

創豪坊
megacube

九龍九龍灣宏光道8號
8 Wang Kwong Road, Kowloon Bay, Kowloon



The New GEOMETRY of INNOVATION

格新思維 突破常規

以萬千角度，折射動人創新光芒。

全新旗艦式商貿項目，「創豪坊」，傲臨活力四溢的九龍灣商貿區，坐擁飛速發展宏圖，激起八方新生商機。「創豪坊」以創新為尊，靈活多變的格狀組合設計，多方面透現新穎突破的商貿思維，遠景無窮，機遇，格外廣闊。

Brimming with originality, Mega Cube reveals a stunning luster from all angles.

The brand-new flagship commercial project - Mega Cube sits at the heart of the vibrant commercial district of Kowloon Bay and takes advantage of the rapid and expansive development plans there while creating ever wider business opportunities with its surrounding neighbours. Guided by innovation as its motto and owing to its varied cubic exterior, Mega Cube radiates a ground-breaking business dynamic and brings with it highly promising prospects and opportunities.

New COMMERCIAL 磅礪九龍東 商貿新生作 Stunner in PROSPEROUS KOWLOON EAST

項目聳立於發展迅速的商業核心地段—九龍灣，區內以甲級寫字樓及地標式商場聞名，商貿配套非常成熟。在「起動九龍東」計劃的帶動下，全區將進一步轉型為集創新元素、多元配套及綠化環境於一身的新商貿圈，吸引商業主流大勢，令全新氣象，環繞「創豪坊」源源綻放。

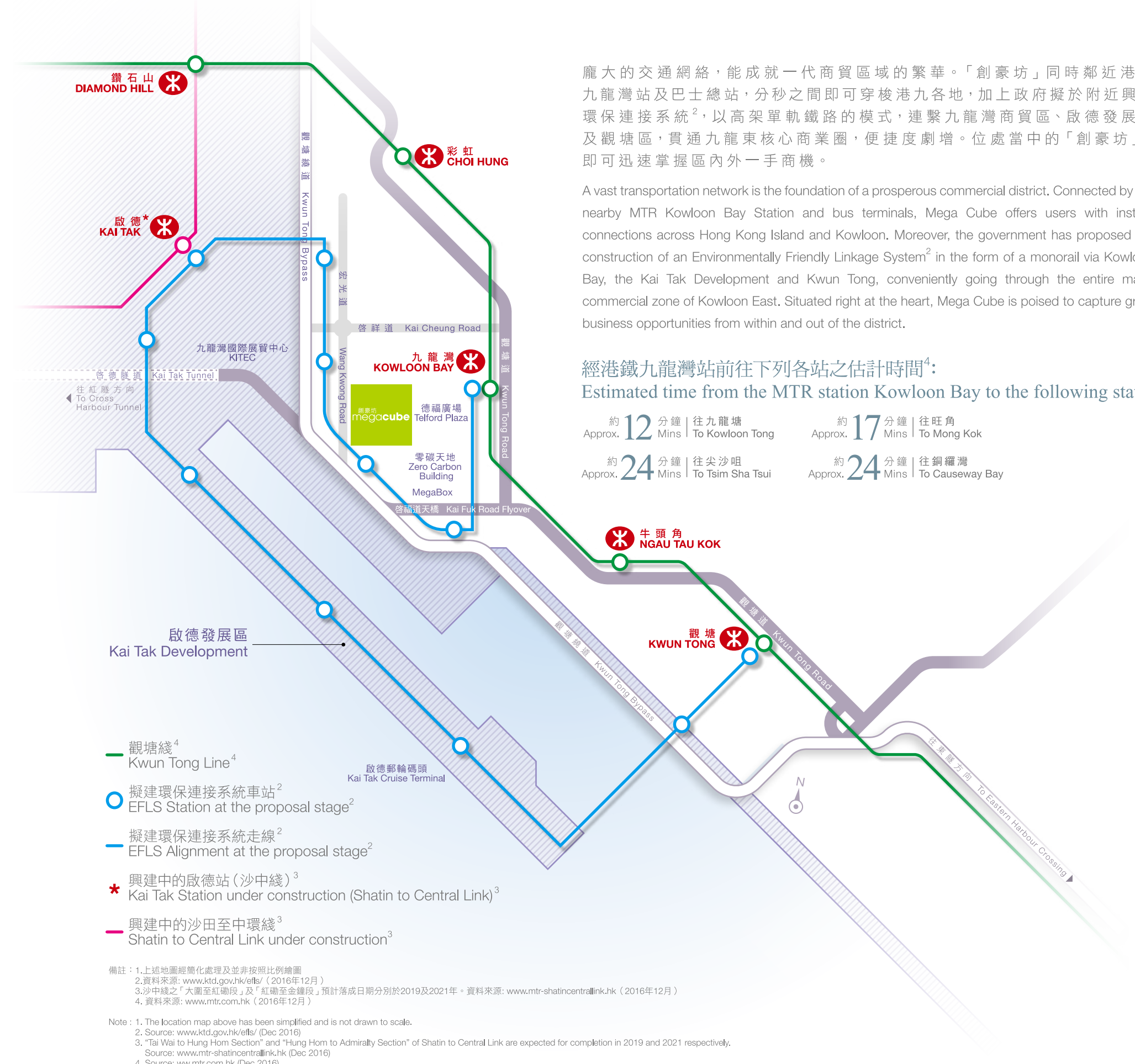
Mega Cube enjoys the benefits of the comprehensive facilities in the heart of thriving Kowloon Bay, which is renowned for its Class-A commercial buildings and landmark malls. Supported by the government's "Energizing Kowloon East" development plan, the entire district will soon transform into a new commercial community with a host of innovative elements, wide ranging urban facilities and a green environmental design. As it attracts mainstream commercial attention, this reinvigorated district is surrounding Mega Cube with a refreshing new image.

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備註：此相片為圖片庫之相片，並非「創豪坊」之景觀，並經由電腦圖像技術作畫面及顏色修飾處理，而其拍攝日期不詳。
Notes: This photograph from stock photography, is not the actual view of Mega Cube, of which the shooting date was unknown, has been retouched with computerized imaging technique.



Revitalized
TRANSPORTATION
BEYOND
 Territorial Limits
 嶄新交通網絡 突破區域界限

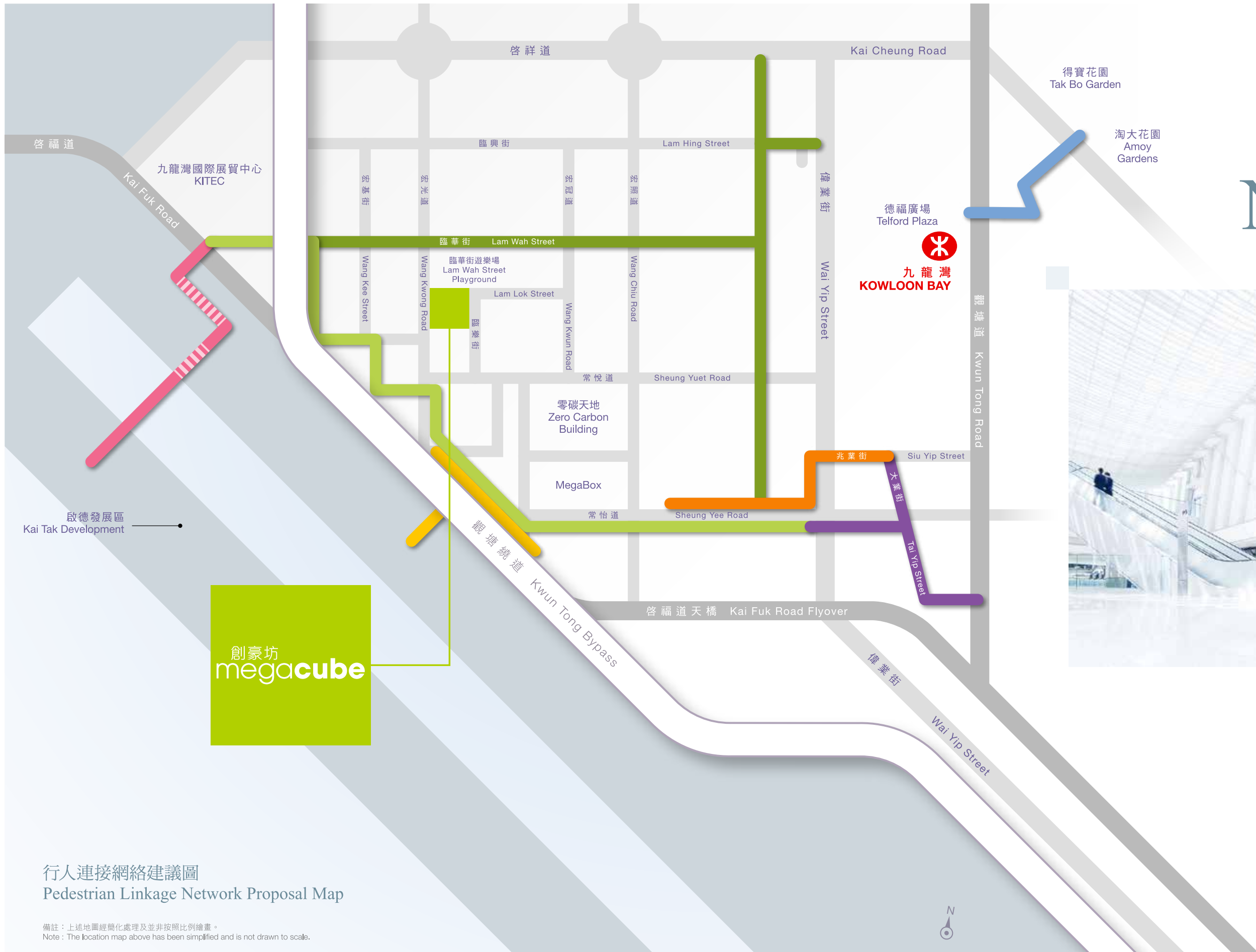


龐大的交通網絡，能成就一代商貿區域的繁華。「創豪坊」同時鄰近港鐵九龍灣站及巴士總站，分秒之間即可穿梭港九各地，加上政府擬於附近興建環保連接系統²，以高架單軌鐵路模式，連繫九龍灣商貿區、啟德發展區及觀塘區，貫通九龍東核心商業圈，便捷度劇增。位處當中的「創豪坊」，即可迅速掌握區內外一手商機。

