



葵涌段  
青山公路  
543  
CASTLE PEAK ROAD  
KWAI CHUNG

**億京**  
億京發展及策劃有限公司  
Billion Development & Project Management Ltd



3122 9488  
www.billion.hk

MODERNISTIC SPACES FOR  
INDUSTRIAL VISIONARIES

為創新工業打造理想空間

- In case of discrepancy between the English version and the Chinese version of the contents in this sales brochure, the English version shall prevail.
- The Vendor reserves the right to make modifications and changes to the building design, specifications, features, floor plans, the fittings and finishes materials and the intended use of all facilities without prior notice to the purchaser subject to the approval by the relevant Government Authorities (if required), the executed DMC (if any) and the provisions of the Agreement for Sale and Purchase.
- All plans and specifications in this sales brochure are subject to Government's final approval.
- All information in this sales brochure shall not constitute or be construed as giving any offer, representation or warranty whether expressly or impliedly.
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- The design and location of the facilities referred to in this sales brochure are subject to the change and final approval by the relevant Government Authorities.
- 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.

備註  
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# INDUSTRIAL MODERN

## 今日地標 築建未來

青山公路葵涌段543號這地標建築的落成，標誌著物業投資的新里程。誠然，香港經濟正臨轉型步向新的一頁，踏入更繁榮的初階，對潛在客戶實屬入市良機。對追求資金靈活運用的客戶而言，本項目所屬的工廈類型尤為理想，投資成本相對更低，間隔適中兼租務客源廣闊，現金流穩健可期。

同時本項目建築設計兼具優勢，尤為適合南下的內地企業用作集團在港分部，以更相宜成本築建未來商機。物業類型在保留成本優勢的同時，空間規劃更能切合企業營運需求，為拓展香港市場提供高效平台。

# 新



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# 綠色建築 自然交融

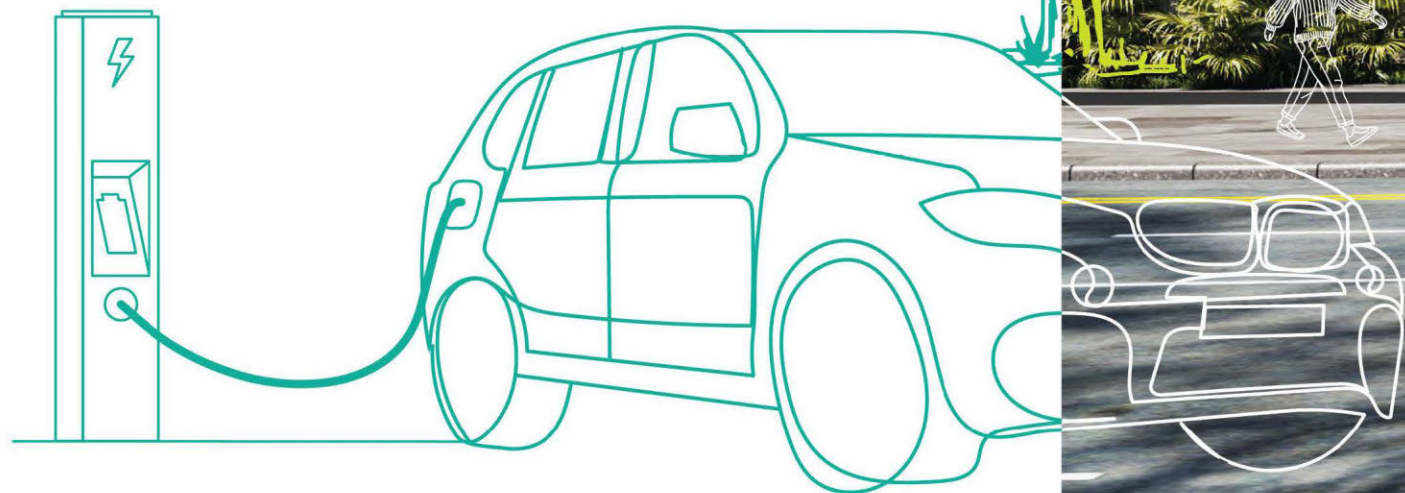
置身大自然能給人有一種心靈釋放的舒適感覺，面對每日繁忙的工作，都市人將大部份時間投放在公司裏，正因如此大廈設計將自然元素融入整體規劃，四季花草盛植，讓客人無論何時都能沉浸在豐盈綠意中，感受自然之美。

平台花園

約 **10K** 平方呎

園藝佈置超過

**20%**



# MATURE ARCHITECTURE

# 綠



# 建

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# SPACIOUS QUALITY

## 煥發自然 綠意建築

以典雅園林為靈感，本項目將自然揉合到整體設計之中，成為社區中的綠洲，讓用戶在這繁囂城中，仍可隨時呼吸到自然氣息。更請園境設計師，按照建築佈局，創造出獨有的摩登工廈園林，綠樹成蔭，將自然靈感灌注到每個人的日常，昇華品味質素。



# 高質

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- |            |                 |              |
|------------|-----------------|--------------|
| <b>商場</b>  | <b>消閒玩樂</b>     | <b>酒店</b>    |
| 1 九龍貿易中心   | 11 北葵涌賽馬會游泳池    | 16 香港荃灣帝盛酒店  |
| 2 Life@KCC | 12 北葵涌鄧肇堅體育館    | 17 旭逸酒店 荃灣   |
| 3 葵盛東商場    | 13 國瑞路公園        | 18 荃灣絲麗酒店    |
| 4 葵涌商場     | 14 葵涌新區公園       | 19 旭逸雅捷酒店·荃灣 |
| 5 石蔭商場     | 15 Lumen Cinema | 20 悦品酒店·荃灣   |
| 6 石籬商場     |                 |              |
| 7 Plaza88  |                 |              |
| 8 香港佛羅倫斯小鎮 |                 |              |
| 9 葵涌廣場     |                 |              |
| 10 新都會廣場   |                 |              |

