

1 SHEUNG YUET ROAD

FITTINGS & FINISHES SCHEDULE

Common Area

External Finishes
Building facade finished primarily with combination of curtain wall system and aluminum cladding, others are laid with tiles.

Entrance and Main Lobby
Walls and floors finished with marble / granite, lobby fully air-conditioned with suspended ceiling.

Typical Lift Lobby & Corridor
Floor finished with large size granite / marble slabs. Walls finished with resin based reconstitute marble. Ceiling finished with long strip suspended aluminum ceiling completed with energy saving type lighting.

Lifts Provision
There are a total of six high-speed passenger lifts (three for low-zone offices serving G/F to 21/F; three for high-zone offices serving G/F, 22F to 36/F)), and one fireman lift serving all floors of the building.

Lift interior decorated in combination of stone, glass and stainless steel finish, completed with air-conditioning, LCD digital display panels, and duo colour floor selection buttons.

Public Lavatories and Private Toilets
Walls and floors of Public Lavatories finished with resin based reconstitute marble and natural granite respectively; basins counter finished with natural granite; ceiling finished with suspended long strip aluminum ceiling; completed with high quality sanitary wares and fittings with compact laminated panel for cubicles.

Private toilets are finished with homogeneous or ceramic tiles.

Security System
CCTV system installed at strategic locations throughout the building; watchmen-tour system adopted; professional management team engaged to oversee the daily security need and house-keeping works.

Fire Safety
Automatic sprinkler system, hydrants and hose reels are installed on each floor. Smoke alarm and fire extinguishers are provided at various locations in accordance with the standards and requirements of Fire Services Department.

Telecommunications
Dual Telephone Lead-In Cable System and Fibre Optic riser installed; selection of FTNS operations available.

Electricity
150 amp (3-phase) power supply for general lighting and power per floor; dual power supply risers installed.

Water Supply and Pipes
Concealed / semi-concealed copper pipes for potable water supply.

Refuse Collection
Central refuse collection chamber is provided on G/F.

Water / Electricity Meters
Individual owner is required to connect his unit to the water supply meter and main electricity power supply meter at his own cost.

Office Unit

Main Door
Wood grain PVC laminate finished with fire rated timber entrance door.

Internal Finishes
Walls and columns finished with emulsion paint on cement / sand plaster.

Flooring
Raised floor system at 100mm high (inclusive of material) on monolithic concrete toweled surface. Access boxes and grommets not provided.

Curtain Walls
Curtain wall system completed with a combination of fixed windows and lockable windows. Curtain walls are in combination of double glazed and single glazed energy-saving low-E coated temper glass.

Air-conditioning
Environmentally friendly water-cooling packaged air-conditioners installed to individual office / shop and pipe-connected to 24-hours service centralized main water cooling towers located on the roof of the building. Individual owner will need to connect his units to respective electricity power supply at his own cost.

Sprinkler system
Automatic sprinkler system is installed.

Remarks
The Vendor reserves the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above Fittings & Finishes Schedule.

All the above information and the others which are not listed are subject to the final plans to be approved by relevant Government departments.

Due to nature of building materials, these provisions may have a slight variation in colour, measurement, grain, texture and / or workmanship.

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Name of Development

1 Sheung Yuet Road

Address

No. 1 Sheung Yuet Road, Kowloon Bay, Kowloon.

Lot No.

The Remaining Portion of New Kowloon Inland Lot No.5881.

Current Government Rent

3% per annum of the rateable value of the Lot.

User Restriction

Non-residential purposes excluding i) hotel, petrol filling station and residential care home; ii) any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance (Cap.132), or any enactment amending the same or substituted therefor; and iii) the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance (Cap.295), or any enactment amending the same or substituted therefor, except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance or any regulations made thereunder or any other ordinances shall be permitted.