A vast transportation network is the foundation of a prosperous commercial district. Connected by the nearby MTR Kowloon Bay Station and bus terminals, Mega Cube offers users with instant connections across Hong Kong Island and Kowloon. Moreover, the government has proposed the construction of an Environmentally Friendly Linkage System² in the form of a monorail via Kowloon Bay, the Kai Tak Development and Kwun Tong, conveniently going through the entire major commercial zone of Kowloon East. Situated right at the heart, Mega Cube is poised to capture great business opportunities from within and out of the district.

經港鐵九龍灣站前往下列各站之估計時間⁴：
 Estimated time from the MTR station Kowloon Bay to the following stations⁴：

約 12 分鐘 Approx. 12 Mins	往九龍塘 To Kowloon Tong	約 17 分鐘 Approx. 17 Mins	往旺角 To Mong Kok
約 24 分鐘 Approx. 24 Mins	往尖沙咀 To Tsim Sha Tsui	約 24 分鐘 Approx. 24 Mins	往銅鑼灣 To Causeway Bay



Pedestrian NETWORK

Linkage-an Innovative “WALKABLE” Zone

新興「易行」空間 行人連接網絡



九龍灣商貿區的發展潛力極受矚目，為進一步實現發展「易行」九龍東的願景，政府建議與私人業主攜手發展完整的行人連接網絡，以7組連接路線，連繫商貿區的東西南北及鄰近的發展區¹，接通各主次商業區域，通暢度大增。在政府的倡議下，業主可豁免修訂契約土地補價，根據已規劃的行人網絡自資興建行人天橋或隧道²，合力打造安全、舒適及便捷的商業區，激發全區發展潛力，「創豪坊」將直接受惠，商業機遇跨步上升。

The development potential of Kowloon Bay's commercial district has attracted a great deal of attention. To help transform the area into a "Walkable KE", the government suggests to build a complete pedestrian network linkage with 7 pedestrian links joining all sides of the commercial district and a nearby development area¹ to create an unobstructed pathway among all major and minor commercial areas. A pilot scheme is also suggested by the government of waiving the land premium for lease modification to encourage landowners to construct footbridges or subways at their own cost according to the planned pedestrian network². The main goal is to build a safe, comfortable and convenient commercial district and optimise its development potential. As a result Mega Cube will benefit directly as the number of business opportunities multiplies exponentially.

- 建議行人連接網絡²：
The pedestrian walkway network at the proposal stage:
- 北啟德線
Northern Kai Tak Link
 - 南啟德線
Southern Kai Tak Link
 - 綠色走廊
Green Spine
 - 大業街線
Tai Yip Street Link
 - 綠色連線
Green Link
 - 兆業街線
Siu Yip Street Link
 - 德福淘大線
Telford Amoy Link

行人連接網絡建議圖
Pedestrian Linkage Network Proposal Map

備註：上述地圖經簡化處理及並非按照比例繪畫。
Note: The location map above has been simplified and is not drawn to scale.

備註：1. 資料來源：www.ekeo.gov.hk/kbba-pedestrian/tc/home.html (2016年12月)
2. 資料來源：www.policyaddress.gov.hk/2016/chi/p119.html (2016年12月)

Note: 1. Source: www.ekeo.gov.hk/kbba-pedestrian/tc/home.html (Dec 2016)
2. Source: www.policyaddress.gov.hk/2016/chi/p119.html (Dec 2016)

香港國際金融中心
International Finance Centre, Hong Kong



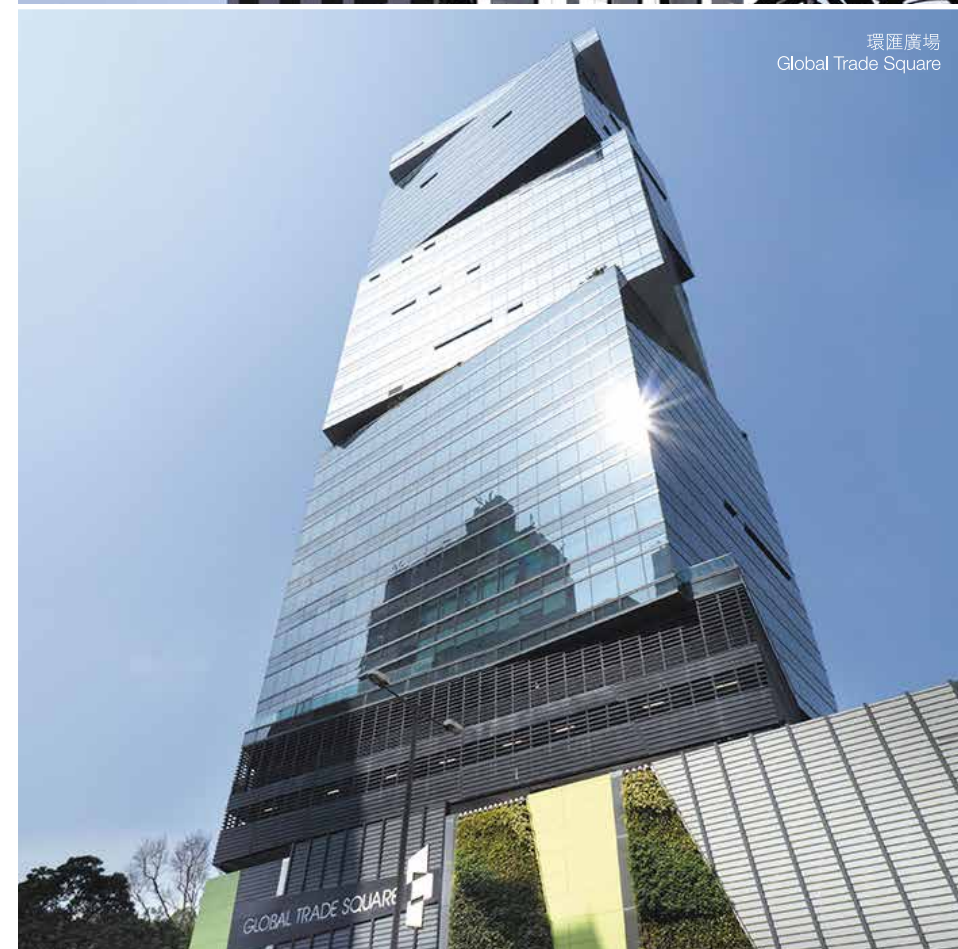
Global Gateway Tower



東貿廣場
E-Trade Plaza



環匯廣場
Global Trade Square



Aiming for New HEIGHTS Based on Incredible Track RECORD

優秀往績 再創新高

恒基兆業地產集團以創新精神、絕佳建築品味及優越配套而見稱，其地產發展業務覆蓋全港，地標級商貿項目更穩佔一線地位，當中如香港國際金融中心綜合發展項目（ifc）、環匯廣場、友邦廣場、宏利金融中心、匯達商業中心及鴻圖道78號等，均為聞名全城的商務據點。集團貫徹力盡完美的宗旨，嚴選著名建築師與合作團隊，務求打造頂尖建築，於優越之上，再創新高。

With property development operations covering all parts of Hong Kong, Henderson Land Group (the 'Group') has always been well-known for its creativity, its refined architectural taste and the quality facilities it provides. The Group has built many top-tier commercial landmarks, including International Finance Centre, Global Trade Square, AIA Tower, Manulife Financial Centre, Win Plaza and 78 Hung To Road, etc., which are all famous business strongholds around the city. The Group abides by the philosophy of executing performance perfection by working with renowned architects and expert teams in other areas, in order to build high-class buildings that are the icons of a new generation in commercial development.

Distinctive
EXTERIOR Reveals
CREATIVITY & LUXURY

矜麗外型 別出新裁

「創豪坊」完美詮釋靈活創新的商貿格調，其外型由多個大小不一的立方體組合而成，配合玻璃幕牆，在方狀空間中以不同的高低落差與連續性營造出驚人的氣派，如在一件通透晶瑩的藝術品上，雕琢出不同的小世界，意念極為超前。當自然光線灑滿室內，落座於任何一個角落都能獲得上佳視野。

An ideal example of flexible and creative style for a commercial building, Mega Cube has adopted the shape of cubes as its exterior design motif with each one having a different size. It features with glazed curtain wall as the exterior's main design statement that creates a marvelous image with its continuity and vertical differences of various forms and shapes within a cubic space. It resembles the formation of numerous "mini worlds" carved from a glittering artwork - a pioneering idea of the latest architectural trends. Admitting daylight to every part of the interior, the design provides users with a perfect view from all angles.

