

650 *CSW*

Sales Brochure

No. 650 Cheung Sha Wan Road, Kowloon

650esw

BASIC INFORMATION OF THE DEVELOPMENT

Name of Development	650 Cheung Sha Wan
Address	No. 650 Cheung Sha Wan Road, Kowloon (Subject to confirmation by the Commissioner of R&V upon completion of the Development)
Lot No.	New Kowloon Inland Lot No. 6410
Site Area	Approx. 1,498.4 sq. m.
User Restriction	Non-Industrial Purposes (see Salient Points of Government Land Grant for details)
Lease Term	50 years from 2 May 2014
Vendor	First Assets Investment Company Limited
Vendor's Parent Company (Holding Company)	First Group Holdings Limited
Solicitor for the Vendor	Deacons
The Firm to which the Authorized Person belongs	Gravity Partnership Limited
Authorized Person	Wong Hak Kong Claude
Building Contractor	Yeung Bor Kee Works Company Limited
Property Manager	Jones Lang LaSalle Management Services Limited
Licensed Bank / Registered Deposit-taking company	United Overseas Bank Limited
Any Other Person Who Has Made a Loan for the Construction of the Development	Nil
Anticipated Date of Completion of the Development	10 April 2018

Notes:

Relationship between Parties involved in the Development : Not Applicable.

BASIC INFORMATION OF THE DEVELOPMENT

Number of Block	1 Block
Number of Storey	25 Storeys including G/F
Number of Carpark Storey	2 Storeys (B1/F & B2/F)
Number of Commercial Unit Storey	4 Storeys (G/F, 1/F - 3/F)
Number of Office Unit Storey	18 Storeys (5/F-12/F, 15/F-23/F, 25/F)
Number of Mechanical Storey	1 Storey (4/F)
Omitted Floor Numbers	13/F, 14/F & 24/F

Carpark

Category of Carpark Units	G/F	B1/F	B2/F	Total	Dimensions (L x W)
	Nos.				m
Parking Spaces (For Office)	-	35	30	65	5.0 x 2.5
Parking Spaces (For Non-Industrial/Commercial)	-	-	12	12	5.0 x 2.5
Accessible Parking Spaces	-	1	1	2	5.0 x 3.5
Motor Cycle Parking Spaces (For Office)	-	12	-	12	2.4 x 1
Motor Cycle Parking Spaces (For Non-Industrial/Commercial)	-	3	-	3	2.4 x 1
Government Accommodation Parking Spaces	2	-	-	2	8.2 x 3
Loading / Unloading Spaces (For Office)	5	-	-	-	11 x 3.5
Loading / Unloading Spaces (For Non-Industrial/Commercial)	3	-	-	-	11 x 3.5

Notes:

The Vendor reserves the right to change the layout and use of all common facilities within the Development and the right to make modifications and changes to the building designs, specifications, features and floor plans without prior notice. Any changes to the plans shall be subject to the final approval and amendment(s) by the relevant Government Authorities.

DESIGN OF THE DEVELOPMENT

Fittings & Finishes and Building Provision

COMMON AREA

Lobby						
	Lift Lobby			Fireman's Lift Lobby		
	Ceiling	Floor	Wall	Ceiling	Floor	Wall
5/F to 25/F	Metal Ceiling	Reconstituted Stone	Metal Cladding	False Ceiling	Reconstituted Stone	Painting
3/F						
2/F						
1/F						
G/F	-	-	-			
B1	-	-	-			
B2	-	-	-			

	Corridor			Lavatory		
	Ceiling	Floor	Wall	Ceiling	Floor	Wall
5/F to 25/F	Metal Ceiling	Raised Floor with Carpet	Metal Cladding	Metal Ceiling	Reconstituted Stone	Reconstituted Stone / Ceramic Tile
3/F						
2/F	-	-	-			
1/F	-	-	-			

UNIT AREA

Unit Area				
	Ceiling	Floor	Wall	Door
5/F to 25/F	Metal Ceiling	Raised Floor	Painting	Glass Door with Stainless Steel Frame
3/F				
2/F	Concrete			-
1/F				-
G/F				-

DESIGN OF THE DEVELOPMENT

Fittings & Finishes and Building Provision

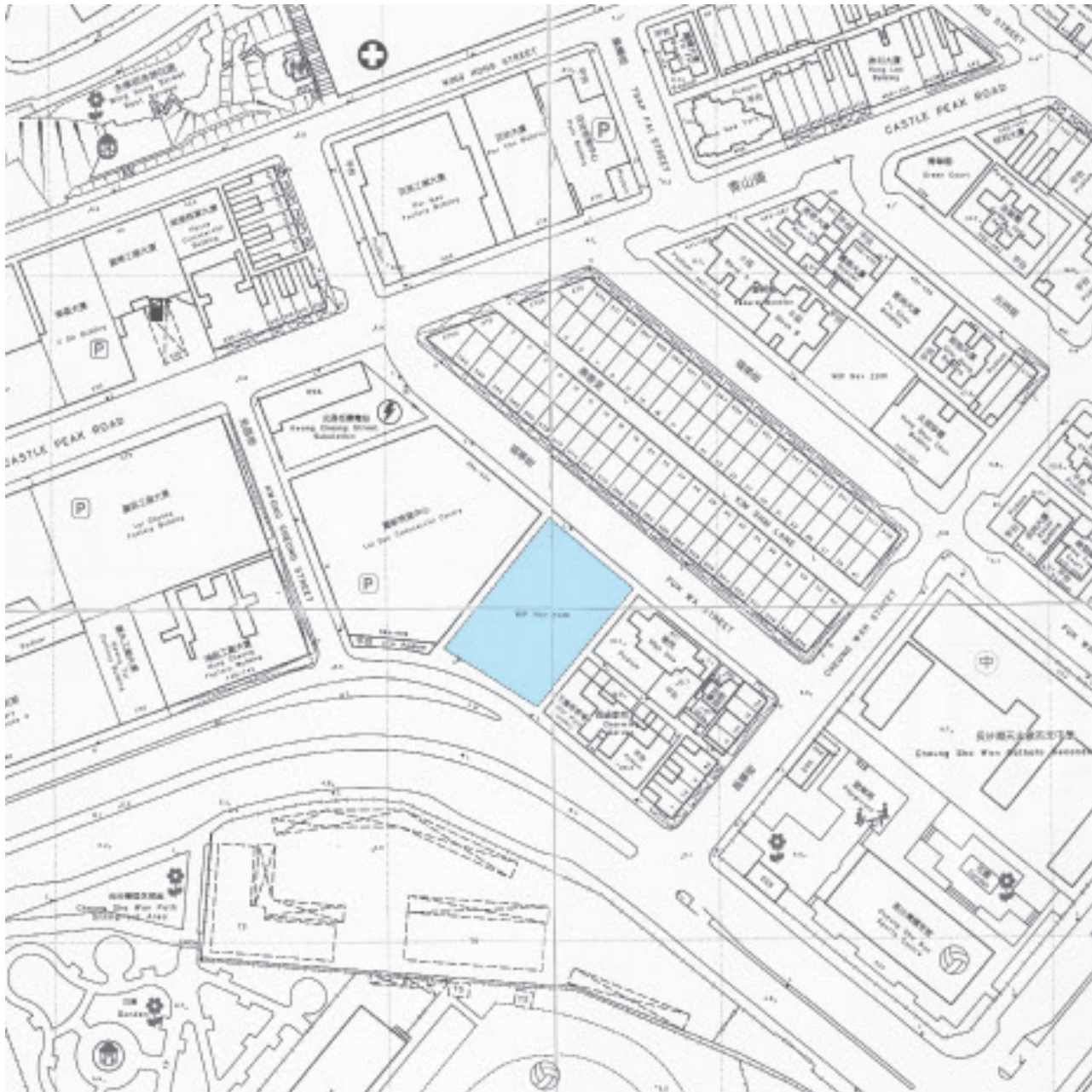
Lift			
	Passenger Lift	Fireman's Lift	Escalator
Ceiling	Stainless Steel Panel	Stainless Steel Panel	-
Floor	Stone	Checker Plate	-
Wall	Stainless Steel Panel	Stainless Steel Panel	-
Brand	Schindler	Schindler	Schindler
Quantity	3 nos.	1 no.	3 pairs
Floors to be Served	1/F to 25/F	B2/F to 25/F	G/F, 1/F, 2/F


Building Provisions		
1	Air-Conditioning	Central condensing water system
2	Fire Services	Sprinkler system covering Unit Area
3	Water Supply	Individual water meter for G/F, 1/F, 2/F at water meter room
4	Power Supply	Individual power distribution board in Unit, electricity meter to be applied and located at electrical meter room
5	Gas Supply	Individual gas point for 1/F, 2/F
6	Tele-communications	Backbone facilities for telephone service and broadband internet
7	Refuse Disposal	Refuse storage & material recovery chamber at B1/F
8	Security	CCTV surveillance system

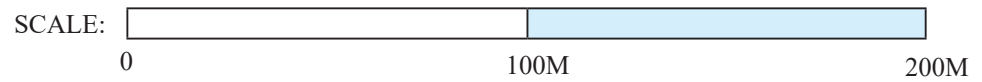
Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- The Vendor reserves the right to substitute the intended materials as listed above with other materials of comparable quality and standard without prior notice to the Purchasers.
- 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

LOCATION PLAN OF THE DEVELOPMENT



 Location of the Development



LOCATION PLAN OF THE DEVELOPMENT

This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 11-NW-8A, 11-NW-8B, 11-NW-8C and 11-NW-8D dated 13 Feb 2017 published by Survey and Mapping Office of the Lands Department.

