-	2	2	5.0 x 2.5
Parking Spaces for Disable Persons	-	-	1	1	2	5.0 x 3.5
Motor Cycle Parking Spaces	-	1	4	7	12	2.4 x 1
Parking Spaces LGV	5	-	-	-	5	7 x 3.5
Loading and Unloading Spaces HGV	4	-	-	-	4	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			Fireman's Lift Lobby					
	Ceiling	Floor	Wall	Ceiling	Floor	Wall			
2/F to 22/F	Metal Ceiling	Reconstituted Stone	Reconstituted Stone / Painting / Wallpaper	False Ceiling	Reconstituted Stone	Reconstituted Stone / Painting / Wallpaper			
G/F									
M/F							-	-	-
B3/F - 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

UNIT AREA

Unit Area				
	Ceiling	Floor	Wall	Door
2/F to 22/F	Metal Ceiling	Raised Floor	Painting / Wallpaper	Glass Door with Stainless Steel Frame
Shop 1 on G/F	-	-	-	Glass Door with Aluminum Frame
Shop 2 on G/F	-	-	-	Glass Door with Aluminum Frame
Shop 3 on G/F	Metal Ceiling	Reconstituted Stone	Reconstituted Stone / Painting / Wallpaper	Glass Door with Stainless Steel Frame
Shop 4 on G/F	-	-	-	Glass Door with Stainless Steel Frame

Notes:

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	B3/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

Notes:

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LOCATION PLAN OF THE DEVELOPMENT



LOCATION OF THE DEVELOPMENT



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 6-SE-20B dated 29 July 2020 respectively published by Survey and Mapping Office of the Lands Department.

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LOCATION PLAN OF THE DEVELOPMENT

Notation

		酒店 / 綜合商業中心或商場 Hotel / Commercial Centre or Complex			祠堂 / 廟宇 Tsz Tong/ Temple
		博物館 / 劇院或戲院 Museum / Theatre or Cinema			教堂 / 清真寺 Church / Mosque
		社區中心 / 圖書館 Community Centre / Library			小學 / 中學 Primary / Secondary School
		熟食檔 / 市場或市集 Cooked Food Stall / Market or Bazaar			幼稚園 / 特殊學校 Kindergarten / Special School
		市政大樓 / 郵政局 Municipal Services Building / Post Office			航標或燈標 (航空 / 航海) Beacon or Light (Nautical / Aeronautical)
		法定古蹟 / 亭 Declared Monument / Pavilion			巴士總站 / 專線小巴總站 Bus / Minibus Terminus
		醫院 / 診療所 Hospital / Clinic			輕鐵站 / 港鐵進出口 Light Rail Stop / MTR Access
		民政事務處 / 政府合署 District Office / Government Offices			油站 / 石油氣加氣站 Petrol / LPG Filling Station
		消防局 / 警署或警崗 Fire Station / Police Station or Police Post			單車徑 / 直昇機坪 Cycling Track / Helicopter Landing Pad
		運動場 / 室內運動場 Sports Ground / Indoor Games Hall			停車場 / 配水庫 Car Park / Service Reservoir
		遊樂場 / 泳池 Playground / Swimming Pool			訊號站 / 地面衛星通訊站 Signal Station / Earth Satellite Station
		公園 / 郊遊公園管理站 Park / Country Park Management Centre			電力變壓站 / 廁所 Electricity Substation / Toilet
		香港旅遊發展局旅客諮詢及服務站 HKTB Visitor Information and Service Centre			

Notes:

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



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Notes:

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.
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GROUND FLOOR



G/F Floor Plan

AREA SCHEDULE (Area: sq.ft.)

Shop	1	2	3	4
Saleable Area	911	786	465	636
Gross Floor Area	1,519	1,310	775	1,060

	UR
ROOF	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3

Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- 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.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- 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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3RD FLOOR - 11TH FLOOR



3/F - 11/F Floor Plan

AREA SCHEDULE (Area: sq.ft.)

Office	1	2	3	4	5	6	7	8	9
Saleable Area	853	786	1,319	764	744	732	1,164	692	904
Gross Floor Area	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391

Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- The floor-to-floor height of 3/F-11/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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12TH FLOOR



12/F Floor Plan

AREA SCHEDULE (Area: sq.ft.)

Office	1	2	3	4	5	6	7	8	9
Saleable Area (Excluding Flat Roof)	853	786	1,198	624	620	624	1,048	692	904
Flat Roof	-	-	98	119	103	-	-	-	-
Gross Floor Area	1,313	1,210	1,844	960	954	960	1,613	1,065	1,391

Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- The floor-to-floor height of 12/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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15TH FLOOR - 19TH FLOOR



15/F - 19/F Floor Plan

AREA SCHEDULE (Area: sq.ft.)