「創豪坊」大樓外觀
The building outlook of MegaCube



備註：此相片為2016年11月28日於「創豪坊」實地拍攝，並經由電腦圖像技術作顏色修飾處理。
Notes: The above mentioned photograph was taken at Mega Cube on 28th November 2016 and have been colour fine-tuned with computerized imaging technique.

Unique Lobby
DESIGN with a Chic & Transparent
INTERIOR

新派透亮大堂 完美室內點綴



一樓大堂
Lobby at 1/F

備註：此相片為2016年11月28日於「創豪坊」實地拍攝，並經由電腦圖像技術作顏色修飾處理。
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電梯大堂
Lift lobby



「創豪坊」臨樂街入口
The entrance of Lam Lok Street

入口大堂飾以大玻璃窗屏營造寬廣的空間視覺，輕盈感更隨日光穿透室內，配合優美的流線設計、柔和的暖光，將你一步步迎入優越境界。「創豪坊」以美式閣樓風格為設計基調，在大片開放空間中，加入暖色木質及金屬元素，兼具自然風與玩味感。升降機大堂同樣別具一格，部分牆壁融入經典紅磚設計，於現代氛圍中，平添一抹復古韻味。置身於百變的美學空間，商務靈感自然源源不絕。

Mega Cube has a glamorous main entrance fitted with an oversized glass curtain wall, creating a sense of spaciousness. When hit by soft sunlight, it creates a truly eye-opening view with the help of its streamlined contours. The design of the lobby is based on the open-space style resembling American lofts, mainly using raw material such as metal and wood with warm color tones to give a natural and casual feeling. The elevator lobby is itself an iconic masterpiece with parts of its interior being vintage-style brick walls, integrating traditional and modern designs in a classy and unique way. This versatile aesthetic space can inspire an endless stream of business ideas.

備註：上述相片為2016年11月28日於「創豪坊」實地拍攝，並經由電腦圖像技術作顏色修飾處理。
Notes: The above mentioned photographs were taken at Mega Cube on 28th November 2016 and have been colour fine-tuned with computerized imaging technique.

Iconic Business
Environment Based on a
FLEXIBLE LAYOUT

新式營商空間 格局靈活多元



集設計美學及前瞻視野於一身的「創豪坊」，單位佈局亦切合當代空間構思。項目樓高9層，層與層之間的高度約2.9米，提供161個寫字樓單位及55個會議室單位。寫字樓單位的建築面積約由500至1600平方呎，間隔多元彈性，並設有獨立洗手間，符合中小型企業所需；會議室單位建築面積則約由170至380平方呎，空間靈活實用。所有單位均設指紋鎖，保安程度嚴密，專注工作再無顧慮，商機必然紛至沓來！

While combining aesthetic design and inventive perspective, Mega Cube also adopts an internal structural concept adhering to contemporary architectural concepts. There are totally 9 floors, each of which has a floor to floor height of around 2.9 meters, housing approximately 161 office units and 55 conference room units. Ranging from 500 square feet to 1600 square feet gross floor area, and equipped with an independent lavatory, each office unit offers multiple-use layouts to fulfill the needs of small and medium-sized enterprises. Each conference room unit, ranging from 170 square feet to 380 square feet gross floor area and is as user flexible as it is practical. All units provide a fingerprint lock system, and allow you to focus on your work without any concern for security, creating a host of business opportunities.

備註：上述相片為2016年11月28日於「創豪坊」9樓寫字樓單位3實地拍攝，並經由電腦圖像技術作顏色修飾處理。照片中的家具、擺設及裝飾配件並非交樓標準的設備。
Notes: The above mentioned photographs were taken at Office 3, 9/F, Mega Cube on 28th November 2016 and have been colour fine-tuned with computerized imaging technique. The furniture, setting and decorations shown in these design concepts are not part of standard provisions of hand-over-units.

Revolutionize Your BUSINESS with superior ADVANTAGES

商貿新天 優越盡顯

一邊拼戰事業宏圖，一邊享受室外美景，在「創豪坊」，寓娛樂於工作絕非奢侈。5樓部分單位尊設私人平台，讓你隨時獨享戶外景致；部分單位更可遠眺海景，迎面更開闊的優越景色，思潮浮動，靈感一瞬即至。

Mega Cube allows you to expand your business empire while enjoying the spectacular view outside. Certain units on the 5th floor are connected to private flat roofs where you can take in the outdoor environment anytime you want. Some units even provide a splendid sea view, which can inspire you to come up with brilliant ideas for your business endeavor.



辦公室單位洗手間
The office independent lavatory

備註：此相片為2016年11月28日於「創豪坊」實地拍攝，並經由電腦圖像技術作顏色修飾處理。
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創新型感商務中心
BUSINESS with a Unique Style
BUREAU



商務中心內之淋浴間設計概念圖
 Design concept for the shower cubicle
 inside Business Bureau



商務中心設計概念圖
 Design concept of Business Bureau

由第三者服務供應商營運位於地庫樓層的商務中心-「I Mega Club」備有免費Wi-Fi、淋浴間、自動販賣機及自助儲物箱等一站式商貿支援設備/服務，助你全情投入工作之中，捉緊每個機遇。

Operated by a third-party service provider, the Business Bureau - I Mega Club, at the basement floor of Mega Cube features free Wi-Fi service, shower cubicle, a vending machine and smart lockers that provide you with supporting equipment or services, which let you focus on your business and seize each and every opportunity comfortably.

備註:

1.「創豪坊」之業戶或租戶皆可租用位於地庫樓層舖位1及2之商務中心-「I Mega Club」的設施及服務。2.該商務中心-「I Mega Club」包括物業資產、其設備及設施等均現為發展項目的賣方所擁有，並將由第三者服務供應商負責營運。3.該商務中心-「I Mega Club」內之設備或設施的使用、使用條款、收費、營運時間、服務期限及服務的提供，第三者服務供應商可能根據服務合約及其他相關法律文件所訂立的條款，自行酌情決定。4.此商務中心-「I Mega Club」的設計僅為設計師的初步構思，賣方保留一切權利，按實際情況作出改動，而無須另行通知，並一切皆以入伙時實際提供及政府有關部門最後批准之圖則或所需之同意書為準。5.第三者服務供應商將按照實際情況而提供相應服務。6.此商務中心-「I Mega Club」於入伙時未必能即時使用。7.賣方保留絕對權利，因應實際情況，改變、修改、暫停或終止安排上述由第三者服務供應商所安排的服務。此等任何一項服務的改變、修改、暫停或終止，將不構成或不應被視為任何違反承諾，及/或失實陳述等。8.上述之設計概念圖乃設計師的初步構思，賣方保留一切權利，按實際情況需要作出改動，而無須另行通知。

Notes:

1.The owners or tenants of Mega Cube are entitled to hire the use of the facilities and services of the Business Bureau - I Mega Club located at Shops 1 & 2 on Basement Floor. 2.The Business Bureau - I Mega Club including its property asset, equipment and facilities are currently owned by the vendor for the development, and it will be operated by third-party service provider(s). 3.For the use of equipment or facilities, conditions of uses, charges, operation hours, service time limit and the availability of services of Business Bureau - I Mega Club, it may be determined by the third-party service provider(s) at its/their discretion according to, inter alia, the terms of the service contracts and other relevant legal documentation. 4.The design of Business Bureau - I Mega Club is the preliminary idea generated by the designer. The vendor of Mega Cube reserves the right to make modifications and changes according to actual circumstances without prior notice. The design of Business Bureau - I Mega Club will be subject to the actual provisions upon handover and the final plans approved by relevant Government authorities or the consent letter that required. 5.The service provider(s) will provide relevant services in accordance with actual circumstances. 6.The Business Bureau - I Mega Club might not be available for immediate use upon handover of the units. 7.The vendor of Mega Cube reserves the absolute right to alter, modify, suspend or cease to arrange any of the above services arranged by the third-party service provider(s) according to actual circumstances. Such alteration, modification, suspension or cessation of any of the above services shall not constitute or be construed as any breach of promise and /or misrepresentation or otherwise. 8.The design concepts above are the preliminary idea generated by the designers. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.



完善管理 完美新活

A PROFESSIONAL TEAM

with Proven Excellent Performance

要有過人工作表現，事半功倍，完美的工作環境是必不可缺的。「恒益物業管理有限公司」成立逾40年，擁有豐富服務經驗，曾管理多達150個項目，以殷勤態度，為客戶提供24小時的專業保安管理服務，使你能在舒適的環境下大展鴻圖，時刻保持最佳狀態，把握每個商機。

「恒益物業管理有限公司」多年來屢創佳績，獎項涵蓋多個範疇，包括：

- 香港服務名牌
- 2015年ERB「人才發展計劃」一傑出僱主獎
- 2013年CRE傑出顧客關係服務獎（連續十二年獲獎）
- 2013年CRE最佳企業環保責任領袖獎（物業管理）
- 2013年CRE最佳現場支援隊伍（物業管理）
- 2013年全港最高義工服務時數獎（私人團體 - 組別一冠軍）
- 榮獲由「香港品質保證局」頒發之ISO9001質量管理體系、ISO14001環境管理體系、OHSAS18001職業安全健康管理體系及ISO10002投訴處理管理體系等國際標準體系證書
- 榮獲由「香港工業總會香港優質標誌局」頒發之「香港Q嘜優質服務計劃」標誌

Outstanding job performance is the result of maintaining an ideal working environment. Hang Yick Properties Management Limited (Hang Yick) has enjoyed enormous industry success for more than 40 years, applying its extensive service experience. To date Hang Yick has managed more than 150 properties. With a caring attitude, the company provides clients with round-the-clock professional security and management services so that they can stay sharp and expand their businesses in a comfortable working environment while capturing every business opportunity.