Lease Term of Land Grant

A term of 99 years less the last 3 days commencing from the 1st day of July 1898 which said term has been extended until the 30th day of June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap 150)

Vendor

Billion Wave Development Limited

Vendor’s Solicitor

Woo Kwan Lee & Lo, Solicitors
Room 2801, 28th Floor,
Sun Hung Kai Centre,
30 Harbour Road,
Hong Kong.
Tel: 2856 9898 Fax: 2827 6046

Architect

MLA Architects (HK) Limited

Authorized Person

Mr. Leung Sai Hung

Structural Engineer

Paul Wong Consulting Engineers Limited.

Main Superstructure Contractor

Wing Sum Construction & Engineering Co., Ltd.

Mortgagee Bank Which Has Financed The Construction Of the Development Under a Building Mortgage

Industrial and Commercial Bank of China (Asia) Limited

Sales Office

28/F, Billion Plaza, 8 Cheung Yue Street, Cheung Sha Wan, Kowloon

Building Design

No. of Tower

1

No. of Shops

2 shops on G/F

No. of Office Storeys

27 storeys (5/F to 36/F, excluding 7/F (refuge floor); 13/F, 14/F, 24/F and 34/F are omitted)

No. of Car Parking Storeys

4 storeys (G/F, 1/F, 2/F and 3/F)

Mechanical Floor:

4/F

Storey Height (Floor to Floor)*

5/F to 6/F: 4.150 meters

8/F to 36/F: 4.150 meters

Note:

*Means the height being measured from one structural floor level to the next structural floor level directly above (where applicable, includes the thickness of the floor slab or roof slabs, all beams, ceiling bulkheads and/or any concrete structure in between) and subject to final Government approved building plans.

No. of Private Car Parking Spaces

129 nos. (Dimension: 2.5m X 5.0m)

No. of Accessible (Disabled) Car Parking Spaces

2 nos. (Dimension: 3.5m X 5.0m)

No. of Motor Cycle Parking Spaces

14 nos. (Dimension: 2.4m X 1.0m)

No. of Lorry Parking Spaces

2 nos. for Heavy Goods Vehicles (Dimension: 3.5m X 11m)

3 nos. for Light Goods Vehicles (Dimension: 3.5m X 7m)

No. of Loading/Unloading Spaces

1 nos. for Heavy Goods Vehicles (Dimension: 3.5m X 11m)

3 nos. for Light Goods Vehicles (Dimension: 3.5m X 7m)

Property Management

Building Manager

The Manager shall mean “Jones Lang LaSalle Billion Management Services Limited ” or any manager as from time to time being appointed as Building Manager of the Development under the Deed of Mutual Covenant and Management Agreement (“DMC”) in respect of the Development or the Building Management Ordinance (Cap 344).

Terms of Appointment of the Manager

The initial term shall be TWO (2) years from date of DMC, and such appointment shall continue thereafter until terminated by the Owners’ Committee or the Manager in accordance with the DMC. The appointment of the Manager may be terminated by not less than 3 months’ written notice given by either the Manager or the Owners’ Committee in the circumstances and manner as provided in the DMC. The annual remuneration of the Manager shall be 15% of the total annual management expenses (excluding manager’s remuneration and expenditure of a capital nature reasonably and necessarily incurred in the management of the Development.

Monthly Management Fees

Based on the annual budget prepared by the Manager, each Owner shall contribute to the management expenses in proportion to the management shares allocated to his unit in accordance with the DMC. The management fee is estimated to be approximately HK\$2.38 per sq.ft. on average for office/retail units above G/F, and approximately HK\$2.10 per sq.ft. on average for retail units on G/F.

The above is an estimation based on 2013 expenditure level. Slight adjustment may be required upon completion and in accordance with the DMC.

Initial Payments upon Handover of Units are as follows:

- a) Management Fee Deposit (transferable but not refundable)
 - a sum equivalent to 3 months’ management fee;
- b) Special Funds (non-refundable but transferable)
 - a sum equivalent to 2 months’ management fee;
- c) For Office or Shops, Debris Removal Fee (non-refundable and non-transferable)
 - a sum equivalent to 1 month’s management fee;
- d) Management Fee payable in advance
 - a sum equivalent to 1 month’s management fee;
- e) A proportionate share of deposits payable for electricity and water meters and other utilities deposits.
(The purchaser should pay the above amounts notwithstanding that the exact amount of such amounts is yet to be finalized).