備註  
 \*預計步程指由發展項目起步的步行時間，於2024年2月1日參考自<http://www.google.com.hk/maps>。資料僅供參考。  
 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。



# 悠

## 繁忙悠閑 從容轉換

地利位置優越，位處10分鐘生活圈核心所在，離大窩口及葵興地鐵站，僅需10多分鐘，同時多條巴士線途經該處，前往荃灣或是葵涌，均可10多分鐘內抵達。區內擁有成熟完善的配套設施，多個大型商場，消閒選擇，或是星級酒店皆近在咫尺。不論工作業務，或是消閒玩樂，邁步而行，即可以隨時切換狀態，從容生活，盡在掌握。



# 繁



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## 設計典範 匠心細節

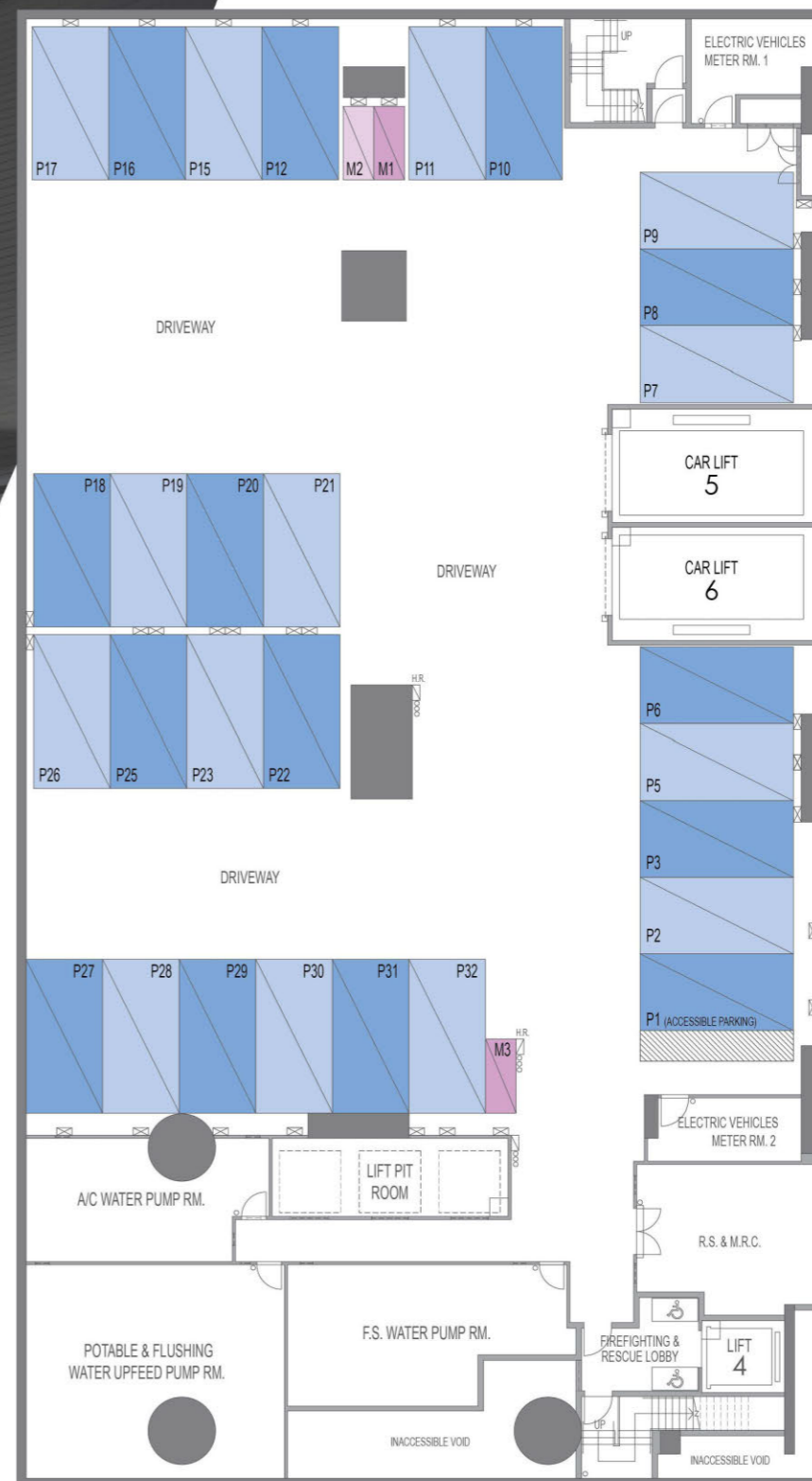
從步入開闊寬敞的大堂開始，已可感受到每個角落的設計，皆是匠心所運而生。陽光灑落在大堂中的綠樹之上，自然氣息破土而生。搭配全落地玻璃大堂設計，增加室內採光之餘，亦將室外景色延伸入內，風景一覽無餘。

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# 融入工作 品味新活

工藝 · 重新走進生活 · 再次演變成新興行業。  
本項目的園林建築設計，讓不同行業的人士都能在此重拾自然氣息，更多新想法，新創造將在此煥發。創意、藝術、生活與工作，在這裡可尋覓到新的空間，融而為一。