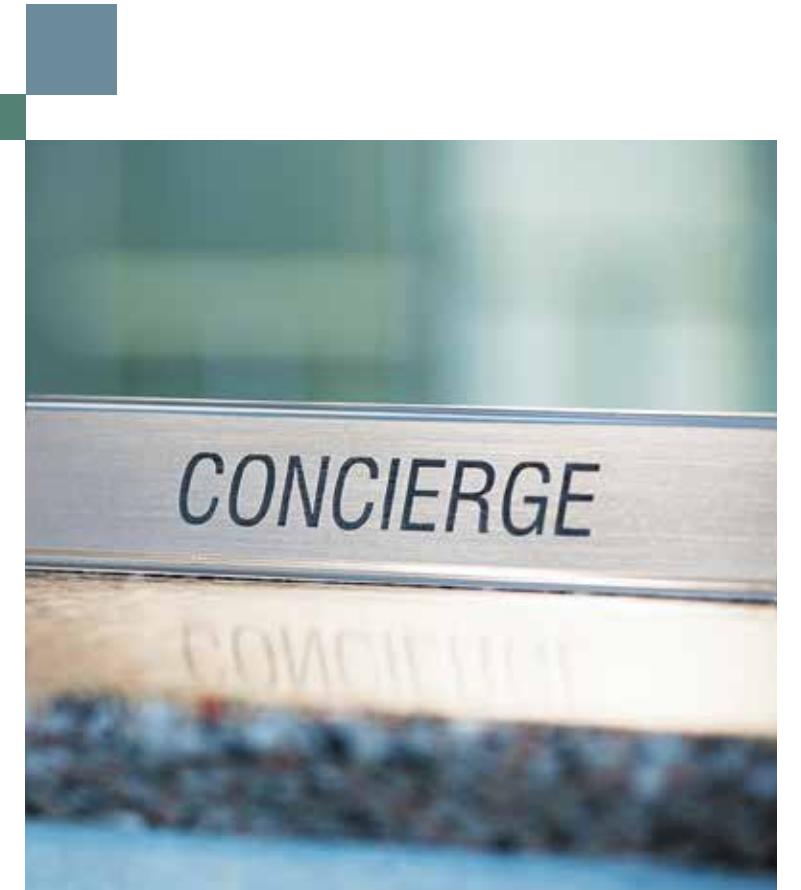
Over the years, Hang Yick Properties Management Limited has received many awards in various areas including:

- Hong Kong Top Service Brand Award
- ERB Manpower Development Scheme 2015 - Outstanding Award for Employers
- CRE Customer Relationship Excellence Awards 2013 (for 12th consecutive years)
- CRE Corporate Environmental Leadership of the Year 2013 (Property Management)
- CRE Field Support Team of the Year 2013 (Property Management)
- Champion of Highest Service Hour Award 2013 (Private Organizations - Category 1)
- ISO9001, ISO14001, OHSAS18001 and ISO10002 certified by HKQAA
- Hong Kong Q-Mark Service Scheme from the Federation of Hong Kong Industries

管理人提供之增值服務:

Value-added services provided by the Manager:

- | | |
|---|---|
| <ul style="list-style-type: none"> • 24小時無線區域網絡覆蓋入口大堂、一樓公眾商業位置及各層升降機大堂位置 • 24小時代召出租車及客貨車服務 • 代安排單位清潔服務（收費服務） • 單位冷氣清潔及維修服務（收費服務） • 代安排汽車清潔服務（收費服務） • 24小時電動車充電服務 • 24小時文件釘裝服務 • 代訂報紙、鮮花服務（收費服務） • 晚上接送業戶員工至港鐵站服務 • 24小時小型維修工具借用服務 • 24小時手推車借用服務 • 24小時雨傘借用服務 • 環保管理服務 • 代訂機票、船票、車票及表演節目門券（收費服務） | <ul style="list-style-type: none"> • 24-hour Wi-Fi coverage service in entrance halls at G/F, common arcade area at 1/F and each lift lobby area • 24-hour taxi and van outcall service • Office unit cleaning service (charged service) • Air-conditioners cleaning and general maintenance service (charged service) • Car cleaning service (charged service) • 24-hour electric vehicle charging service • 24-hour document binding service • Newspaper and flowers ordering service (charged service) • Night escort service to MTR station for occupants' staff • 24-hour handy repair tool borrowing service • 24-hour trolley borrowing service • 24-hour umbrella borrowing service • Green Management Service • Bookings for air, ferry, train and performance event tickets (charged service) |
|---|---|



備註：
1. 「創家坊」的管理服務或其他服務概由根據有關公契中獲委任的發展項目的管理人或根據服務合約（如有）的第三者服務供應商所提供。就其管理服務之收費、使用條款、營運時間、服務期限及管理服務的提供，管理人或第三者服務供應商或業主委員會或業主立案法團可根據公契、服務合約及其他相關法律文件所訂立的條款，自行酌情決定。

2. 管理人保留絕對權力，因應實際情況，改變、修改、暫停或終止安排上述任何一項由管理人或服務供應商所安排的管理服務。此等任何一項管理服務的改變、修改、暫停或終止，將不構成或不應被視為任何違反承諾，及/或失實陳述等。

Notes:
1. The property management and other services at Mega Cube will be provided by the Manager of the development appointed under the relevant deed of mutual covenant in respect of the development or third-party service provider(s) under service contract(s) (if any). The management service charge, conditions of use, operation hours, service time limit and the availability of the management services may have to be determined by the Manager or the third-party service provider(s) or Owners' Committee or Incorporated Owners' at its/their discretion according to, inter alia, the terms of the deed of mutual covenant, service contract(s) and other relevant legal documentation.

2. The Manager reserves the absolute right to alter, modify, suspend or cease to arrange any of the above lists of management services, whether they are arranged by the Manager or third-party service providers, in accordance with the actual circumstances. Such alteration, modification, suspension or cessation of any of the above lists of management services shall not constitute or be construed as any breach of promise and/or misrepresentation or otherwise.

Elite Creation ORIGINATING from Boundless IMAGINATION

名家新創 巧思無窮

AGC Design Limited成立於1999年，多年來秉承「創新實用」的宗旨，參與多項大型建築設計，項目遍及地標式商場、商貿及文化項目等，擅於打造前衛萬變的建築風格。是次「創豪坊」的設計更跳出一般商業大廈的框架，以開創性的交錯格子設計繪現明快敞亮、活力四射的形象，極具現代氣息，勢成標誌新作。

Established in 1999, AGC Design Limited believes in the principle of "innovation with practicality" and has taken part in many large-scale architectural design projects, including landmark malls as well as commercial and cultural buildings. It has always been known for its ability to adopt avant-garde and versatile architectural styles. Completely different from other generic commercial buildings, Mega Cube is set to become an iconic masterpiece for its modern and vibrant image thanks to an original design resembling interlocking cubes.

AGC Design Limited 成立以來，屢獲殊榮，獎項包括：

- 宜必思香港中上環酒店：香港建築師學會兩岸四地建築設計大獎優異獎2015
- 雷生春堂-香港浸會大學中醫藥學院：香港建築師學會兩岸四地建築設計大獎卓越獎2015
- 仁安醫院：優質建築大獎（創新類別）2008

AGC Design Limited has received many awards including:

- Ibis Hong Kong Central & Sheung Wan Hotel:
HKIA Cross Strait Architectural Design Awards - Merit Award 2015
- Lui Seng Chun-Hong Kong Baptist University School of Chinese Medicine:
HKIA Cross Strait Architectural Design Awards - Nominated Award 2015
- Union Hospital: Merit-Quality Building Award (Special Award Category-Innovation) 2008

仁安醫院
Union Hospital



雷生春堂 - 香港浸會大學中醫藥學院
Lui Seng Chun - Hong Kong Baptist University School of Chinese Medicine



AREA SCHEDULE 面積表 (sq.ft. 平方呎)

