

# 4S City - 19 Kiu Wong Street - Price List

## 4S汽車城- 橋旺街19號 - 價單

(Internal Use Only)

21st August 2017

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 <sup>2</sup> )		40,737	41,928	30,386	1,277
Saleable Area 實用面積 (ft <sup>2</sup> ) *		31,775	32,704	23,701	996
G/F	Workshop Unit Price 建築呎價 (\$/ft <sup>2</sup> )	8,160	8,270	7,700	8,840
	Total Price 售價 (\$)	332,414,000	346,745,000	233,972,000	11,289,000
Unit 單位		Workshop 'A'	Workshop 'B'	Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft <sup>2</sup> )		34,017	27,930	25,110	36,113
Saleable Area 實用面積 (ft <sup>2</sup> ) *		26,533	21,785	19,586	28,168
Flat Roof Area 平台面積 (ft <sup>2</sup> )					723
1/F	Workshop Unit Price 建築呎價 (\$/ft <sup>2</sup> )	5,440	5,610	5,610	5,210
	Flat Roof Price 平台售價(\$)				779,390
	Total Price 售價 (\$)	185,052,000	156,687,000	140,867,000	188,928,390
Unit 單位		Workshop 'A'	Workshop 'B'	Workshop 'C'	Workshop 'D'
Gross Area 建築面積 (ft <sup>2</sup> )		22,600	27,904	25,044	38,905
Saleable Area 實用面積 (ft <sup>2</sup> ) *		17,628	21,765	19,534	30,346
Flat Roof Area 平台面積 (ft <sup>2</sup> )		112			
2/F	Workshop Unit Price 建築呎價 (\$/ft <sup>2</sup> )	5,670	5,610	5,610	5,440
	Flat Roof Price 平台售價(\$)	120,740			
	Total Price 售價 (\$)	128,262,740	156,541,000	140,497,000	211,643,000
Unit 單位		Flat Roof 'A'	Flat Roof 'B'	Flat Roof 'C'	Flat Roof 'D'
Flat Roof 平台面積 (ft <sup>2</sup> )		15,851	21,089	11,368	28,896
Roof Floor	Unit Price 建築呎價 (\$/ft <sup>2</sup> )	1,020	1,020	1,020	1,020
	Total Price 售價 (\$)	16,168,000	21,511,000	11,595,000	29,474,000

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

<b>SOLD 已售</b>
<b>LEASED 已租</b>

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