## BF BASEMENT FLOOR PLAN 地庫平面圖



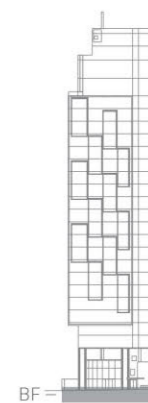
PRIVATE CAR  
私家車位

28



MOTORCYCLE  
電單車位

3



BF

PRIVATE CAR PARKING SPACES

PRIVATE MOTORCYCLE PARKING SPACES

SCALE

0m 9m

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# GF GROUND FLOOR PLAN 地面平面圖



**備註 Notes**  
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# 1F FIRST FLOOR PLAN 一樓平面圖



**備註 Notes**  
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# 2F SECOND FLOOR PLAN 二樓平面圖

每個公共空間栽有種種的特色植物，在室內繁盛生長，採用木色設計，蔓延綠意悠閒，盡現功架。



各樓層大堂

## 單位面積 AREA SCHEDULE

Workshop	1	2	3	6	7	8	9	10	11	12	15
Gross Area	500	492	616	445	409	390	409	409	385	409	437
Saleable Area	301	296	371	268	246	235	246	246	232	246	263
Flat Roof	-	-	-	-	-	-	-	-	-	-	-
	16	17	18	19	20	21	22	23	25	26	27
802	792	470	437	437	437	437	437	437	414	508	
483	477	283	263	263	263	263	263	263	249	306	
-	286	62	55	55	55	55	54	55	54	99	

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TYPICAL FLOOR PLAN  
標準樓層平面圖  
— 3F | 5-8F —

色調、材料的選用，甚至植物的配置相互交織，形成了極具現代感的美學風格，於簡約摩登中更顯獨特考究。



公共走廊

單位面積 AREA SCHEDULE

Area (sq.ft.)	1	2	3	5	6	7	8	9	10	11	12
Gross Area	523	517	522	598	445	409	390	409	409	385	409
Saleable Area	315	311	314	360	268	246	235	246	246	232	246

	15	16	17	18	19	20	21	22	23	25	26	27
Gross Area	437	802	792	470	437	437	437	437	437	437	414	508
Saleable Area	263	483	477	283	263	263	263	263	263	263	249	306

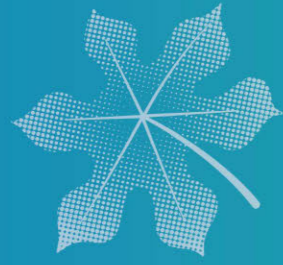
備註 Notes

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備註 Notes

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公共洗手間



TYPICAL FLOOR PLAN  
標準樓層平面圖  
— 9-12F | 15-16F

總層樓  
**24**層



各樓層大堂



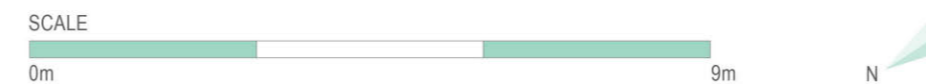
青山公路  
CASTLE PEAK  
ROAD

耀樂街  
YIU WING  
STREET

單位面積 AREA SCHEDULE ————— 9-12, 15-16F

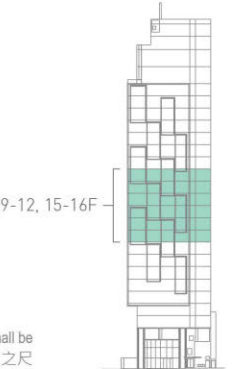
Workshop Area (sq. ft.)	1	2	3	5	6	7	8	9	10	11	12
Gross Area	523	517	522	598	445	409	390	409	409	385	409
Saleable Area	315	311	314	360	268	246	235	246	246	232	246

	15	16	17	18	19	20	21	22	23	25	26	27
Gross Area	435	804	794	468	437	437	437	437	437	437	414	508
Saleable Area	262	484	478	282	263	263	263	263	263	263	249	306



**備註 Notes**  
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**備註 Notes**  
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全方位管理  
**24/7**

TYPICAL FLOOR PLAN  
標準樓層平面圖  
— 17-23F —

公共洗手間



作為全新摩登工廈，  
為用戶提供優越環境及  
物業管理服務，24小時照顧  
用戶需要。



備註 Notes  
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17-23F

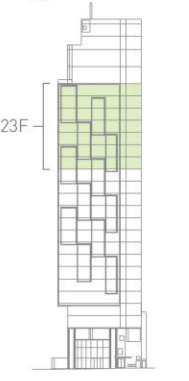
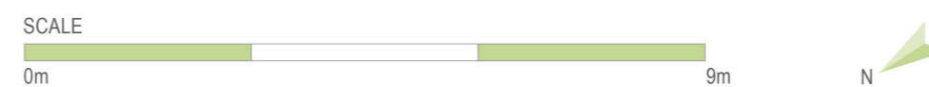
單位面積 AREA SCHEDULE

Area (sq.ft.)	1	2	3	5	6	7	8	9	10	11
Gross Area	523	517	522	598	558	513	576	611	513	510
Saleable Area	315	311	314	360	336	309	347	368	309	307

	12	15	16	17	18	19	20	21	22
	806	796	550	576	654	643	550	533	507
	485	479	331	347	394	387	331	321	305