樓層 Floor	單位 Unit	實用面積 Saleable Area	建築面積 Gross Floor Area	平台面積 Flat Roof Area
地庫 B/F	舖位 Shop 1	488	664	-
	舖位 Shop 2	579	787	-
地下 G/F	舖位 Shop 1	1507	2135	-
	舖位 Shop 2	1319	1869	-
	舖位 Shop 3	668	947	-
	舖位 Shop 4	1883	2667	-
	舖位 Shop 5	1905	2699	-
	舖位 Shop 6a	1640	2324	-
一樓 1/F	舖位 Shop 6b	1400	1984	-
	舖位 Shop 1	6164	9796	-
	舖位 Shop 2 (連地下入口樓梯 Include G/F entrance staircase)	4936	7822	-
	舖位 Shop 3 (連儲物室 Include store room)	946	1504	-
	舖位 Shop 4	1786	2838	-
二樓 2/F	寫字樓 Office 1	1117	1537	-
	寫字樓 Office 2	732	1008	-
	寫字樓 Office 3	575	791	-
	寫字樓 Office 5	568	782	-
	寫字樓 Office 6	576	792	-
	寫字樓 Office 7	578	796	-
	寫字樓 Office 8	568	782	-
	寫字樓 Office 9	588	810	-
	寫字樓 Office 10	626	862	-
	寫字樓 Office 11	1016	1399	-
	寫字樓 Office 12	713	981	-
	寫字樓 Office 15	745	1026	-
	寫字樓 Office 16	971	1337	-
	寫字樓 Office 17	577	795	-
	寫字樓 Office 18	637	876	-
	寫字樓 Office 19	571	786	-
	寫字樓 Office 20	580	799	-
	寫字樓 Office 21	580	799	-
	寫字樓 Office 22 (連儲物室 Include store room)	626	862	-
	寫字樓 Office 23	585	805	-
	寫字樓 Office 25	619	851	-
	寫字樓 Office 26	1231	1695	-
	會議室 Conference Room A	273	376	-
	會議室 Conference Room B	196	270	-
	會議室 Conference Room C	128	177	-
	會議室 Conference Room D	241	332	-

備註：不設四樓樓層。
Note: 4/F is omitted.

樓層 Floor	單位 Unit	實用面積 Saleable Area	建築面積 Gross Floor Area	平台面積 Flat Roof Area
二樓 2/F	會議室 Conference Room E	164	226	-
	會議室 Conference Room F	270	372	-
	會議室 Conference Room G	276	379	-
	會議室 Conference Room H	155	213	-
三樓 3/F	寫字樓 Office 1	1117	1537	-
	寫字樓 Office 2	732	1008	-
	寫字樓 Office 3	575	791	-
	寫字樓 Office 5	568	782	-
	寫字樓 Office 6	576	792	-
	寫字樓 Office 7	578	796	-
	寫字樓 Office 8	568	782	-
	寫字樓 Office 9	580	799	-
	寫字樓 Office 10	626	861	-
	寫字樓 Office 11	944	1299	-
	寫字樓 Office 12	361	497	-
	寫字樓 Office 15	476	655	-
	寫字樓 Office 16	486	669	-
	寫字樓 Office 17	564	776	-
	寫字樓 Office 18	916	1261	-
	寫字樓 Office 19	577	794	-
	寫字樓 Office 20	637	876	-
	寫字樓 Office 21	571	786	-
	寫字樓 Office 22	580	799	-
	寫字樓 Office 23	580	799	-
	寫字樓 Office 25 (連儲物室 Include store room)	626	862	-
	寫字樓 Office 26	585	806	-
	寫字樓 Office 27	618	850	-
	寫字樓 Office 28	1231	1694	-
	會議室 Conference Room A	273	376	-
	會議室 Conference Room B	196	270	-
	會議室 Conference Room C	128	176	-
	會議室 Conference Room D	171	235	-
會議室 Conference Room E	142	195	-	
會議室 Conference Room F	164	226	-	
會議室 Conference Room G	270	372	-	
會議室 Conference Room H	276	379	-	
會議室 Conference Room J	155	213	-	
五樓 5/F	寫字樓 Office 1	718	989	361
	寫字樓 Office 2	443	610	201

AREA SCHEDULE 面積表 (sq.ft. 平方呎)

樓層 Floor	單位 Unit	實用面積 Saleable Area	建築面積 Gross Floor Area	平台面積 Flat Roof Area
五樓 5/F	寫字樓 Office 3	595	820	-
	寫字樓 Office 5	568	783	-
	寫字樓 Office 6	576	794	-
	寫字樓 Office 7	577	795	-
	寫字樓 Office 8	568	783	-
	寫字樓 Office 9	604	833	258
	寫字樓 Office 10	690	950	286
	寫字樓 Office 11	539	743	-
	寫字樓 Office 12	394	543	-
	寫字樓 Office 15	373	514	-
	寫字樓 Office 16	389	536	-
	寫字樓 Office 17	702	966	268
	寫字樓 Office 18	541	745	306
	寫字樓 Office 19	601	828	-
	寫字樓 Office 20	571	787	-
	寫字樓 Office 21	580	799	-
	寫字樓 Office 22	580	799	-
	寫字樓 Office 23	571	787	-
	寫字樓 Office 25	607	837	-
	寫字樓 Office 26	443	610	215
	寫字樓 Office 27	717	988	355
	會議室 Conference Room A	273	376	-
	會議室 Conference Room B	153	211	-
	會議室 Conference Room C	147	202	-
	會議室 Conference Room D	133	183	-
	會議室 Conference Room E	183	252	-
	會議室 Conference Room F	256	352	-
會議室 Conference Room G	276	380	-	
會議室 Conference Room H	155	213	-	
六樓 6/F	寫字樓 Office 1	718	989	-
	寫字樓 Office 2	443	610	-
	寫字樓 Office 3	595	820	-
	寫字樓 Office 5	568	783	-
	寫字樓 Office 6	576	794	-
	寫字樓 Office 7	577	795	-
	寫字樓 Office 8	568	783	-
	寫字樓 Office 9	607	836	-
	寫字樓 Office 10	690	950	-
	寫字樓 Office 11	539	743	-
	寫字樓 Office 11	539	743	-

備註：不設四樓樓層。
Note: 4/F is omitted.

樓層 Floor	單位 Unit	實用面積 Saleable Area	建築面積 Gross Floor Area	平台面積 Flat Roof Area	
六樓 6/F	寫字樓 Office 12	394	543	-	
	寫字樓 Office 15	373	514	-	
	寫字樓 Office 16	389	536	-	
	寫字樓 Office 17	702	966	-	
	寫字樓 Office 18	541	745	-	
	寫字樓 Office 19	601	828	-	
	寫字樓 Office 20	571	787	-	
	寫字樓 Office 21	580	799	-	
	寫字樓 Office 22	580	799	-	
	寫字樓 Office 23	571	787	-	
	寫字樓 Office 25	607	837	-	
	寫字樓 Office 26	443	610	-	
	寫字樓 Office 27	717	988	-	
	會議室 Conference Room A	273	376	-	
	會議室 Conference Room B	153	211	-	
	會議室 Conference Room C	147	202	-	
	會議室 Conference Room D	133	183	-	
	會議室 Conference Room E	154	212	-	
	會議室 Conference Room F	256	352	-	
	會議室 Conference Room G	276	380	-	
	會議室 Conference Room H	155	213	-	
	七樓 7/F	寫字樓 Office 1	718	989	-
		寫字樓 Office 2	443	610	-
		寫字樓 Office 3	595	820	-
		寫字樓 Office 5	568	783	-
		寫字樓 Office 6	576	794	-
		寫字樓 Office 7	577	795	-
寫字樓 Office 8		568	783	-	
寫字樓 Office 9		607	836	-	
寫字樓 Office 10		690	950	-	
寫字樓 Office 11		539	743	-	
寫字樓 Office 12		394	543	-	
寫字樓 Office 15	373	514	-		
寫字樓 Office 16	389	536	-		
寫字樓 Office 17	702	966	-		
寫字樓 Office 18	541	745	-		
寫字樓 Office 19	603	831	-		
寫字樓 Office 20	571	787	-		
寫字樓 Office 21	580	799	-		

AREA SCHEDULE 面積表 (sq.ft. 平方呎)