Buildings Rules and Fitting Out Rules

The Owners and occupiers shall observe and obey the Building Rules and Fitting Out Rules and shall submit detailed plans and drawings (supported by written information on all proposals) to the Manager for approval before carrying out fitting out works.

Matters Relating to Purchase Money

All deposits and purchase money paid by the purchasers will be deposited in the stakeholders account opened by the Vendor’s solicitors with a licensed bank and be held by the Vendor’s solicitors as stakeholders. The Vendor’s solicitors will release the monies in the stakeholders account in accordance with the terms and conditions of the Formal Agreements for Sale and Purchase.

No interest on the preliminary deposits shall be paid to the prospective purchasers.

Saleable Area

“Saleable area” (as defined in the Formal Agreement for Sale and Purchase) means:

the floor area of a unit enclosed by walls (inclusive of the floor area of any balconies, utility platforms and verandahs but exclusive of the Other Areas), which area (including any balcony, utility platform or verandah enclosed by the walls) shall be measured from the exterior of the enclosing walls of such unit, balconies, utility platform or verandahs (as the case may be) except where such enclosing walls separate two adjoining units, balconies, utility platforms or verandahs (as the case may be), in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; balconies, utility platforms or verandahs (as the case may be); but shall exclude the common parts outside the enclosing walls of such unit balconies, utility platforms or verandahs (as the case may be), and for balconies, utility platforms or verandahs, shall exclude the whole thickness of the enclosing walls or boundary which abut onto the unit Provided That if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included. Where a balcony,

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utility platform or verandah is not enclosed by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the said balcony, utility platform or verandah.

"Other Areas" (as defined in the Formal Agreement for Sale and Purchase) means :

the area of any cockloft which shall be measured from the interior of the enclosing walls and shall include the internal partitions and columns within such cockloft;

the area of any bay window which shall be measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit excluding the thickness of such wall;

the area of any carparking space which shall be measured to the centre of its demarcating lines or the interior face of its enclosing walls, as the case may be;

the area of any yard, terrace, garden, flat roof, roof and air-conditioning plant room which shall be measured from the interior of their boundary lines, and where boundary consists of a wall, then it shall be measured from the interior of such wall.

Where the Property consists of any of the above-mentioned items, the area of each of such items shall be separately set out.

The internal areas of units on upper floors will generally be slightly larger than lower floors due to reducing thickness of structural walls on upper levels.

Information Upon request

The following information will be available upon request:
Charges for conveyancing and mortgage, and stamp duties.

A complete set of updated Master Layout Plans (if any) and building plans approved by the Building Authority under the Buildings Ordinance and the Lands Department.

The Vendor has deposited in the sales office(s) a copy of the Land Grant, the latest draft DMC and the approved building plans for inspection by prospective purchasers free of charge.

Information to Note

Prospective purchasers are advised to have site visits for a better understanding of the surrounding areas and environments of the Development.

The Vendor will pay/has paid all outstanding Government rent in respect of the Lot from the date of the grant of the Lot up to and including the date of the respective Assignments.

There are curtain walls or non-structural pre-fabricated external walls in the office units. The saleable area of an unit is measured from the exterior of such walls.