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Notation

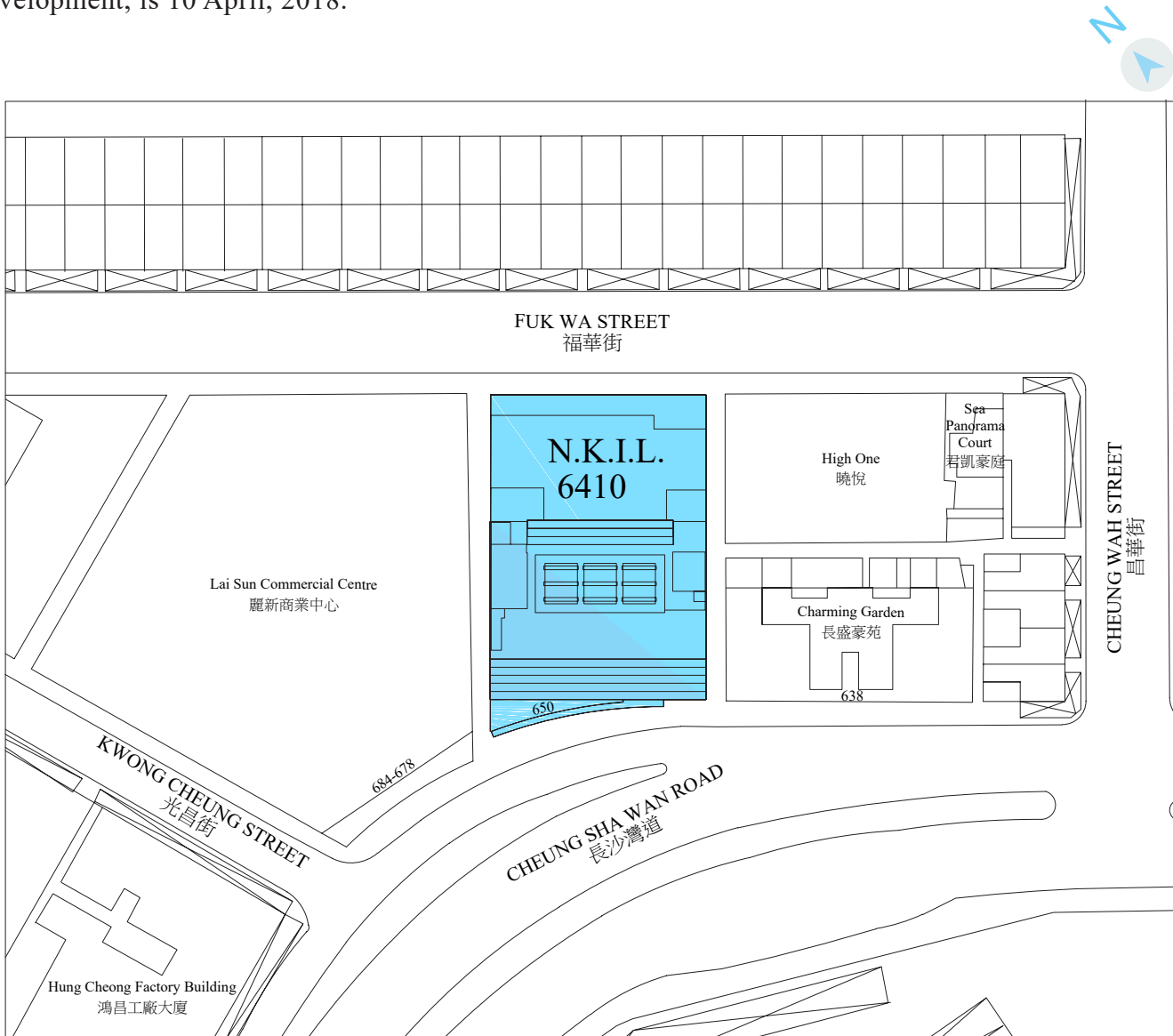
		酒店 / 綜合商業中心或商場 Hotel / Commercial Centre or Complex			祠堂 / 廟宇 Tsz Tong/ Temple
		博物館 / 劇院或戲院 Museum / Theatre or Cinema			教堂 / 清真寺 Church / Mosque
		社區中心 / 圖書館 Community Centre / Library			小學 / 中學 Primary / Secondary School
		熟食檔 / 市場或市集 Cooked Food Stall / Market or Bazaar			幼稚園 / 特殊學校 Kindergarten / Special School
		市政大樓 / 郵政局 Municipal Services Building / Post Office			航標或燈標 (航空 / 航海) Beacon or Light (Nautical / Aeronautical)
		法定古蹟 / 亭 Declared Monument / Pavilion			巴士總站 / 專線小巴總站 Bus / Minibus Terminus
		醫院 / 診療所 Hospital / Clinic			輕鐵站 / 港鐵進出口 Light Rail Stop / MTR Access
		民政事務處 / 政府合署 District Office / Government Offices			油站 / 石油氣加氣站 Petrol / LPG Filling Station
		消防局 / 警署或警崗 Fire Station/ Police Station or Police Post			單車徑 / 直昇機坪 Cycling Track / Helicopter Landing Pad
		運動場 / 室內運動場 Sports Ground / Indoor Games Hall			停車場 / 配水庫 Car Park / Service Reservoir
		遊樂場 / 泳池 Playground / Swimming Pool			訊號站 / 地面衛星通訊站 Signal Station / Earth Satellite Station
		公園 / 郊遊公園管理站 Park / Country Park Management Centre			電力變壓站 / 廁所 Electricity Substation / Toilet
		香港旅遊發展局旅客諮詢及服務站 HKTB Visitor Information and Service Centre			

Notes:

1. The overall development scheme of the Development and the surrounding environment and areas of the Development may be subject to change or modification.
2. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

LAYOUT PLAN OF THE DEVELOPMENT

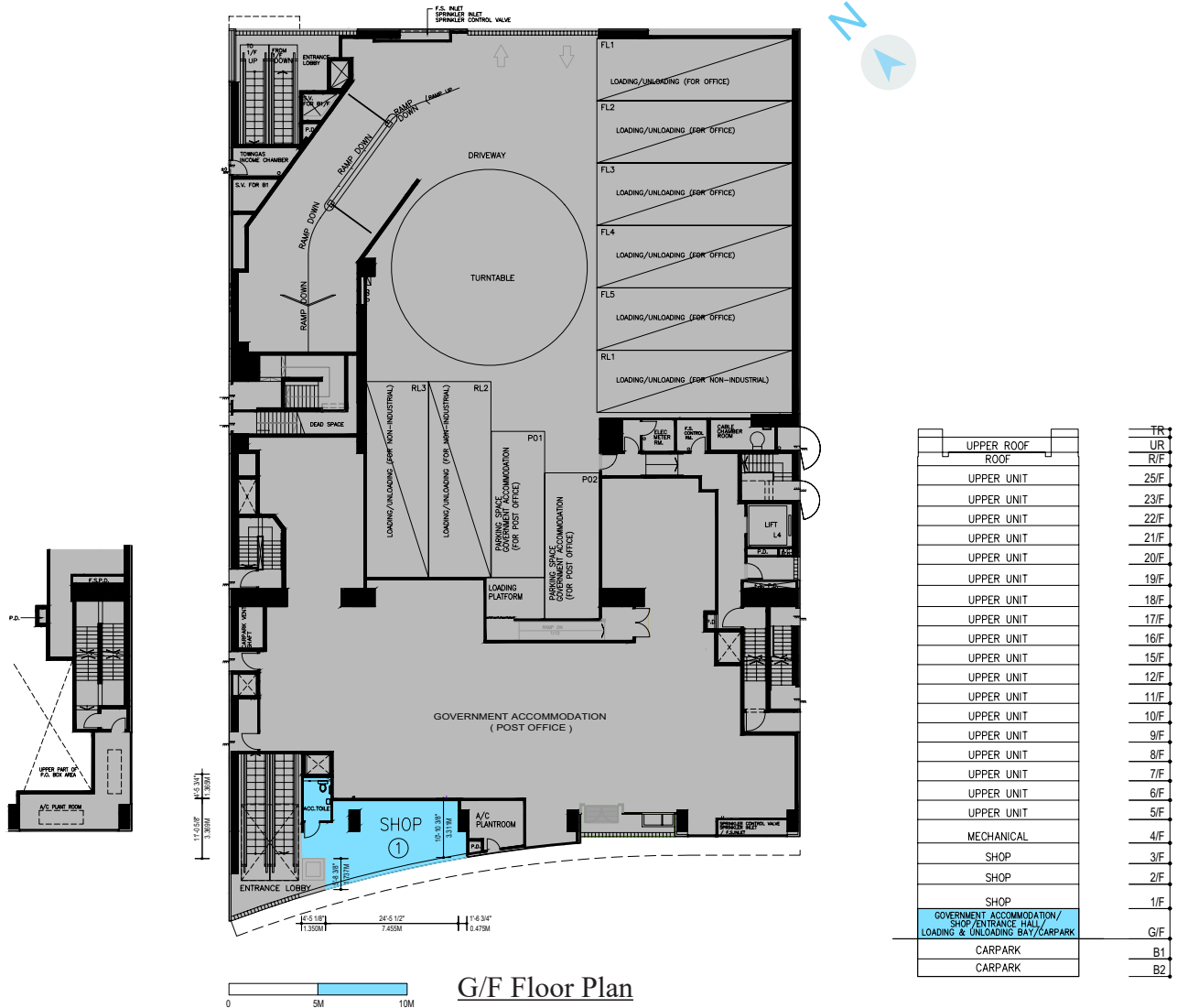
The estimated date of completion of the Development, as provided by the Authorized Person for the Development, is 10 April, 2018.



Notes:

1. The Layout Plan is simplified for reference only. The plan is subject to final approval by relevant Government authorities.
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GROUND FLOOR



G/F Floor Plan

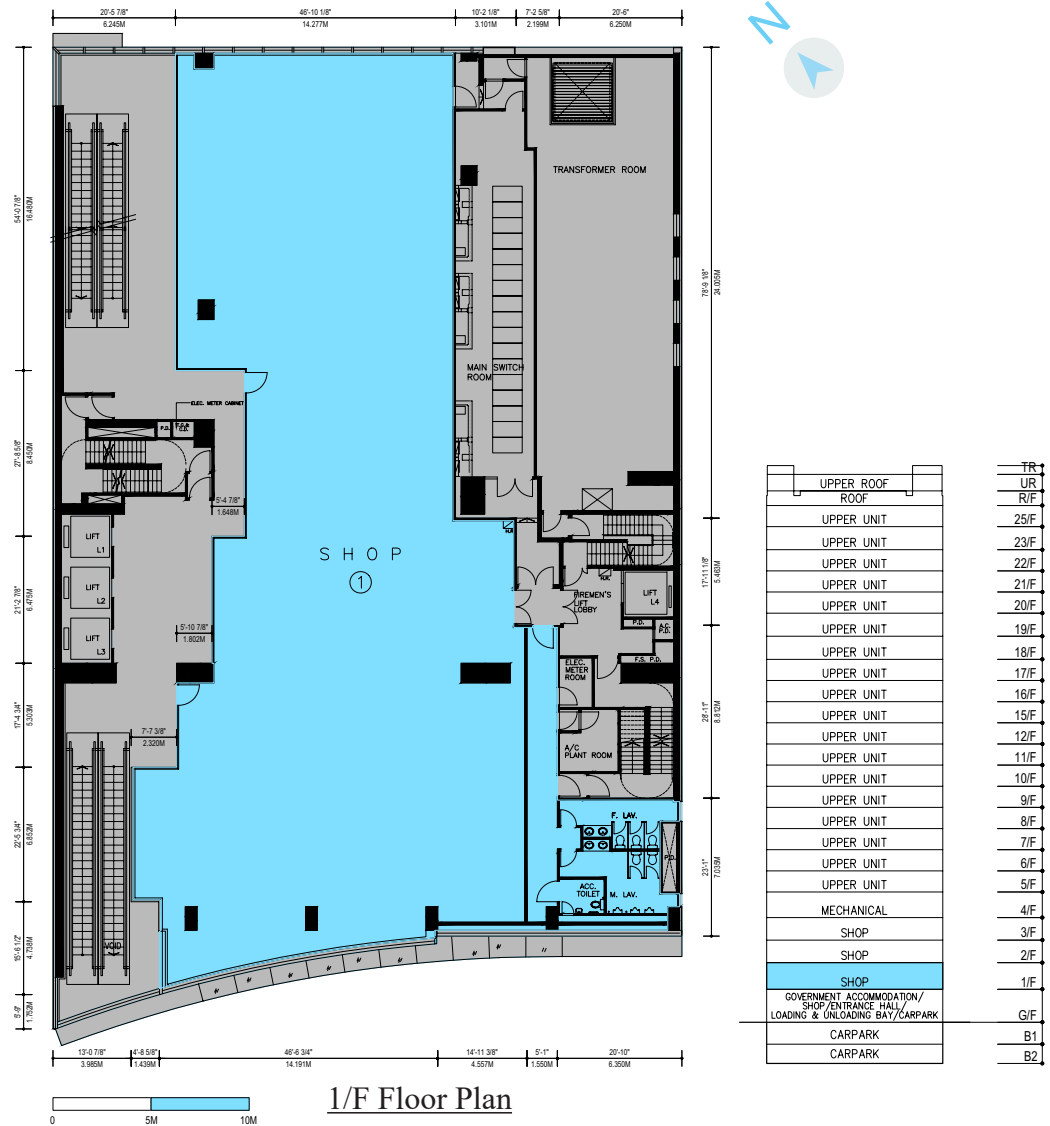
AREA SCHEDULE (Area: sq.ft.)