青山公路  
CASTLE PEAK  
ROAD



備註 Notes  
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# 25

## SUPREME ZONE FLOOR PLAN 專貴樓層平面圖

# 26

## 未來無邊界

設計外型綠意時尚，盡顯優越，樓層單位規劃同樣突破既定工廈傳統，務求打造自主不受限的空間，提供無比的靈活性，配合各種工商業的需要。\*

電梯 Lift

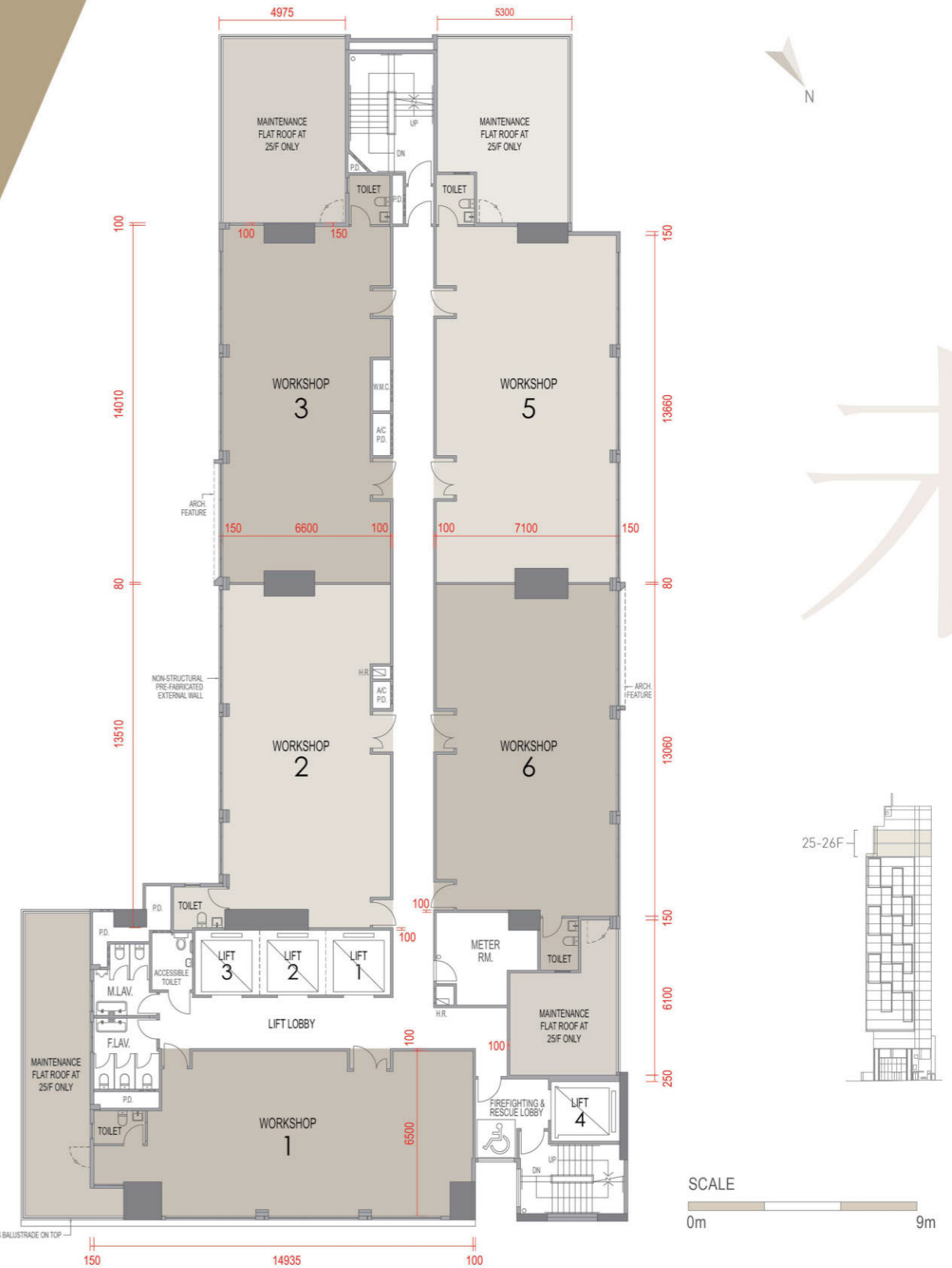
樓層高度  
**4.9** 米

### 備註 Notes

\*根據政府土地契約條款，物業受限作一般工業用途。在買方/租戶自行安排獲取政府有關當局（包括但不限於地政總署）的批准後，買方/租戶可將物業用作其他非住宅用途。地政總署署長有權不時批准不屬於住宅用途的其他用途，賣方/業主及地產代理並不擔保物業適合用作上述的非住宅用途，亦不保證買方/租戶可以獲取政府有關當局的批准。買方/租戶就此自行作出獨立調查及判斷。

### 備註 Notes

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單位面積 AREA SCHEDULE	Workshop				
	1	2	3	5	6
Area (sq.ft.)					
Gross Area	1,689	1,713	1,751	1,915	1,797
Saleable Area	1,017	1,031	1,054	1,153	1,082
Flat Roof (25/F only)	345	-	377	369	213

### 備註 Notes

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# FITTINGS & FINISHES AND BUILDING PROVISIONS

## COMMON AREA

### External Wall

Building façade finished primarily with combination of Precast façade, grille, glass cladding and window wall; others are laid with tiles or external paint.

### Entrance Lobby

Walls and floors finished with tile, plastic laminate and stainless steel cladding where applicable. Lobby is fully air-conditioned, with painted gypsum board ceiling.

### Typical Lift Lobby & Corridor

Floor finished with tiles. Walls finished with wall tiles and plastic laminate. Ceiling finished with dark paint along with lighting and air conditioning system.