Information For Other Enquiries

Consumer Council:
Enquiry Hotline: 2929 2222
Fax: 2590 6271
Website: <http://www.consumer.org.hk>

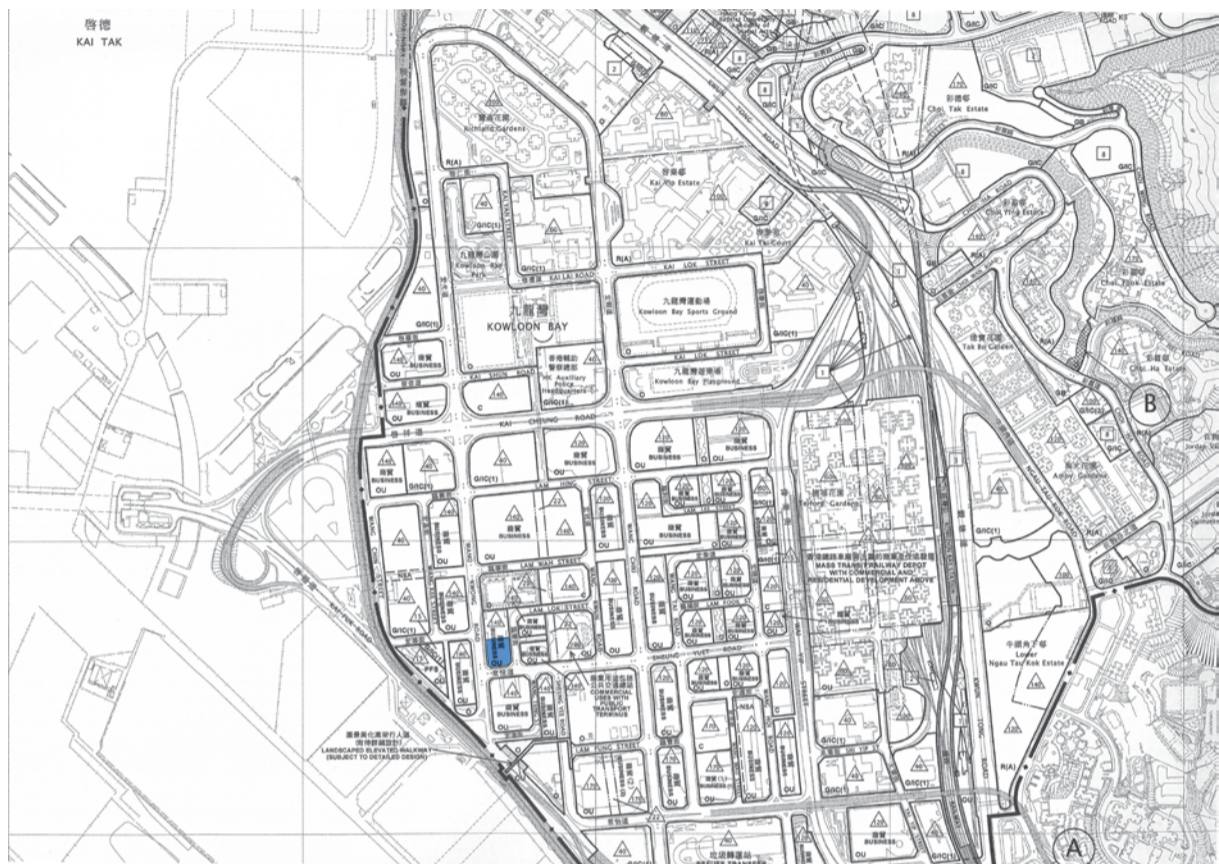
Transport and Housing Bureau:
Enquiry Hotline: 2186 8322
Fax: 2509 3770
Website: <http://www.thb.gov.hk>

Estate Agents Authority:
Enquiry Hotline: 2111 2777
Fax: 2598 9596
Website: <http://www.eaa.org.hk>

The Real Estate Developers Association of Hong Kong
Enquiry Hotline: 2826 0111
Fax: 2845 2521
Website: <http://www.reda.hk>

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Outline Zoning Plan



Part of the Ngau Tau Kok & Kowloon Bay Outline Zone Plan S/K 13/26
摘錄自2011年10月14日印刷之香港城市規劃條例擬備的牛頭角及九龍灣（九龍規劃區第13及17區）分區計劃大綱圖 — 圖則編號 S/K 13/26

Location Plan



Source of information: Survey sheet No. 11-NE-C dated 27/08/2013
資料來源：測繪圖編號11-NE-C 修訂於27/08/2013

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Salient Points Of The Land Grant

1.The Development is constructed on The Remaining Portion of New Kowloon Inland Lot No. 5881 ("the Land").

