



INTERNATIONAL ENTERPRISE CENTRE
國際企業中心二期 2
Sales Brochure

No. 73 Chai Wan Kok Street, Tsuen Wan



INTERNATIONAL ENTERPRISE CENTRE
國際企業中心二期

BASIC INFORMATION OF THE DEVELOPMENT

Name of Development	International Enterprise Centre II
Address	No. 73 Chai Wan Kok Street, Tsuen Wan (Subject to confirmation by the Commissioner of R&V upon completion of the Development)
Lot No.	Tsun Wan Inland Lot No.39
Site Area	Approx. 1,114.8 sq. m.
User Restriction	Industrial Purposes (see Salient Points of Government Land Grant for details)
Lease Term	20 June 2047
Vendor	CWK Investment Properties 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	Industrial and Commercial Bank of China (Asia) Limited
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	21 Storeys (B1/F - 22/F)
Number of Carpark Storey	2 Storeys (B1/F - G/F)
Number of Workshop 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

Carpark and Loading / Unloading Spaces

Category of Carpark Units	G/F	B1/F	Total	Dimensions (L x W)
	Nos.			m
Motor Vehicles Parking Spaces	-	17	17	5.0 x 2.5
The Parking Spaces For The Disable Person / Accessible Carpark Space	-	1	1	5.0 x 3.5
Motor Cycle Parking Spaces	-	2	2	2.4 x 1
Loading / Unloading Spaces	5	-	9	7 x 3.5
	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
1/F to 22/F	Metal Ceiling	Reconstituted Stone	Reconstituted Stone / Painting / Wallpaper	False Ceiling	Reconstituted Stone	Reconstituted Stone / Painting / Wallpaper
G/F						
B1/F						

	Corridor			Lavatory		
	Ceiling	Floor	Wall	Ceiling	Floor	Wall
1/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	Water Supply
1/F to 22/F	Metal Ceiling	Raised Floor	Painting / Wallpaper	Glass Door with Stainless Steel Frame	Porcelain Basin & Chrome Plated Mixer

Lift			
	Passenger Lift	Fireman's Lift	Car Lift
Ceiling	Stainless Steel Panel	Stainless Steel Panel	Stainless steel panel
Floor	Stone / Artificial Granite	Checker Plate	Checker plate
Wall	Stainless Steel Panel / Lamiinate	Stainless Steel Panel	Stainless steel panel
Brand	Schindler	Schindler	Anlev
Quantity	2 nos.	1 no.	2 nos.
Floors to be Served	G/F, 2/F to 22/F	B1/F to 22/F	B1/F to G/F

DESIGN OF THE DEVELOPMENT

Fittings & Finishes and Building Provision

Building Provisions		
1	Air-Conditioning	Central condensing water system
2	Fire Services	Sprinkler system covering Unit Area
3	Water Supply	Individual 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	Material recovery chamber at G/F
7	Security	CCTV surveillance system

Notes:

1. Workshop 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.

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-20A, 6-SE-20B, 6-SE-20C and 6-SE-20D dated 12 July 2018, 24 July 2018, 31 Oct 2017 and 16 Apr 2018 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

The estimated date of completion of the Development, as provided by the Authorized Person for the Development, is 31 October 2021.



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 6-SE-20A and 6-SE-20B dated 12 July 2018 and 24 July 2018 respectively published by Survey and Mapping Office of the Lands Department.

