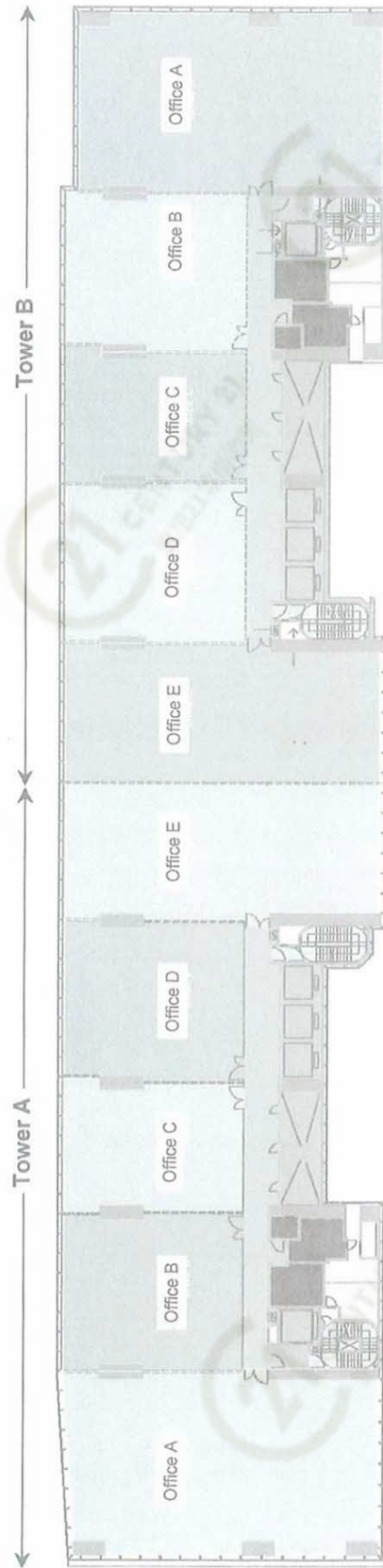


平面圖

Floor Plan



15/F - 17/F & 21/F Floor Plan

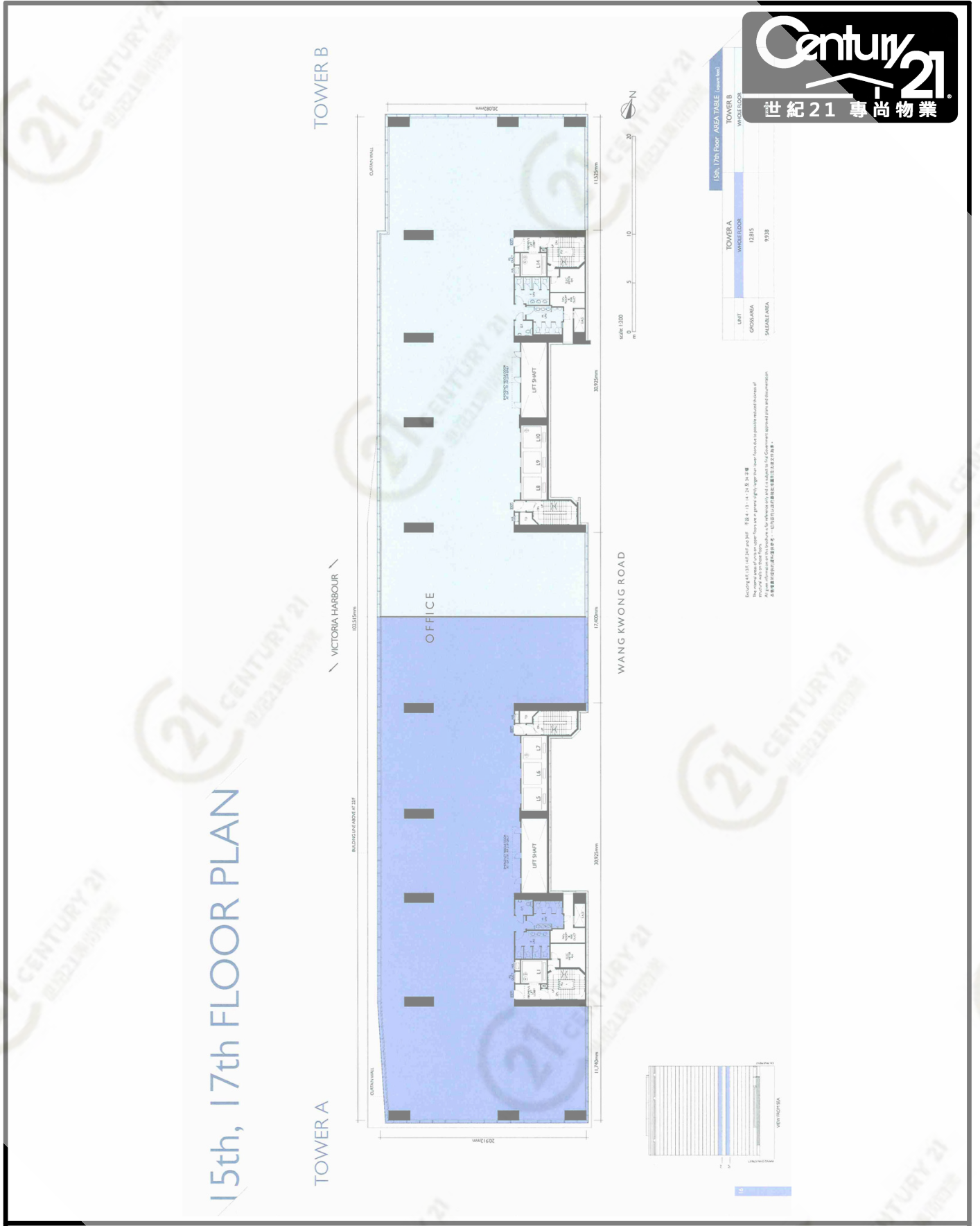
億京中心A座 Billion Centre Tower A

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

圖中所有數據比例，一概只作參考之用

平面圖

Floor Plan



億京中心A座 Billion Centre Tower A

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平面圖

Floor Plan



FURNISHED PLAN 15th - 21st FLOOR

TOWER B



FURNISHED PLAN 22nd - 29th FLOOR

TOWER A



Water-cooled air conditioners are installed to each individual office and are connected to the cooling tower system of the building. These environmentally friendly air conditioners can be switched off individually to save energy as well as reduce costs for the tenants.

Enter into No.1 Wang Kwong Road and give your all time and space to think. The elongated floor plan provides over 26,000 sq.ft. and accommodates for the different styles of interior design and offers flexibility to your customized office. The double-glazing curtain wall along with the extra length of the floor plan provides a panoramic seawater towards the Victoria Harbour whilst ensuring a comfortable environment for the office.

