

# 平面圖 FLOOR PLAN

## 面積表 Area Schedule

(平方呎 sq.ft.)

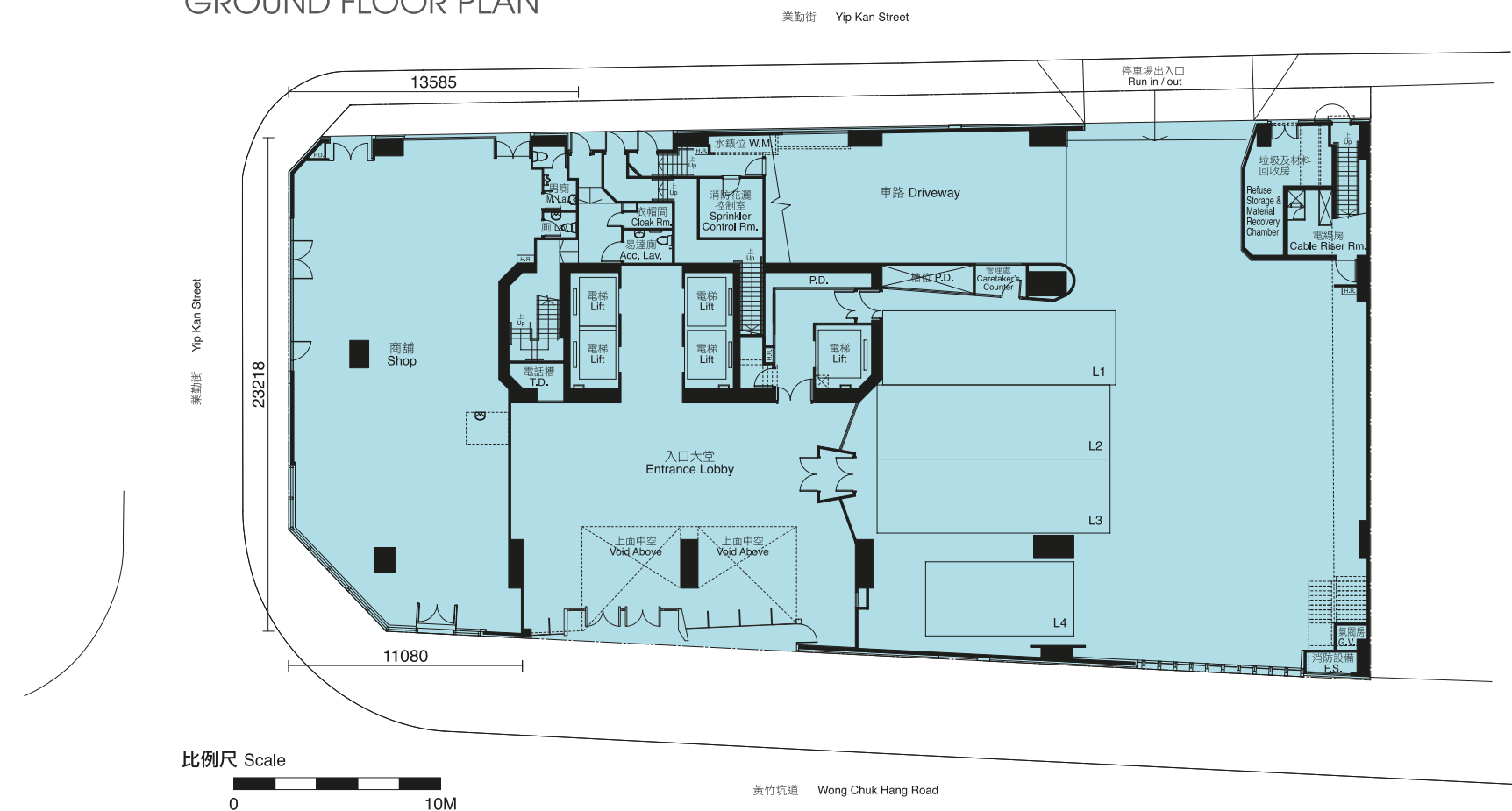
樓層 Floor	單位 Unit	分間實用面積 Saleable Area (Sub-divided Unit)	全層實用面積 Saleable Area (Whole Floor)	分間建築面積 Gross Floor Area (Sub-divided Unit)	全層建築面積 Gross Floor Area (Whole Floor)	平台面積 Flat Roof Area	天台面積 Roof Area
36/F	全層 Whole Floor		6868		8487	907	1668
35/F	全層 Whole Floor		6936		8571	540	
32/F-33/F	全層 Whole Floor		7879		9736		
27/F-31/F	1	1332	7879	1935	9736		
	2	1053		1529			
	3	686		997			
	4	769		1117			
	5	1212		1761			
	6	1650		2397			
26/F	全層 Whole Floor		6875		8496	639	
18/F-25/F	1	1482	7947	2147	9820		
	2	1103		1599			
	3	716		1037			
	4	699		1014			
	5	1182		1713			
	6	1594		2310			
10/F-16/F	1	1345	7906	1950	9770		
	2	1054		1527			
	3	700		1014			
	4	775		1123			
	5	1216		1763			
	6	1651		2393			
8/F-9/F	全層 Whole Floor		7906		9770		
7/F	全層 Whole Floor		7906		9770	425	
G/F	商舖 Shop	2702		3339			

附註: 不設4/F、13/F、14/F、24/F及34/F, 另6/F為機電層及17/F為避火層

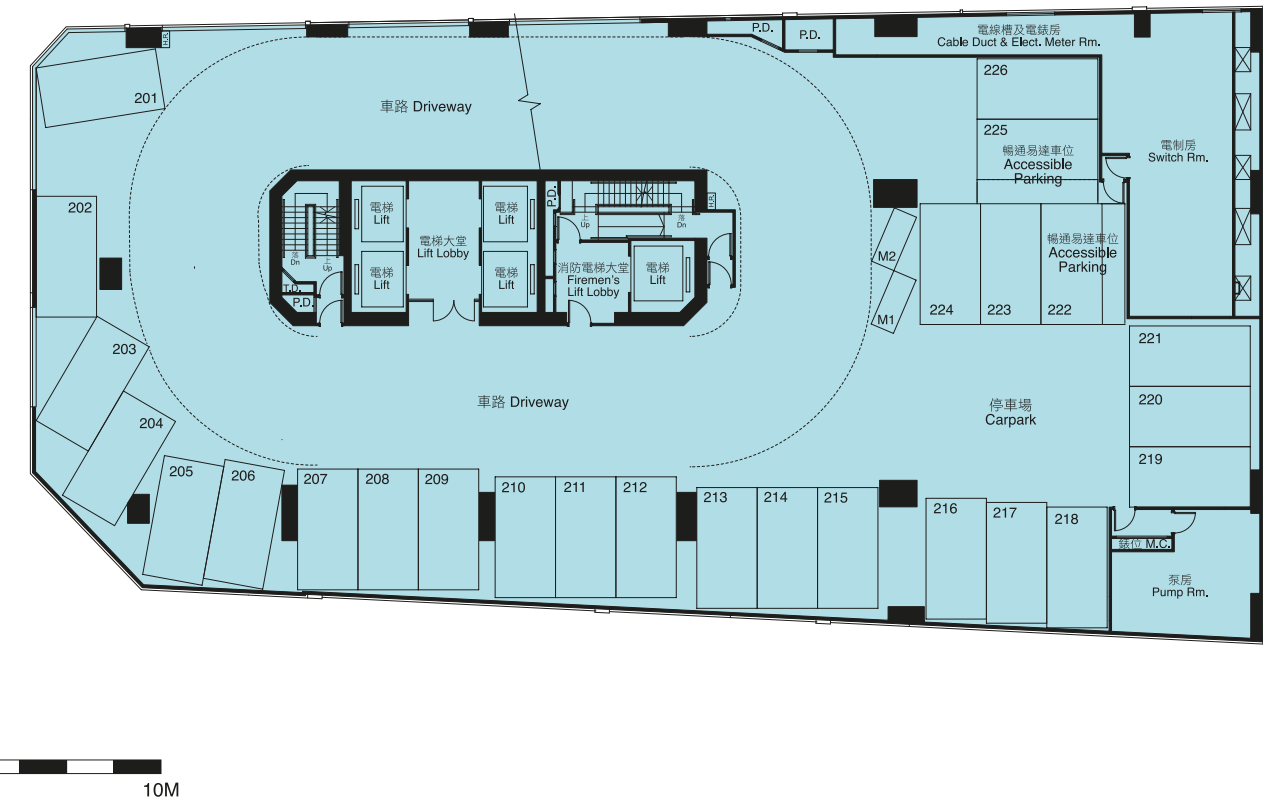
Note: 6/F is for E & M use and 17/F is designed as refuge floor, 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