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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.
3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

GROUND FLOOR



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

G/F Floor Plan

Notes:

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

2ND FLOOR



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

2/F Floor Plan



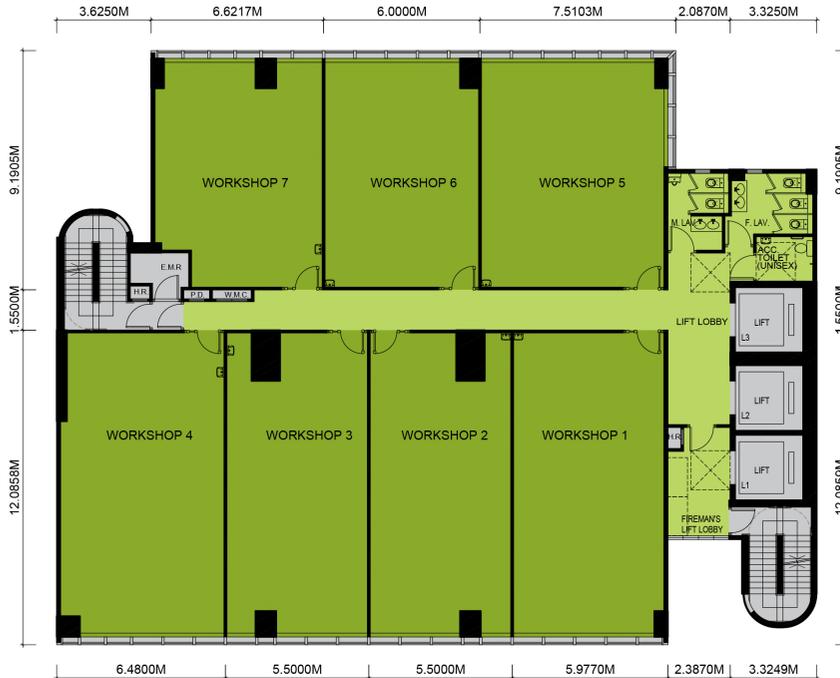
AREA SCHEDULE (Area: sq.ft.)

Workshop	1	2	3	4	5	6	7
Saleable Area (Excluding Flat Roof)	780	717	717	840	729	595	637
Flat Roof	99	100	100	116	328	275	298
Gross Floor Area	1,300	1,195	1,195	1,400	1,215	992	1,062

Notes:

1. Workshop floors are from 2/F to 22/F with omission of 4/F, 13/F & 14/F.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of 2/F is approximately 4.75m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

3RD FLOOR - 10TH FLOOR



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

3/F - 10/F Floor Plan



AREA SCHEDULE (Area: sq.ft.)

Workshop	1	2	3	4	5	6	7
Saleable Area	780	717	717	840	729	595	637
Gross Floor Area	1,300	1,195	1,195	1,400	1,215	992	1,062

Notes:

1. Workshop floors are from 2/F to 22/F with omission of 4/F, 13/F & 14/F.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of 3/F-10/F are approximately 4.55m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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11TH FLOOR - 19TH FLOOR



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

11/F - 19/F Floor Plan



AREA SCHEDULE (Area: sq.ft.)

Workshop	1	2	3	4	5	6	7
Saleable Area	780	717	717	840	729	595	637
Gross Floor Area	1,300	1,195	1,195	1,400	1,215	992	1,062

Notes:

1. Workshop floors are from 2/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 11/F - 19/F are approximately 4.55m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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20TH FLOOR - 21ST FLOOR



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

20/F - 21/F Floor Plan



AREA SCHEDULE (Area: sq.ft.)

Workshop	1	2	3	4	5	6	7
Saleable Area	780	717	717	840	729	595	637
Gross Floor Area	1,300	1,195	1,195	1,400	1,215	992	1,062

Notes:

1. Workshop floors are from 2/F to 22/F with omission of 4/F, 13/F & 14/F.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of 20/F - 21/F are approximately 4.55m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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22ND FLOOR



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

22/F Floor Plan



AREA SCHEDULE (Area: sq.ft.)