Actual dimensions of the building are 115.2m x 31.15m. The common areas of this development are designed to provide a high level of service to the tenants. The information is for reference only. The actual floor plan may vary from the information provided. 此圖為參考圖，實際尺寸及圖則可能會與此圖有所出入。

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平面圖

Floor Plan



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平面圖

Floor Plan



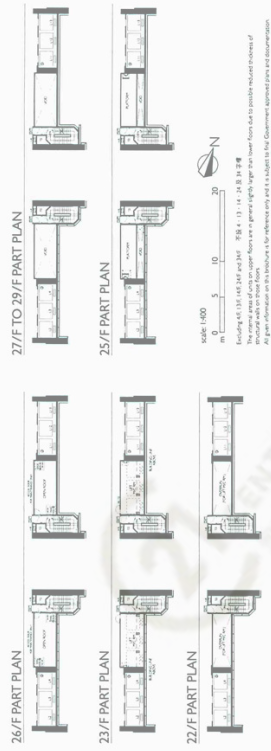
1st FLOOR PLAN

億京中心A座 Billion Centre Tower A

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22nd - 29th PART PLAN



Fittings & Finishes Schedule

Common Area

External Finish:
Building facade is finished with combination of reflective glass and double glazed curtain wall and aluminium cladding.

Internal Finish:
Hallways: finished with vinyl floor, fully air conditioned lobby with suspended ceiling.