### Lifts and Vehicle Lift Provision

Totally 4 nos. of passenger lifts and 2 nos. of vehicle lifts are provided:

3 numbers of passenger lifts are provided to serve tower floor (exclude Carpark Basement), each can carry a maximum load of 1,600kg;

1 number of accessible/fireman's lift is provided to serve tower floors from Carpark Basement, Lobby at G/F, Communal Podium Garden at 1/F and workshop floors above which can carry a maximum load of 1,600kg. Air Conditioning will be provided for all passenger lifts.

2 numbers of vehicle lift are provided to serve G/F and basement car park which can carry a maximum load of 5,000kg. Ventilation fan will be provided for all car lifts.

### Common Lavatories

Tiles will be primary finishing materials to wall and floor finishes. Cubicles are compressed PVC laminate. 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. Air Conditioning will be provided to the toilets.

### Car Park, Loading / Unloading

Private parking spaces are provided in G/F and basements, whereas loading / unloading spaces are located on G/F with access from Yiu Wing Street. The ground and basement floors will be painted in colour

with epoxy paint and emulsion paint to walls and washable distemper to ceiling. Electric vehicle charger provision is also provided in 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.

### Greenery

Greenery will be provided mainly on G/F, 1/F Communal Podium Garden and on the Roof Floor.

### 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, which tees off to every workshops.

### Electrical Installation

Dual power supply risers installed.  
380V 3 phase 2500A main busbar risers with tapped off unit for every floor for future cable connection by the workshop owners.

Total 250 amp (3 phase) power supply for general lighting and power per workshop floor for 2/F to 26/F (exclude 4/F, 13/F, 14/F & 24F).

### 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

Copper pipes / semi-concealed copper pipes for potable water supply.

### Refuse Collection

Refuse Storage & Material Recovery Chamber is provided in basement

### Water / Electricity Meters

Individual owner of workshops 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 plastic laminated finish for workshops from 2/F to 26/F (exclude 4/F, 13/F, 14/F & 24F).

### Internal Finishes

Gypsum block walls and columns finished with emulsion paint on lime putty up to beam soffit level. Painted ceiling without false ceiling, completed with essential lighting only

### Flooring

Monolithic concrete trowelled smooth surface is provided for workshops from 2/F to 26/F (exclude 4/F, 13/F, 14/F & 24F).

### Floor Loading

2/F to 26/F (Workshop) (exclude 4/F, 13/F, 14/F & 24F) :  
5.0kPa live loading

### Precast Façade Walls

Precast facade wall system completed with fixed windows and lockable windows.

### Air-conditioning

Environmentally friendly water-cooling packaged air-conditioners installed to individual workshops 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 respective electricity power supply at his own cost.

### Fire Services

Automatic sprinkler system and visual fire alarm are installed in workshop is in accordance with Hong Kong Fire Services Department (FSD) requirements.

Automatic fire detection system will be provided for M&E plant rooms. Fire hydrant and hose reel complete with manual fire alarm system are provided in accordance with FSD's standard and requirements.

### Remarks

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.

## STANDARD INFORMATION ABOUT THE DEVELOPMENT

### Name of Development

543 Castle Peak Road Kwai Chung ("Development")

### Address

543 Castle Peak Road Kwai Chung, New Territories

### Lot No.

Kwai Chung Town Lot No.4 and Lot No.866 in Demarcation District No.450 (collectively, "the Lot")

### Site Area

Approximately 1327.60 sq. m.

### Current Government Rent

The annual Government rent for the Lot is HK\$[62,739.00] / 3% of the rateable value from time to time of the Lot. The Vendor will pay/has paid all outstanding Government Rent in respect of the Lot up to and including the date of the respective assignment to purchasers.

Note: \*For the updated Government Rent, please kindly contact the vendor for the details.

### User Restriction

For industrial or non-polluting industrial use (excluding industrial undertakings involving the use / storage of dangerous goods & including manufacturing process)

### Lease Term of Government Grant

The Lot is held under the Conditions of Grant registered in the Land Registry as New Grant No.4483 and the Conditions of Exchange registered in the Land Registry as New Grant No.4313, both shall include any subsequent extensions, variations, modification or renewal thereof, for two several terms all of 99 years less the last 3 days commencing from 1st July 1898. The said terms have been extended until 30th June 2047 pursuant to section 6 of the New Territories Leases (Extension) Ordinance (Cap.150).

### Vendor

Lucky Nice Investment Limited  
(益福投資有限公司)

### 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

Johnson Stokes & Master  
17th Floor,  
Prince's Building,  
10 Chaater 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. Au Kin Bun (區健斌先生)

### 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 (HK) 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

Wecon Construction & Engineering Limited  
(偉工建築有限公司)

### 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

China Construction Bank (Asia) Corporation Limited  
(中國建設銀行 (亞洲) 股份有限公司)

### 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

30 June 2026  
(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)

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

- |   |                |
|---|----------------|
| (a) The vendor or a building contractor for the development is an individual and that vendor or contractor is an immediate family member of an authorized person for the development.   | Not Applicable |
| (b) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.  | Not Applicable |
| (c) The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person   | Not Applicable |
| (d) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.   | Not Applicable |
| (e) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.  | Not Applicable |
| (f) The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor is an immediate family member of an associate of such an authorized person.  | Not Applicable |
| (g) The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development.                            | Not Applicable |
| (h) The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development.               | Not Applicable |
| (i) The vendor or a building contractor for the Development is a corporation, and a director or the company secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors                                     | Not Applicable |
| (j) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. | Not Applicable |
| (k) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.  | Not Applicable |
| (l) The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or company secretary of that vendor or contractor or of a holding company of that vendor.   | Not Applicable |
| (m) The vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associated, is an employee of that vendor or contractor.  | Not Applicable |