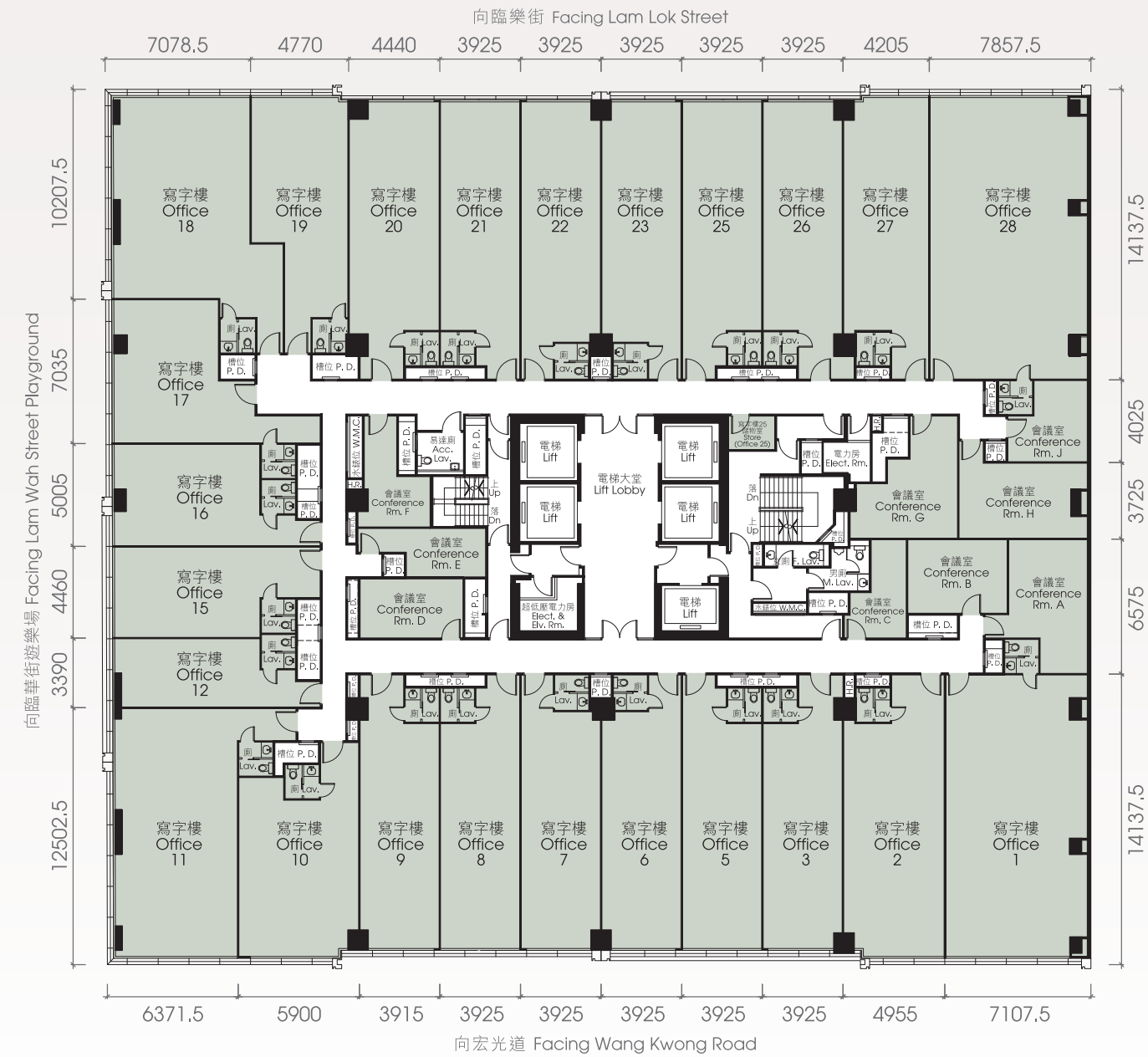
樓層 Floor	單位 Unit	實用面積 Saleable Area	建築面積 Gross Floor Area	平台面積 Flat Roof Area
七樓 7/F	寫字樓 Office 22	580	799	-
	寫字樓 Office 23	571	787	-
	寫字樓 Office 25	607	837	-
	寫字樓 Office 26	443	610	-
	寫字樓 Office 27	717	988	-
	會議室 Conference Room A	273	376	-
	會議室 Conference Room B	153	211	-
	會議室 Conference Room C	147	202	-
	會議室 Conference Room D	133	183	-
	會議室 Conference Room E	154	212	-
	會議室 Conference Room F	256	352	-
	會議室 Conference Room G	276	380	-
	會議室 Conference Room H	155	213	-
	八樓 8/F	寫字樓 Office 1	718	989
寫字樓 Office 2		443	610	-
寫字樓 Office 3		595	820	-
寫字樓 Office 5		568	783	-
寫字樓 Office 6		576	794	-
寫字樓 Office 7		577	795	-
寫字樓 Office 8		568	783	-
寫字樓 Office 9		604	833	-
寫字樓 Office 10		690	950	-
寫字樓 Office 11		539	743	-
寫字樓 Office 12		394	543	-
寫字樓 Office 15		373	514	-
寫字樓 Office 16		389	536	-
寫字樓 Office 17		702	966	-
寫字樓 Office 18		541	746	-
寫字樓 Office 19		601	828	-
寫字樓 Office 20		571	787	-
寫字樓 Office 21		580	799	-
寫字樓 Office 22		580	799	-
寫字樓 Office 23		571	787	-
寫字樓 Office 25		607	837	-
寫字樓 Office 26		443	610	-
寫字樓 Office 27		717	988	-
會議室 Conference Room A		273	376	-
會議室 Conference Room B		153	211	-
會議室 Conference Room C		147	202	-

備註：不設四樓樓層。
Note: 4/F is omitted.

樓層 Floor	單位 Unit	實用面積 Saleable Area	建築面積 Gross Floor Area	天台面積 Maintenance Roof Area
八樓 8/F	會議室 Conference Room D	231	319	-
	會議室 Conference Room E	256	352	-
	會議室 Conference Room F	276	380	-
	會議室 Conference Room G	155	213	-
	會議室 Conference Room H	155	213	-
九樓 9/F	寫字樓 Office 1	718	989	-
	寫字樓 Office 2	443	610	-
	寫字樓 Office 3	595	820	510
	寫字樓 Office 5	568	783	-
	寫字樓 Office 6	576	794	-
	寫字樓 Office 7	577	795	-
	寫字樓 Office 8	568	783	-
	寫字樓 Office 9	604	833	510
	寫字樓 Office 10	690	950	-
	寫字樓 Office 11	539	743	-
	寫字樓 Office 12	394	543	-
	寫字樓 Office 15	373	514	-
	寫字樓 Office 16	389	536	-
	寫字樓 Office 17	702	966	-
	寫字樓 Office 18	541	746	-
	寫字樓 Office 19	601	828	-
	寫字樓 Office 20	571	787	-
	寫字樓 Office 21	580	799	-
	寫字樓 Office 22	580	799	-
	寫字樓 Office 23	571	787	-
	寫字樓 Office 25	607	837	-
	寫字樓 Office 26	443	610	-
	寫字樓 Office 27	717	988	-
	會議室 Conference Room A	273	376	-
	會議室 Conference Room B	153	211	-
	會議室 Conference Room C	147	202	-
	會議室 Conference Room D	231	319	-
會議室 Conference Room E	256	352	-	
會議室 Conference Room F	276	380	-	
會議室 Conference Room G	155	213	-	

FLOOR PLAN 平面圖

3rd FLOOR 三樓



- 備註: 1. 本大廈不設4/F。
 2. 平面圖尺可以毫米為單位。
 3. 層數較高之單位會由於承重結構柱較低層者略小，因而室內空間或會稍為增加。
 4. 向臨華街遊樂場方向單位之窗口位有所分別，詳情請參閱本說明書第39頁之窗口剖面圖。
 5. 詳細訂正圖則以政府有關部門最後批准之圖則為準。
- Note: 1. 4/F is omitted.
 2. Dimensions shown in floor plans are in millimetres.
 3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced size of structural columns on upper floors.
 4. Window openings for units facing Lam Wah Street Playground are varies, please refer to the section of window opening on P.39 of this brochure for details.
 5. All plans are subject to final approval by the relevant Government authorities.