# 平面圖 Floor Plan

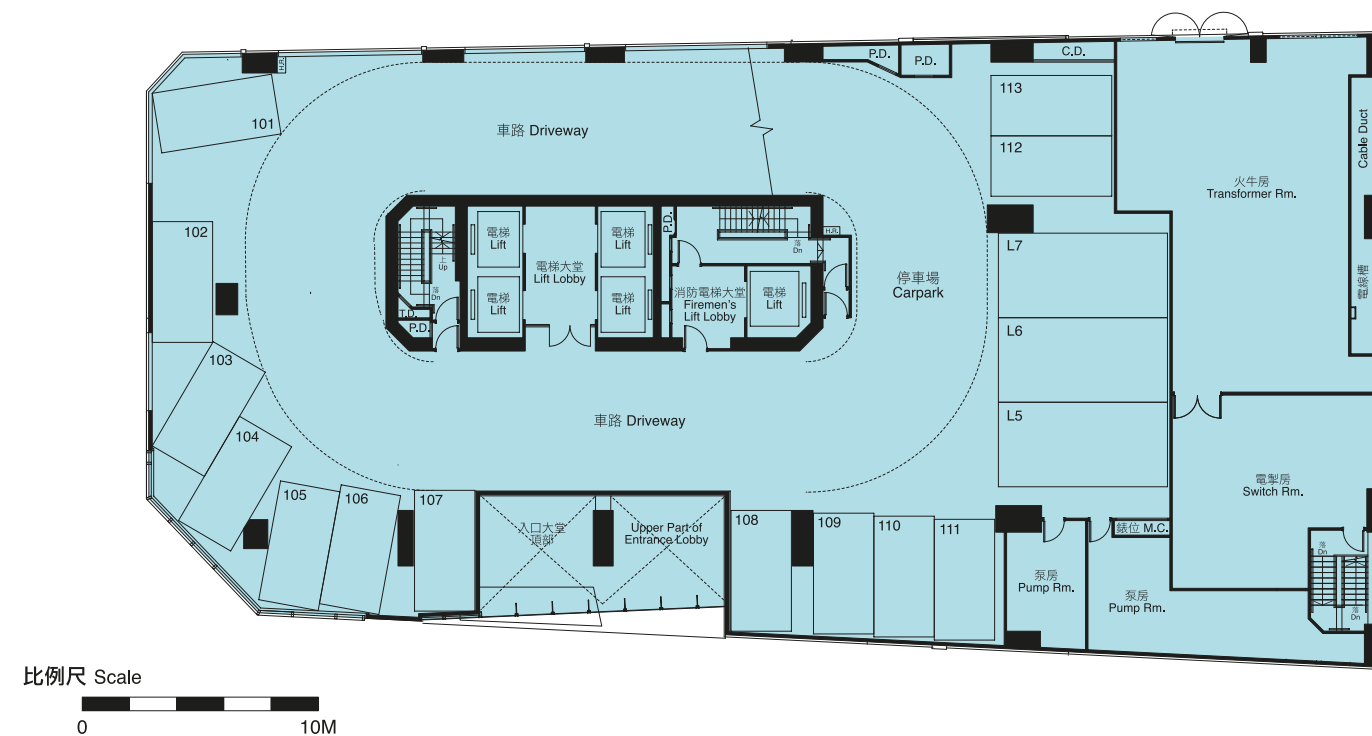
地下平面圖  
GROUND FLOOR PLAN



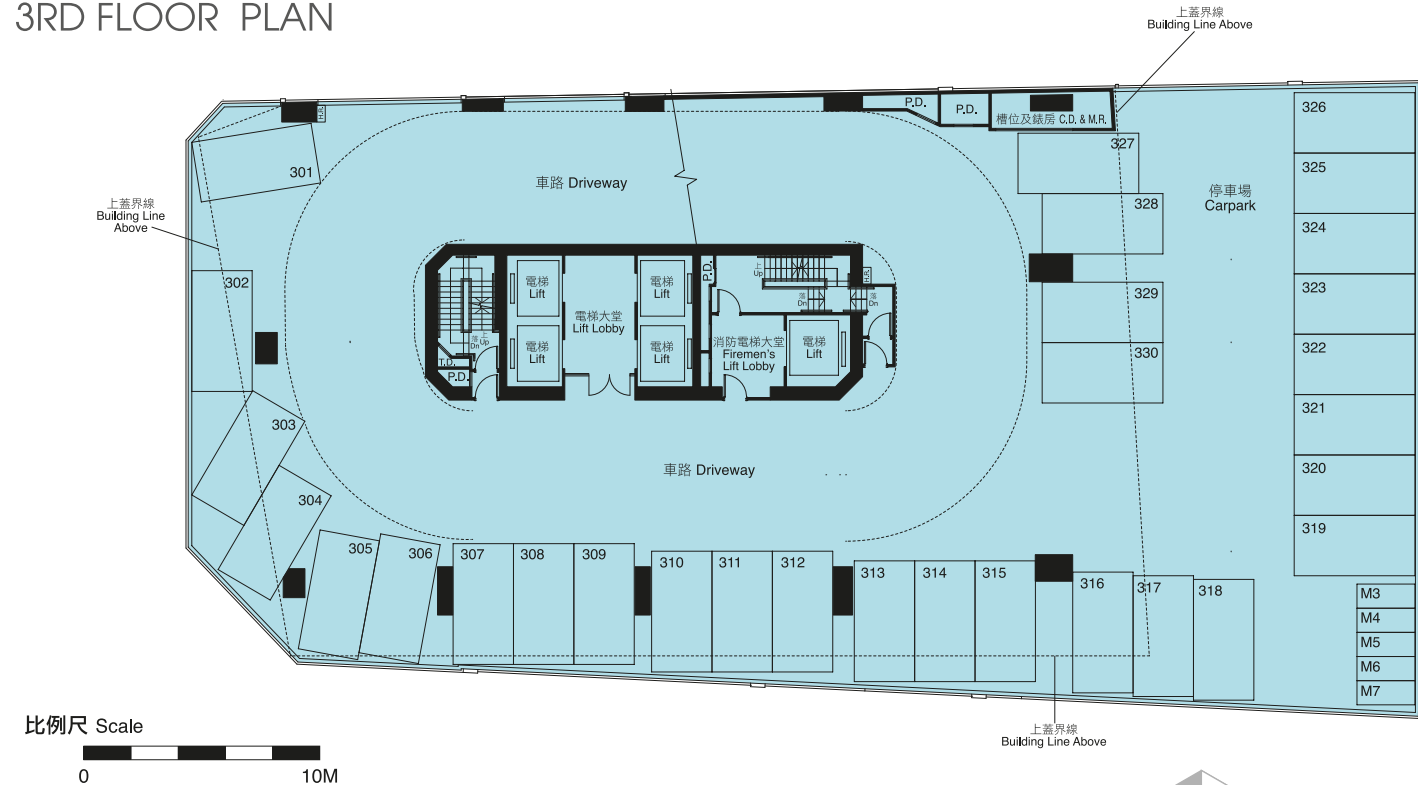
二樓平面圖  
2ND FLOOR PLAN



一樓平面圖  
1ST FLOOR PLAN



三樓平面圖  
3RD FLOOR PLAN



附註：

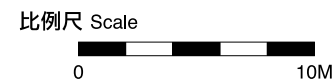
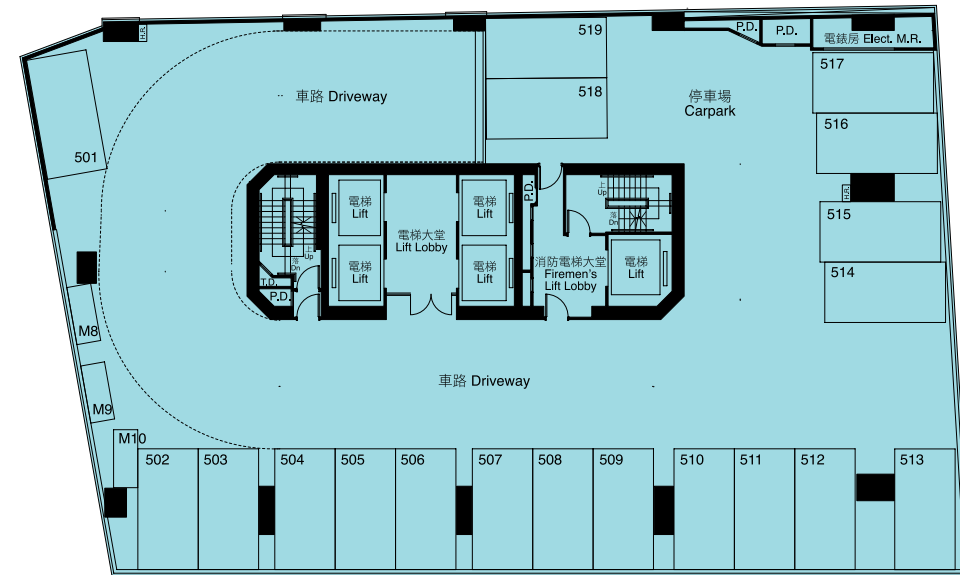
1. 本大廈不設4/F、13/F、14/F、24/F及34/F。
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4. 部分樓層外牆範圍設有建築裝飾及燈飾。
5. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例，及其他有關防火安全與使用消防電梯大堂及防煙間之條例規例及法規，及有關之其他政府規定。
6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

Notes:

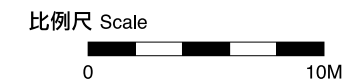
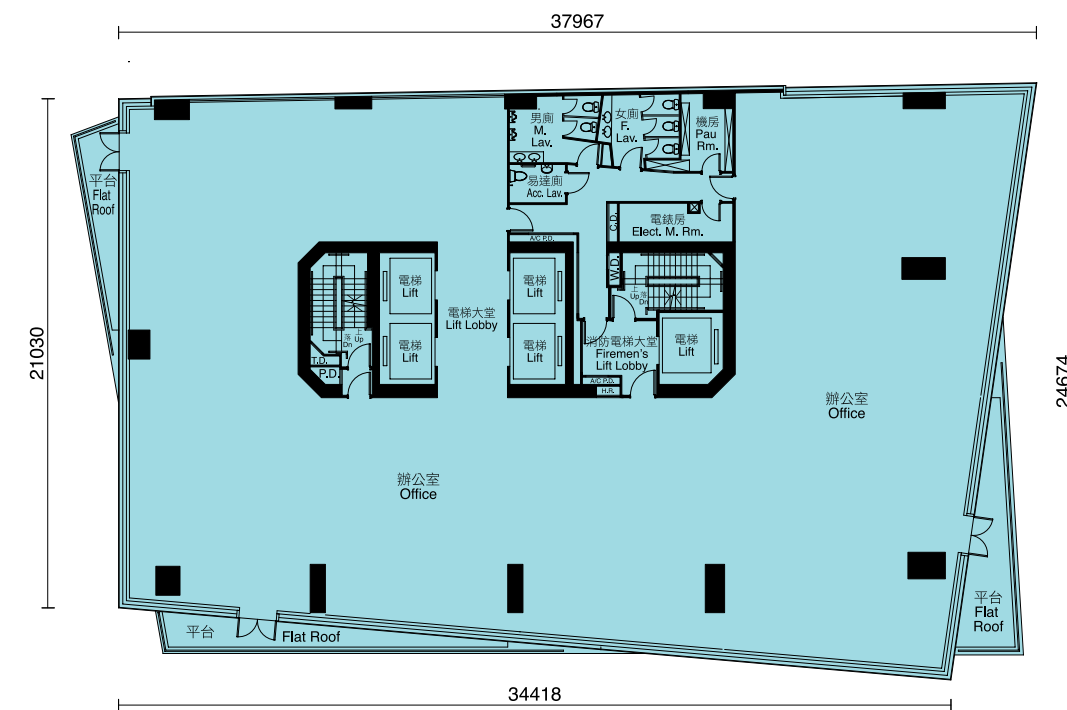
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4. Architectural features and feature lights are fixed on external walls of some of the floors.
5. The use of fireman's lift lobbies and smoke lobbies should comply with the relevant Buildings Ordinance and regulations thereunder and any other ordinances, regulations or rules relating to the fire safety and use of the fireman's lift lobbies and smoke lobbies, and any other relevant government's requirements.
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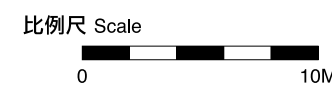
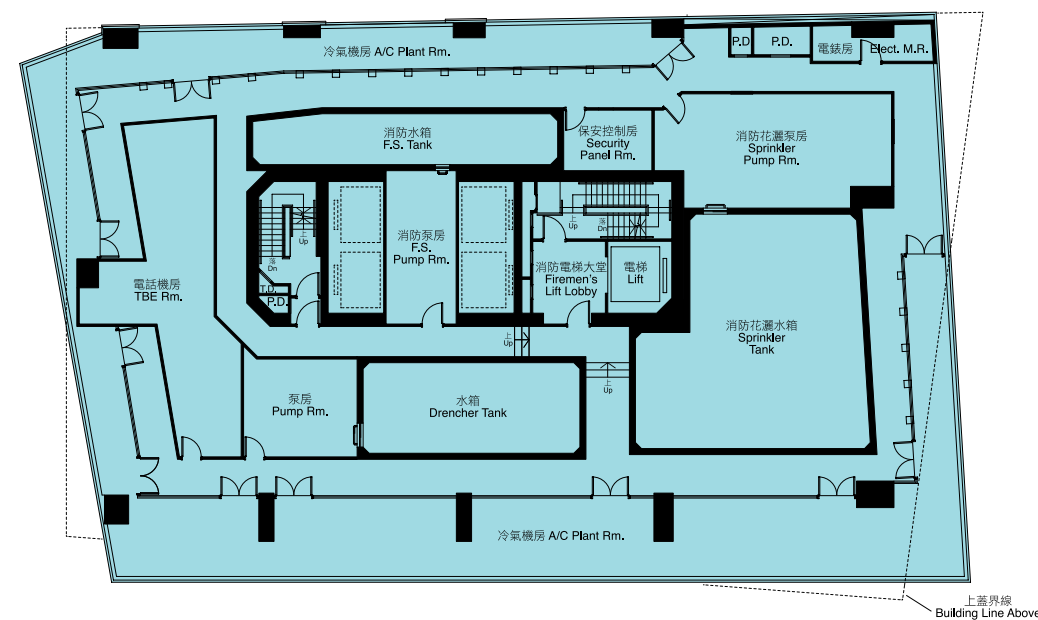
五樓平面圖  
5TH FLOOR PLAN



七樓平面圖  
7TH FLOOR PLAN



六樓平面圖  
6TH FLOOR PLAN



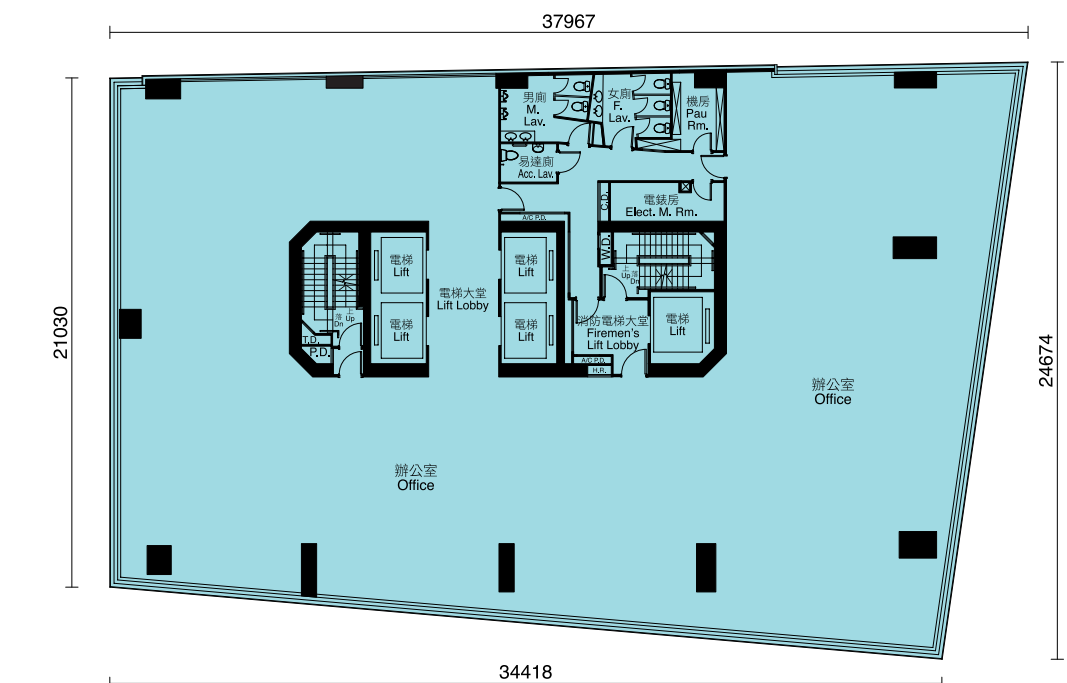
附註：

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3. 層數較高之單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。
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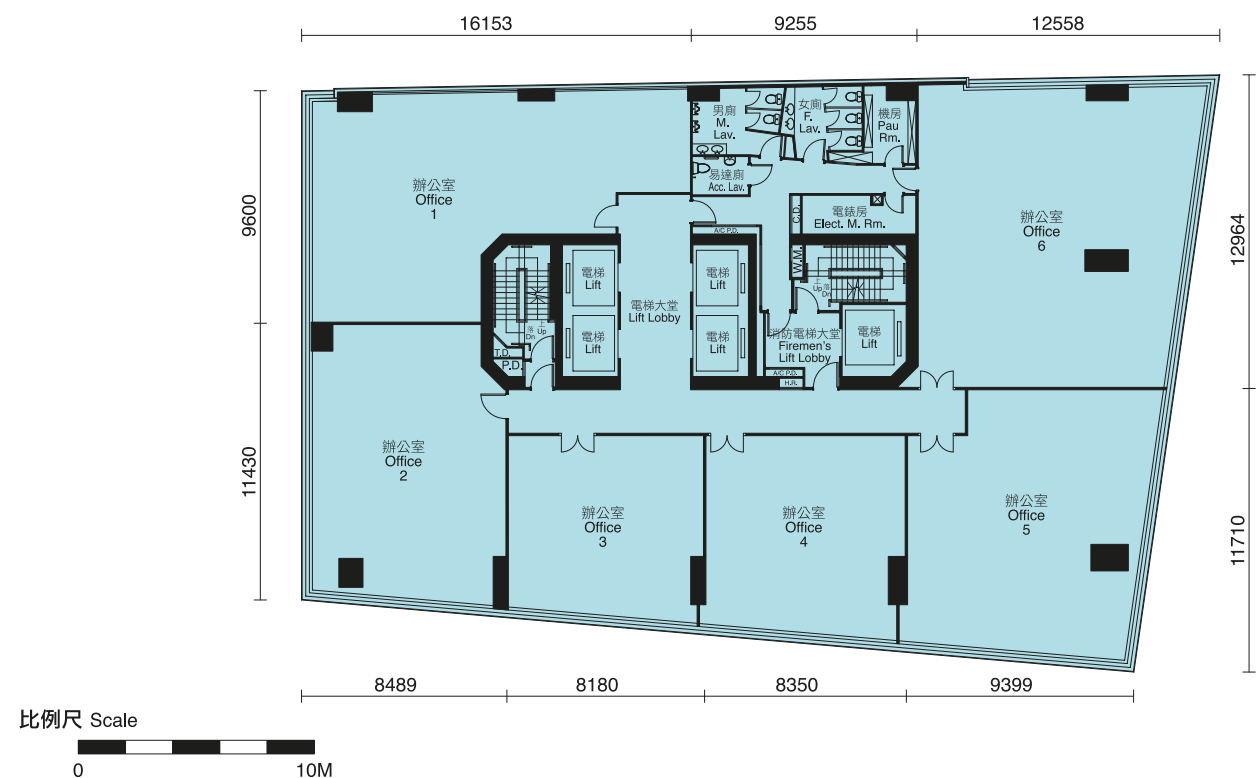
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八樓至九樓平面圖  
8TH TO 9TH FLOOR PLAN