Workshop	Saleable Area (Excluding Flat Roof)	Flat Roof	Gross Floor Area
1	2,984	1,882	4,974

Notes:

1. Workshop floors are from 2/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 the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of 22/F is approximately 4.725m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

BASEMENT 1 FLOOR



Basement 1 Floor Plan

Notes:

1. Workshop floors are from 2/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 4.5m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

MECHANICAL FLOOR AT 1/F

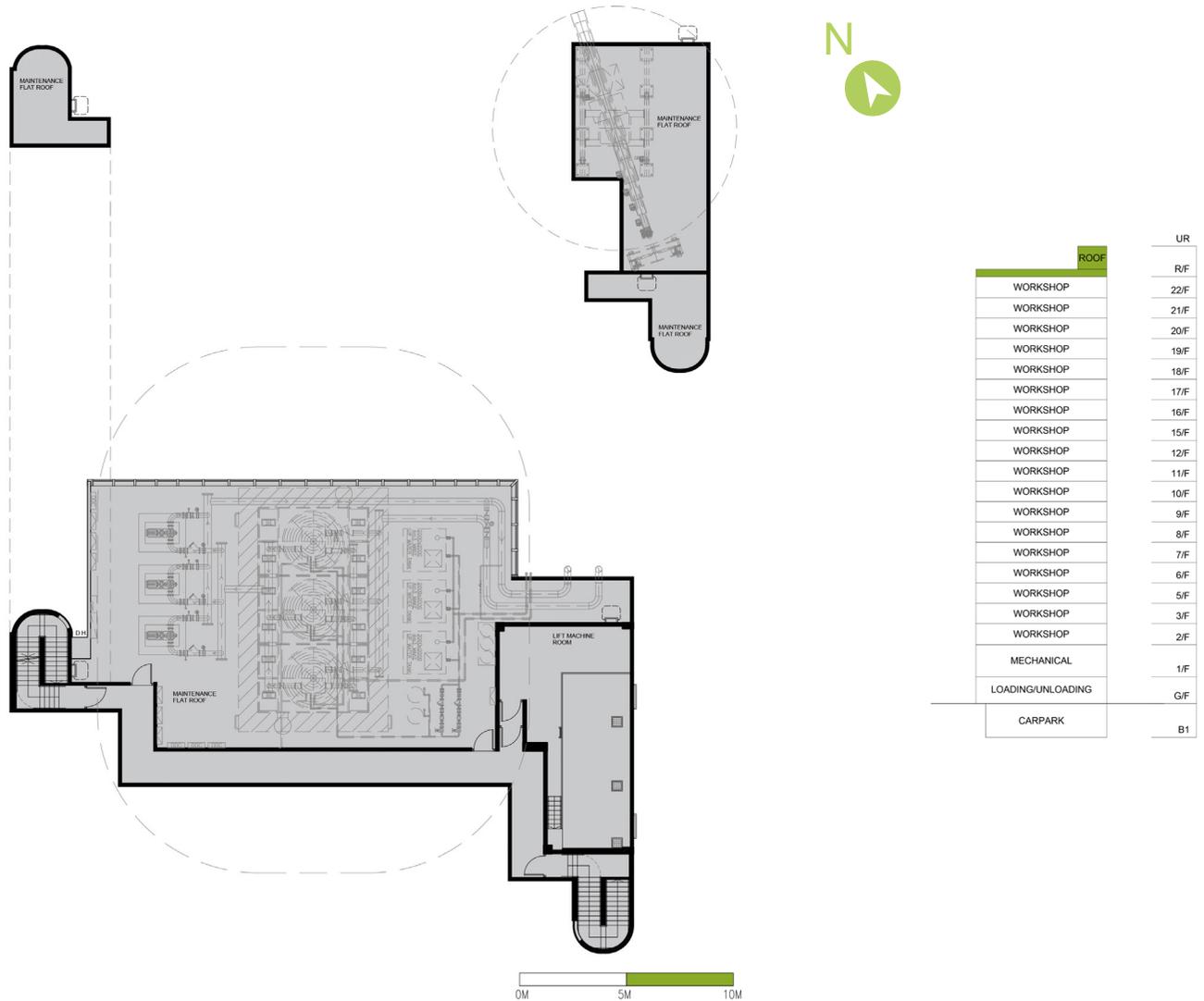


Mechanical Floor at 1/F Floor Plan

Notes:

1. Workshop floors are from 2/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 M/F is approximately 5.1m(based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

ROOF AND UPPER ROOF FLOOR



R/F & UR/F Floor Plan

Notes:

1. Workshop floors are from 2/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 Workshop Common Areas and the Car Park Common Areas but for the avoidance of doubt, excluding the Workshops or those parts of 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 Workshop 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 Workshop 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, lift shaft, entrance lobby, pipe ducts, fire control centre, sprinkler inlet, transformer cable riser room, maintenance flat roofs, sprinkler water tank, fire services water tank, emergency generator room, sprinkler pump room, fire services pump and intermediate booster pump room, telecommunications and broadcasting equipment rooms, water meter cabinet, electrical room, main switch room, transformer room, potable and flushing pump room, fireman’s lift lobby, part of the lift machine room, staircases and landings, corridors, 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. “**Workshop 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 Workshops and not otherwise specifically assigned to or for the exclusive use and benefit of the Owner of a particular Workshop or the Owner(s) of Workshops on a particular floor and shall include but not be limited to lift pits, lift shafts, lift lobbies, fireman’s lift lobbies, refuse storage material recovery chamber, lavatories (including accessible toilets), maintenance flat roofs, glass balustrades separating the flat roofs of adjoining Workshops on 2nd Floor, pipe ducts, water meter cabinets, electrical meter rooms, staircases and landings, corridors and part of the lift machine room”.
5. “**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 the Owners, occupiers, licensees and invitees of the Car 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 car lift shafts, fireman’s lift lobby, waiting space, driveway, turn table, access areas and circulation passages, smoke outlet, car lift machine room, staircases and landings, air duct and smoke vents but excluding anything contained in the Building Common Areas or the Workshop Common Areas”.
6. “**Building Common Facilities**” means
 - a. such of lift, water tanks and pumps for fire service system, water tanks and pumps for sprinkler system, water tanks and pumps for air-conditioning system, water tanks and pumps for cleansing water system, fire hydrant, hose reels, 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 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;

SALIENT POINTS OF DEED OF MUTUAL COVENANT

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

- 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 Workshop Common Facilities or the Car Park Common Facilities.

- 7. “**Workshop Common Facilities**” means “those facilities and equipment for the common use and benefit of the Owners, occupiers, licensees and invitees of the Workshops of the Building and not for the exclusive use and benefit of a particular Workshop or Workshops on a particular floor and shall include but not limited to the lifts, hose reels, water tanks and pumps for potable water system, water tanks and pumps for flushing water system, lighting, electrical installations, 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 Workshops”.
- 8. “**Car Park Common Facilities**” means “those facilities and equipment for the use and benefit of the Car 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 car lifts, hose reels, lighting, electrical installations, 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 and licensees of the Car 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. Workshops

Floor	No. of Undivided Shares						
	Workshop 1	Workshop 2	Workshop 3	Workshop 4	Workshop 5	Workshop 6	Workshop 7
22/F	483*	-	-	-	-	-	-
21/F	72	66	66	78	68	55	59
20/F	72	66	66	78	68	55	59
19/F	72	66	66	78	68	55	59
18/F	72	66	66	78	68	55	59
17/F	72	66	66	78	68	55	59
16/F	72	66	66	78	68	55	59
15/F	72	66	66	78	68	55	59
12/F	72	66	66	78	68	55	59
11/F	72	66	66	78	68	55	59
10/F	72	66	66	78	68	55	59
9/F	72	66	66	78	68	55	59
8/F	72	66	66	78	68	55	59
7/F	72	66	66	78	68	55	59
6/F	72	66	66	78	68	55	59
5/F	72	66	66	78	68	55	59
3/F	72	66	66	78	68	55	59
2/F	82*	76*	76*	89*	98*	81*	87*
Sub-Total	8,496						

*With Flat Roof

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 and Loading / Unloading Spaces