UBs:
High speed passenger lifts (3 for tower A & 3 for tower B) for low and high rise are provided to serve all floors.

Lobby:
Lobby for 22 to 29th floor is finished with vinyl floor, fully air conditioned lobby with suspended ceiling.

Curtain Wall:
Common (transparent) lifts to lobby and floor, vinyl based type glass curtain wall, curtain ceiling finished with suspended vinyl aluminum ceiling and high quality sanitary ware and fittings.

CCV:
CCV systems are installed at strategic locations throughout the building, with tower bar system. Professional management team is engaged to oversee the CCV security requirements.

Fire Safety:
Fire alarm and other systems are provided to each floor. Fire hose reel and extinguisher installed in accordance to BFC Fire Services Department standard and requirements.

Telecommunications:
Dual telephone lines, Cable System and fibre optic are to be installed. Selection of IT/AV systems available.

Lighting:
150 amp (3 phase) power supply for general lighting and power per floor per tower. Dual power supply system will be installed.

Water Supply and Pipes:
Cold water supply system for cold water supply.

Control:
Remote Calculation.
Control room on tower exterior is provided on G/F.

Window/Door/Fixture:
Individual windows are required to connect to the water supply, sewage and main electricity power supply meters at their own cost.

Individual Unit:

Door:
A fire rated outer entrance door is installed.

Internal Finishes:
Vinyl floor finish for lobby and corridors.

Flooring:
Homophonic concrete comb towards lift shaft for safety.

Curtain Wall:
Energy saving type double glazing curtain wall system.

Air Conditioning:
Energy saving type double glazing curtain wall system.

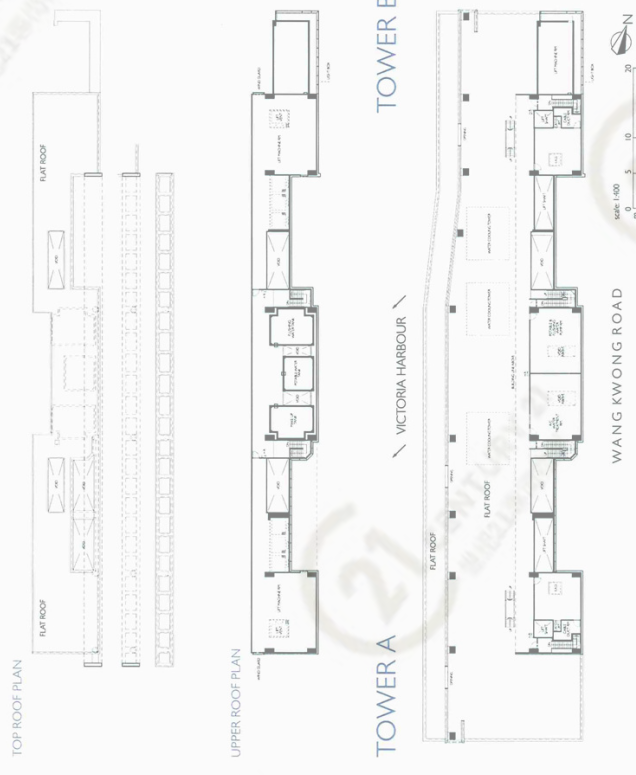
Water Supply System:
Individual packaged or condenser are installed to individual office and connect to centralized main water supply system in common area of the building. Individual meter are required to connect to the main electricity power supply at their own cost.

Spillager system:
Automatic spillager system is installed.

Remarks:
The above information is for information only and does not constitute any contract. It is subject to the relevant Government approval and subject to the relevant Government approval.

At the above information and the plans which are not stated are subject to the relevant Government approval and subject to the relevant Government approval.