2.The Land is granted for a term of 99 years less the last 3 days commencing from the 1st day of July, 1898, which said term has been extended until 30th June 2047 under and by virtue of the New Territories Leases (Extension) Ordinance (Cap.150)

3.The annual Government rent of the Land is 3% of the rateable value for the time being of the Land. The Vendor will pay/has paid all outstanding Government rent in respect of the Land from the date of the grant of the Land up to and including the date of the respective assignments to purchasers.

4.The Land shall not be used for any purpose other than for non-residential purposes excluding :

(i)hotel, petrol filling station and residential care home;

(ii)any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance (Cap.132), or any enactment amending the same or substituted therefor; and

(iii)the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance (Cap.295), or any enactment amending the same or substituted therefor, except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance or any regulations made thereunder or any other ordinances shall be permitted.

5.Special Condition No. (15) of the Land Grant stipulates that an owner shall not assign mortgage charge underlet or part with possession of any parking space of the Development or enter into any agreement so to do except (i) together with undivided shares in the Land and the right to the exclusive use and occupation of a unit in the Development, or (ii) to any person who is already the owner of a unit in the Development.

6.Parking Spaces shall not be used for any purposes other than for the parking, loading and unloading of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the owners or occupiers of the Development and their bona fide visitors or invitees. The Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

7.Special Condition No.(47)(a) of the Land Grant stipulates that the owners shall take such action as shall be necessary to avoid soil and groundwater contamination to the Land and any adjacent Government land or building thereon arising out of the use of the Land and shall at his own expense carry out all necessary works ("Preventive Works") to prevent such soil and groundwater contamination occurring.

8.Special Condition No.(47)(b) of the Land Grant provides that the owners shall within 18 months, or such shorter period as specified by the Director of Lands, before the expiration of the term granted by the Land Grant carry out at his own expense a soil and groundwater contamination assessment ("Contamination Assessment") to the satisfaction of the Director of Environmental Protection and thereafter submit a report on the Contamination Assessment to the Director of Lands not later than 12 calendar months before the expiration or such other date as may be specified by the Director of Lands. Upon demand by the Director of Lands the owners shall at their own expense carry out such decontamination or other works as may be required by the Director of Lands ("Decontamination Works") to the satisfaction of the Director of Environmental Protection.

9.Special Condition No.(47)(c) of the Land Grant provides that if the owners shall fail to carry out the Preventive Works, Contamination Assessment or Decontamination Works (collectively "Required Works") :-