(n) The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the vendor in relation to the sale of non-residential units in the Development holds at least 10% of the issued share in that vendor, holding company or contractor.	Not Applicable
(o) The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not Applicable
(p) The vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or company secretary of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(q) The vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not Applicable
(r) The vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	Not Applicable
(s) The vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Not Applicable

## DESIGN OF THE DEVELOPMENT

### No. of Tower

1

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

2 Storeys (B/F and G/F)

### No. of Storeys for Workshops

21 Storeys (2/F-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 5.900 meters
1/F	approximately 8.500 meters
2/F, 3/F, 5/F to 12/F, 15/F to 23/F	approximately 3.500 meters
25/F to 26/F	approximately 4.900 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

27 nos. (Dimensions: approximately 2.5m x 5.0m) (excluding 1 Accessible Car Parking Spaces)

### No. of Accessible Car Parking Space

1 nos. (Dimensions: approximately 3.5m x 5.0m)

### No. of Motor Cycle Parking Spaces

3 nos. (Dimensions: approximately 2.4m x 1.0m)

### No. of Lorry Parking Spaces

2 no. for Heavy Goods Vehicles (Dimensions: approximately 3.5m x 11.0m)  
5 no. for Light Goods Vehicles (Dimensions: approximately 3.5m x 7.0m)

### No. of Loading/Unloading Spaces

2 no. for Heavy Goods Vehicles (Dimensions: approximately 3.5m x 11.0m)  
4 nos. for Light Goods Vehicles (Dimensions: 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 Workshop Unit and the Parking Spaces shall contribute to the expenses in proportion to the undivided shares allocated to his Workshop Unit or Parking Space in accordance with the DMC.

The actual amount of management expense will be determined in accordance with the DMC.

### Initial Payments upon Handover

- Management Fee Deposit (transferable but non-refundable) – a sum equivalent to THREE (3) months' management fee;
- Special Fund (non-refundable and non-transferable) – a sum equivalent to TWO (2) months' management fee;
- Debris Removal Fee (non-refundable and non-transferable) – a sum equivalent to ONE (1) month's management fee;
- Management Fee payable in advance – a sum equivalent to ONE (1) month's management fee; and
- 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

- 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.
- 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.

- No interest on the preliminary deposits shall be paid to the prospective purchasers.
- If a person who signed a preliminary agreement does not, for any reason, execute the Formal Agreement for Sale and Purchase, 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:

- 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;
- in relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
- 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;
- 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;
- 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

- Charges of the Vendor's solicitors for conveyancing and mortgage; and stamp duties.
- 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.
- 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.
- The Vendor's solicitors shall keep an updated record on a calendar monthly basis starting from the signing of the



first formal Agreement for Sale and Purchase ("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.

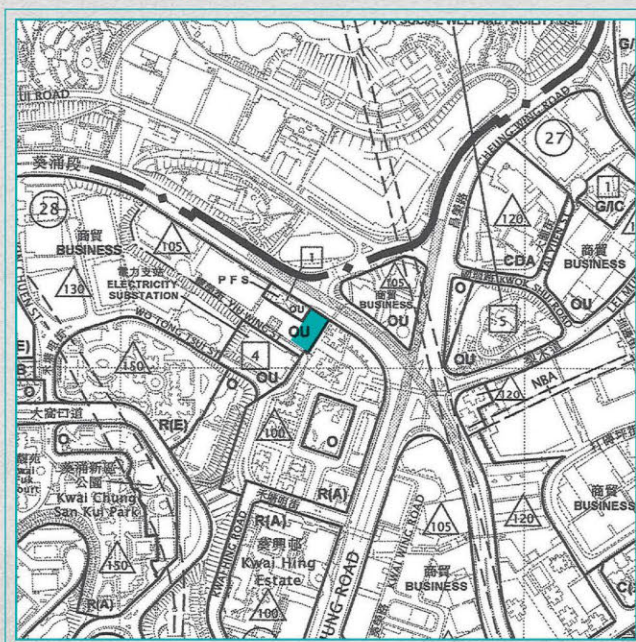
**Additional Information**

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 (if any) 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.

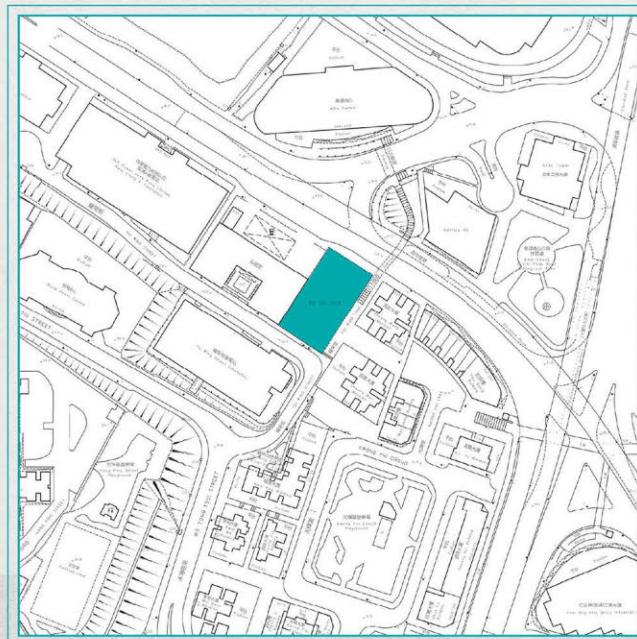
**Outline Zoning Plan Location**



Source of Information:  
Town Planning Ordinance, Hong Kong Town Planning Board in Kwai Chung – Outline Zoning Plan S/KC/32 dated 03/10/2023