Office	1	2	3	4	5	6	7	8	9
Saleable Area	853	786	1,198	624	620	624	1,048	692	904
Gross Floor Area	1,313	1,210	1,844	960	954	960	1,613	1,065	1,391

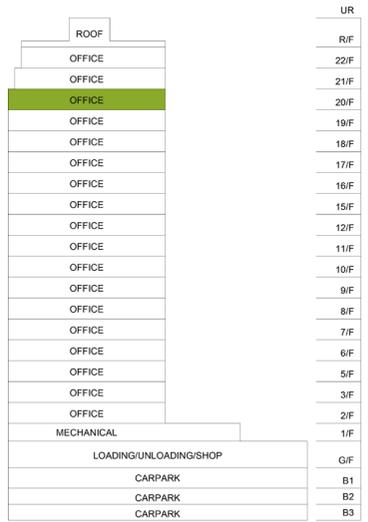
Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- The floor-to-floor height of 15/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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20TH FLOOR



20/F Floor Plan



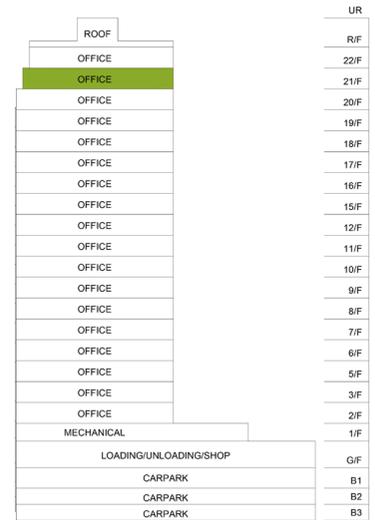
AREA SCHEDULE (Area: sq.ft.)

Office	1	2	3	4	5	6	7	8	9
Saleable Area (Excluding Flat Roof)	751	689	1,054	624	620	624	1,048	692	904
Gross Floor Area	1,156	1,060	1,622	960	954	960	1,613	1,065	1,391

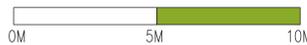
Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- 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.
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21ST FLOOR



21/F Floor Plan



AREA SCHEDULE (Area: sq.ft.)

Office	1	2	3	4	5	6	7	8	9
Saleable Area (Excluding Flat Roof)	648	593	886	624	620	624	1,048	692	904
Gross Floor Area	997	913	1,364	960	954	960	1,613	1,065	1,391

Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- 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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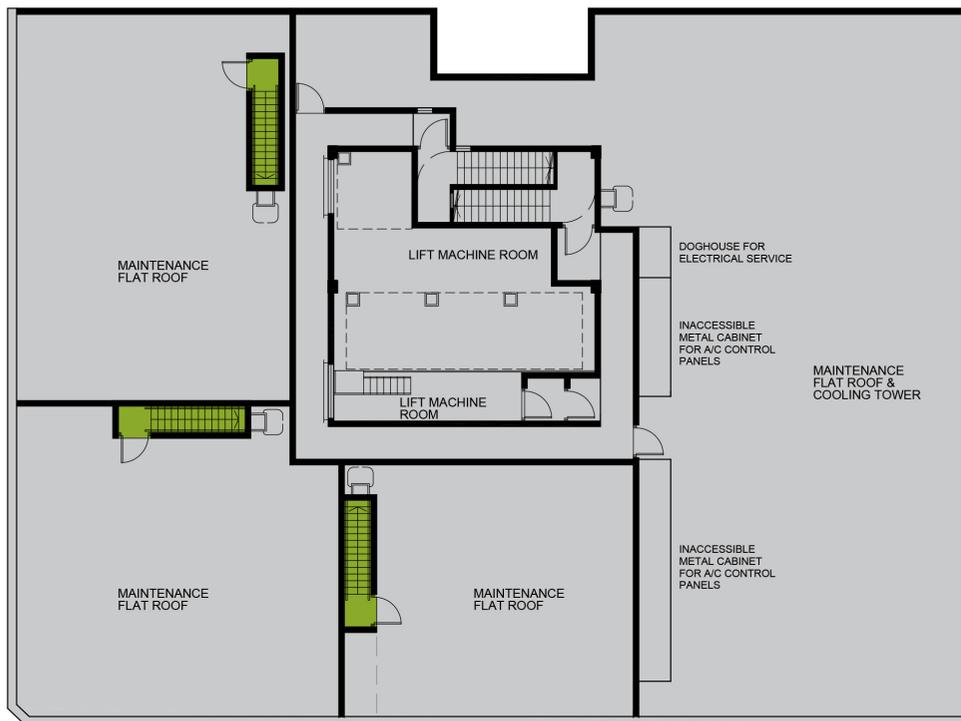
22ND FLOOR & ROOF FLOOR



22/F Floor Plan



ROOF	UR
OFFICE	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3



R/F Floor Plan



ROOF	UR
OFFICE	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3

22ND FLOOR & ROOF FLOOR

AREA SCHEDULE (Area: sq.ft.)