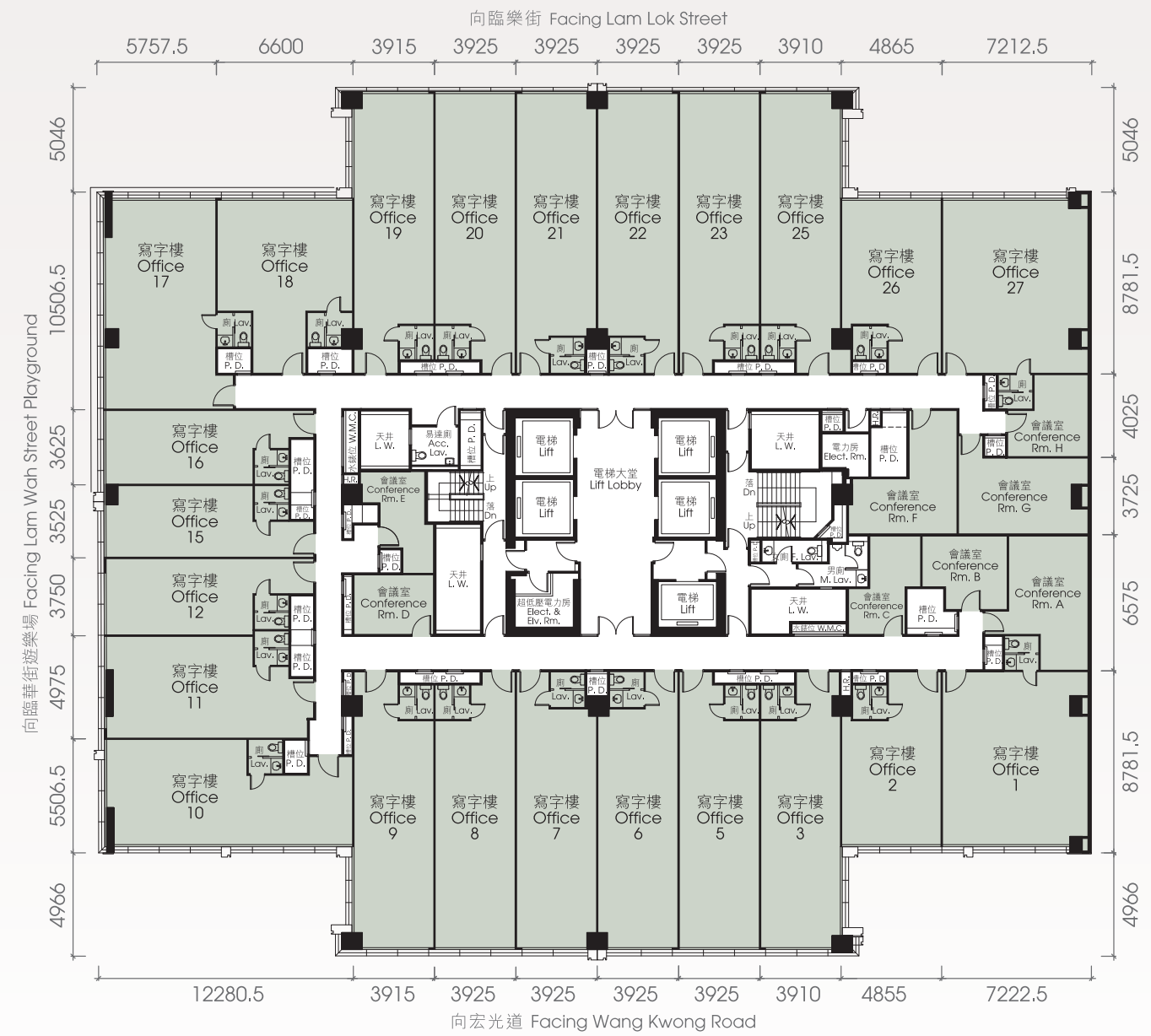
5th FLOOR 五樓



- 備註: 1. 本大廈不設4/F。
 2. 平面圖尺可以毫米為單位。
 3. 層數較高之單位會由於承重結構柱較低層者略小，因而室內空間或會稍為增加。
 4. 向臨華街遊樂場方向單位之窗口位有所分別，詳情請參閱本說明書第39頁之窗口剖面圖。
 5. 詳細訂正圖則以政府有關部門最後批准之圖則為準。
- Note: 1. 4/F is omitted.
 2. Dimensions shown in floor plans are in millimetres.
 3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced size of structural columns on upper floors.
 4. Window openings for units facing Lam Wah Street Playground are varies, please refer to the section of window opening on P.39 of this brochure for details.
 5. All plans are subject to final approval by the relevant Government authorities.

FLOOR PLAN 平面圖

6th FLOOR 六樓

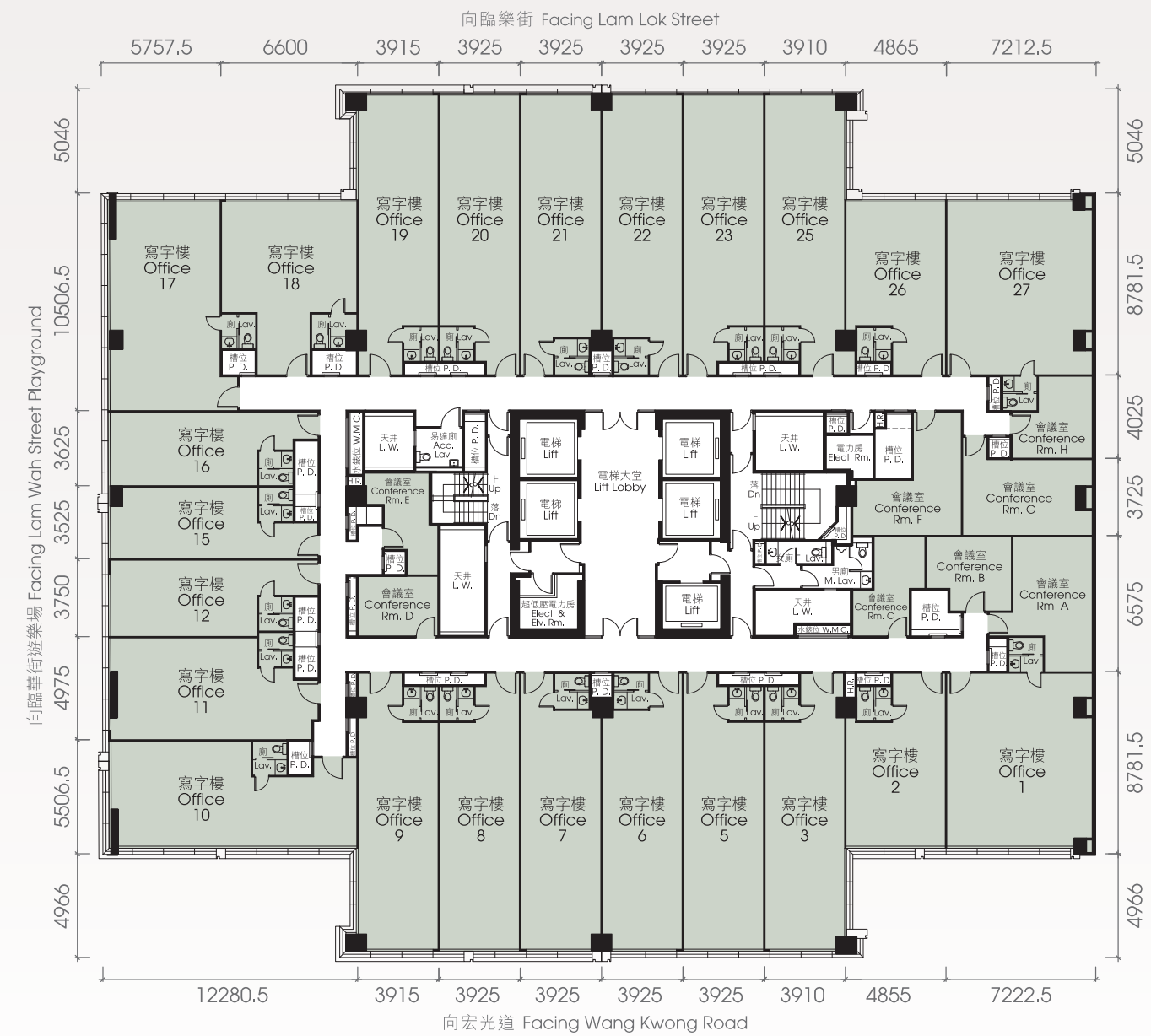


比例尺 Scale 0M 2M 5M 10M

- 備註: 1. 本大廈不設4/F。
 2. 平面圖尺可以毫米為單位。
 3. 層數較高之單位會由於承重結構柱較低層者略小，因而室內空間或會稍為增加。
 4. 向臨華街遊樂場方向單位之窗口位有所分別，詳情請參閱本說明書第39頁之窗口剖面圖。
 5. 詳細訂正圖則以政府有關部門最後批准之圖則為準。

Note: 1. 4/F is omitted.
 2. Dimensions shown in floor plans are in millimetres.
 3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced size of structural columns on upper floors.
 4. Window openings for units facing Lam Wah Street Playground are varies, please refer to the section of window opening on P.39 of this brochure for details.
 5. All plans are subject to final approval by the relevant Government authorities.