ROOF FLOOR PLAN



億京中心A座 Billion Centre Tower A

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平面圖

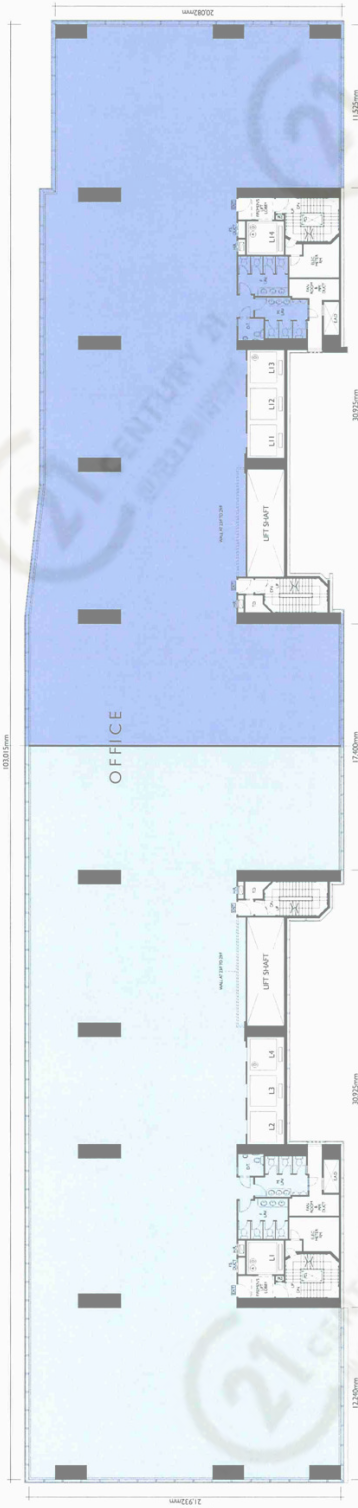
Floor Plan



22nd - 29th FLOOR PLAN

TOWER B

TOWER A



22nd - 29th Floor AREA TABLE (Square Feet)

TOWER A	TOWER B
NET AREA	NET AREA
GROSS AREA	GROSS AREA
SALEABLE AREA	SALEABLE AREA
NET AREA	NET AREA
GROSS AREA	GROSS AREA
SALEABLE AREA	SALEABLE AREA

Building of 181, 182, 240 and 241 - 78, 81 - 111 - 114 - 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