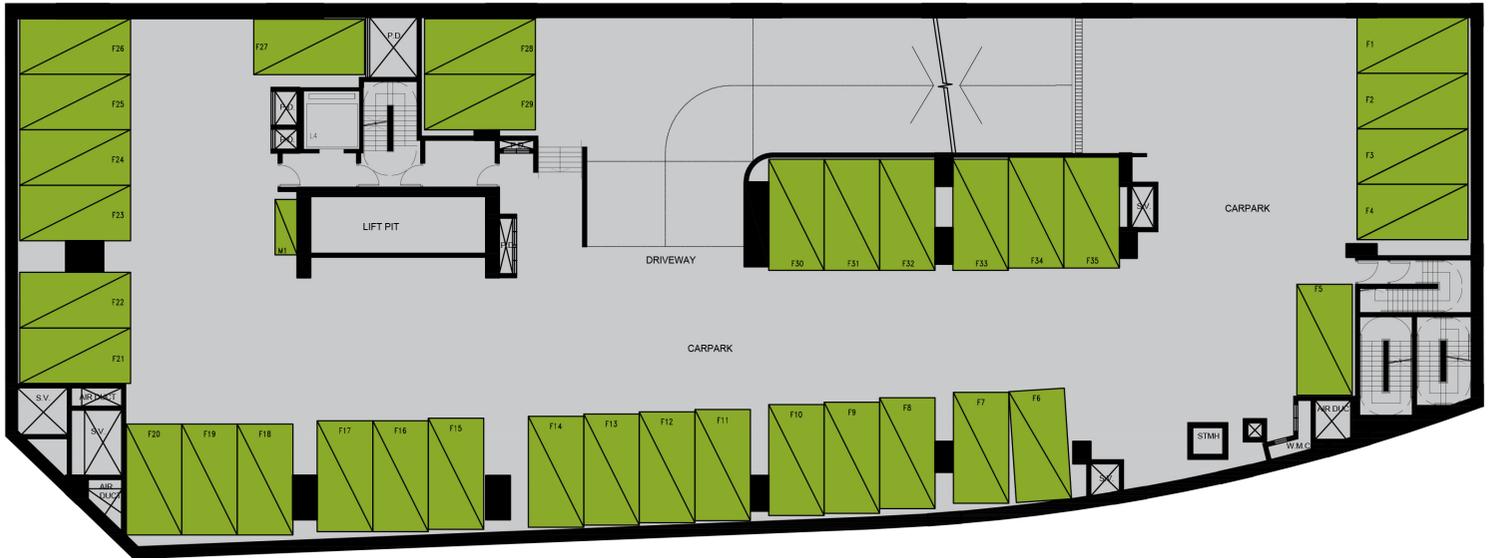
Floor	Office (Including stairhood at Roof Floor)	Saleable Area	Gross Floor Area
22/F	1	1,272	1,957
	2	1,372	2,111
	3	980	1,508

Floor	Office	Saleable Area	Gross Floor Area
22/F	4	1,117	1,719
	5	978	1,505
	6	1,044	1,607

Notes:

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.
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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 1 FLOOR



B1/F Floor Plan

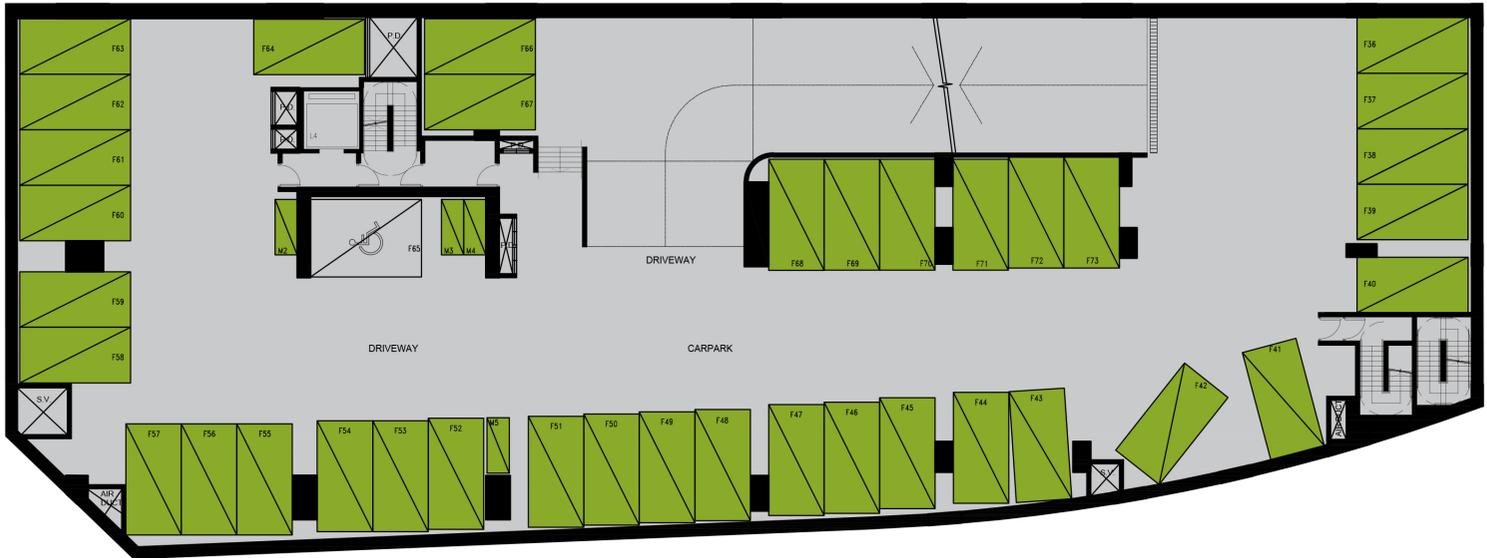


ROOF	UR
OFFICE	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3

Notes:

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.
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BASEMENT 2 FLOOR