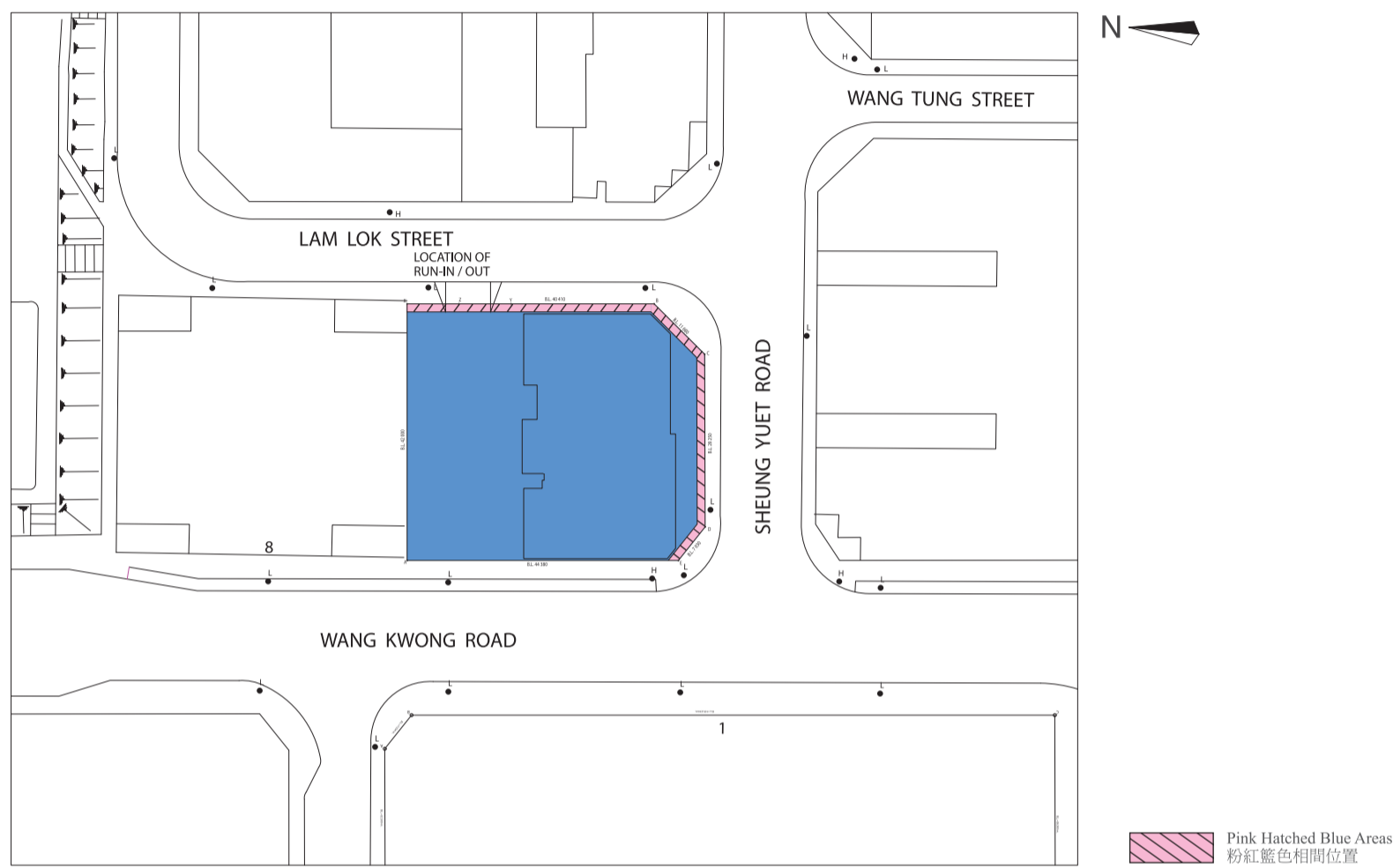
i)the Director of Lands may at his sole discretion execute and carry out the Required Works and the owners shall on demand pay the cost thereof as certified by the Director of Lands on a full indemnity basis; or

ii)the owners shall on demand pay to the Director of Lands in one lump sum the estimated cost of carrying out the Required Works as may be determined by the Director of Environmental Protection at his sole discretion. In the event that the lump sum payment being insufficient to cover the cost of carrying out the Required Works, the owners shall on demand pay the shortfall on a full recovery basis.

The above information is for reference only. For full details, please refer to the Conditions of Sale No.UB11567 dated 23rd October 1981 as varied or modified by Modification Letter dated 3rd April 2013 and registered in the Land Registry by Memorial

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PROPOSED OFFICE DEVELOPMENT ON NKIL 5881RP AT NO.1 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON



No.13040900810277 and any other document affecting the Land Grant.