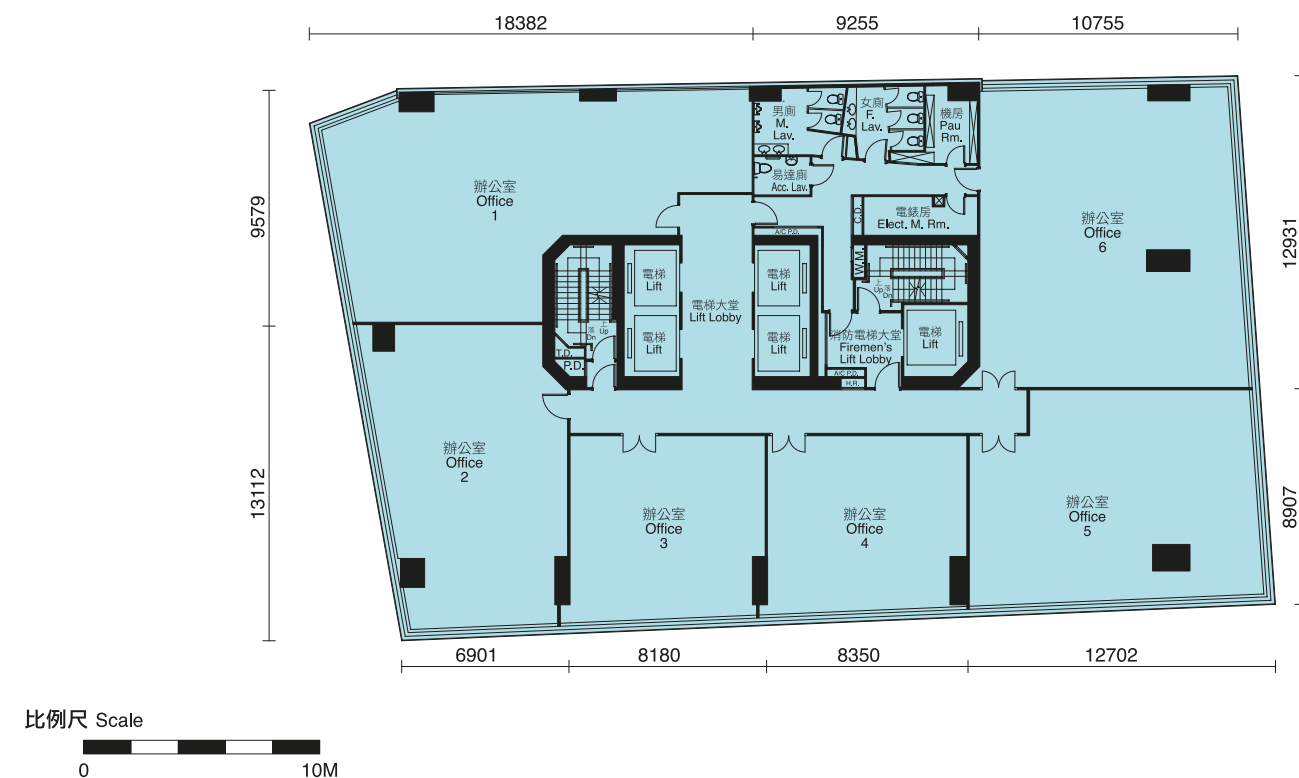


# 平面圖 Floor Plan

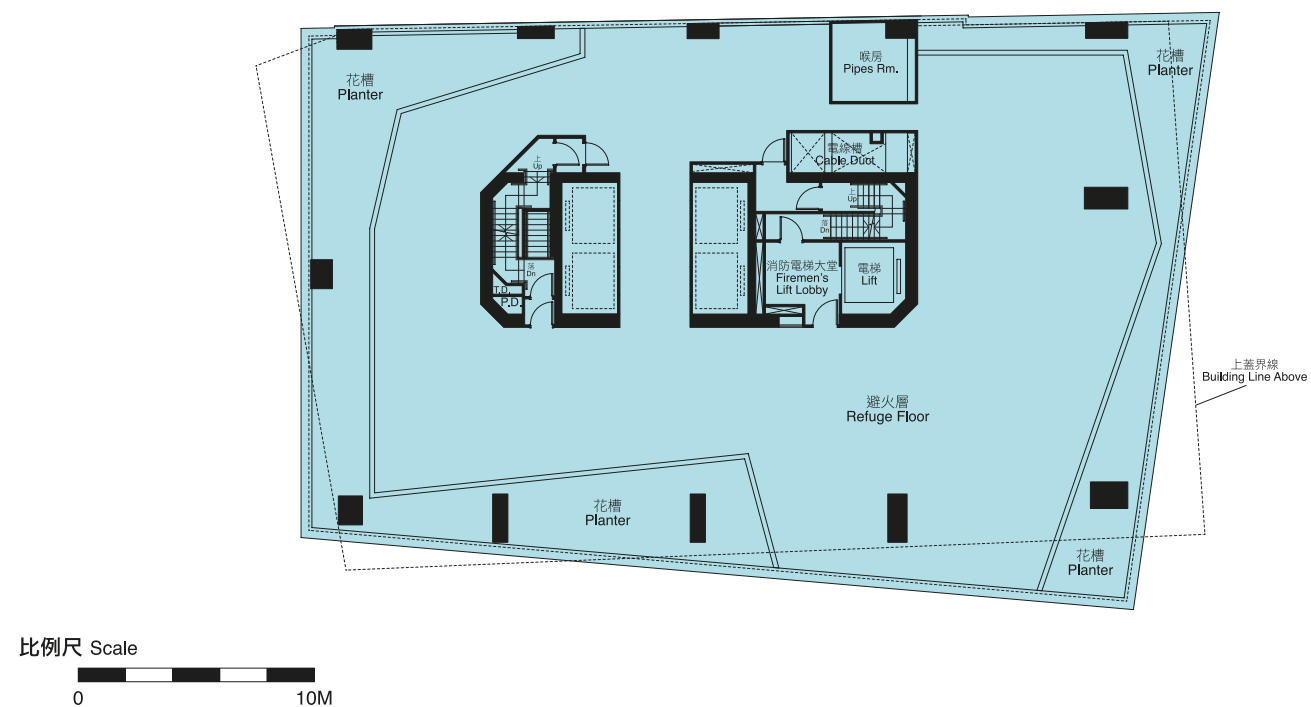
十樓至十六樓平面圖  
10TH TO 16TH FLOOR PLAN



十八樓至二十五樓平面圖  
18TH TO 25TH FLOOR PLAN



十七樓平面圖  
17TH FLOOR PLAN (Refuge Floor)



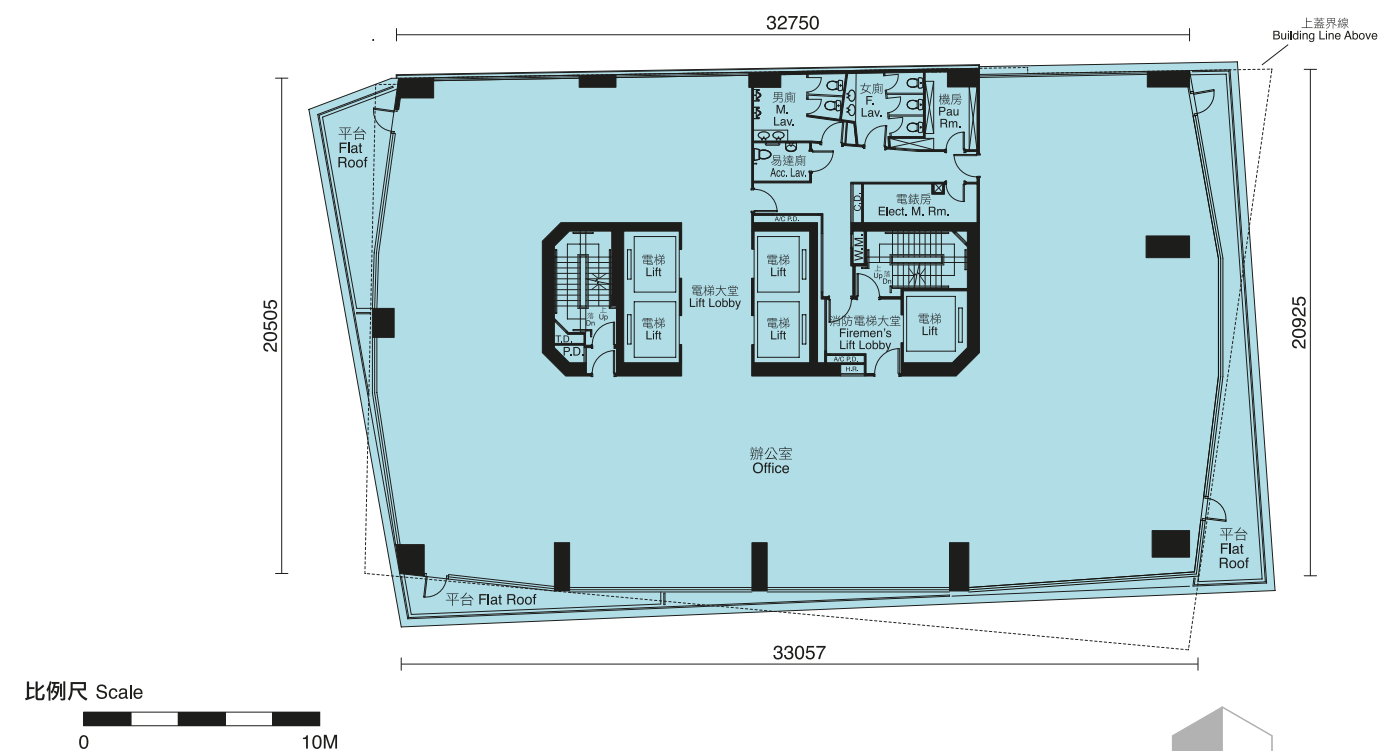
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二十六樓平面圖  
26TH FLOOR PLAN