B2/F Floor Plan

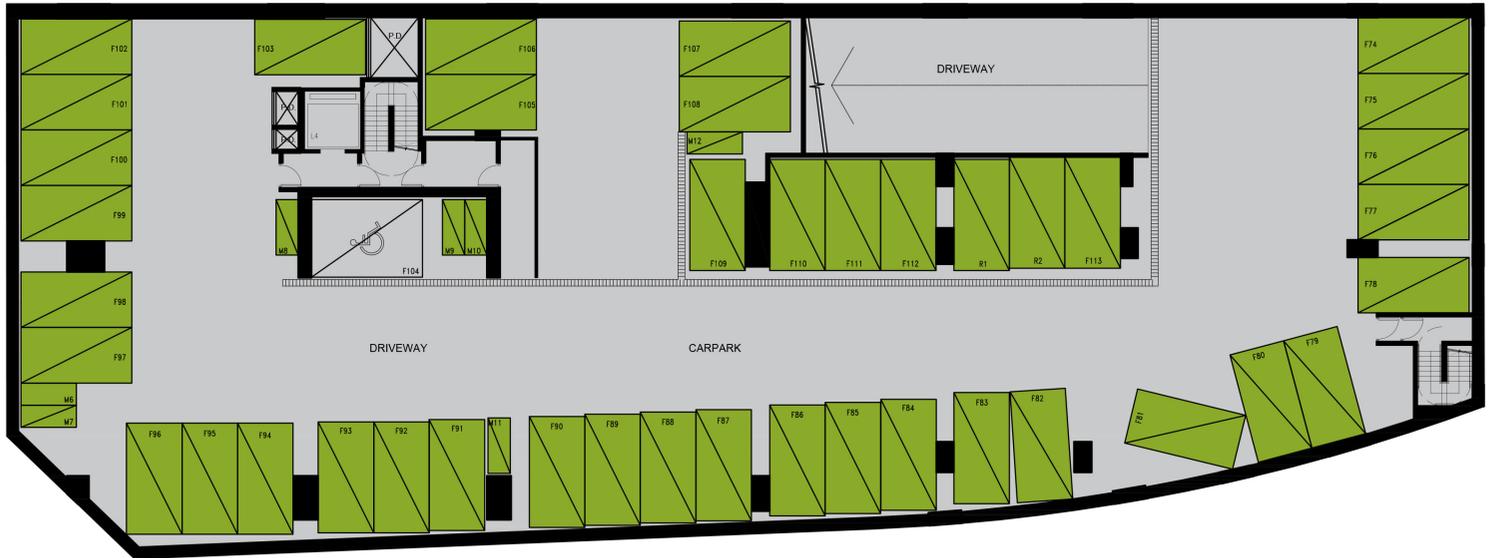


ROOF	UR
OFFICE	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3

Notes:

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.
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BASEMENT 3 FLOOR



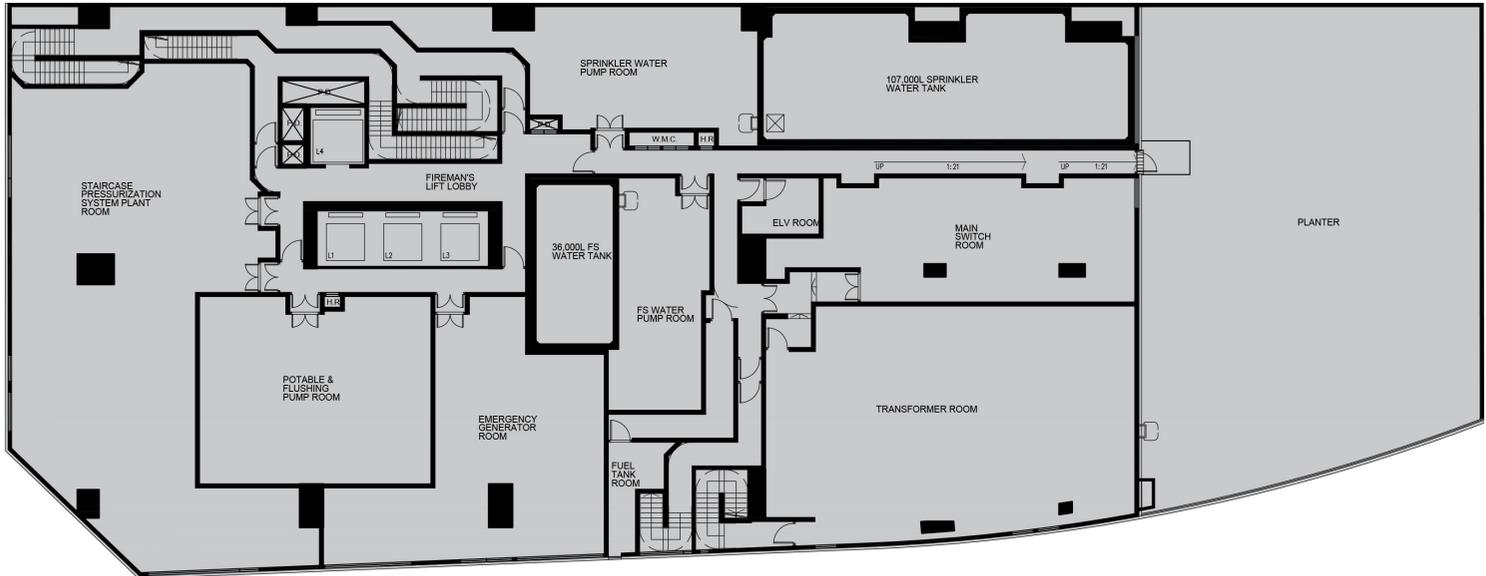
B3/F Floor Plan

ROOF	UR
OFFICE	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3

Notes:

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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MECHANICAL FLOOR AT 1ST FLOOR