Saleable Area	414
Gross Floor Area	690

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of G/F is approximately 6m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
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1ST FLOOR



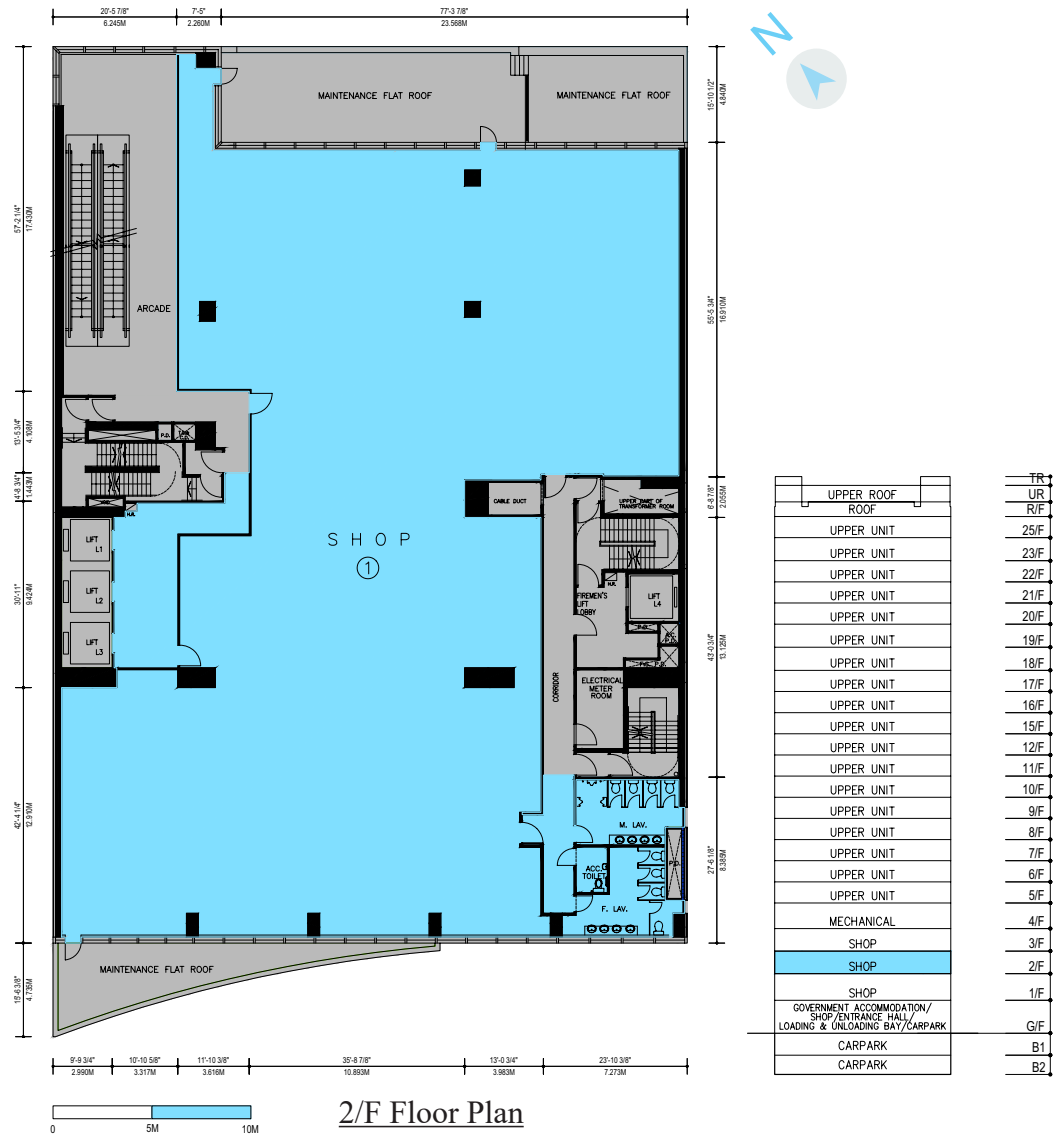
AREA SCHEDULE (Area: sq.ft.)

Unit	SHOP
Saleable Area	7,681
Gross Floor Area	13,816

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 1/F is approximately 4.85m(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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2ND FLOOR



2/F Floor Plan

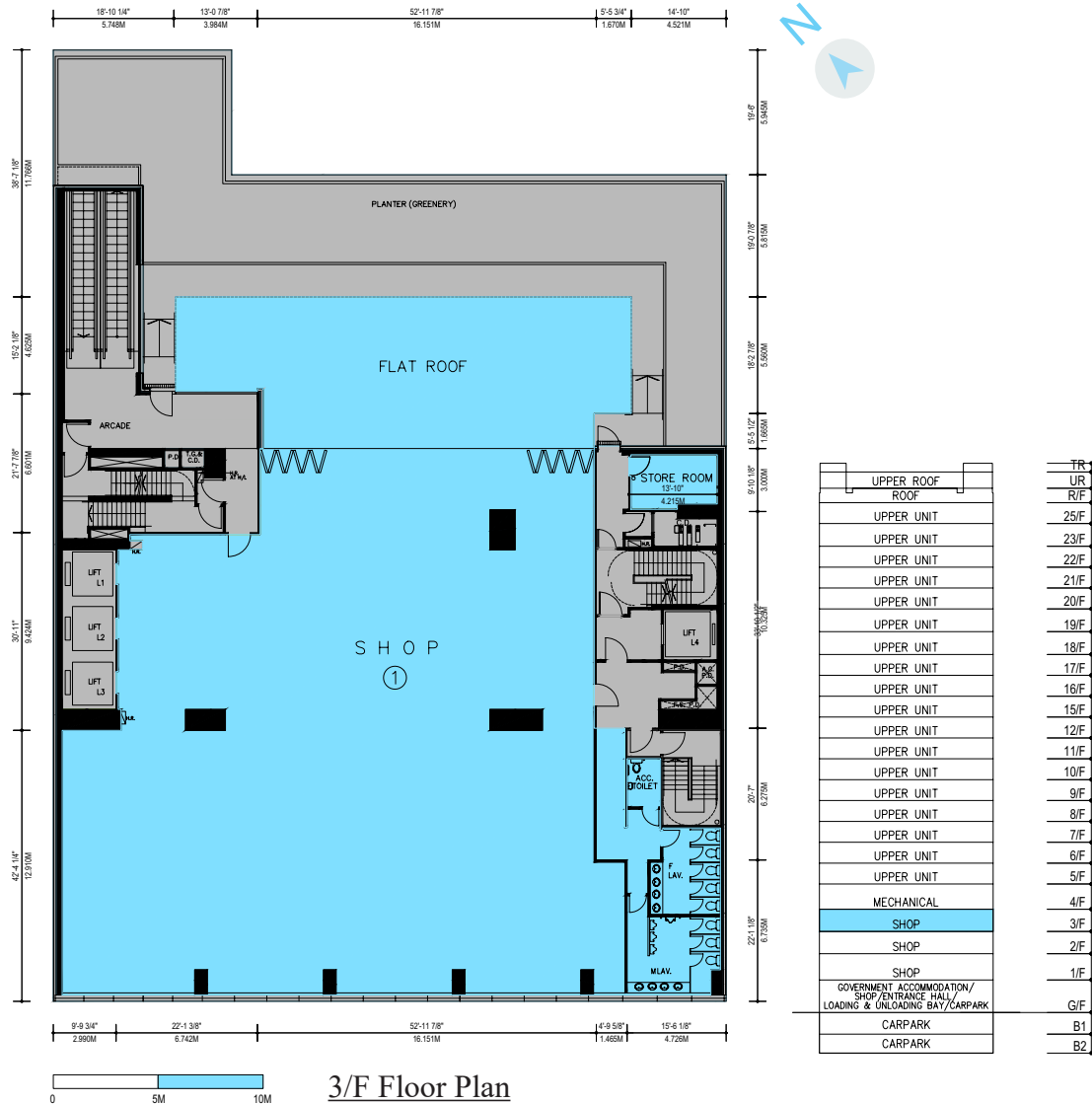
AREA SCHEDULE (Area: sq.ft.)

Unit	SHOP
Saleable Area	10,097
Gross Floor Area	20,016

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 2/F is approximately 4.1m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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3RD FLOOR



AREA SCHEDULE (Area: sq.ft.)

Unit	SHOP	STORE ROOM	FLAT ROOF
Saleable Area	6,732	164	1,510
Gross Floor Area	10,048	254	2,254

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 3/F is approximately 4.1m (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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TYPICAL FLOOR (5TH FLOOR)



AREA SCHEDULE (Area: sq.ft.)

Unit	A1	A2	A3	A4	A5	B1	B2	B3	B4
Saleable Area	1,037	919	919	919	991	611	664	664	695
Gross Floor Area	1,547	1,371	1,371	1,371	1,479	912	991	991	1,037

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 5/F is approximately 3.85m (based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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TYPICAL FLOOR (6TH FLOOR - 17TH FLOOR)



AREA SCHEDULE (Area: sq.ft.)

Unit	A1	A2	A3	A4	A5	B1	B2	B3	B4
Saleable Area	1,037	919	919	919	991	637	664	664	695
Gross Floor Area	1,547	1,371	1,371	1,371	1,479	951	991	991	1,037

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 6/F - 17/F are approximately 3.85m(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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TYPICAL FLOOR (18TH FLOOR)



18/F Floor Plan

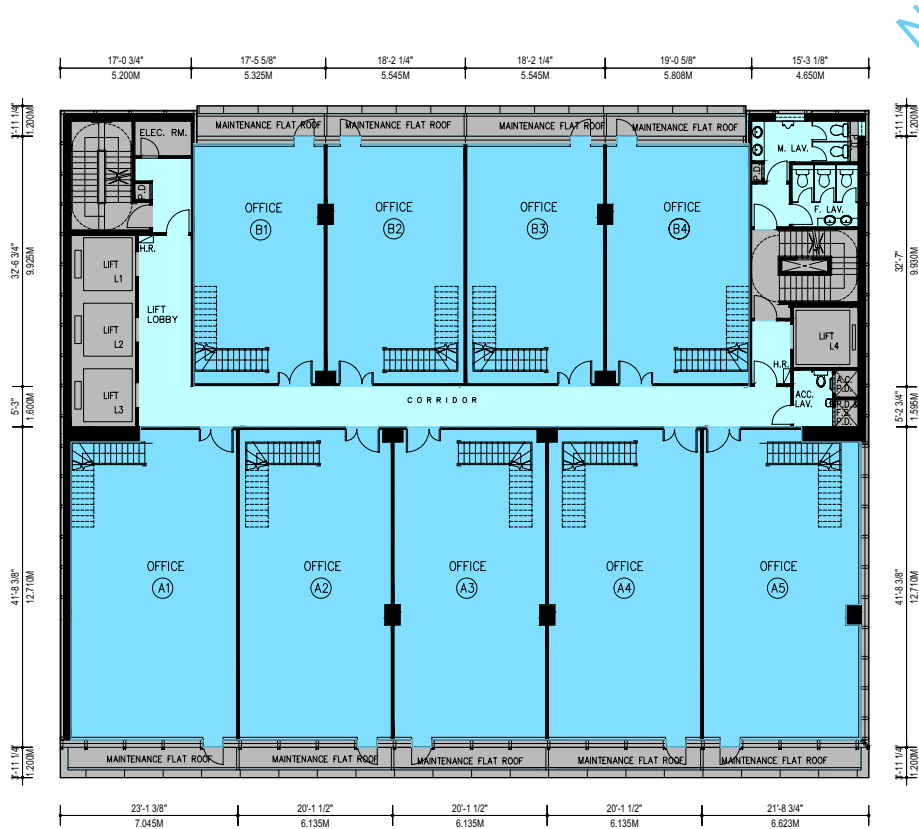
AREA SCHEDULE (Area: sq.ft.)