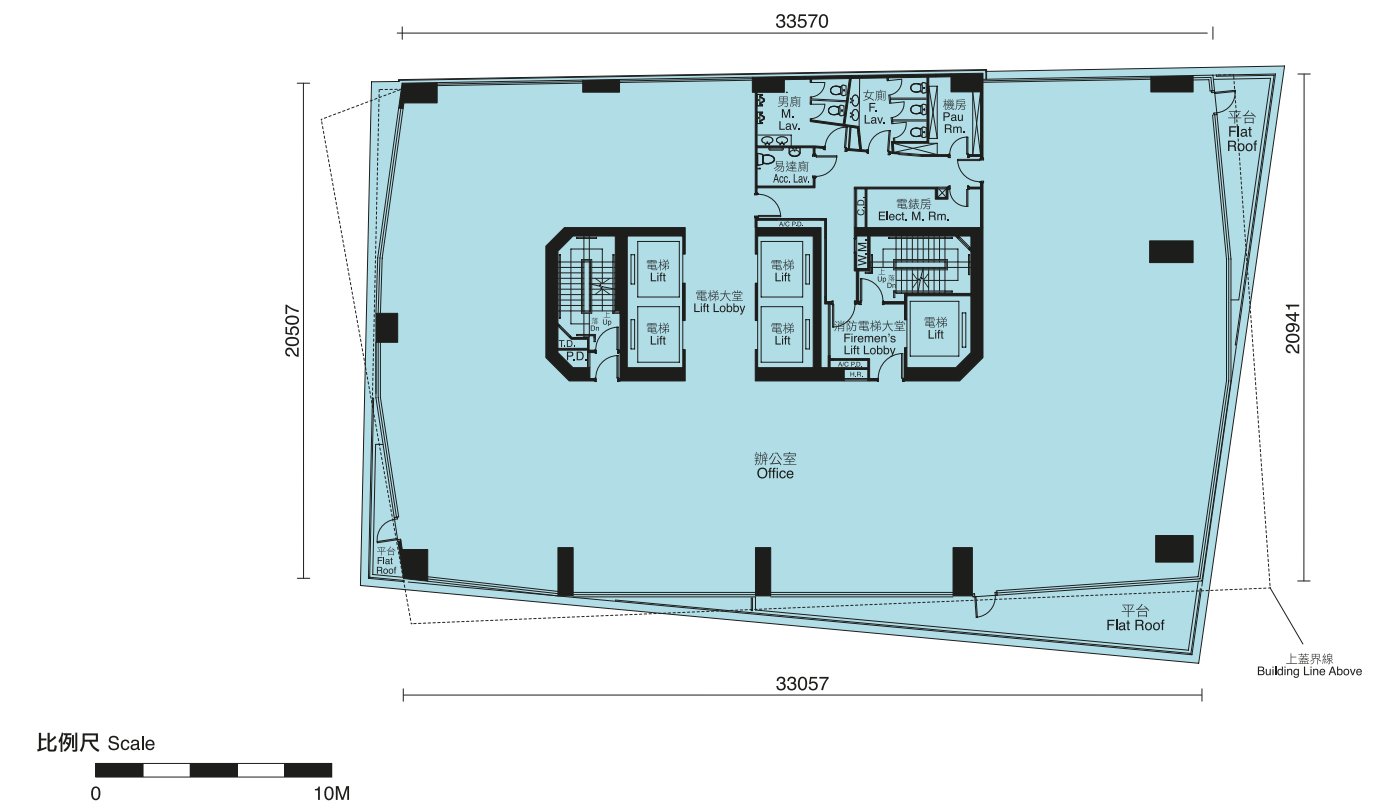


# 平面圖 Floor Plan

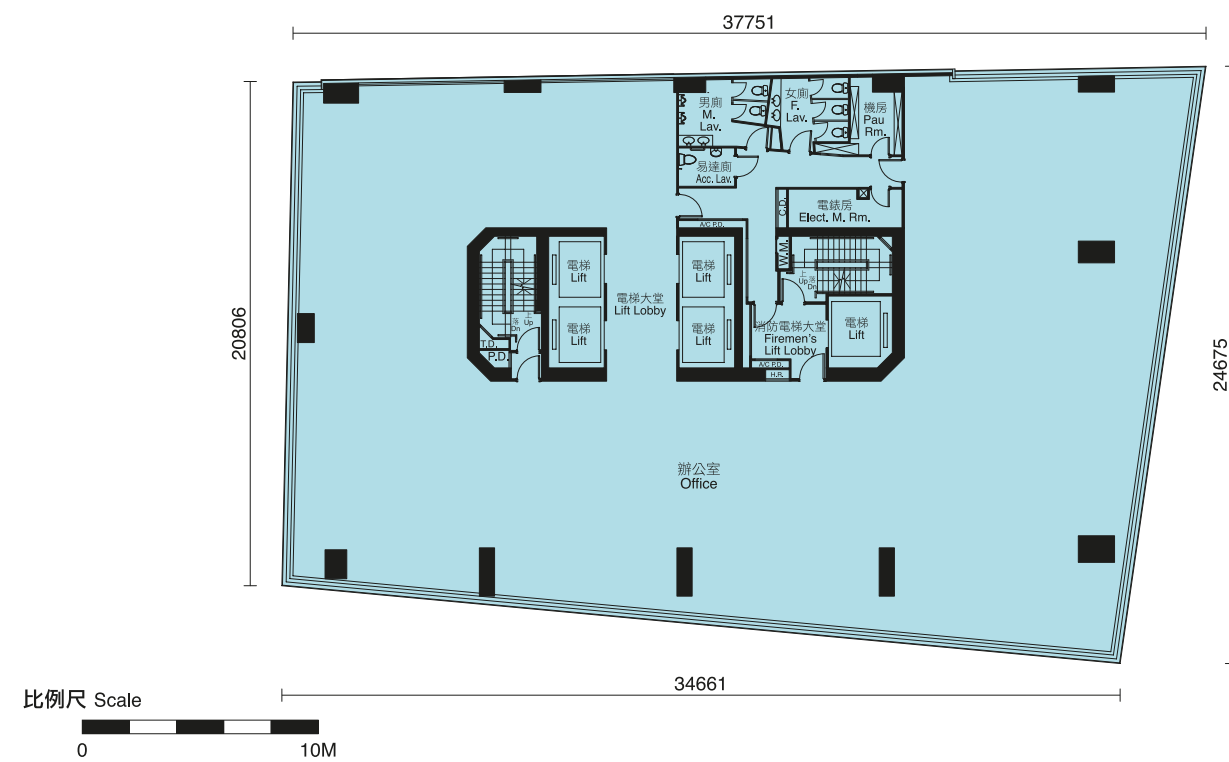
二十七樓至三十一樓平面圖  
27TH TO 31ST FLOOR PLAN



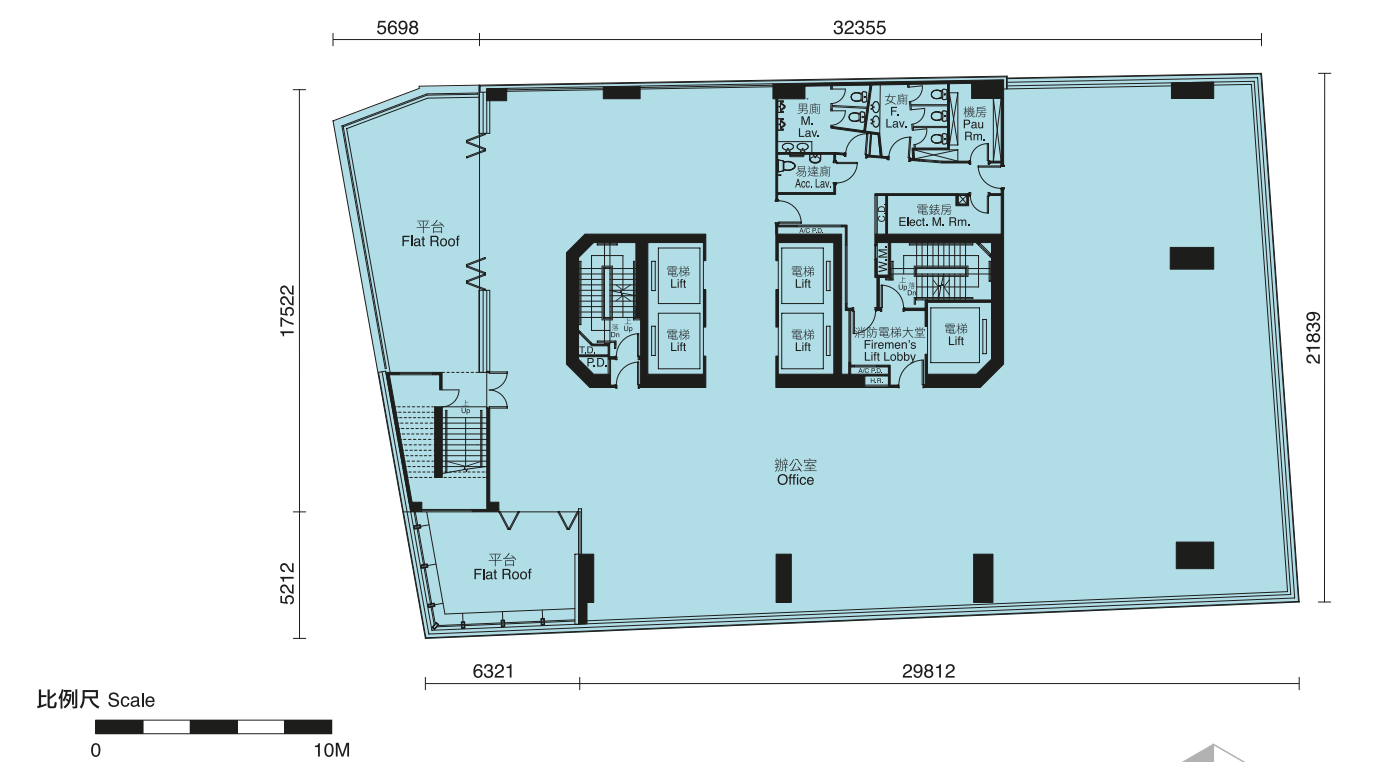
三十五樓平面圖  
35TH FLOOR PLAN



三十二樓至三十三樓平面圖  
32ND TO 33RD FLOOR PLAN



三十六樓平面圖  
36TH FLOOR PLAN



附註：

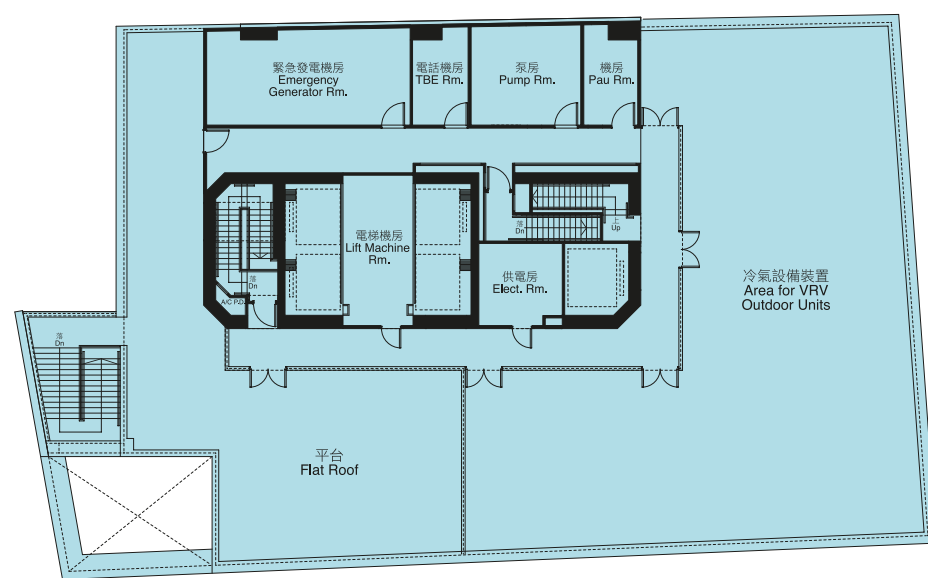
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# 平面圖 Floor Plan

天台平面圖  
ROOF FLOOR PLAN



比例尺 Scale  
0 10M

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# 位置圖 Location Plan



黃竹坑商貿區內現有及擬建物業  
Existing & Proposed Developments in Wong Chuk Hang Business Area

- |  |  |  |
|--|--|--|
| <p>01 黃竹坑道39至43號 — 酒店<br/>No. 39-43 Wong Chuk Hang Road - Hotel</p> <p>02 如心南灣海景酒店 (L'Hotel)</p> <p>03 香葉道43號 — 酒店<br/>No. 43 Heung Yip Road - Hotel</p> <p>04 香葉道41號 — 寫字樓<br/>No. 41 Heung Yip Road - Office</p> | <p>05 黃竹坑道34號 — 寫字樓<br/>No. 34 Wong Chuk Hang Road - Office</p> <p>06 業發街1號 — 寫字樓<br/>No. 1 Yip Fat Street - Office</p> <p>07 一島南<br/>One Island South</p> <p>08 黃竹坑道64號 — 酒店<br/>No. 64 Wong Chuk Hang Road - Hotel</p> | <p>09 黃竹坑道20號 — 寫字樓<br/>No. 20 Wong Chuk Hang Road - Office</p> <p>10 香葉道8號 — 寫字樓<br/>No. 8 Heung Yip Road - Office</p> <p>11 黃竹坑道50號 — 寫字樓<br/>No. 50 Wong Chuk Hang Road - Office</p> <p>12 新增商貿用地<br/>New Commercial Zone</p> |
|--|--|--|

- 中學  
Secondary School
- 電力站  
Power Transmission
- 停車場  
Car Park
- 亭  
Pavilion
- 廟宇  
Temple

- 教堂  
Church
- 巴士總站  
Bus Terminus
- 油站  
Petrol Station
- 公園  
Park

- 足球場  
Football Pitch
- 網球場  
Tennis Court
- 游泳池  
Swimming Pool
- 警署  
Police Station

# 參考資料

## Reference Information

### 發展項目基本資料

發展項目名稱	: 環匯廣場
地址	: 香港黃竹坑道21號
地段編號	: 香港仔內地段第453號餘段
租契年期	: 由2010年10月14日起計50年
租契用途限制	: 非工業 (但不包括住宅、酒店、加油站及貨倉)用途
賣方	: 利盈發展有限公司 (其持股公司為恒基兆業地產有限公司、協成行有限公司及恒生建業有限公司)
賣方律師行	: 羅文錦律師樓