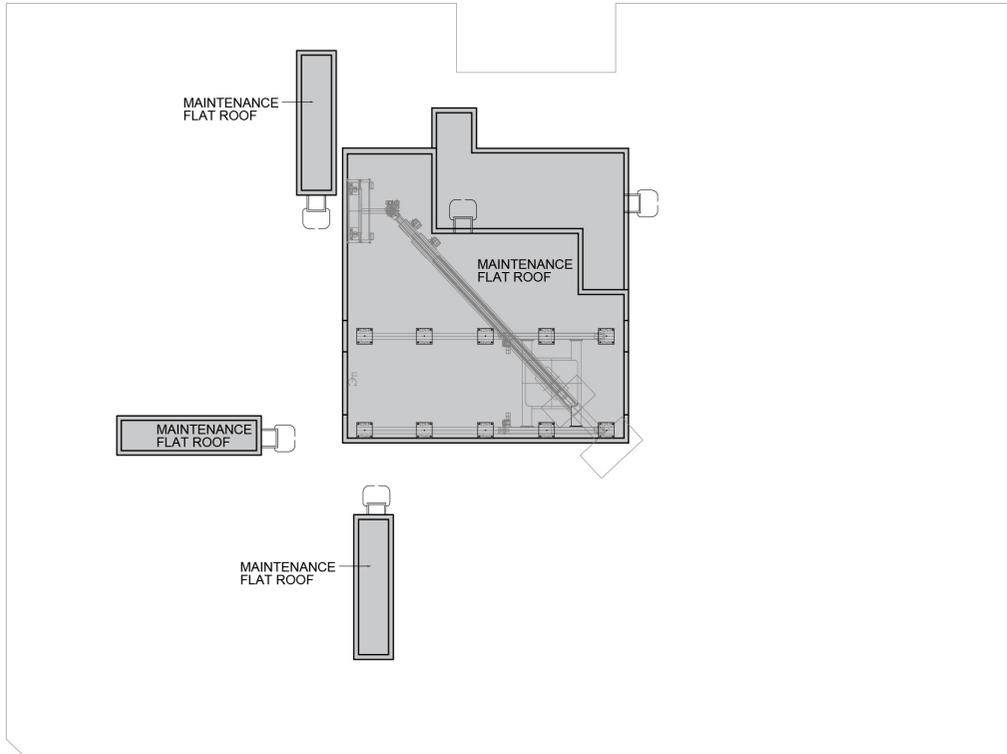
Mechanical Floor at
1/F Floor Plan

	UR
ROOF	R/F
OFFICE	22/F
OFFICE	21/F
OFFICE	20/F
OFFICE	19/F
OFFICE	18/F
OFFICE	17/F
OFFICE	16/F
OFFICE	15/F
OFFICE	12/F
OFFICE	11/F
OFFICE	10/F
OFFICE	9/F
OFFICE	8/F
OFFICE	7/F
OFFICE	6/F
OFFICE	5/F
OFFICE	3/F
OFFICE	2/F
MECHANICAL	1/F
LOADING/UNLOADING/SHOP	G/F
CARPARK	B1
CARPARK	B2
CARPARK	B3

Notes:

- Unit floors are from G/F to 22/F with omission of 4/F, 13/F & 14/F.
- 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.
- 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.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
- 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



UR
ROOF
OFFICE
MECHANICAL
LOADING/UNLOADING/SHOP
CARPARK
CARPARK
CARPARK
R/F
22/F
21/F
20/F
19/F
18/F
17/F
16/F
15/F
12/F
11/F
10/F
9/F
8/F
7/F
6/F
5/F
3/F
2/F
1/F
G/F
B1
B2
B3

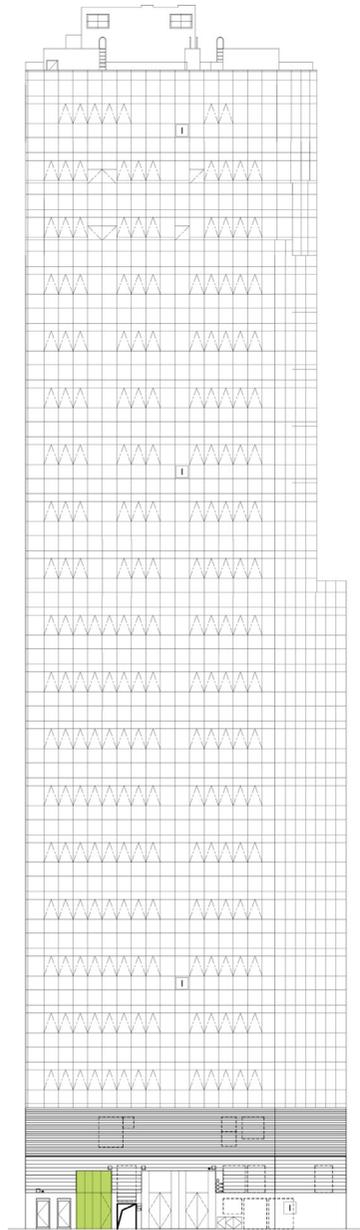
UR/F Floor Plan



Notes:

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.