7th FLOOR 七樓



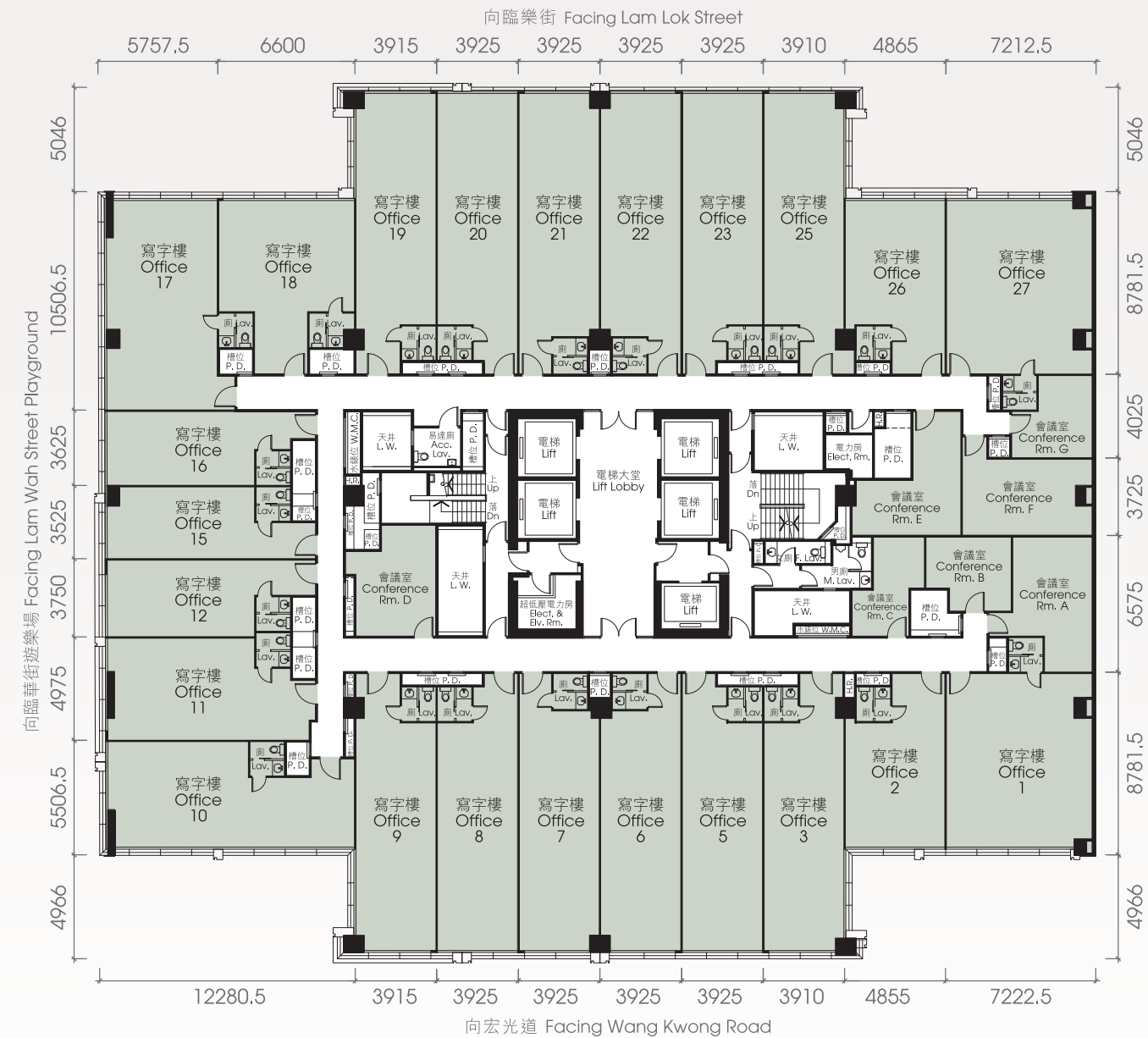
比例尺 Scale 0M 2M 5M 10M

- 備註: 1. 本大廈不設4/F。
 2. 平面圖尺可以毫米為單位。
 3. 層數較高之單位會由於承重結構柱較低層者略小，因而室內空間或會稍為增加。
 4. 向臨華街遊樂場方向單位之窗口位有所分別，詳情請參閱本說明書第39頁之窗口剖面圖。
 5. 詳細訂正圖則以政府有關部門最後批准之圖則為準。

Note: 1. 4/F is omitted.
 2. Dimensions shown in floor plans are in millimetres.
 3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced size of structural columns on upper floors.
 4. Window openings for units facing Lam Wah Street Playground are varies, please refer to the section of window opening on P.39 of this brochure for details.
 5. All plans are subject to final approval by the relevant Government authorities.

FLOOR PLAN 平面圖

8th FLOOR 八樓



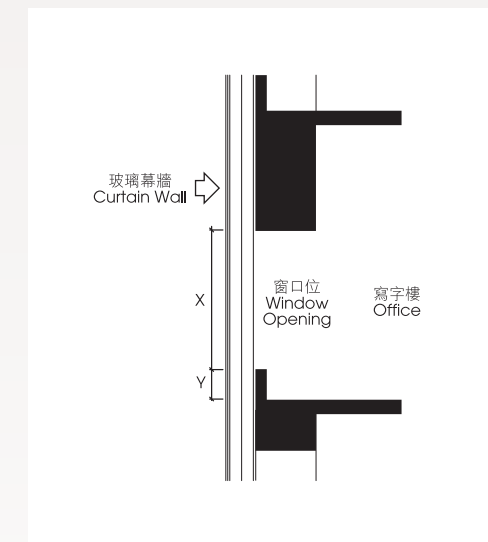
比例尺 Scale 0M 2M 5M 10M

- 備註: 1. 本大廈不設4/F。
 2. 平面圖尺可以毫米為單位。
 3. 層數較高之單位會由於承重結構柱較低層者略小，因而室內空間或會稍為增加。
 4. 向臨華街遊樂場方向單位之窗口位有所分別，詳情請參閱本說明書第39頁之窗口剖面圖。
 5. 詳細訂正圖則以政府有關部門最後批准之圖則為準。

- Note: 1. 4/F is omitted.
 2. Dimensions shown in floor plans are in millimetres.
 3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced size of structural columns on upper floors.
 4. Window openings for units facing Lam Wah Street Playground are varies, please refer to the section of window opening on P.39 of this brochure for details.
 5. All plans are subject to final approval by the relevant Government authorities.

9th FLOOR 九樓

面向臨華街遊樂場單位窗口剖面示意圖
 Typical Indicative Section Of Window Opening
 At Units Facing Lam Wah Street Playground



‘X’及‘Y’的尺寸(淨結構計)
 Dimension “X” and “Y” (Structural Clearance)

樓層 Floor	寫字樓單位 Office Unit	X	Y
2/F	11, 12, 15, 16	1400	300
3/F	11, 12, 15, 16, 17, 18	1400	300
5/F - 8/F	10, 11, 12, 15, 16, 17	1400	300
9/F	10, 11, 12, 15, 16, 17	2025	300



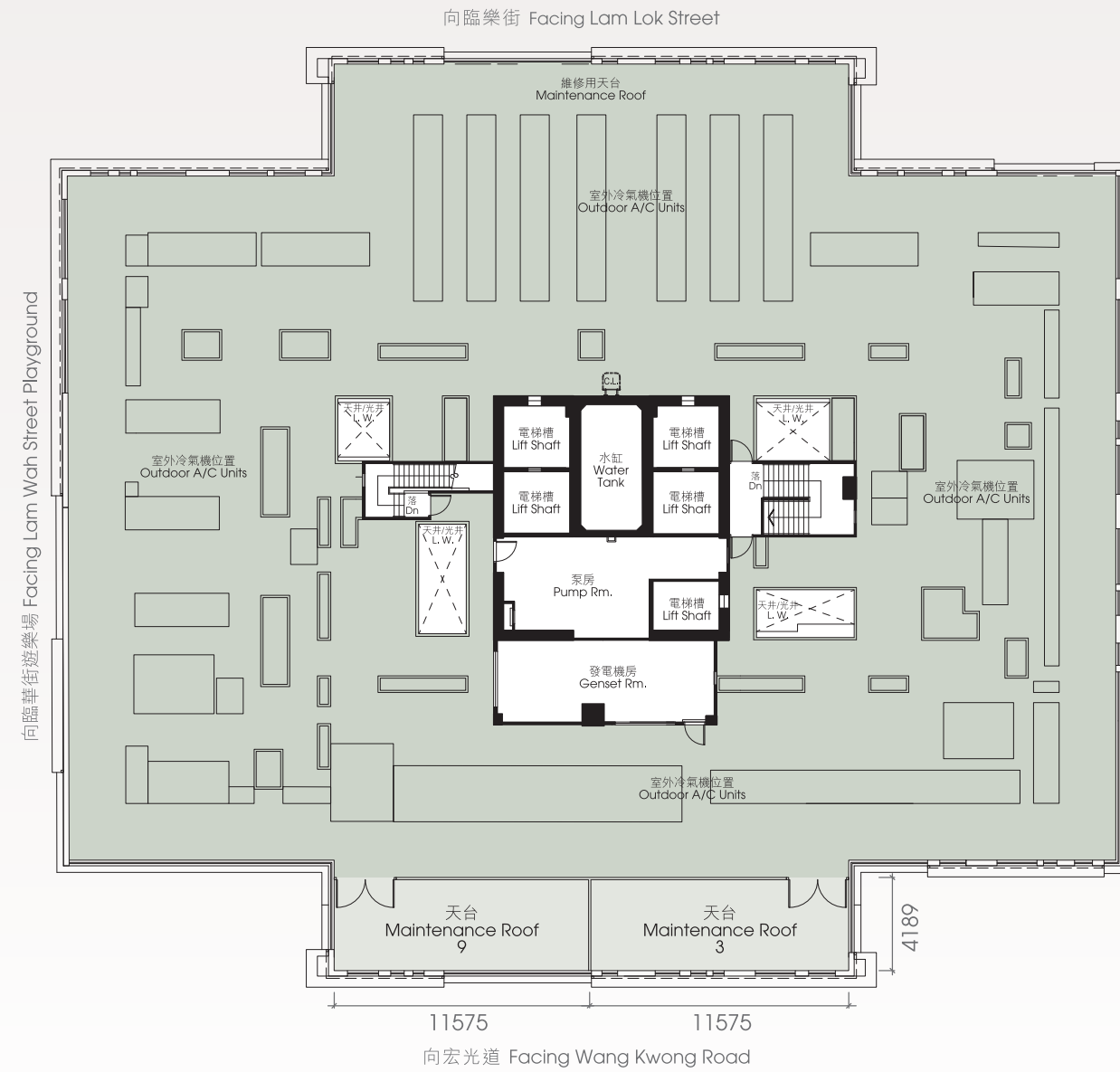
比例尺 Scale 0M 2M 5M 10M

- 備註: 1. 本大廈不設4/F。
 2. 平面圖尺可以毫米為單位。
 3. 層數較高之單位會由於承重結構柱較低層者略小，因而室內空間或會稍為增加。
 4. 向臨華街遊樂場方向單位之窗口位有所分別，詳情請參閱本說明書第39頁之窗口剖面圖。
 5. 詳細訂正圖則以政府有關部門最後批准之圖則為準。

- Note: 1. 4/F is omitted.
 2. Dimensions shown in floor plans are in millimetres.
 3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced size of structural columns on upper floors.
 4. Window openings for units facing Lam Wah Street Playground are varies, please refer to the section of window opening on P.39 of this brochure for details.
 5. All plans are subject to final approval by the relevant Government authorities.

FLOOR PLAN 平面圖

ROOF 天台



備註：1. 平面圖尺寸以毫米為單位。
2. 詳細訂正圖則以政府有關部門最後批准之圖則為準。
Note: 1. Dimensions shown in floor plans are in millimetres.
2. All plans are subject to final approval by the relevant Government authorities.

LOCATION PLAN 位置圖



備註：上述地圖經簡化處理及並非按照比例繪畫。
Note: The location map above has been simplified and is not drawn to scale.