Floor	Car Parking Spaces	No.	No. of Undivided Shares
G/F	Loading / Unloading Space (with goods handling area)	LGV1	27
		LGV2	32
		LGV3	32
		LGV4	27
		LGV5	28
		HGV1	41
		HGV2	41
		HGV3	46
		HGV4	46
B1/F	Motor Vehicle Parking Space	F1 - F17 (13 Undivided shares each)	221
		F18	18
	Motor Cycle Parking Space	FM1 - FM2 (2 Undivided shares each)	4
Sub-total			563

3. Common Areas and Common Facilities

	Total No. of Undivided Shares
Common Areas and Common Facilities	141
Sub-total	141

Summary

	Undivided Shares
1. Workshop	8,496
2. Car Parking and Loading / Unloading Spaces	563
3. Common Areas and Common Facilities	141
GRAND TOTAL	9,200

Notes:

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

SALIENT POINTS OF DEED OF MUTUAL COVENANT

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

C. Terms of Appointment of Manager

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the 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, Workshop Common Areas, Car Park Common Areas, Workshop 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 the Workshops in the Building (but does not relate solely to or is not solely for the benefit of any particular Workshop), the Workshop Common Areas and/or the Workshop Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Workshops 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 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.
4. 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.
5. The number of Management Shares allocated to each Unit is the same as the number of Undivided Shares allocated to that Unit.

E. Basis of Fixing Management Fee Deposit

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

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 Tsun Wan Inland Lot No.39 (“the lot”).
2. The lot is held under the Government lease granted upon the expiration of the original term of 75 years created by the Conditions of Sale No.UB5158 (as varied by a Modification Letter dated 6 May 1960 and registered in the Land Registry by Memorial No.UB315719) (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 shall only be used for industrial purpose”.
4. Special Condition No.(1) of the Government Grant stipulates that :-

“The purchaser shall not –

 - a. assign, underlet or part with the possession of or otherwise dispose of the lot or any part thereof or any interest therein or enter into any agreement so to do, or
 - b. mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof and then only by way of a building mortgage in such form and containing such provisions as the Land Officer shall approve or require,

unless and until he has in all respects observed and complied with the General and Special Conditions to the satisfaction of the Director of Public Works and the Land Officer. Every assignment, mortgage, charge, sub-letting or other alienation of the lot or any part thereof shall be registered at the Land Office”.
5. Special Condition No.(7) of the Government Grant stipulates that “the purchaser will not utilize the area coloured green on the sale plan for the purpose of storage or for the erection of any temporary buildings or structures without the consent of the Director of Public Works first having been obtained”.
6. Special Condition No.(13) of the Government Grant stipulates that “the purchaser shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm or rain water falling on or flowing on to the lot, and the purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm or rain water and shall at all times during the continuance of the demise remain responsible for the maintenance and repair of such drains or channels whether within the boundaries of the lot or on Crown Land”.
7. Special Condition No.(14) of the Government Grant stipulates that “any damage or obstruction caused to any nullah, sewer, stormwater drain, watermain or other government properties within or adjoining the lot by the purchaser, his servants or agents, shall be made good by Government at the cost of the purchaser, and the amount due in respect thereof shall be payable by the purchaser on demand”.
8. Special Condition No.(15) of the Government Grant stipulates that “the drainage of any buildings erected on the lot shall be disposed of as may be required by the Director of Public Works, and the purchaser must make all arrangements at his own expense and to the satisfaction of the Director of Public Works for the disposal of foul or contaminated water by the construction of septic tanks within the boundaries of the lot or otherwise as that officer may require further the purchaser shall be solely liable for any damage or nuisance caused thereby”.

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

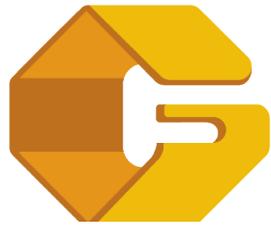
- a. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- 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: 73CWKS.firsthk.com
ENQUIRY HOTLINE: 8120 2888





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