ELEVATION PLAN

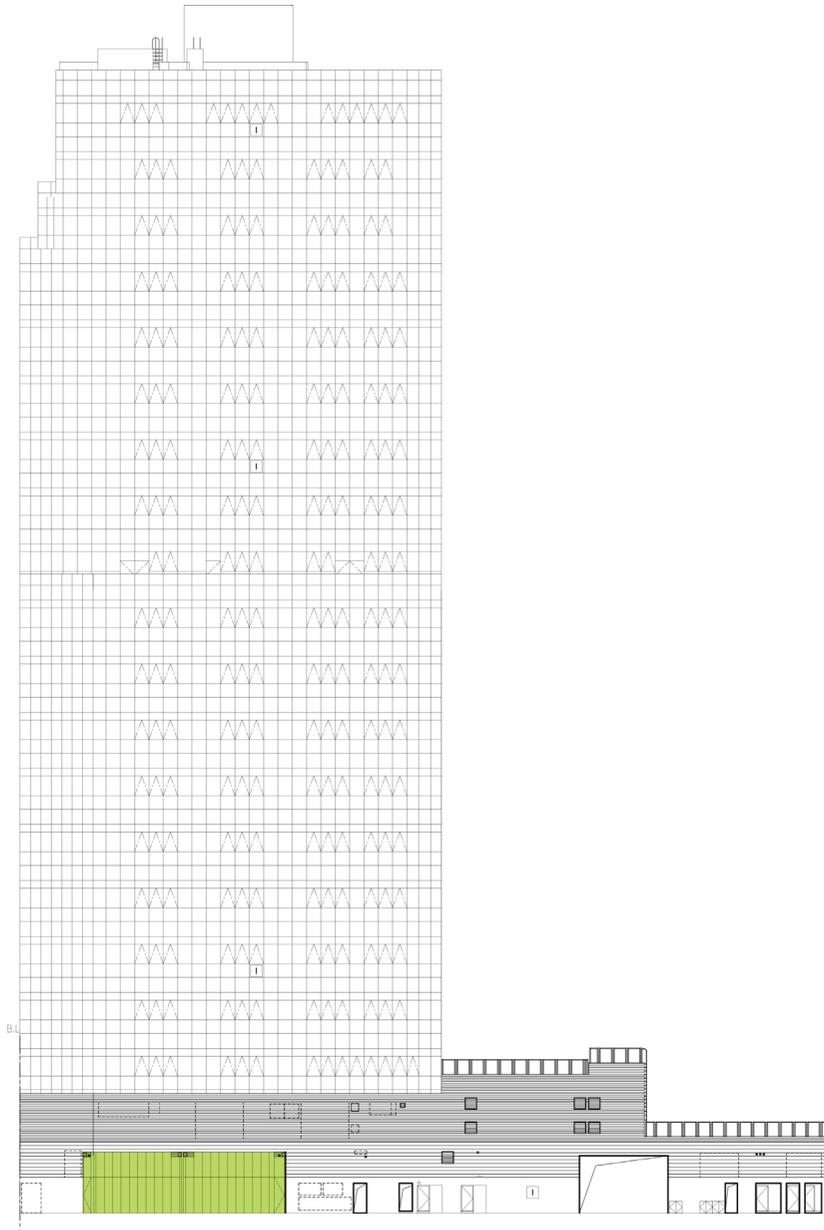


Tai Chung Road

Notes:

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.

ELEVATION PLAN



Pak Tin Par Street

Notes:

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 parts of the Building

1. “**Common Areas**” means “the Building Common Areas, the Office Common Areas, the Office and Commercial Common Areas and the Car Park Common Areas but for the avoidance of doubt, excluding those parts of the Office Accommodation or the Car Park Accommodation which belong to the Owner of any particular Unit or which serve only one particular Unit”.
2. “**Common Facilities**” means “the Building Common Facilities, the Office Common Facilities, the Office and Commercial Common Facilities and the Car Park Common Facilities but for the avoidance of doubt, excluding those services and facilities which belong to the Owner of any particular Unit or which serve only one particular Unit”.
3. “**Building Common Areas**” means “the whole of the Lot and the Building not otherwise specifically assigned to or for the exclusive use of an Owner and means those parts designed or intended for common use and benefit of the Owners, occupiers, licensees, guests, visitors and invitees of the Lot and Building or any part thereof (which do not form part of the Units, the Office Common Areas, the Office and Commercial Common Areas or the Car Park Common Areas) and shall include but not be limited to the Slope and Retaining Structures within the Lot (if any), the External Walls, the Greenery Area, lift shaft, pipe ducts, water meter cabinet, staircases and landings, corridors, fire control centre, telecommunications and broadcasting equipment room, sprinkler inlet and fire service inlet, electric cable rise room, electrical meter cabinet, driveway, access areas and circulation passages, fireman’s lift lobby, potable and flushing pump room, emergency generator room, fire service water pump room, fuel tank room, sprinkler water pump room, main switch room, extra low voltage room, transformer room, planter, part of the lift machine room, maintenance flat roofs and cooling tower, the foundation and structural or load bearing elements of the Building, open spaces within the Lot (if any) and such rooms areas and spaces for storing, housing or providing the Building Common Facilities”.
4. “**Office Common Areas**” means “those parts of the Lot and the Building designed or intended for the common use and benefit of the Owners, occupiers, licensees, bona fide guests and invitees of the Office Units and not otherwise specifically assigned to or for the exclusive use and benefit of the Owner of a particular Office Unit or the Owner(s) of Office Units on a particular floor and shall include but not be limited to lift pit, lift shafts, entrance lobby, lift lobbies, fireman’s lift lobbies, refuse storage and material recovery chamber, lavatories (including accessible toilets), maintenance flat roofs, parapets separating the flat roofs on 2nd and 12th Floors and part of the lift machine room”.
5. “**Office and Commercial Common Areas**” means “those parts of the Lot and the Building designed or intended for the common use and benefit of the Owners, occupiers, licensees, bona fide guests and invitees of the Office Units and the Commercial Units and not otherwise specifically assigned to or for the exclusive use and benefit of the Owner of a particular Office Unit or a particular Commercial Unit and shall include but not be limited to the Disabled Persons Parking Spaces, loading and unloading spaces numbered HGV-1 to HGV-4 on Ground Floor, goods handling areas, turn table and access areas and circulation passages”.
6. “**Car Park Common Areas**” means “any areas of the Car Park Accommodation and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Car Park Accommodation designed or intended for the common use and benefit of (i) the Owners, occupiers, licensees and invitees of the Car Parking Spaces; (ii) the Owners and occupiers of the Office Units and the Commercial Units and their bona fide guests, visitors or invitees for access to and from the Disabled Persons Parking Spaces and such areas not otherwise specifically assigned to or for the exclusive use and benefit of the Owner of a particular Car Parking Space and shall include but not be limited to driveway, access areas and circulation passages, lift lobbies, staircases and landings, pipe ducts, air ducts, smoke vents, stormwater terminal manhole, fireman’s lift lobby and staircase pressurization system plant room but excluding anything contained in the Building Common Areas, the Office Common Areas or the Office and Commercial Common Areas”.