Unit	A1	A2	A3	A4	A5	B1	B2	B3	B4
Saleable Area	1,037	919	919	919	991	637	664	664	695
Gross Floor Area	1,547	1,371	1,371	1,371	1,479	951	991	991	1,037

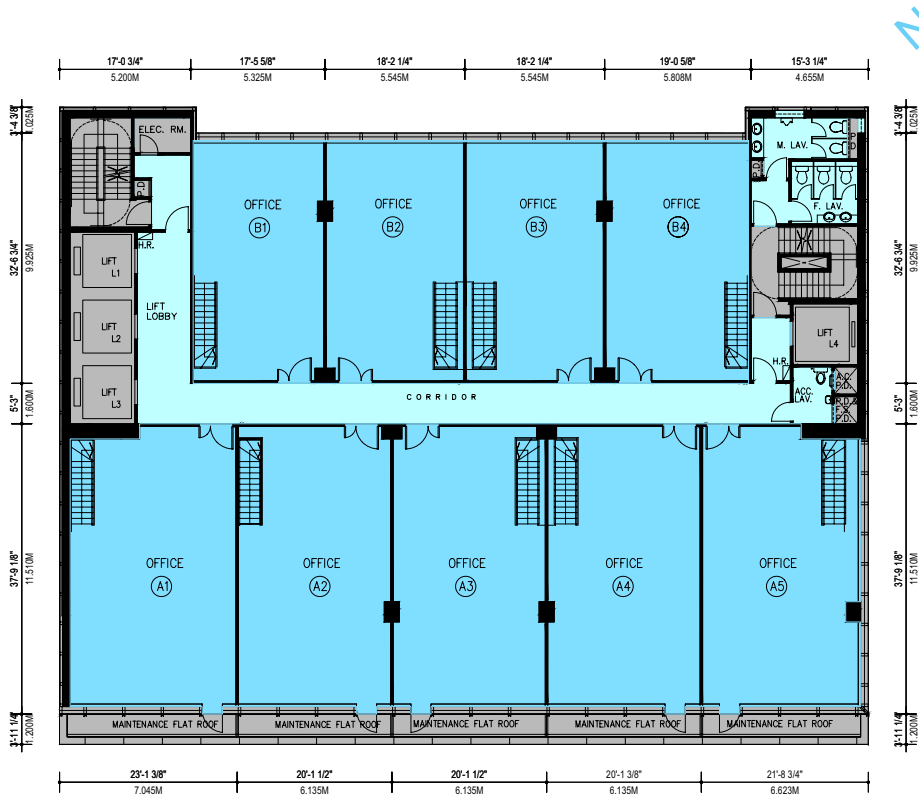
Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 18/F is approximately 4.2m(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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DUPLEX FLOOR (19TH FLOOR & 20TH FLOOR)



0 5M 10M 19/F Floor Plan



0 5M 10M 20/F Floor Plan

DUPLEX FLOOR (19TH FLOOR & 20TH FLOOR)

AREA SCHEDULE (Area: sq.ft.)

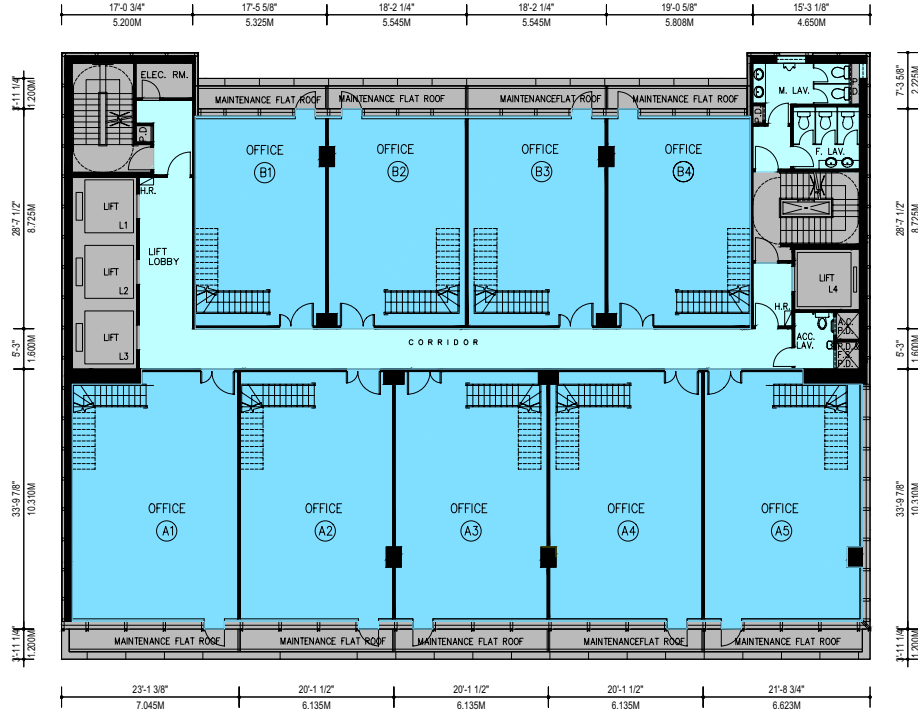
Unit	Saleable Area	Gross Floor Area
A1	1,805	2,694
A2	1,599	2,387
A3	1,599	2,387
A4	1,599	2,387
A5	1,725	2,574
B1	1,138	1,698
B2	1,184	1,768
B3	1,184	1,768
B4	1,240	1,852

UPPER ROOF	TR
ROOF	UR
UPPER UNIT	R/F
UPPER UNIT	25/F
UPPER UNIT	23/F
UPPER UNIT	22/F
UPPER UNIT	21/F
UPPER UNIT	20/F
UPPER UNIT	19/F
UPPER UNIT	18/F
UPPER UNIT	17/F
UPPER UNIT	16/F
UPPER UNIT	15/F
UPPER UNIT	12/F
UPPER UNIT	11/F
UPPER UNIT	10/F
UPPER UNIT	9/F
UPPER UNIT	8/F
UPPER UNIT	7/F
UPPER UNIT	6/F
UPPER UNIT	5/F
MECHANICAL	4/F
SHOP	3/F
SHOP	2/F
SHOP	1/F
GOVERNMENT ACCOMMODATION/ SHOP/ENTRANCE HALL/ LOADING & UNLOADING BAY/CARPARK	G/F
CARPARK	B1
CARPARK	B2

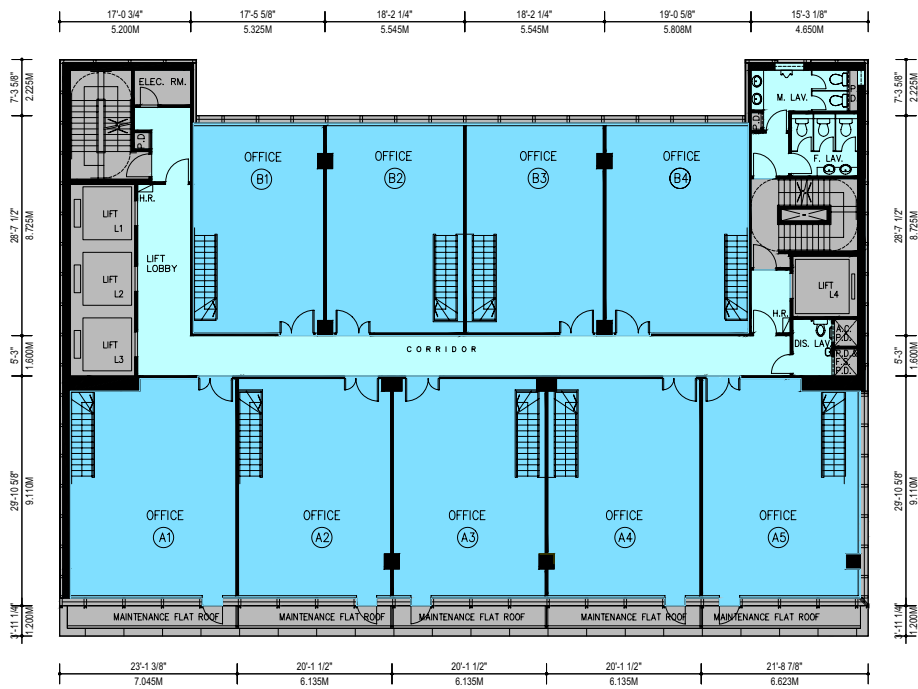
Notes:

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- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 19/F and 20/F are approximately 4.2m and 3.85m respectively (based on the approved building plans). Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
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DUPLEX FLOOR (21ST FLOOR & 22ND FLOOR)



0 5M 10M 21/F Floor Plan



0 5M 10M 22/F Floor Plan

DUPLEX FLOOR (21ST FLOOR & 22ND FLOOR)

AREA SCHEDULE (Area: sq.ft.)