■ Location of the Development

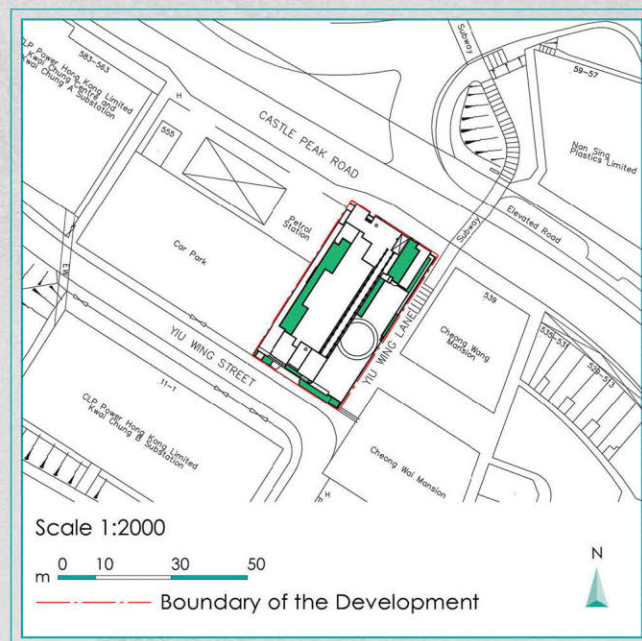
**Location Plan**



Survey sheet No. T7-SW-17C dated 16/03/2025 is 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 30 June 2026.

**Information for Other Enquiries**

1. Consumer Council:  
Enquiry Hotline: 2929 2222  
Fax: 2590 6271  
Website: <http://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: <http://www.reda.hk>

**Salient Points of the Government Grant**

1. Special Condition (3)(a): the lot shall be used for general industrial and/or godown purposes excluding any trade, which is now or may hereafter be declared to be an offensive trade under the Public Health and Urban Services Ordinance, 1960 or any enactment amending the same or substituted therefor and shall not be used for any other purpose whatever. In the event of the lot or any part thereof being used for godown purposes, the method of storage or goods and the nature and the volume or quantity of the goods stored on the lot shall be subject to the approval of the Director of Fire Services.
2. Special Condition (3)(b): the grantee shall not install any furnace, boiler or other plant or equipment or use any fuel that might in any circumstances produce smoke without the prior written consent of the Commissioner of Labour. The grant of such consent shall not be deemed to modify or alter in any way the Government's powers for controlling smoke now or hereafter imposed by any Ordinance, byelaw, regulation or other enactment.
3. Special Condition (11): space shall be provided within the lot to the satisfaction of the District Commissioner, New Territories, for the parking, loading and unloading of motor vehicles at the rate of not less than one vehicle for each 10,000 sq. ft. or part thereof of floor area and in any event not less than one vehicle for each 5,000 square feet or part thereof of site area. The space so provided shall not be used for any other purpose.
4. Special Condition (25): the grantee shall have no right of ingress or egress for the passage of motor vehicles to or from the lot, from or to the Castle Peak Road. Special Condition (25): the grantee shall have no right of ingress or egress for the passage of motor vehicles to or from the lot, from or to the Castle Peak Road. Special Condition (25): the grantee shall have no right of ingress or egress for the passage of motor vehicles to or from the lot, from or to the Castle Peak Road.
5. Special Condition 5(a): the lot shall be used only for industrial purposes excluding any offensive, noxious, noisome or unhealthy trade, business or manufacture.
6. Special Condition 5(b): No building shall be erected on the lot except a factory, ancillary offices and quarters for persons essential to the safety and security of the building, the number of such quarters and persons to be subject to the approval of the Commissioner of Labour.
7. Special Condition 5(c): the grantee shall not install any furnace, boiler or other plant or equipment or use any fuel that might in any circumstances produce smoke without first obtaining permission in writing from the Commissioner of Labour. The grant of such permission shall not be deemed to modify or alter in any way the Government's powers for controlling smoke now or hereafter imposed by any Ordinance, byelaw, regulation or other enactment.
8. Special Condition 13: space shall be provided within the lot to the satisfaction of the Director of Public Works for the parking, loading and unloading of motor vehicles at the rate of not less than one vehicle for each 10,000 or part of 10,000 square feet of floor area but in any event not less than one vehicle for each 5,000 or part of 5,000 square feet of site area. The space so provided shall not be used for any other purpose.
9. Special Condition 27: the grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles from or to Castle Peak Road.

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.