SALIENT POINTS OF DEED OF MUTUAL COVENANT

Salient Points of Deed of Mutual Covenant (“DMC”)

7. “**Building Common Facilities**” means “

- (a) such of lift, fire hydrant, hose reels, fire shutters, drains, pipes, sewers, ducts, risers, flues, wires and cables, cat ladder, manhole cover, wind guard, aerial broadcast distribution or telecommunication network facilities and other transmission devices and equipment, gondola system, electrical equipment, mechanical ventilation installations and equipment, air-conditioning installations and equipment, water tanks and pumps for fire service system, sprinkler system, air-conditioning system irrigation system, cleansing water system, potable water system and flushing water system and any medium servicing the Building Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Building through which water, sewage, electricity, soil, air, smoke, light, information or other matters and any other services are supplied to the Lot and the Building or any part or parts thereof and associated equipment and structures;
- (b) lighting within the Building which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit;
- (c) burglar alarm, metal gate and security system(s) for the use and benefit of the Lot and the Building (if any) and not for the use or benefit of a particular Unit;
- (d) automatic sprinkler system and fire detection and alarm system within the Building which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit;

and other facilities and systems for the common use and benefit of the Lot and the Building and not for the use and benefit of a particular Unit exclusively”.

For avoidance of doubt, the term “Building Common Facilities” shall not include anything forming part of the Office Common Facilities, the Office and Commercial Common Facilities or the Car Park Common Facilities.

- 8. “**Office Common Facilities**” means “those facilities and equipment for the common use and benefit of the Owners, occupiers, licensees and invitees of the Office Units of the Building and not for the exclusive use and benefit of a particular Office Unit or Office Units on a particular floor and shall include but not limited to the lifts, lighting, electrical installations, air-conditioning facilities, wires and cables, fire services installations and equipment, mechanical ventilation installations and equipment, pipes, ducts, drains and sewers for the use and benefit of the Owners, occupiers, licensees and invitees of the Office Units”.
- 9. “**Office and Commercial Common Facilities**” means “those facilities and equipment for the common use and benefit of the Owners, occupiers, licensees and invitees of the Office Units and the Commercial Units and not for the exclusive use and benefit of a particular Office Unit or Commercial Unit and shall include but not limited to lighting, electrical installations, wires and cables, fire services installations and equipment, pipes, ducts, drains and sewers”.
- 10. “**Car Park Common Facilities**” means “those facilities and equipment for the use and benefit of the Car Parking Spaces and the Disabled Persons Parking Spaces but not other parts of the Building and not for the exclusive use and benefit of a particular Car Parking Space and shall include but not be limited to the Common EV Facilities, hose reels, staircase pressurization system, lighting, electrical installations, wires and cables, fire services installations and equipment, pipes, ducts, drains, sewers and mechanical ventilation installations and equipment for the use and benefit of the Owners, occupiers and licensees of the Car Parking Spaces and the occupiers and licensees of the Disabled Persons Parking Spaces”.

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

Floor	No. of Undivided Shares								
	Office 1	Office 2	Office 3	Office 4	Office 5	Office 6	Office 7	Office 8	Office 9
22/F	118#	127#	91#	104	91	97	-	-	-
21/F	60	55	82	58	58	58	97	64	84
20/F	70	64	98	58	58	58	97	64	84
19/F	79	73	111	58	58	58	97	64	84
18/F	79	73	111	58	58	58	97	64	84
17/F	79	73	111	58	58	58	97	64	84
16/F	79	73	111	58	58	58	97	64	84
15/F	79	73	111	58	58	58	97	64	84
12/F	79	73	120*	69*	67*	58	97	64	84
11/F	79	73	123	71	69	68	108	64	84
10/F	79	73	123	71	69	68	108	64	84
9/F	79	73	123	71	69	68	108	64	84
8/F	79	73	123	71	69	68	108	64	84
7/F	79	73	123	71	69	68	108	64	84
6/F	79	73	123	71	69	68	108	64	84
5/F	79	73	123	71	69	68	108	64	84
3/F	79	73	123	71	69	68	108	64	84
2/F	79	73	123	71	69	68	311*	128*	187*
Sub-Total	13,037								