銀行	: 香港上海匯豐銀行有限公司及中國銀行(香港)有限公司 (已各自承諾提供資金完成物業發展)
融資公司	: 恒基兆業地產有限公司、協成行有限公司及恒生建業有限公司 (皆已就建築經費提供貸款，並會加入簽署買賣合約)
認可人士	: 呂鄧黎建築師有限公司的黎紹堅先生
上蓋建築總承建商	: 祥記馮祥建築有限公司
發展項目預計落成日期	: 2014年5月31日

### 物業設計用途

- (一) 商舖樓層 : 部份G/F為商舖，作商業用途；G/F樓高約3.1米至4.35米(樓面至樓面高度)。
- (二) 寫字樓層 : 共25層 (7/F-36/F)，作寫字樓用途；(不設13/F、14/F、24/F及34/F，另6/F為機電層及17/F為避火層)。7/F至36/F每層樓高約4.12米(樓面至樓面高度)。
- (三) 停車場 : 部份1/F、2/F、3/F及5/F設計為停車場，限作泊車用途。私家車位共88個(每個5米X2.5米)；電單車位共10個(每個2.4米X1米)。
- (四) 上落貨車位 : 地下及一樓設有上落貨車位7個(其中3個每個11米X3.5米，另4個每個7米X3.5米)。
- (五) 樓面承重力 : 3kPa (15/F-16/F, 18/F-25/F及27/F-33/F)  
5kPa (7/F-12/F, 17/F及26/F)  
10kPa (35/F及36/F)

註：「樓面至樓面高度」指該樓層之石屎地台面與對上一層石屎地台面之高度距離。

### 物業管理

- (一) 物業管理公司 : 世邦魏理仕有限公司(大廈公契經理人)
- (二) 管理期限 : 由簽訂大廈公契約日起計為期兩年，經理人之酬金為全年管理總支出的百分之六(6%)。
- (三) 預算管理費  
由簽訂大廈公共契約日起計  
寫字樓 : 每平方米建築面積計每月約HK\$2.66  
管理費由賣方發出伙通知信內指定日期起由各業主負責支付。  
由入伙紙發出日至賣方向各業主發出伙通知信期間，管理模式及管理費用概由賣方及管理公司協定，期間根據實際支出由賣方支付。
- (四) 於簽定單位樓契時每單位須繳費用  
管理費按金 : 相等於三個月管理費  
大廈最初開支費用 : 相等於一個月管理費 (不能轉讓及不作退還) 及泥頭清理費  
特別基金 : 相等於兩個月管理費  
公共設施按金 : 按照公共水及電錶等應付部份之按金繳付
- (五) 裝修期按金 : HK\$5,000

備註 : 1. 本預算乃以2013年第一季之物價水平所釐訂，於大廈入伙紙發出日期後，管理公司可能需酌情略作調整。  
2. 本大廈所有單位之管理費均以上期繳付為原則。

### 對買家之重要提示

- (一) 此合約對你最後完成此宗交易與否並沒有約束力，但賣方則需要遵守此合約之條文。若你取消此合約，賣方有權沒收百份之三之樓價，而你只可取回其餘部分之定金。
- (二) 如你欲繼續此宗交易，你須要簽署一張正式買賣合約，在此之前，應請教律師保障你的權益，使此交易可妥善完成。
- (三) 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。
- (四) 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
- (五) 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便僱用獨立律師為高。
- (六) 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益，你可自由選擇。

買家可聘用自己選擇的律師處理有關物業買賣事宜，有關律師行之資料，買方可致電香港律師會查詢，電話2846-0500，或瀏覽其網頁www.hklawsoc.org.hk。

### 應詢資料

- (一) 買賣按揭契約及印花稅等費用。
- (二) 已獲建築事務監督批准之建築圖則全套。
- (三) 大廈公契草稿及地契全文。賣方保留申請修改大廈公契及政府租契之權利。
- (四) 買家可向賣方代表律師索取有關完成該物業建築工程之總數及專業費用之最新資料及不時已花費及已支出之金額，此項服務收費為每次港幣100元正。