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

- Each Owner has to contribute towards the management expenses of the Development in proportion to the management shares allocated to his Unit.
- Management fees are payable in advance on the first day of each month.
- The first manager for the Development will be appointed for an initial term of 2 years from the date of the DMC.
- The Manager’s remuneration for managing the Development will not exceed 15% of the total management expenses.
- The following covenants and restrictions are to be included:
 - No Owner shall make any structural alteration to his Unit which will damage or interfere with the use and enjoyment of other parts of the Development.
 - No Owner shall use or permit or suffer his Unit to be used for any illegal or immoral purposes.
 - No Owner shall use or permit or suffer his Unit to be used except in accordance with the Land Grant, the DMC or other Ordinances and Regulations applicable thereto.
 - No Owner (other than Owners of the Signage Areas) shall do anything that may change or alter the external appearance or facade of the Development.
 - No air-conditioning unit or other fixtures shall without the prior written consent of the Manager be installed through any window or external wall of the Development.
 - No Owner (other than Owners of Shops) shall keep any live poultry, birds, dogs, cats, pets or other animals in any part of the Development except trained guide dogs on leash for the blind whilst guiding any person with disability in vision.
 - No Owner (other than the First Owner) shall sub-divide or partition/re-partition his Unit thereby resulting in any part of the said Unit being held in separate ownership unless :
 - such sub-division or partitioning/re-partitioning shall have been approved in writing by the Manager who shall impose such conditions as they shall think fit; and

(ii) where such sub-division or partitioning/re-partitioning shall result in any part of his Unit being held in separate ownership, a Sub-Deed of Mutual Covenant shall be entered into in such form as may be approved in writing by the Manager.

- Common Areas and Facilities
Common Areas and Facilities will comprise the Development Common Areas and Facilities, the Car Park Common Areas and Facilities, the Office Common Areas and Facilities and the Commercial Common Areas and Facilities. Development Common Areas and Facilities shall include, among other things, corridors, lobbies, passages, foundations and structures, external walls or curtain walls (excluding the Signage Areas and the shop fronts of Shops), the refuse storage and material recovery room, the entrances, lifts and lift lobbies and other common areas and facilities in the Development designated from time to time for common use and benefit of all the Owners. Office Common Areas and Facilities shall include, among other things, lift lobbies, lavatories (if any), staircases, the water pipes, drains, wires and cables, lighting and other facilities for the use and benefit of the Office accommodation.
 - Manager’s Power
The Manager shall have the power to enter with or without agents workmen and others at all reasonable times on reasonable notice (except in case of emergency) into and upon any Unit or any part thereof for the purposes of repairing or maintaining such Unit or the Development or any part thereof or any of the common facilities.
 - Manager’s Duty
The Manager shall be responsible for the management of the Development and shall hold the Common Areas and Facilities, upon assignment of the same by the Vendor to the Manager, as trustee and for the general benefit of all the Owners.
 - Change of Ownership
Each Owner shall notify the Manager in writing of any change of ownership within one month from the date of the assignment.
 - All Owners shall observe and comply with all provisions of the Land Grant and the DMC so long as they remain as owners of the Development.
- Please refer to the latest draft of the DMC for details. A full script of the latest draft of the DMC is available for inspection in the sales office upon request and copies will be provided on payment of photocopying charges.

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IMPORTANT NOTES

1. All parties engaged in the production of this brochure of 1 Sheung Yuet Road have made their best efforts to ensure the highest accuracy of all information herein as of the date of printing and to minimise the existence of clerical errors. Prospective purchasers are invited to make enquires to sales personnel 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 effect. For pertinent information on the project site, its surroundings and environment, a 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 to final approval and amendments(s) by the relevant Government authorities.
4. Date of printing of this brochure : November, 2013

重要聲明：

1. 參與此「常悅道一號」項目資料介紹書製作之所有人等均已悉心維持所有資料在付印日期時之最佳準確程度及盡力減低文誤之可能性。如有疑問或欲知個別內容之詳情，請向售樓人員或有關行業之專業人士詢問查證。
2. 本資料介紹書內所載相片、地圖、圖表、平面圖、畫師印象示意圖等〔如有〕均僅供參考用途，部份相片及平面圖已由電腦作畫面處理以達至較佳之視覺效果。如需要清晰了解項目之實地情況及環境，務請親自視察為要。
3. 有關本項目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。
4. 本資料介紹書付印日期：二零一三年十一月