億京中心A座 Billion Centre Tower A

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圖中所有數據比例，一概只作參考之用

平面圖

Floor Plan

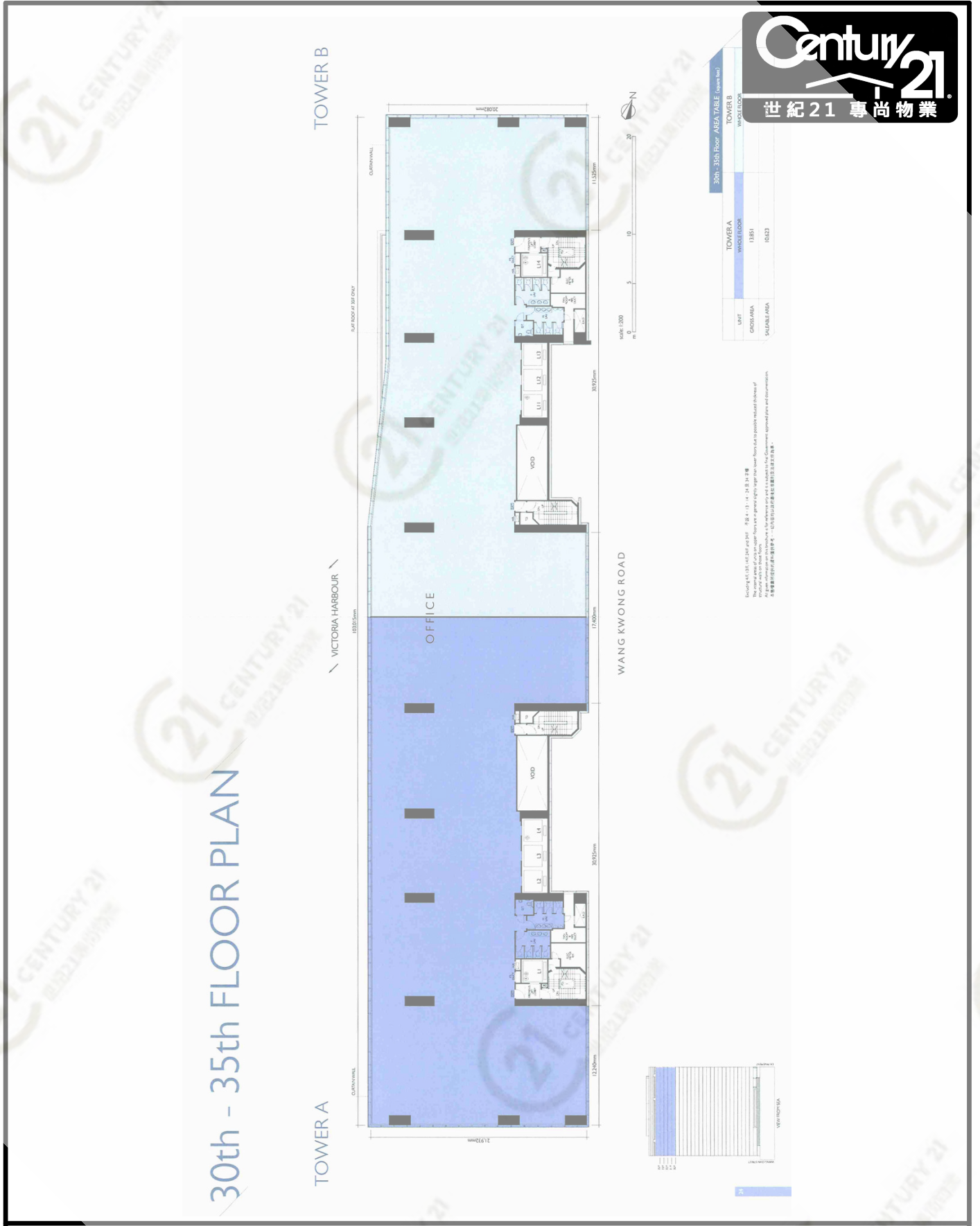


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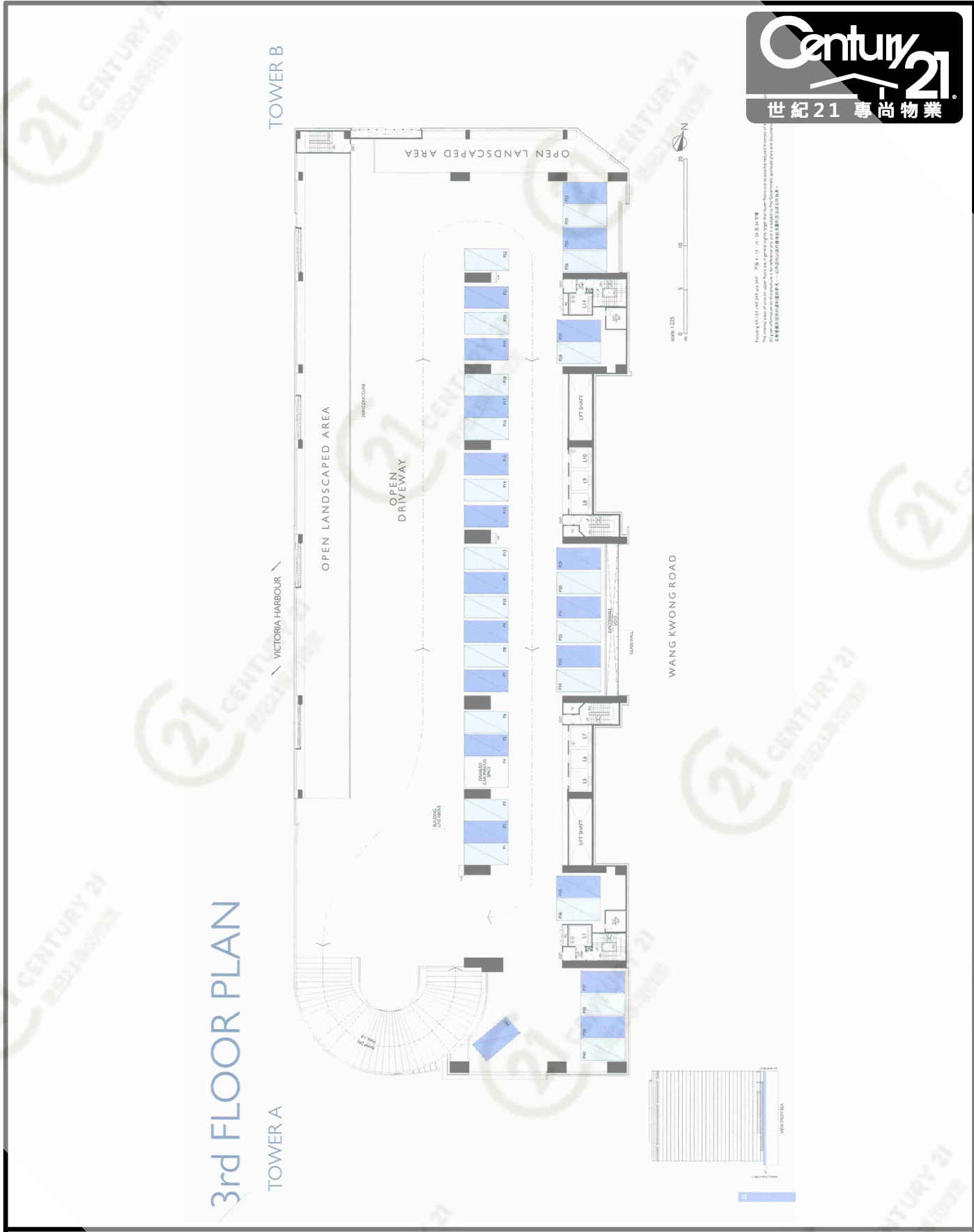
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平面圖