### BASIC INFORMATION OF THE DEVELOPMENT

Name of Development	: Global Trade Square
Address	: No.21 Wong Chuk Hang Road, Hong Kong
Lot Number	: The Remaining Portion of Aberdeen Inland Lot No.453
Lease Term	: 50 years commencing from 14th October 2010
User Restrictions	: Non-industrial (excluding residential, hotel, petrol filling station and godown) purposes
Vendor	: Lucky Gain Development Limited (whose shareholding companies are Henderson Land Development Company Limited, Hip Shing Hong Development Company Limited and Handsome Construction & Investment Company Limited)
Vendor's Solicitors Bank	: Lo & Lo The Hongkong and Shanghai Banking Corporation Limited and Bank of China (Hong Kong) Limited (each has given an undertaking to provide finance to complete the Development)
Financier	: Henderson Land Development Company Limited, Hip Shing Hong Development Company Limited and Handsome Construction & Investment Company Limited (all have provided loans to finance the construction of the Development and all will join in to sign the Agreement for Sale and Purchase)
Authorized Person for the Development	: Mr. Lai Siu Kin, Rembert of Lu Tang Lai Architects Limited
Main Superstructure Contractor	: Cheung Kee Fung Cheung Construction Company Limited
Expected date for completion of the Development	: 31st May 2014

### DESIGN AND PURPOSES OF THE BUILDING

- (1) Shop Floor : Part of G/F is for shop use. Floor-to-floor height is approx. 3.1m to 4.35m.
- (2) Office Floors : 25 storeys (7/F-36/F) for office purpose. (6/F is for E & M use and 17/F is designed as refuge floor, 13/F, 14/F, 24/F and 34/F are omitted) Floor-to-floor height for each of 7/F to 36/F is approx. 4.12m.
- (3) Car Park : Parts of the 1/F, 2/F, 3/F and 5/F are designed for car parking purposes only. There are 88 private car parking spaces (each space is 5m x 2.5m), 10 motorcycle parking spaces (each space is 2.4m x 1m).
- (4) Loading/unloading space : 7 loading and unloading spaces (3 of which have a space of 11m x 3.5m, while the remaining 4 have a space of 7m x 3.5m) located on G/F and 1/F.
- (5) Floor Loading : 3kPa (15/F-16/F, 18/F - 25/F and 27/F-33/F)  
5kPa (7/F-12/F, 17/F and 26/F)  
10kPa (35/F and 36/F)

Notes : "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.

### PROPERTY MANAGEMENT

- (1) Management Company : CBRE HK Limited (DMC Manager)
- (2) Term of Appointment : Two years from the date of the Deed of Mutual Covenant and the Remuneration of the Manager shall be six percent (6%) of the total annual Management Expenses.
- (3) Budgeted Management Fees Starting from the date of the Deed of Mutual Covenant Office Unit : HK\$2.66 (approx.) per sq. ft. (on gross floor area basis) per month.

Management Fees are to be paid by purchasers on the date specified in the Notice of Completion issued by the Vendor to all purchasers. In the period between the issuance of Occupation Permit and the Notice of Completion, the modes of the property management operation and associated management fees are to be agreed between the vendor and the Management Company, and the actual expenses incurred in the period are to be borne solely by the Vendor.

- (4) Payments upon the Execution of Assignment of the Unit Management Fee : A sum equivalent to 3 months' Management Fee  
Initial Outgoings and Expenses / Debris Removal Charges Special Fund : A sum equivalent to 1 month's Management Fee (Non-Transferable and Non-Refundable)  
Public Utilities' Deposit : A sum equivalent to 2 months' Management Fee  
Public Utilities' Deposit : A due proportion based on the public water and electricity meter deposits and etc. allocated to each unit.

(5) Decoration Deposit : HK\$5,000

Remarks : 1. It may be necessary for the Management Company to revise the budgeted management fees upon issuance of Notice of Completion since it is gauged on the price level of the first quarter of 2013.  
2. Management fees in respect of all units are to be paid in advance.

### WARNING TO PURCHASERS

- (1) This is NOT A BINDING AGREEMENT FOR YOU to buy the property but is binding on the vendor. But, if you withdraw from the purchase, you will forfeit 3% of the purchase price to the vendor and you will be entitled to be repaid only the remaining part of the deposit after deduction of the forfeited amount.
- (2) Before you sign the formal sale and purchase agreement 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.
- (3) 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.
- (4) YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
- (5) If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will 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.
- (6) Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor's solicitor, to protect your interests. You are free to choose whichever option you prefer.

Purchasers may instruct their own solicitors to act for them in their purchase of units in the development. For details of the solicitors firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at www.hklawsoc.org.hk.

### INFORMATION TO BE DISCLOSED UPON REQUEST

- (1) Charges for conveyancing and mortgage documents and stamp duties.  
(2) A complete set of Building Plans approved by the Building Authority.  
(3) A set of full script of Deed of Mutual Covenant and the Government Lease. The vendor reserves the right to apply for amendments and/or modifications to the Deed of Mutual Covenant and the Government Lease.  
(4) Purchasers may, on payment of a fee of HK\$100 each time, request the Developer's solicitors to supply them with a written copy of the updated information as to the total construction costs and professional fees to complete the development as well as the total construction costs and professional fees expended and paid from time to time.

# 參考資料

## Reference Information

### 大廈公契重要條款

#### 1. 發展項目的公用部分

「公用地方與設施」統指大廈公用地方與設施(供大廈整體公用及共享)、寫字樓公用地方與設施(供寫字樓發展整體公用及共享)、停車場公用地方與設施(供停車場整體公用及共享)及發展商可以按照大廈公契條文隨時指定為大廈公用地方與設施或寫字樓公用地方與設施(視乎情況而定)的附加地方及設施。

公用地方與設施包括但不限於入口大堂、升降機、樓梯、走廊、通道、大廈外牆(包括玻璃幕牆系統,但不包括廣告位、構成鋪位一部份的鋪面玻璃屏及其他不構成玻璃幕牆系統一部份的外圍玻璃屏及玻璃牆)、地基、柱、樑及其他支承物、錶房、泵房、水箱、水管、污水管、排水渠、機電裝置及機房設施。

#### 2. 委任經理人的條件

經理人首屆任期由簽訂大廈公契日期起計兩年,其後續任至按大廈公契的條文終止為止。經理人的酬金應為年度管理開支(不包括經理人本身的酬金及每年的非經常性資本開支或特別基金開支)總額的百分之六,有關的百分比可經由按大廈公契召開的業主會議大部份業主議決通過檢討。

#### 3. 訂定管理費的原則/基準及管理開支的分攤

每個業主應依照下列方式繳付相關年度預算案攤付的每月費用或其他供款金額:

- 每個寫字樓單位的業主應在每個曆月首日預繳寫字樓管理預算案訂明應繳的年度開支份額的十二份之一,該應繳的份額比例應與分配給其寫字樓單位的管理份數對分配給大廈內所有寫字樓單位的管理份數的比例相同。
- 每個舖位及廣告位的業主應在每個曆月首日預繳大廈管理預算案訂明應繳的年度開支份額的十二份之一,該應繳的份額比例應與分配給其舖位或廣告位(視乎情況而定)的管理份數對分配給大廈內所有單位的管理份數的比例相同。
- 每個車位的業主應在每個曆月首日預繳停車場管理預算案訂明應繳的年度開支份額的十二份之一,該應繳的份額比例應與分配給其車位的管理份數對分配給大廈內所有車位的管理份數的比例相同。

#### 4. 管理費按金

每個單位的業主在完成其單位的買賣手續時須向經理人繳付相等於按首個年度管理預算案釐定的三個月管理費的管理費按金。

註: 大廈公契全文可按要求供免費查閱。

**買家請留意地契特別條款第(29)條有關消除污染責任,全文請參閱英文版內容。**

### SALIENT POINTS OF DEED OF MUTUAL COVENANT

#### 1. The common parts of the development

"Common Areas and Facilities" means collectively the Estate Common Areas and Facilities (intended for the common use and benefit of the Estate as a whole), the Office Common Areas and Facilities (intended for the common use and benefit of the Office Development as a whole), the Car Park Common Areas and Facilities (intended for the common use and benefit of the Car Park as a whole) and such additional areas and facilities of the Estate as may at any time be designated as Estate Common Areas and Facilities or Office Common Areas and Facilities (as the case may be) by the Developer in accordance with the provisions of the Deed of Mutual Covenant.

The Common Areas and Facilities includes but not limited to entrance lobby, lifts, staircases, corridors, passageways, external walls of the building (including the curtain wall system but excluding the Advertising Space, the shopfront glass panels forming part of the Shop and other exterior glass panels and walls not forming part of the curtain wall system), foundations, columns, beams and other structural supports, meter rooms, pump rooms, water tanks, pipes, sewers, drains, electrical and mechanical installations, and plant and machinery.

#### 2. The terms of appointment of manager

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until termination of the Manager's appointment in accordance with the provisions thereof. The Manager's remuneration shall be 6% of the total annual Management Expenses (excluding the amount for the Manager's Fee itself and any capital expenditure of a kind not incurred annually or expenditure drawn out of the Special Funds). Such percentage may be reviewed by a majority resolution passed at a meeting of the Owners convened under the Deed of Mutual Covenant.

#### 3. The principle/basis of fixing management fee and apportionment of management expenses

The amount of the monthly or other contributions payable by each Owner to the relevant annual budget shall be paid in the following manner:

- The Owner of each Office Unit shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Office Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Office Unit bears to the total number of Management Units allocated to all the Office Units in the Estate.
- Each of the Owner of the Shop and the Owner of the Advertising Space shall pay in advance on the first day of each calendar month 1/12th of the annual expenditure in accordance with the Estate Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to the Shop or the Advertising Space (as the case may be) bears to the total number of Management Units allocated to all the Units in the Estate.
- The Owner of each Parking Space shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Car Park Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Parking Space bears to the total number of Management Units allocated to all the Parking Spaces in the Estate.

#### 4. The management fee deposit

The Owner of each Unit shall upon completion of the purchase of his Unit pay to the Manager a sum equivalent to three months' management fee based on the first annual Management Budget as management fee deposit.