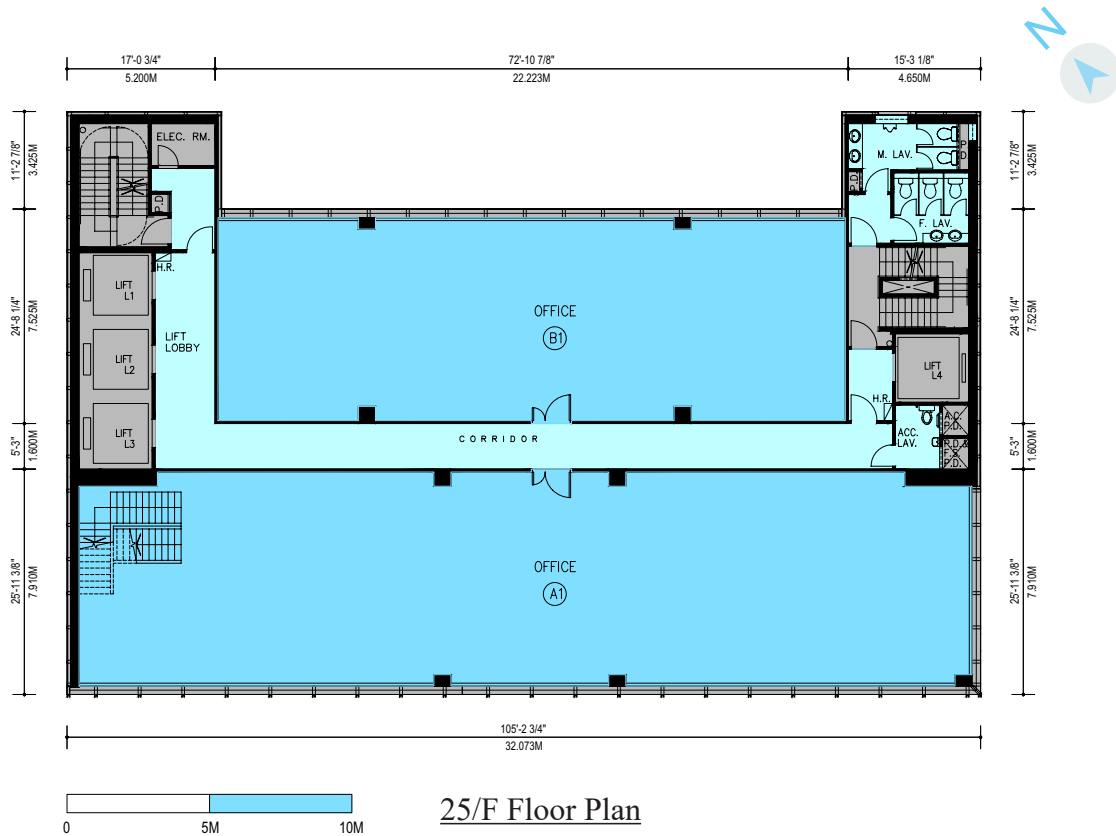
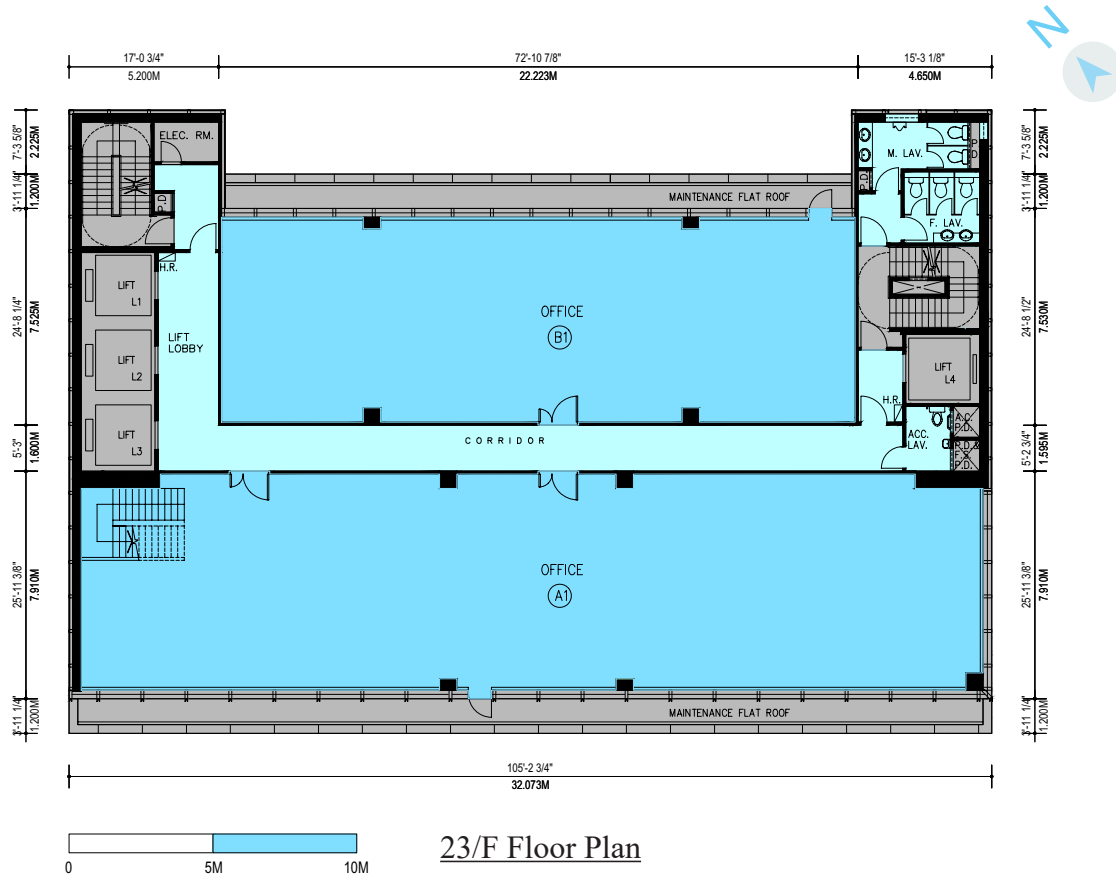
Unit	Saleable Area	Gross Floor Area
A1	1,447	2,160
A2	1,283	1,914
A3	1,283	1,914
A4	1,283	1,914
A5	1,383	2,064
B1	1,000	1,492
B2	1,042	1,554
B3	1,042	1,554
B4	1,090	1,628

UPPER ROOF	TR
ROOF	UR
	R/F
UPPER UNIT	25/F
UPPER UNIT	23/F
UPPER UNIT	22/F
UPPER UNIT	21/F
UPPER UNIT	20/F
UPPER UNIT	19/F
UPPER UNIT	18/F
UPPER UNIT	17/F
UPPER UNIT	16/F
UPPER UNIT	15/F
UPPER UNIT	12/F
UPPER UNIT	11/F
UPPER UNIT	10/F
UPPER UNIT	9/F
UPPER UNIT	8/F
UPPER UNIT	7/F
UPPER UNIT	6/F
UPPER UNIT	5/F
MECHANICAL	4/F
SHOP	3/F
SHOP	2/F
SHOP	1/F
GOVERNMENT ACCOMMODATION/ SHOP/ENTRANCE HALL/ LOADING & UNLOADING BAY/CARPARK	G/F
CARPARK	B1
CARPARK	B2

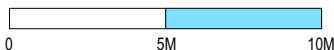
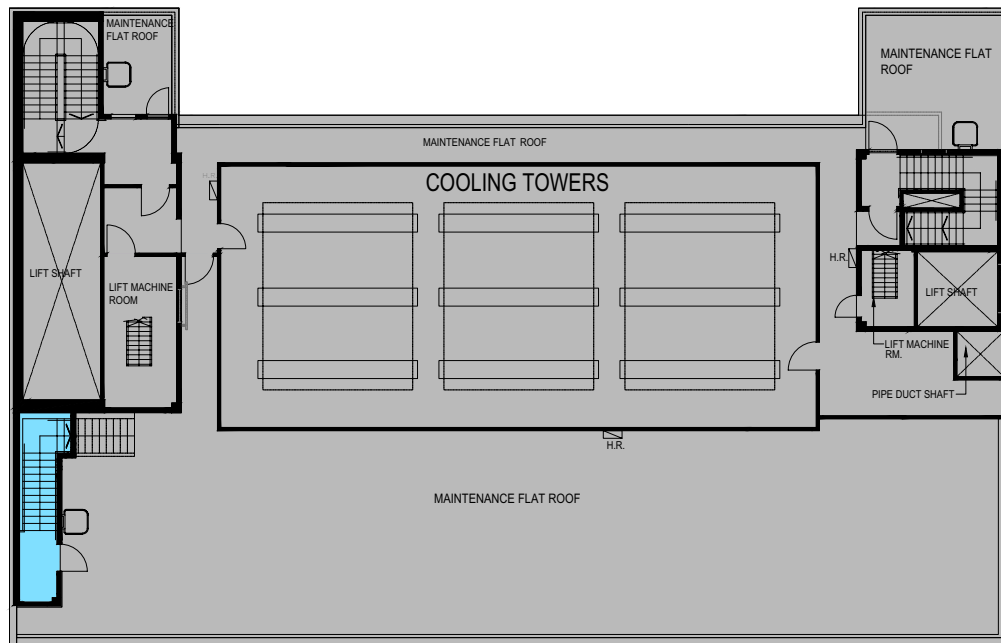
Notes:

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DUPLEX FLOOR (23RD FLOOR & 25TH FLOOR) & ROOF FLOOR



DUPLEX FLOOR (23RD FLOOR & 25TH FLOOR) & ROOF FLOOR



R/F Floor Plan

UPPER ROOF	TR
UPPER ROOF	UR
UPPER UNIT	R/F
UPPER UNIT	25/F
UPPER UNIT	23/F
UPPER UNIT	22/F
UPPER UNIT	21/F
UPPER UNIT	20/F
UPPER UNIT	19/F
UPPER UNIT	18/F
UPPER UNIT	17/F
UPPER UNIT	16/F
UPPER UNIT	15/F
UPPER UNIT	12/F
UPPER UNIT	11/F
UPPER UNIT	10/F
UPPER UNIT	9/F
UPPER UNIT	8/F
UPPER UNIT	7/F
UPPER UNIT	6/F
UPPER UNIT	5/F
MECHANICAL	4/F
SHOP	3/F
SHOP	2/F
SHOP	1/F
GOVERNMENT ACCOMMODATION/ SHOP/ENTRANCE HALL/ LOADING & UNLOADING BAY/CARPARK	G/F
CARPARK	B1
CARPARK	B2

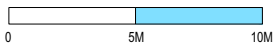
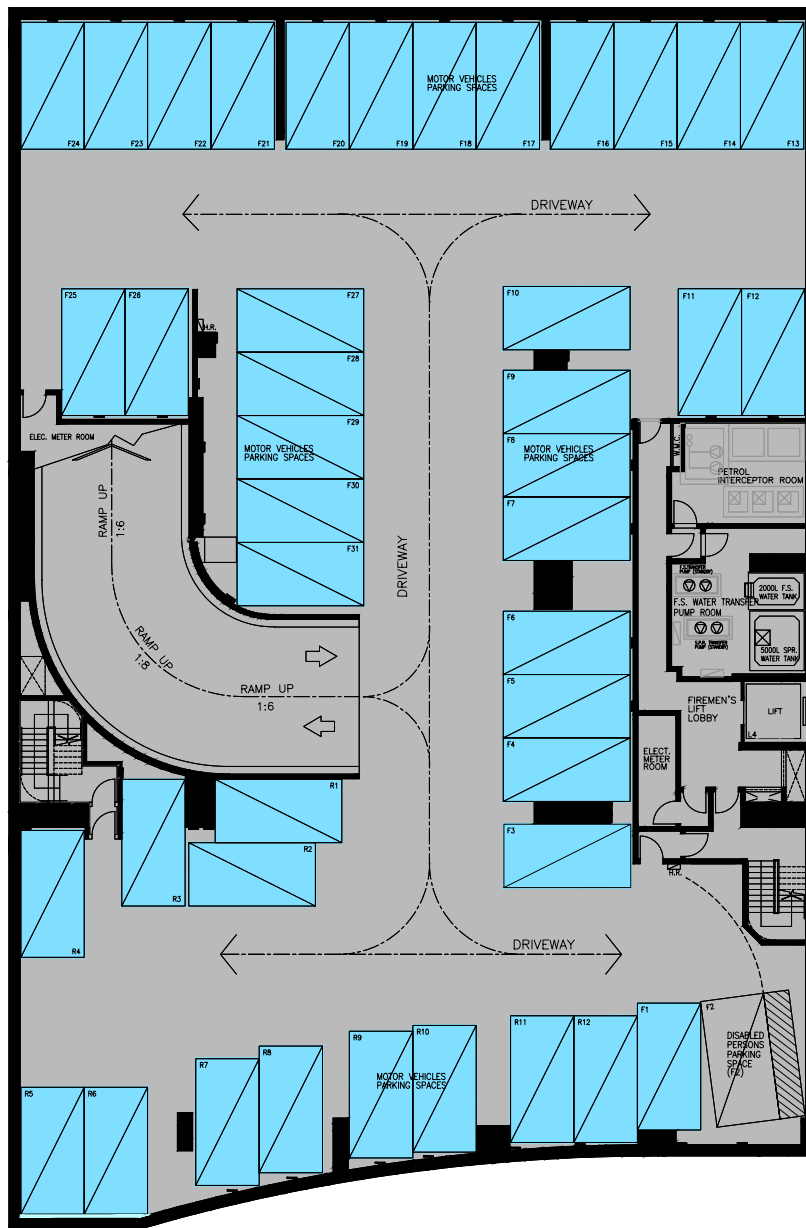
AREA SCHEDULE (Area: sq.ft.)