Floor Plan



Scale: 1:225
 m
 0 5 10 20
 N
 世紀21 專尚物業
 The entire area of units on this floor are in general average height. Buyer should be advised that the floor plan is for identification purpose only. The actual area of units may vary slightly from the floor plan. Buyer should refer to the actual floor plan and the relevant documents for more details.
 本樓層所有單位均屬平均高度。買家應獲告知，此樓層平面圖僅供參考之用。買家應參閱實際樓層平面圖及有關文件以作進一步詳情。

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平面圖

Floor Plan



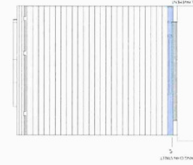
6th FLOOR PLAN REFUGE FLOOR

TOWER B



WANG KWONG ROAD

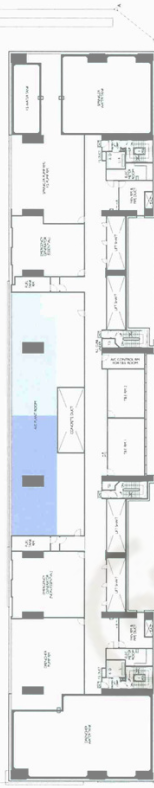
VICTORIA HARBOUR



Building 421, 131, 142, 242 and 342 7/FB x 11 = 14, 24, 34, 7/FB
The actual area of each office floor may vary slightly from the floor plan due to possible structural thickness in the actual construction. The actual area of each office floor may vary slightly from the floor plan due to possible structural thickness in the actual construction. 各樓層的實際面積可能會與圖面顯示的數字有出入，請以實地測量為準。