Note: A full script of the Deed of Mutual Covenant is available for inspection upon request, free of charge.

### SPECIAL CONDITION NO. (29) OF THE CONDITIONS OF EXCHANGE NO. 20115 (AS VARIED OR MODIFIED) IN RESPECT OF ABERDEEN INLAND LOT NO. 453 CONCERNING THE OBLIGATIONS OF THE PURCHASERS IN RESPECT OF DECONTAMINATION OF THE DEVELOPMENT

- The Grantee shall take or cause to be taken such action as shall be necessary to avoid soil and groundwater contamination to the lot and any adjacent or adjoining Government land or any part thereof or any building or structure thereon (whether on, above or below ground level) arising out of the development, redevelopment or use of the lot or otherwise and shall at his own expense carry out all necessary works (hereinafter referred to as "the Preventive Works") to prevent such soil and groundwater contamination occurring.
- The Grantee shall, within 18 calendar months or such shorter period as specified by the Director, before the expiration or sooner determination of the term hereby agreed to be granted carry out at his own expense a soil and groundwater contamination assessment (hereinafter referred to as "the Contamination Assessment") to the satisfaction of the Director of Environmental Protection in respect of the lot and any adjacent or adjoining Government land and any building or structure thereon (whether on, above or below ground level) and thereafter submit a report on the Contamination Assessment to the Director not later than 12 calendar months before the expiration or sooner determination of the term hereby agreed to be granted or such other date as may be specified and notified in writing to the Grantee by the Director. Upon demand in writing by the Director, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Environmental Protection carry out in such manner and within such time limit as the Director shall specify such decontamination or other works as shall be required by the Director (hereinafter referred to as "the Decontamination Works") in respect of the lot and any adjacent or adjoining Government land and any building or structure thereon (whether on, above or below ground level).
- If the Grantee shall in any respect neglect or fail to carry out the Preventive Works, the Contamination Assessment or the Decontamination Works in accordance with sub-clauses (a) and (b) of this Special Condition,
  - the Director may at his sole discretion execute and carry out the Preventive Works, the Contamination Assessment or the Decontamination Works (hereinafter collectively referred to as "the Decontamination Related Works") and the Grantee shall on demand pay to the Director the cost thereof as shall be certified by the Director on a full indemnity basis, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee; or

- the Grantee shall on demand pay to the Director in one lump sum an amount equal to the estimated cost of carrying out the Decontamination Related Works which estimated cost shall be determined by the Director of Environmental Protection at his sole discretion. In the event of the said lump sum payment being insufficient to cover the cost of carrying out the Decontamination Related Works whether by the Director or by any person entrusted with the Decontamination Related Works, the Grantee shall on demand pay the shortfall to the Director on a full recovery basis.
- For the purpose of carrying out the Decontamination Related Works under sub-clause (c)(i) of the Special Condition, the Director, his officers, agents, contractors, workmen or other duly authorized personnel shall have free and uninterrupted right at all reasonable times to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon.
- The Government, the Director, his officers, agents, contractors, workmen or other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it, him or them of the rights conferred under sub-clauses (c)(i) and (d) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against it, him or them by the Grantee in respect of any loss, damage, nuisance or disturbance.



# 建築材料及設備說明

## Fitting & Finishes

外牆	: 外牆安裝鋁質飾板及雙層節能玻璃窗/幕牆。地面至三樓基座部分外牆安裝垂直綠化牆。	電話及寬頻網絡系統	: 各單位均預留可接駁電話及寬頻網絡系統，用戶自行申請接駁。	External Wall	: Aluminium cladding, double-glazed curtain wall and window wall to be installed. Vertical green wall to be installed on part of the G/F to 3/F podium external wall.	Gondola	: Modern gondola system to be provided.
內牆	: 各單位內牆英坭沙底纖維灰批盪，面髹高級乳膠漆。	消防系統	: 各單位裝妥消防花灑系統。	Internal Wall	: Internal wall to be finished with emulsion paint on cement plaster for each office unit.	Washrooms	: Washrooms at each office floor to be finished with marble flooring and wall to be finished with marble and glass. False ceiling with lighting and air-conditioning system to be provided. High grade sanitary wares & fittings to be provided.
地台	: 各單位地台裝妥架空地台板及方塊地毯。	附註	: 發展商保留一切權利，按實際情況或按照建築顧問指示以同等質素之建築材料及設備代替上述所列項目。	Flooring	: Raised floor system with carpet tiles to be installed at each office unit.	Power Supply	: Main electricity switch to be provided for individual owner to apply for electricity meter.
7樓,26樓,35樓及36樓平台	: 地台鋪砌花崗石板，另裝設玻璃欄河。			Flat Roof at 7/F, 26/F, 35/F & 36/F	: Flooring to be finished with granite slab. Glass balustrade to be installed.	TV Facility	: Communal TV (including digital terrestrial television) points to be provided at each unit. Cable TV and NOW TV points to be reserved at each unit for individual owner to apply for the services.
天台	: 地台鋪砌花崗石板及混凝土地磚，牆身為高級噴漆；另裝設垂直綠化圍欄。			Main Roof	: Flooring to be finished with granite slab and concrete tile. Wall to be finished with textured spray paint. Vertical green wall fencing to be installed.	Telephone & Broadband Network	: Telephone & broadband network points to be reserved for individual owner to apply for the services.
避火層	: 地台牆身鋪砌花崗石板；裝妥假天花連燈飾及享用Wi-Fi無線上網服務。			Refuge Floor	: Flooring and wall to be finished with granite slab. False ceiling with light fittings to be installed. Wi-Fi service to be provided.	Fire Services	: Sprinkler system to be provided for each unit.
門扇	: 各單位大門裝妥防火門。(全層開放式單位不提供門扇)			Doors	: Fire-rated entrance door to be installed at each unit (no door to be provided for whole floor open plan units).	Remark	: The Developer reserves full rights, based on actual circumstances or in accordance with the Architectural Consultant's direction, to substitute other materials of comparable quality for the intended materials listed above.
冷氣設備	: 各單位裝妥名廠多聯分體式冷氣機。			Air-conditioning System	: VRF multi-split type air conditioners to be provided in each unit.		
地下入口大堂	: 地下入口大堂地台鋪砌高級雲石，牆身鋪砌高級雲石配玻璃及木皮飾面；裝妥假天花連高級燈飾及裝設空調系統。享用Wi-Fi無線上網服務。			G/F Main Entrance Lobbies	: Elegant marble flooring to be installed. Wall to be finished with marble, glass and wood veneer. False ceiling with lighting and air-conditioning system to be installed. Wi-Fi service to be provided.		
寫字樓升降機大堂	: 寫字樓樓層升降機大堂地台鋪砌高級雲石，牆身鋪砌天然石材及玻璃飾面；連接升降機大堂及寫字樓單位之公共走廊地台裝妥架空地台板及方塊地毯，牆身鋪砌木皮飾面；裝妥假天花配燈飾及冷氣設備。(全層開放式單位除外)			Office Floor Lift & Corridor	: Floor to be finished with marble and wall to be finished with stone and glass at the Lift Lobbies. Raised floor system with carpet tiles and wood veneer wall finish to be used at the Corridor to the office units. False ceiling with lighting and air-conditioning system to be installed (except for whole floor open plan units).		
升降機	: 各寫字樓層裝設5部名廠“東芝(Toshiba)”升降機連LCD電視，閉路電視系統，冷氣系統及豪華裝飾。			Lifts	: 5 nos. of “Toshiba” lifts for each office floor to be installed with LCD TV, CCTV system, air-conditioner and elegant decorative lighting to be provided.		
吊船	: 設有先進吊船系統。						
洗手間	: 各層寫字樓洗手間地台鋪砌高級雲石，牆身鋪砌高級雲石及玻璃飾面，並裝妥假天花連燈飾及空調系統。另裝設高級潔具。						
供電	: 預設總電掣供用戶自行申請獨立電錶。						
電視天線	: 各單位預留公共電視(包括數碼地面電視廣播)插掣位。另預留有線電視及NOW電視接駁位，用戶自行申請接駁。						

發展商 Developers:



恒基兆業地產有限公司  
HENDERSON LAND DEVELOPMENT COMPANY LIMITED



協成行集團  
HIP SHING HONG  
Group of Companies

售樓代理 Sales Agent:



恒基物業代理有限公司  
HENDERSON PROPERTY AGENCY LIMITED  
牌照號碼 Licence No.: C-001811

總寫字樓：香港中環金融街8號國際金融中心2期73樓

Head Office: 73/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong

電話 Tel: 2908 8111

網址 Website: <http://www.hld.com>

「環匯廣場」地址：香港黃竹坑道21號

Global Trade Square Address: No.21 Wong Chuk Hang Road, Hong Kong

網址 Website: <http://www.gtsquare.com,hk>

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3. 有關本物業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。
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5. 本售樓說明書付印日期：二零一三年四月三日

IMPORTANT NOTES:

1. All parties engaged in the production of this Sales Brochure of "Global Trade Square" have made their best efforts to ensure the highest accuracy of all information herein as to the date of printing and to minimize the existence of clerical errors. Readers are invited to make enquires to sales personnels or consult relevant professionals for verification of doubts or particulars of specific items.
2. 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 effects. For the best knowledge of the property site, its surroundings and environment, visit in person is strongly advised.
3. The overall development scheme of the property site, its surrounding areas and environment are subject to change or modification and the final approval and amendment(s) by the relevant Government authorities.
4. In case of discrepancy in the meaning between the English version and Chinese version in respect of all or any part of the content in this Sales Brochure, the English version shall prevail.
5. Date of printing of this Sales Brochure: 3<sup>rd</sup> April 2013.