Floor	Unit	Saleable Area	Gross Floor Area
23/F, 25/F (Duplex)	A1 (with stairhood at Roof Floor)	5,555	8,861
23/F	B1	1,799	2,686
25/F	B1	1,799	2,686

Notes:

- Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
- There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
- The floor-to-floor height of 23/F and 25/F are approximately 4.2m and 3.85m respectively(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
- The dimensions of the plans are all structural dimensions which are for reference only.
- All plans are subject to the final approval by the Buildings Department and the Lands Department.
- All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

BASEMENT 2 FLOOR



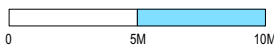
Basement 2 Floor Plan

UPPER ROOF	TR
UPPER ROOF	UR
UPPER UNIT	R/F
UPPER UNIT	25/F
UPPER UNIT	23/F
UPPER UNIT	22/F
UPPER UNIT	21/F
UPPER UNIT	20/F
UPPER UNIT	19/F
UPPER UNIT	18/F
UPPER UNIT	17/F
UPPER UNIT	16/F
UPPER UNIT	15/F
UPPER UNIT	12/F
UPPER UNIT	11/F
UPPER UNIT	10/F
UPPER UNIT	9/F
UPPER UNIT	8/F
UPPER UNIT	7/F
UPPER UNIT	6/F
UPPER UNIT	5/F
MECHANICAL	4/F
SHOP	3/F
SHOP	2/F
SHOP	1/F
GOVERNMENT ACCOMMODATION/ SHOP/ENTRANCE HALL/ LOADING & UNLOADING BAY/CARPARK	G/F
CARPARK	B1
CARPARK	B2

Notes:

1. Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of B2/F is approximately 3.5m(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

BASEMENT 1 FLOOR



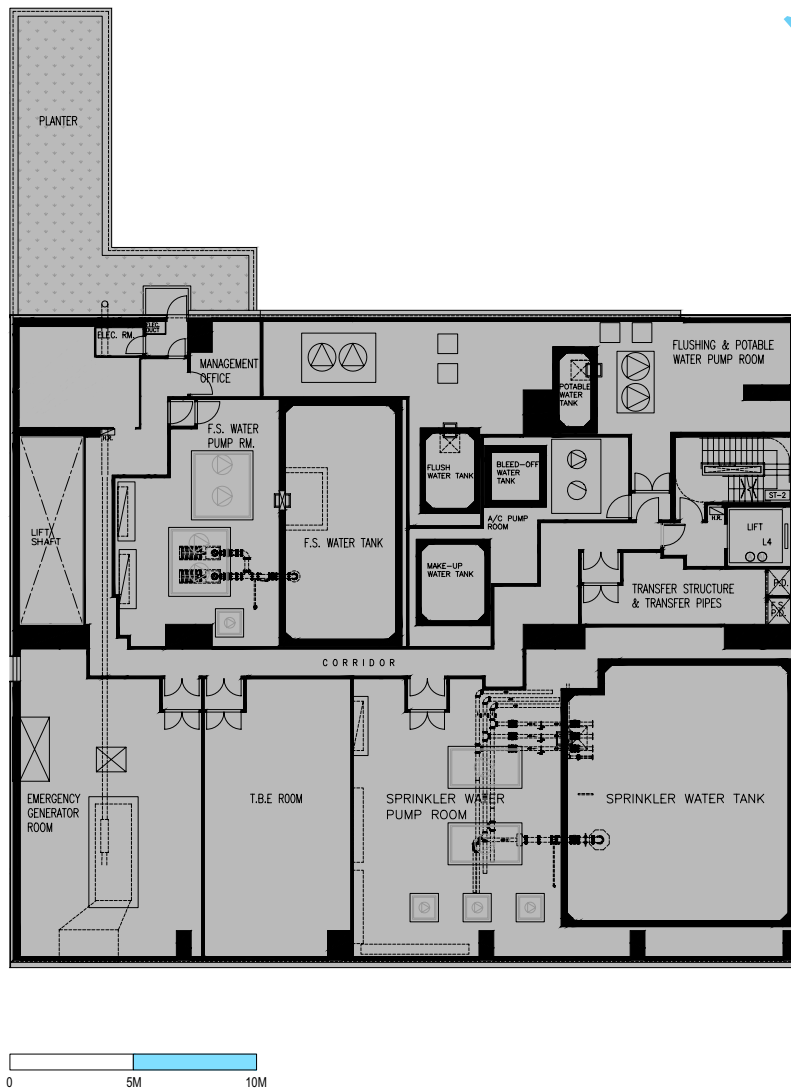
Basement 1 Floor Plan

UPPER ROOF	TR
ROOF	UR
UPPER UNIT	R/F
UPPER UNIT	25/F
UPPER UNIT	23/F
UPPER UNIT	22/F
UPPER UNIT	21/F
UPPER UNIT	20/F
UPPER UNIT	19/F
UPPER UNIT	18/F
UPPER UNIT	17/F
UPPER UNIT	16/F
UPPER UNIT	15/F
UPPER UNIT	12/F
UPPER UNIT	11/F
UPPER UNIT	10/F
UPPER UNIT	9/F
UPPER UNIT	8/F
UPPER UNIT	7/F
UPPER UNIT	6/F
UPPER UNIT	5/F
MECHANICAL	4/F
SHOP	3/F
SHOP	2/F
SHOP	1/F
GOVERNMENT ACCOMMODATION/ SHOP/ENTRANCE HALL/ LOADING & UNLOADING BAY/CARPARK	G/F
CARPARK	B1
CARPARK	B2

Notes:

1. Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of B1/F is approximately 4m(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

4TH FLOOR (MECHANICAL FLOOR)



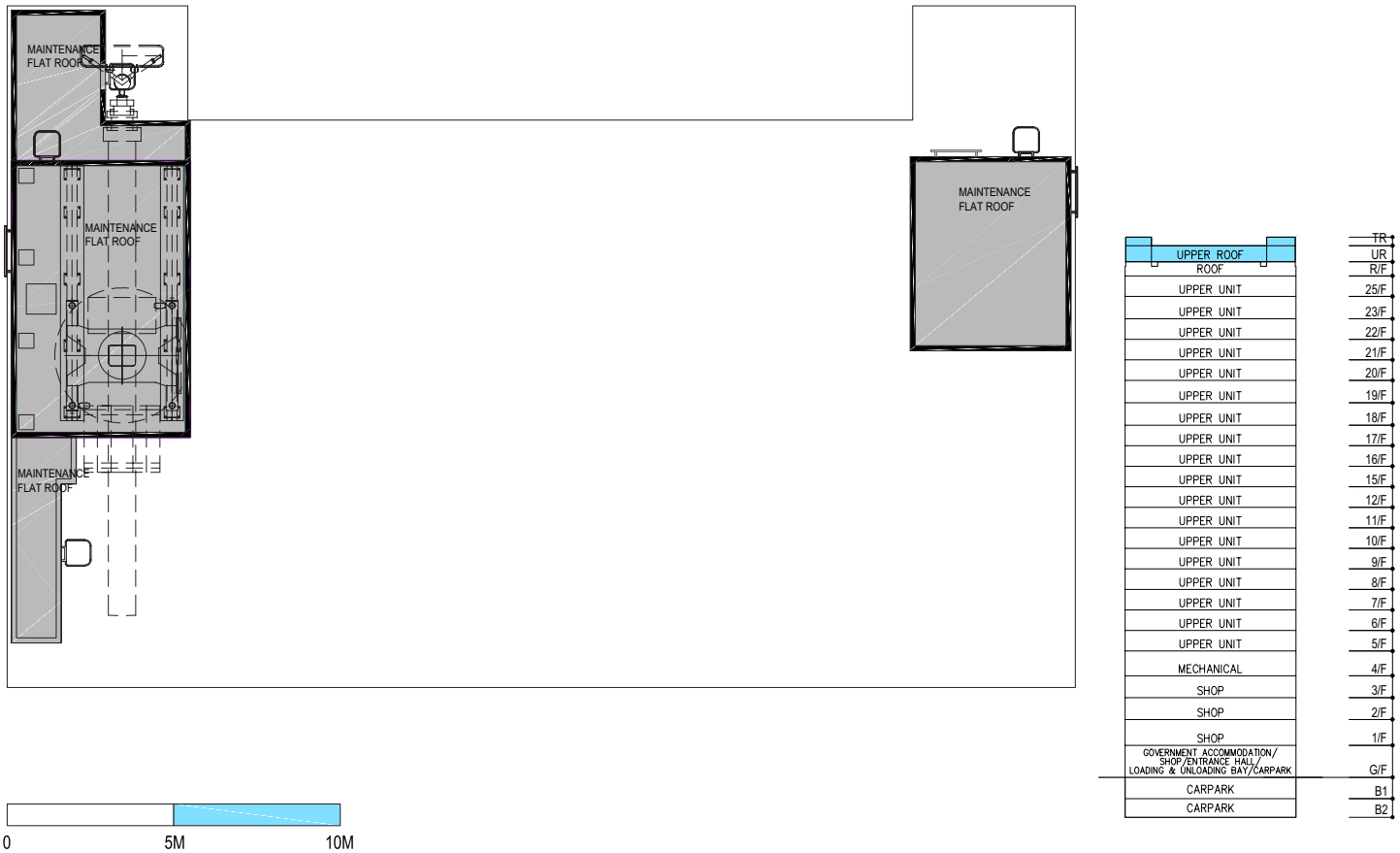
UPPER ROOF	TR
UPPER ROOF	UR
UPPER UNIT	R/F
UPPER UNIT	25/F
UPPER UNIT	23/F
UPPER UNIT	22/F
UPPER UNIT	21/F
UPPER UNIT	20/F
UPPER UNIT	19/F
UPPER UNIT	18/F
UPPER UNIT	17/F
UPPER UNIT	16/F
UPPER UNIT	15/F
UPPER UNIT	12/F
UPPER UNIT	11/F
UPPER UNIT	10/F
UPPER UNIT	9/F
UPPER UNIT	8/F
UPPER UNIT	7/F
UPPER UNIT	6/F
UPPER UNIT	5/F
MECHANICAL	4/F
SHOP	3/F
SHOP	2/F
SHOP	1/F
GOVERNMENT ACCOMMODATION/ SHOP/ENTRANCE HALL/ LOADING & UNLOADING BAY/CARPARK	G/F
CARPARK	B1
CARPARK	B2

4/F Floor Plan

Notes:

1. Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The floor-to-floor height of 4/F is approximately 4.65m(based on the approved building plans). Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of its immediate upper floor.
4. The dimensions of the plans are all structural dimensions which are for reference only.
5. All plans are subject to the final approval by the Buildings Department and the Lands Department.
6. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
7. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

UPPER ROOF



UR/F Floor Plan

Notes:

1. Unit floors are from G/F to 25/F with omission of 13/F, 14/F & 24/F. 4/F is a mechanical floor.
2. There may be architectural and/or lighting features on the external walls of some of the floors and the roofs and/or flat roofs of the building.
3. The dimensions of the plans are all structural dimensions which are for reference only.
4. All plans are subject to the final approval by the Buildings Department and the Lands Department.
5. All layouts, interior and exterior designs, fittings and finishes, and all provision of the above plan are subject to the final adjustment upon completion.
6. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

A. Common parts of the Building

1. “Building Common Areas” means

The whole of the Lot and the Building not otherwise specifically assigned to or for the exclusive use of an Owner and means those parts designed or intended for common use and benefit of the Owners, occupiers, licensees, guests, visitors and invitees of the Lot and Building or any part thereof (which do not form part of the Units, the Office Common Areas, the Commercial Common Areas, the Car Park Common Areas or the Office and Commercial Common Areas) and shall include but not be limited to the External Walls, firemen’s lift lobbies, staircases and landings, corridors, transformer room forming part of the Transformer Room Facilities referred to in Clause (3:02:01)(at) of the DMC, main switch room, fire service water transfer pump room, petrol interceptor room, lift shaft for Lift L4, lift vent for Lift L4, electricity meter rooms, refuse storage and material recovery chamber, water meter cabinet, plumbing and drainage water pump room, pipe ducts, air-conditioning pipe ducts, fire service pipe ducts, cable ducts, electricity ducts, cable chamber room, fire service control room, sprinkler control valves, sprinkler inlets, fire service inlets, air-conditioning plant room, glass canopy, planter, planter (greenery), electrical meter rooms, electricity rooms, management office, fire service water pump room, flushing and potable water pump room, air-conditioning pump room, sprinkler water pump room, telecommunications and broadcasting equipment room, emergency generator room, transfer structure and transfer pipes, maintenance flat roofs, pipe duct shaft, lift machine rooms, cooling towers, roof, upper roof, top roof, the foundation and all structural or load bearing elements of the Building, open spaces within the Lot and such rooms areas and spaces for storing, housing or providing the Building Common Facilities.