**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.: Subject to the final draft DMC.]
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 Government Grant, the DMC and the Building Rules which may be in force from time to time.
  - (d) No Owner shall do anything that may change or alter the external appearance or facade of the Building. No air-conditioning unit or other fixtures shall
  - (e) 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 [subject to the final draft DMC.]
  - (a) The common Area and Facilities will comprise the Development Common Areas and Facilities, the Carpark Common Areas and Facilities, the Workshop Common Areas and Facilities.
  - (b) **Development Common Areas and Facilities** among other things, firefighting and rescue lobby on Basement Floor, G/F firemen's lift lobby for lift 'L4', lift 'L4', lift shaft and lift pit and lift overrun for lift 'L4', passages, sprinkler water tank, sprinkler water pump room, fire services (F.S.) water tank on Roof Floor, F.S. water pump room on Basement Floor water check meter cabinet on Basement Floor, F.S. check meter cabinet on Basement Floor, smoke vent(s), pipe duct(s) (P.D.), hose reel(s) (H.R.), fire services (F.S.) and sprinkler inlet, fire control centre, caretaker's office on Ground Floor, accessible toilet on Ground Floor, transformer room, refuse storage and material recovery chamber (R.S. & M.R.C.), switch room, emergency generator room, vertical greening, inaccessible voids, reinforced concrete (R.C.) beam(s), the Greenery Areas, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Lot), surface channels, 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), ducts, pipes, wires, cables, meters, valves, switches, transformers and ancillary installations and facilities, lighting fixtures, foundations and structures, such parts of the external walls, the architectural fins and features (if any) forming part of such external walls, but excluding, for the avoidance of doubt, the external walls which form part(s) of the Workshop Common Areas and Facilities and the Carpark Common Areas and Facilities, entrances, staircases, slopes and retaining walls (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 and which are (insofar as the same are capable of being identified on plan) for the purposes of identification only shown coloured Green and Green Stippled Black on the plans annexed hereto (certified by or on behalf of the Authorized Person as to the accuracy) but EXCLUDING the Workshop Common Areas and Facilities and the Carpark Common Areas and Facilities.

(c) **Workshop Common Areas and Facilities**

among other things, entrance lobbies, firefighting and rescue lobbies, lift 'L1', lift 'L2', lift 'L3', lift shaft(s) and lift pit(s) and lift overrun(s) for lift 'L1', lift 'L2', and lift 'L3', lift pit room on Basement Floor, telecommunication broadcasting equipment (T.B.E.) room, passages, staircases, corridors, lift lobbies, lavatories (other than those held or intended to be held together with any Unit), male toilet(s), female toilet(s), accessible toilet(s), janitor room(s), hose reel(s) (H.R.), R/F check meter cabinet, water meter cabinet(s) (W.M. CAB.) or (W.M.C)), air-conditioning (A/C) plant room(s), meter room(s), cable duct(s) (C.D.), pipe duct(s) (P.D.), air-conditioning pipe duct(s) (A/C P.D.), fire services riser pipe duct(s) (F.S.R. P.D.), air-conditioning (A/C) pipe duct, air-conditioning (A/C) water pump room, potable and flushing water up-feed pump room on Basement Floor, potable and flushing pump room, make up water tank, water tank room(s), flat roof(s), lift machine room, gondola track and gondola parking area (if any), glass balustrades (if any), cooling tower, podium garden with covered landscape, planter(s), such parts of the external walls on the 1st Floor to Upper Roof including reinforced concrete (R.C.) parapet walls, the architectural fins and features (if any) forming part of such external walls, but excluding, for the avoidance of doubt, the external walls which form part of the Development Common Areas and Facilities such areas and facilities of and in the Land and the Building intended for the use and benefit of the Workshop Accommodation as a whole or otherwise not of any individual Owner and which are (insofar as the same are capable of being identified on plan) for the purposes of identification only shown coloured Yellow and Yellow Stippled Black on the plans annexed hereto (certified by or on behalf of the Authorized Person as to the accuracy) but EXCLUDING the Development Common Areas and Facilities and the Workshop Common Areas and Facilities;

(d) **Carpark Common Areas and Facilities**

among other things, car lifts, driveways, circulation areas, passages, electric vehicles (EV) meter room(s) serving the Parking Space(s), smoke vent(s), lift machine room (car lift) on 1st Floor, turning table, and other facilities installed for the use and benefit of the Carpark, 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 and which are (insofar as the same are capable of being identified on plan) for the purposes of identification only shown coloured Indigo on the plans annexed hereto (certified by or on behalf of the Authorized Person as to the accuracy) but EXCLUDING the Development Common Areas and Facilities and the Workshop Common Areas and Facilities.

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 upon ceasing to be the Owner of the property.

10. **All Owners shall observe and comply with all provisions of the Government Grant 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

**IMPORTANT NOTES**

- All parties engaged in the production of this brochure have made their best efforts to ensure the highest accuracy of all information herein as of the date of printing and to minimize the existence of clerical errors. Prospective purchasers are invited to make enquires to sales personnel or consult relevant professionals for verification of doubts or particulars of specific items.
- All photos, maps, charts, plans, artist's impressions etc. (if any) are for reference and information only. Some photos and plans have been tuned by computer retouching for better visual effect. For pertinent information on the Development, its surroundings and environment, a visit in person is strongly advised.
- The Development, its surrounding areas and environment are subject to change or modification and to final approval and amendments(s) by the relevant Government authorities.
- Date of printing of this Brochure: July 2025

**重要聲明**

- 參與本售樓說明書製作之所有人均已悉心維持所有資料在付印日期時之最佳準確程度及盡力減低文誤之可能性，如有疑問或欲知個別內容之詳情，請向售樓人員或有關行業之專業人士詢問查證。
- 本售樓說明書所載相片、地圖、圖表、平面圖、印章示意圖等（如有）均僅供參考用途，部份相片及平面圖已由電腦作畫面處理以達致較佳之視覺效果。如需要本發展項目清晰之實地情況及環境，務請親自視察為要。
- 有關本發展項目及其周邊地區環境之整體發展規劃或將更改或修訂，當按照政府有關部門最後之批准及修訂為準。
- 本售樓說明書印刷日期：二零二五年七月