

4S City - 19 Kiu Wong Street - Price List

4S汽車城- 橋旺街19號 - 價單

5th July 2017

(Internal Use Only)

Unit 單位		Car Showroom 'A' & Workshop 'A'	Car Showroom 'B' & Workshop 'B'	Car Showroom 'C' & Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft ²)		40,737	41,928	30,386	1,277
Saleable Area 實用面積 (ft ²) *		31,775	32,704	23,701	996
G/F	Workshop Unit Price 建築呎價 (\$/ft ²)	7,416	7,520	7,004	8,034
	Total Price 售價 (\$)	302,106,000	315,299,000	212,824,000	10,259,000
Unit 單位		Workshop 'A'	Workshop 'B'	Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft ²)		34,017	27,930	25,110	36,113
Saleable Area 實用面積 (ft ²) *		26,533	21,785	19,586	28,168
Flat Roof Area 平台面積 (ft ²)					723
1/F	Workshop Unit Price 建築呎價 (\$/ft ²)	4,945	5,100	5,100	4,738
	Flat Roof Price 平台售價(\$)				708,540
	Total Price 售價 (\$)	168,214,000	142,443,000	128,061,000	171,811,540
Unit 單位		Workshop 'A'	Workshop 'B'	Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft ²)		22,600	27,904	25,044	38,905
Saleable Area 實用面積 (ft ²) *		17,628	21,765	19,534	30,346
Flat Roof Area 平台面積 (ft ²)		112			
2/F	Workshop Unit Price 建築呎價 (\$/ft ²)	5,150	5,100	5,100	4,945
	Flat Roof Price 平台售價(\$)	109,760			
	Total Price 售價 (\$)	116,499,760	142,310,000	127,724,000	192,385,000
Unit 單位		Flat Roof 'A'	Flat Roof 'B'	Flat Roof 'C'	Flat Roof 'D'
Flat Roof 平台面積 (ft ²)		15,851	21,089	11,368	28,896
Roof Floor	Unit Price 建築呎價 (\$/ft ²)	927	927	927	927
	Total Price 售價 (\$)	14,694,000	19,550,000	10,538,000	26,787,000

*Efficiency Ratios:	Approx. 78%
Accessibility:	Direct access to Workshops above ground floor via. a fully Integrated Car Ramp
Fitting and Finishes:	Provided with Curtain Wall System, Water cooling AC units connected to 24-hours centralized cooling system
Floor to Floor height:	Floor to floor height including beams and slabs : G/F : approx. 4.750 meters 1/F : approx. 4.500 meters / 3.950 meters (Part of Workshop D) 2/F : approx. 4.250 meters

Remarks : Heavy Goods Vehicles Parking Spaces on G/F : \$3,200,000 /each,

Light Goods Vehicles Parking Spaces on G/F : \$2,200,000 /each,

Private Car Parking Spaces on 1/F & 2/F : \$1,750,000 /each,

Private Car Parking Spaces on Roof Floor : \$800,000 /each.

Indication:

SOLD 已售
LEASED 已租

Payment Terms 付款條款	
5%	Initial Deposit/Upon signing the PASP 簽署臨時買賣合約時須交付臨時訂金
5%	7 days after signing the PASP (Upon signing the Formal S&P) 簽署正式買賣合約-簽署臨時買賣合約後7天內加付訂金
10%	30 days after signing the Formal S&P 簽署正式買賣合約後30天內繳付
80%	60 days after signing the Formal S&P 簽署正式買賣合約後60天內繳付