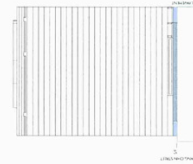
5th FLOOR PLAN MECHANICAL FLOOR

TOWER A



WANG KWONG ROAD

VICTORIA HARBOUR



Soft Floor AREA/TABLE (Square Feet)	
TOWER A	1,233
TOWER B	1,100

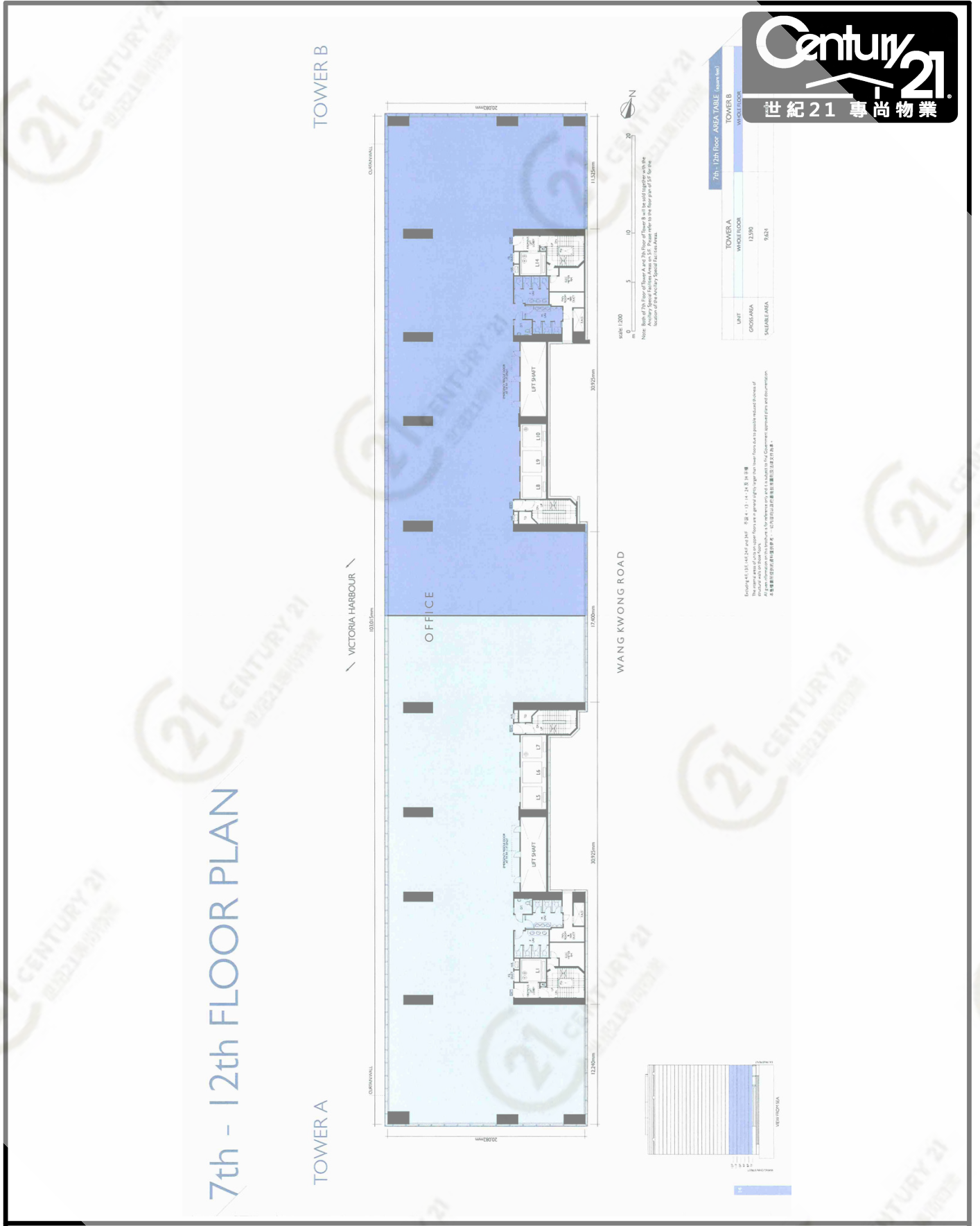
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平面圖

Floor Plan



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平面圖

Floor Plan



GROUND FLOOR PLAN

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一號宏光道
1 Wang Kwong Road

Payment Schemes & Subscription Advice

Payment Scheme 'A' (price less 2%)

<u>Initial Deposit</u>	5% of the total purchase price -	shall be payable to the Vendor's solicitors upon signing of Provisional Agreement for Sale & Purchase;
<u>Further deposit</u>	5% of the total purchase price -	shall be payable to the Vendor's solicitors upon signing of Formal Agreement of Sale & Purchase within 7 days after the Purchaser signed the Provisional Agreement for Sale & Purchase;
<u>Further deposit</u>	5% of the total purchase price -	shall be payable to the Vendor's solicitors within 60 days after the Purchaser signed the Formal Agreement for Sale & Purchase;
<u>Balance Payment</u>	85% of the total Purchase Price -	shall be payable upon completion. Purchase shall be completed at the office of the Vendor's solicitors within 14 days from the date of the Vendor's solicitor's notice informing the Purchaser that the Certificate of Compliance is granted.