2. “Building Common Facilities” means

- a. Such of central condensing water system, lift L4, fire service water tanks, flush water tank, make-up water tank, bleed-off water tank, potable water tank, sprinkler water tank, fire hydrant, hose reels, fire shutters, drains, watercourses, transfer structure and transfer pipes, pipes, gutters, sewers, ducts, risers, flues, wires and cables, cable accommodations and all associated facilities forming parts of the Transformer Room Facilities referred to in Clause (3:02:01)(at) of the DMC, aerial broadcast distribution or telecommunication network facilities and other transmission devices and equipment, electrical equipment, mechanical installation and any medium servicing the Building Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Building through which water, sewage, electricity, soil, air, smoke, light, information or other matters and any other services are supplied to the Lot and the Building or any part or parts thereof and associated equipment and structures;
- b. Lighting within the Building which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit;
- c. Burglar alarm, metal gate, manned gate and security system(s) for the use and benefit of the Lot and the Building (if any) and not for the use or benefit of a particular Unit;
- d. Automatic sprinkler system and fire detection and alarm system within the Building which are for the use and benefit of the Lot and the Building and not for the use or benefit of a particular Unit;

and other facilities and systems for the common use and benefit of the Lot and the Building and not for the use and benefit of a particular Unit exclusively.

For avoidance of doubt, the term “Building Common Facilities” shall not include anything forming part of the Office Common Facilities, the Commercial Common Facilities, the Car Park Common Facilities or the Office and Commercial Common Facilities.

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

3. “Car Park Common Areas” means

Any areas of the Car Park Accommodation and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Car Park Accommodation designed or intended for the common use and benefit of (i) the Owners, occupiers, licensees and invitees of the Car Parking Spaces; (ii) the Owners and occupiers of the Office Units and the Commercial Units and their bona fide guests, visitors or invitees for access to and from the Disabled Persons Parking Space (F2); and (iii) the Owners and occupiers of the Office Units and their bona fide guests, visitors or invitees for access to and from the Disabled Persons Parking Space (F40); and such areas not otherwise specifically assigned to or for the exclusive use and benefit of the Owner of a particular Car Parking Space and shall include but not be limited to electricity meter room, car park vent shafts, ramps, staircases and landings, driveways, smoke vents.

4. “Car Park Common Facilities” means

Those facilities and equipment for the use and benefit of the Car Parking Spaces and the Disabled Persons Parking Spaces but not other parts of the Building and not for the use and benefit of a particular Car Parking Space exclusively and shall include but not be limited to the Common EV Facilities, plant and machinery, lighting, electrical installation, wires and cables, fire services installation and equipment, pipes, ducts, drains and sewers for the use and benefit of the Owners, occupiers and licensees of the Car Parking Spaces and the occupiers and licensees of the Disabled Persons Parking Spaces.

5. “Common Areas” means

The Building Common Areas, the Office Common Areas, the Commercial Common Areas, the Car Park Common Areas and the Office and Commercial Common Areas .

6. “Common Facilities” means

The Building Common Facilities, the Office Common Facilities, the Commercial Common Facilities, the Car Park Common Facilities and the Office and Commercial Common Facilities.

7. “Commercial Common Areas” means

Any areas of the Commercial Accommodation and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Commercial Accommodation designed or intended for the common use and benefit of the Owners, occupiers, licensees, guests, visitors and invitees of the Commercial Units and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Commercial Unit and shall include but not be limited to loading and unloading spaces, towngas income chamber, arcade, flat roofs for maintenance, pipe duct, staircases and landings, corridors.

8. “Commercial Common Facilities” means

Those facilities and equipment for the common use and benefit of the Commercial Units of the Building and not for the use and benefit of a particular Commercial Unit exclusively and shall include but not be limited to escalators, plant and machinery, lighting, electrical installation, wires and cables, fire services installation and equipment, pipes, ducts, drains and sewers for the use and benefit of the Owners, occupiers, licensees and invitees of the Commercial Units.

9. “Office Common Areas” means

Those parts of the Lot and the Building designed or intended for the common use and benefit of the Owners, occupiers, licensees, bona fide guests and invitees of the Office Units and not otherwise specifically assigned to or for the exclusive use and benefit of the Owner of a particular Office Unit or the Owner(s) of Office Units on a particular floor and shall include but not be limited to the Disabled Persons Parking Space (F40), loading and unloading spaces, lift lobbies, corridors, lavatories, flat roofs and maintenance flat roofs.

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

10. “Office Common Facilities” means

Those facilities and equipment for the common use and benefit of the Owners, occupiers, licensees and invitees of the Office Units of the Building and not for the use and benefit of a particular Office Unit or Office Units on a particular floor exclusively and shall include but not limited to the hose reels, automatic sprinkler system, plant and machinery, lighting, electrical installation, wires and cables, fire services installation and equipment, pipes, ducts, drains and sewers for the use and benefit of the Owners, occupiers, licensees and invitees of the Office Units.

11. “Office and Commercial Common Areas” means

All areas of the Building designed or intended for the common use and benefit of the Owners, occupiers, licensees, bona fide guests, visitors and invitees of the Office Units and Commercial Units and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Office Unit or Commercial Unit and shall include but not be limited to the Disabled Persons Parking Space (F2), entrance lobbies, driveway, turntable, staircases and landings, lift lobbies and lift shafts for Lifts L1, L2 and L3 and the associated lift machine room.

12. “Office and Commercial Common Facilities” means

Those facilities and equipment for the common use and benefit of the Office Units and Commercial Units of the Building and not for the use and benefit of a particular Office Unit or Commercial Unit exclusively and shall include but not be limited to lifts L1, L2 and L3, escalators at the Ground Floor and 1st Floor of the Building, plant and machinery, lighting, electrical installation, wires and cables, fire services installation and equipment, pipes, ducts, drains and sewers for the use and benefit of the Owners, occupiers, licensees, bona fide guests and invitees of the Office Units and the Commercial Units.

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

B. Allocation of Undivided Shares to Units in the Building

1. Government Accommodation

	Total No. of Undivided Shares
Government Accommodation	509
Sub-Total	509

2. Commercial Units

Floor	Unit	Total No. of Undivided Shares
G/F	Shop	38
1/F	Shop	714
2/F	Shop	938
3/F	Shop with Flat Roof	765
3/F	Store Room	15
	Sub-Total	2,470

3. Office Units

Floor	Undivided Shares for each Unit								
	Unit								
	A1	A2	A3	A4	A5	B1	B2	B3	B4
23/F & 25/F (with Stairhood at Roof Floor)	517	-	-	-	-	-	-	-	-
25/F	-	-	-	-	-	167	-	-	-
23/F	-	-	-	-	-	167	-	-	-
21/F - 22/F	134	119	119	119	128	92	96	96	102
19/F - 20/F	168	149	149	149	160	106	110	110	116
6/F - 18/F	96	85	85	85	92	59	62	62	65
5/F	96	85	85	85	92	57	62	62	65
Sub-Total	11,363								

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

4. Car Parking Spaces

Floor	Total No. of Undivided Shares
(I) 42 Motor Vehicles Parking Spaces Nos. R1 to R12, F1 and F3 to F31 on B2 Floor (13 Undivided Shares each)	546
(II) 35 Motor Vehicles Parking Spaces Nos. F32 to F39, F41 to F67 on B1 Floor (13 Undivided Shares each)	455
(III) 15 Motor Cycles Parking Spaces Nos. RM1 to RM3 and FM1 to FM12 on B1 Floor (2 Undivided Shares each)	30
Sub-total	1,031

5. Common Areas and Common Facilities

	Total No. of Undivided Shares
Common Areas and Common Facilities	627
Sub-total	627

Summary

	Undivided Shares
1. Government Accommodation	509
2. Commercial Units	2,470
3. Office Units	11,363
4. Car Parking Spaces	1,031
5. Common Areas and Common Facilities	627
GRAND TOTAL	16,000

Notes:

1. There is no designation of 13th, 14th and 24th Floors.

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

C. Term of years for which the manager of the Building is appointed

1. Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Building shall for an initial period of two years from the date of the DMC be undertaken by the Manager subject to termination at any time during its term of appointment (i) by the Manager by giving 3 Months’ notice in writing to the Owners’ Committee or the Corporation (if formed) or to all the Owners or (ii) by the Owners’ Committee (prior to the formation of the Corporation) without compensation by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners’ meeting and supported by owners of not less than 50% of the Undivided Shares in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities) and by giving to the Manager 3 calendar months’ notice in writing. The appointment of the Manager shall continue unless so terminated or terminated in accordance with the provisions of the DMC including all the provisions of Schedule 7 and Schedule 8 to the Building Management Ordinance (Cap.344) incorporated in and form part of the DMC pursuant to Clause (6:11) of the DMC.