* 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. Car Parking Spaces

	Total No. of Undivided Shares
(I) 113 Motor Vehicle Parking Spaces Nos. F1 to F35 on Basement 1 Floor, F36 to F64 and F66 to F73 on Basement 2 Floor and F74 to F103, F105 to F113 and R1 and R2 on Basement 3 Floor (13 Undivided Shares each)	1,469
(II) 12 Motor Cycle Parking Spaces Nos. M1 on Basement 1 Floor, M2 to M5 on Basement 2 Floor and M6 to M12 on Basement 3 Floor (2 Undivided Shares each)	24
(III) 5 Goods Vehicle Parking Spaces Nos. LGV-1 to LGV-5 on Ground Floor (25 Undivided Shares each)	125
Sub-Total	1,618

3. Commercial Units

	Total No. of Undivided Shares
Shop 1 on Ground Floor	85
Shop 2 on Ground Floor	73
Shop 3 on Ground Floor	43
Shop 4 on Ground Floor	59
Sub-Total	260

4. Common Areas and Common Facilities

	Total No. of Undivided Shares
Common Areas and Common Facilities	85
Sub-total	85

Summary

	Undivided Shares
1. Office Units	13,037
2. Car Parking Spaces	1,618
3. Commercial Units	260
4. Common Areas and Common Facilities	85
GRAND TOTAL	15,000

Notes:

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 Building 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 Building (but does not relate solely to or is not solely for the benefit of any Unit, Office Common Areas, Office and Commercial Common Areas, Car Park Common Areas, Office Common Facilities, Office and Commercial Common Facilities or Car Park Common Facilities), the Building Common Areas and/or the Building Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Building 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 Building (but does not relate solely to or is not solely for the benefit of any particular Office Unit), the Office Common Areas and/or the Office Common 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 Building (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/or the Office and Commercial Common 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 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/or the Car Park Common 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 EV Facilities shall be subject to the contributions by the Owners of the Office Units and the Commercial Units as provided in Clause (1)(e) of the Third Schedule to the DMC.
5. 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.

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.

Notes:

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.

SALIENT POINTS OF GOVERNMENT GRANT

1. The Development is situated on Lot No.322 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 Grant date 9 July 1959 and registered in the Land Registry as New Grant No.3720 (as varied by a Modification Letter dated 22 July 2019 and registered in the Land Registry by Memorial No.19073100690011) (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. Special Condition No.2 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. Special Condition Nos.4(a), 4(b)(v), 4(c)(i), 4(d)(i), 4(f), 4(g) and 4(h) of the Government Grant stipulates that:-

- (a) Spaces shall be provided within the lot to the satisfaction of the Director for vehicle manoeuvring and the parking of motor vehicles, assuming each vehicle to occupy an area of 5.0 metres x 2.5 metres with a minimum headroom of 2.4 metres at the rates specified therein unless the Director consents to another rate.
- (b) Spaces shall be provided within the lot to the satisfaction of the Director for vehicle manoeuvring and the parking, loading and unloading of goods vehicles (excluding containers on trailers with their prime movers attached) at the rates specified therein unless the Director consents to another rate.
- (v) Of the total number of the spaces provided for goods vehicles under sub-clauses (b)(i), (b)(ii) and (b)(iii) of this Special Condition, one-half shall be used for parking and the remaining half to provide for simultaneous loading and unloading provided that if the total number of the spaces to be provided under sub-clauses (b)(i), (b)(ii) and (b)(iii) of this Special Condition is an odd number, the first odd space shall be used for parking purpose.
- (c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition (as may be varied under sub-clause (i) of this Special Condition), the Lessee shall reserve and designate 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 "Parking Spaces for Disabled Persons") as the Building Authority may require and approve.

Notes:

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.

SALIENT POINTS OF GOVERNMENT GRANT

- (d) (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 at a rate of 10 percent of the total number of spaces provided under sub-clause (a) of this Special Condition (as may be varied under sub-clause (i) of this 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.
- (e)
- (f) The spaces provided under sub-clauses (a), (b) and (d) of this Special Condition shall not be used for any purpose other than for the manoeuvring, 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-clauses 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.
- (g) The spaces provided for loading and unloading shall abut a goods handling platform or area which must be provided and so laid out that goods loaded or unloaded from or to such platform or area may be transported within the lot to all parts of the building or buildings erected or to be erected thereon both vertically or horizontally. The platform or area for goods handling must give access to the building or buildings in accordance with the Code of Practice on provision of means of escape in case of fire and allied requirements, laid down under the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (h) The loading and unloading spaces provided under this 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 visitors or invitees and shall be designated as such on the car park layout plan referred to in Special Condition No. 29.

5. Special Condition No.19 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.

6. Special Condition Nos.22(c), 22(d) and 22(e) of the Government Grant stipulates 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 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. Special Condition No.28 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 these Conditions 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 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.

SALIENT POINTS OF GOVERNMENT GRANT

8. Special Condition No.29 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 Special Condition No.4 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 Special Condition No. 1(c) of the Government Grant and a building mortgage under Special Condition No. 1(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 Special Condition No. 4 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. Special Condition No.36 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 limited 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 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.

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

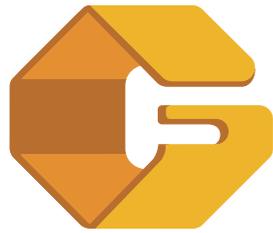
- a. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- 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: 18TCR.firsthk.com
ENQUIRY HOTLINE: 8120 2888





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