Payment Scheme 'B' (price less 2.75%)

<u>Initial Deposit</u>	5% of the total purchase price -	shall be payable to the Vendor's solicitors upon signing of Provisional Agreement for Sale & Purchase;
<u>Further deposit</u>	5% of the total purchase price -	shall be payable to the Vendor's solicitors upon signing of Formal Agreement of Sale & Purchase within 7 days after the Purchaser signed the Provisional Agreement for Sale & Purchase;
<u>Further deposit</u>	7.5% of the total purchase price -	shall be payable to the Vendor's solicitors within 30 days after the Purchaser signed the Formal Agreement for Sale & Purchase;
<u>Further deposit</u>	7.5% of the total purchase price -	shall be payable to the Vendor's solicitors within 60 days after the Purchaser signed the Formal Agreement for Sale & Purchase;
<u>Balance Payment</u>	75% of the total Purchase Price -	shall be payable upon completion. Purchase shall be completed at the office of the Vendor's solicitors within 14 days from the date of the Vendor's solicitor's notice informing the Purchaser that the Certificate of Compliance is granted.

Payment Scheme 'C' (price less 5.25%)

<u>Initial Deposit</u>	5% of the total Purchase Price -	shall be payable to the Vendor's solicitors upon signing of Provisional Agreement for Sale & Purchase;
<u>Further deposit</u>	5% of the total Purchase Price -	shall be payable to the Vendor's solicitors upon signing of Formal Agreement of Sale & Purchase within 7 days after the Purchaser signed the Provisional Agreement for Sale & Purchase;
<u>Balance Payment</u>	90% of the total Purchase Price -	shall be payable upon completion. Purchase shall be completed at the office of the Vendor's solicitors within 45 days after the Purchaser signed the Formal Agreement for Sale & Purchase.

※ **Remarks** ∴ All payments shall be made payable to the Vendor's

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Advice to Subscriber :

- ◆ All cashier order received will be cashed immediately.
- ◆ Should the Purchaser fail to sign the Formal Agreement of Sale & Purchase and make payments in accordance with the payment terms stated in the Provisional Agreement of Sale & Purchase, the Vendor shall then be entitled to sell the related premises to anyone at his absolute discretion. A sum equivalent to 3% of the total purchase price shall then be absolutely forfeited to the Vendor.
- ◆ If the Purchaser appoints the firm of solicitors nominated by the Vendor as his solicitors commonly representing the Purchaser and the Vendor at the same time, the Vendor will bear the legal costs for preparing engrossing the Formal Agreement of Sale & Purchase; and also the legal costs for Assignment (except the legal costs for Certified copies of Title Deeds, Deed of Mutual Covenant, Stamp Duty, Search & Registration Fees, Plan Fees and other miscellaneous expenses) PROVIDED THAT the Purchaser must purchase the related premises as a Person (i.e. not as a company). All legal cost and expenses in relation to mortgage shall be solely borne by the Purchaser.
- ◆ **PLEASE NOTE THAT** Purchaser can appoint his own solicitor to handle all the legal matters concerning the purchase but all the legal cost incurred shall be solely borne by the Purchaser.
- ◆ All the prices & payment terms are subject to change without prior notice.

Developer :

Wealthy Star Development Ltd.

28th Floor, Billion Plaza, 8 Cheung Yue Street, Cheung Sha Wan, Kowloon.

Tel : 3122-9388 Fax : 3122-9399

Solicitors appointed by Vendor : (*Purchaser(s) can appoint his own solicitor)

Woo, Kwan, Lee & Lo
Solicitors, Notaries, Agents for Trademarks & Patents

Rm.2801, Sun Hung Kai Centre,
30 Harbour Road, Wanchai, Hong Kong
Tel : 2586-9898 Fax : 2827-6046

HOTLINE : **3122-9388**

Sales Office : 28/F Billion Plaza, 8 Cheung Yue Street, Cheung Sha Wan, Kowloon, Hong Kong.

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