D. Basis on which the management expenses are shared among the Owners of the Building

1. The Owners of each of the Units (save and except the Owner of the Government Accommodation) shall pay to the Manager monthly in advance the Management Fee in proportion to the Management Shares as set out in the Second Schedule to the DMC PROVIDED THAT no Owner shall be called upon to pay more than his appropriate shares of the Management Expenses as stated in the following:
 - i. where any expenditure relates to or is for the benefit of the Lot and the Building (but does not relate solely to or is not solely for the benefit of any Unit, Office Common Areas, Commercial Common Areas, Car Park Common Areas, Office and Commercial Common Areas, Office Common Facilities, Commercial Common Facilities, Car Park Common Facilities or Office and Commercial Common Facilities), the Building Common Areas and/or the Building Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Building (save and except the Owner of the Government Accommodation) in proportion to the number of Management Shares held by them;
 - ii. where any expenditure relates solely to or is solely for the benefit of Office Units in the Building (but does not relate solely to or is not solely for the benefit of any particular Office Unit), the Office Common Areas and/or the Office Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Office Units in proportion to the number of Management Shares held by them;
 - iii. where any expenditure relates solely to or is solely for the benefit of the Commercial Units (but does not relate solely to or is not solely for the benefit of any particular Commercial Unit), the Commercial Common Areas and/or the Commercial Common Facilities, the full amount of such expenditure shall be apportioned between the Owners of the Commercial Units in proportion to the number of Management Shares held by them;
 - iv. where any expenditure relates solely to or is solely for the benefit of the Car Parking Spaces (but does not relate solely to or is not solely for the benefit of any particular Car Parking Space), the Car Park Common Areas and/or the Car Park Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Car Parking Spaces in proportion to the number of Management Shares held by them Provided That all management and maintenance expenditure of the Common EV Facilities shall be apportioned between the Owners of the Motor Vehicles Parking Spaces only in the proportion of the Management Shares allocated to their respective Motor Vehicles Parking Spaces bears to the total Management Shares allocated to all the Motor Vehicles Car Parking Spaces subject to the contributions by the Owners of the Office Units and the Owners of the Commercial Units as provided in Clauses (1)(e) and (1)(f) of the Third Schedule to the DMC;

SALIENT POINTS OF DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT

Salient Points of Deed of Mutual Covenant and Management Agreement (“DMC”)

- v. where any expenditure relating solely to or is solely for the benefit of the Office and Commercial Common Areas and/or the Office and Commercial Common Facilities, the full amount of such expenditure shall be apportioned between all the Owners of Office Units and Owners of Commercial Units in proportion to the number of Management Shares held by them; and
 - vi. where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.
2. Where in the Manager’s opinion any expenditure has been incurred solely for the benefit of an Owner or group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may determine.
 3. The number of Management Shares allocated to a Unit is the same as the number of Undivided Shares allocated to that Unit except that no Management Shares have been allocated to the Government Accommodation.

E. Basis on which the management fee deposit is fixed

Each Owner (save and except F.S.I. as the Owner of the Government Accommodation) (being the assignee from the First Owner) shall immediately upon his becoming an Owner pay to the Manager a sum equivalent to three (3) Months’ Management Fee for each Unit owned by him which shall be a non-refundable but transferable deposit by way of security against the liabilities for the observance and performance by the Owner of the covenants terms and conditions contained in the DMC.

F. Area in the Building retained by the First Owner for his own use

Not applicable

Notes:

1. Unless otherwise defined in this sales brochure, capitalized terms used in the above Salient Points of DMC shall have the same meanings of such terms in the DMC.
2. Prospective purchasers should note that a full script of the draft DMC is available upon request.

SALIENT POINTS OF GOVERNMENT LAND GRANT

1. The lot number of the land on which the Development is situated: New Kowloon Inland Lot No.6410 (“**the lot**”)
2. The term of years under the Conditions of Sale No.20221 (“**the land grant**”): 50 years commencing from 2 May 2014
3. The user restrictions applicable to the lot:

- a. Special Condition No.(4) of the land grant provides that:

The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding private residential, godown and petrol filling station) purposes.

- b. Special Condition No.(42) of the land grant provides that:

- i. No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

- ii. No memorial tablets shall be placed on the lot or in any building or buildings erected or to be erected on the lot.

4. General Condition No.7(a) of the land grant provides that:

The grantee shall throughout the tenancy (i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected or which may after the date of the land grant be erected in accordance with the General and Special Conditions of the land grant (“these Conditions”) or any subsequent contractual variation of them, in good substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

5. Special Condition No.(3) of the land grant provides that:

The grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with the these Conditions, the Technical Schedule annexed to the land grant (“**the Technical Schedule**”) and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2020.

6. Special Condition No.(5) of the land grant provides that:

No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands (“**the Director**”) who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

7. Special Condition No.(6)(b) of the land grant provides that:

Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants; and not less than 50% of the said 20% (“**the Greenery Area**”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot. The decision of the Director as to which landscaping works proposed by the grantee constitutes the said 20% shall be final and binding on the grantee. The Director at his sole discretion may accept other non-planting features proposed by the grantee as an alternative to planting trees, shrubs or other plants

SALIENT POINTS OF GOVERNMENT LAND GRANT

8. Special Condition No.(6)(c) of the land grant provides that:

The grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

9. Special Condition No.(6)(d) of the land grant provides that:

The grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

10. Special Condition No.(8)(a) of the land grant provides that:

The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule at such locations, levels, in such manner and designs, with such materials, to such standard and in such stages as may be approved by the Director and the plans approved under Special Condition No.(9)(a) of the land grant, an accommodation comprising the following:

- i. one post office having a net operational floor area of not less than 346 square metres with a frontage of not less than 9 metres in width on Cheung Sha Wan Road, wholly located on the ground floor of the building to be erected on the lot ("the Post Office"), with the main access to the Post Office to be from Cheung Sha Wan Road and with barrier-free access facilities in compliance with prevailing statutory requirements provided that the Director's decision as to what constitute the ground floor and the frontage of the Post Office shall be final and binding on the grantee;
- ii. one loading and unloading platform of not less than 3.0 metres in width, 2.0 metres in length and 0.7 metre in height with a minimum headroom of not less than 2.8 metres for the exclusive use of the Post Office with direct and barrier-free access in compliance with prevailing statutory requirements; and
- iii. two parking spaces for goods vehicles each shall measure not less than 3.0 metres in width and 8.2 metres in length with a minimum headroom of 3.5 metres to be located adjacent to the loading and unloading platform stipulated in sub-clause (a)(ii) of this Special Condition for the exclusive use of the Post Office with direct and barrier-free access in compliance with prevailing statutory requirements

to be completed and made fit for occupation and operation on or before the 30th day of June 2020 (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the grantee) is referred to as "**the Government Accommodation**").

SALIENT POINTS OF GOVERNMENT LAND GRANT

11. Special Condition No.(20)(a) of the land grant provides that:

The grantee shall throughout the term of the land grant at his own expense but subject to any contribution by The Financial Secretary Incorporated a incorporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance ("F.S.I.") as referred to in Special Condition No.(24)(a)(iv)(I) of the land grant and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "**the Items**"):

- i. the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway (or floor slabs) and any other structural elements of, in, around, within, above and below the Government Accommodation;
- ii. all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
- iii. all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
- iv. all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- v. all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

12. Special Condition No.(20)(b) of the land grant provides that:

The grantee shall indemnify and keep indemnified the Government and F.S.I. against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the grantee to maintain the Items.

13. Special Condition No.(26) of the land grant provides that:

The grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed to the land grant or at such other points as may be approved in writing by the Director.

14. Special Condition No.(27)(a)(i) of the land grant provides that:

In addition to the spaces provided under Special Condition No.(8)(a)(iii) of the land grant, spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation at the rates specified in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition (unless the Director consents to another rate).

SALIENT POINTS OF GOVERNMENT LAND GRANT

15. Special Condition No.(27)(a)(iii) of the land grant provides that:

The spaces provided under the sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition (as may be adjusted pursuant to Special Condition No.(30) of the land grant) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

16. Special Condition No.(27)(b)(i) of the land grant provides that:

Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition (as may be adjusted pursuant to Special Condition No.(30) of the land grant), the grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation ("**the Parking Spaces for the Disabled Persons**") as the Building Authority may require and approve.

17. Special Condition No.(27)(b)(ii) of the land grant provides that:

The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

18. Special Condition No.(27)(c)(i) of the land grant provides that:

Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the rates specified in sub-clauses (c)(i)(I) and (c)(i)(II) of this Special Condition unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number and provided that the total number of the spaces to be provided under sub-clauses (c)(i)(I) and (c)(i)(II) of this Special Condition shall not be less than 15.

19. Special Condition No.(27)(c)(ii) of the land grant provides that:

The spaces provided under sub-clauses (c)(i)(I) and (c)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in subclauses (a)(i)(I) and (a)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

20. Special Condition No.(28)(a) of the land grant provides that:

In addition to the loading and unloading platform provided under Special Condition No.(8)(a)(ii) of the land grant and the spaces provided under Special Condition No.(8)(a)(iii) of the land grant, spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the rates specified in sub-clauses (a)(i) and (a)(ii) of this Special Condition.

SALIENT POINTS OF GOVERNMENT LAND GRANT

21. Special Condition No.(28)(b) of the land grant provides that:

Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot to be used for the purposes respectively stipulated in sub-clauses (a)(i) and (a)(ii) of this Special Condition.

22. Special Condition No.(32) of the land grant provides that:

The spaces provided within the lot in accordance with Special Conditions Nos.(27)(b)(i) and (28) hereof shall be for the common use of all the owners or occupiers of the building or buildings erected or to be erected on the lot for office purposes and non-industrial (excluding office, hotel, private residential, godown and petrol filling station) purposes and their bona fide visitors or invitees and shall be designated as and form part of the common areas.

23. Special Condition No.(33) of the land grant provides that:

The parking, loading and unloading spaces indicated on the car park layout plan approved by and deposited with the Director shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos.(27) and (28) of the land grant. The grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

24. Special Condition No.(35)(a) of the land grant provides that:

Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under these Conditions, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as may be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term agreed to be granted by the land grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

25. Special Condition No.(35)(c) of the land grant provides that:

In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

26. Special Condition No.(35)(d) of the land grant provides that:

In addition to any other rights or remedies in the land grant provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee neglects or fails to comply with the notice to the satisfaction to the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

SALIENT POINTS OF GOVERNMENT LAND GRANT

27. Special Condition No.(36) of the land grant provides that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the grantee shall on demand pay to the Government the cost thereof.

28. Special Condition No.(37) of the land grant provides that:

The grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out demolition, removal, construction, maintenance, renewal or repair work (“the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (collectively “the Services”). The grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the grantee shall pay to the Government on demand the cost of such works). If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.

29. Special Condition No.(39)(a) of the land grant provides that:

The grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

30. Special Condition No.(39)(b) of the land grant provides that:

The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the grantee for any loss or damage thereby occasioned and the grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the grantee at his own cost and upon demand be handed over by the grantee to the Government for future maintenance thereof at the expense of the Government and the grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.

Remarks:

The expression “grantee” as mentioned in this section means the Purchaser under the land grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

OTHER INFORMATION

Miscellaneous Payments upon Delivery of Unit

Purchasers are obligated to pay miscellaneous payments and to reimburse the Vendor for water/electricity/gas deposit even though the exact amount is to be finalized.

Provision of Information to Purchasers upon Request

The right of a purchaser who has signed an agreement for sale and purchase to be provided, upon his request and subject to the payment of a nominal fee of not more than HK\$100.00 per request (if demanded), with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the development as well as the total construction costs and the total professional fees expended and paid as the end of the month preceding the month at which the request is made.

Right to Deduct Preliminary Deposit

The right for the vendor to keep 3% of the purchase price if a purchaser under the provisional agreement for sale and purchase does not for any reason sign the agreement for sale and purchase.

Contact Details of The Law Society of Hong Kong

Website Address: www.hklawsoc.org.hk

Enquiry Telephone Number: 2846 0500

OTHER INFORMATION

WARNING TO PURCHASERS PLEASE READ CAREFULLY

對買方的警告 買方請小心閱讀

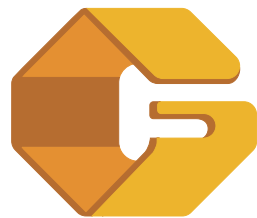
- a. Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.
如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。
- b. You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.
你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。
- c. **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。
- d. If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.
倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。
- e. You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.
你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

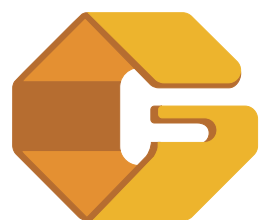
我 / 我們已收到此警告之副本及完全明白此警告之內容。

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