

Fittings and Finishes Schedule

Common Area

External Wall

Building Façade finished primarily with combination of curtain wall system and precast panels, others are laid with tiles or external paints.

Entrance Lift Lobby

Internal wall decorative finished with natural stone. Plywood backing finished with tinted mirror, back painted glass and plastic laminate where applicable. Gypsum board and aluminium ceiling strip with light trough and down lights. Flooring will be finished with natural stone or equivalent and cement screeding. Air Conditioning will be provided.

Typical Lift Lobby & Corridor

Lift Lobby's internal wall decorative finishing with ceramic tiles. Plywood backing finished with tinted mirror, back painted glass wall paper and plastic laminate where applicable. Aluminium strip and gypsum board with lighting trough and down light. Flooring will be finished with reconstitute stone and carpet. Air Conditioning will be provided.

Lifts Provision

Passenger Lifts

: Passenger Lifts's internal floor to be finished with reconstitute stone and carpet. Internal walls to be decorated with stainless steel trimming, tinted mirror and reconstitute stone or timber veneer. Suspended ceiling with aluminium. Air Conditioning will be provided.

Totally three (3) nos of Passenger Lifts.

Number of Lift : 3 (L2, L3 and L4)
 Floors Serving : B/F, G/F to 21/F
 Lift Capacity : 1,600kg (21 Persons)
 Speed : Approx. 3m/s
 Lift Car Dimensions : Approx. 2.0m(W) x 1.6m(D) x 3.1m(H)
 Door Opening : Approx. 1.2m(W) x 2.3m(H)

Fireman's Lift

: Fireman's Lift's internal floor to be finished with stainless steel chequer plate. Internal walls to be decorated with hairline stainless steel. Internal ceiling will be finished with aluminium. Air Conditioning will be provided.

Fireman's Lift Number of Lift : 1 (L1)
 Floors Serving : B/F, G/F to 21/F
 Lift Capacity : 2,000kg (26 Persons)
 Speed : Approx. 2.5m/s
 Lift Car Dimensions : Approx. 2.35m(W) x 1.7m(D) x 3.1m(H)
 Door Opening : Approx. 1.3m(W) x 2.3m(H)

Freight Lifts

: Freight Lift's internal floor to be finished with stainless steel chequer plate. Internal walls to be decorated with hairline stainless steel grade. Internal ceiling will be finished with aluminium panels.

Totally five (5) nos of Freight Lifts.

Number of Lift : 3 (L5, L6 and L7); 2 (L8 and L9)
 Floors Serving : G/F, 1/F to 10/F; G/F, 1/F to 3/F
 Lift Capacity : 3,000kg (L5, L6, L7 and L9); 4,000kg (L8)
 Speed : Approx. 1.5m/s (L5 to L7); 1.0m/s (L8 to L9)
 Lift Car Dimensions : Approx. 2.05m(W) x 2.65m(D) x 3.0m(H) (L5, L6, L7 and L9); Approx. 2.6m(W) x 2.7m(D) x 3.0m(H) (L8)
 Door Opening : Approx. 1.6m(W) x 3.0m(H) (L5, L6, L7 and L9); Approx. 2.4m(W) x 3.0m(H) (L8)

Common Lavatories

Ceramic tiles will be primary finishing materials to wall and floor finishes. False ceiling will be aluminium panel ceiling strip. Cubicles are compressed PVC laminate in wood grain finish. Basin counter top will be finished with solid surface. Air Conditioning will be provided.

Accessible Unisex Toilet

W.C wash basin, grab bars and alarm bell are provided. Wall and floor are finished with ceramic tiles, false ceiling will be aluminium panel.

Car Park, Loading/ Unloading

Private parking spaces are provided in basements, whereas loading/ unloading spaces are located on G/F with access from Wing Kin Road. The basement floors will be monolithic concrete finish trowelled smooth to receive carpark epoxy coating. Carpark's wall finished with skim coat and emulsion paint. Ceiling will be finished with skim coat with washable distemper. Electric vehicle charger provision is also provided in according to the prevailing code of practice (Electricity meter/ socket shall be installed by individual car parking space owner(s) at his own cost).

Greenery

Greenery will be provided mainly on G/F, 1/F and roof floor. Some walls facing the street(s) and internal road will be enhanced with vertical green at G/F level.

Security System

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

Fire Services

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 Hong Kong Fire Services Department.

Telecommunications

Telecommunication plant room and vertical risers are provided for all services providers, owner can choose one of the services providers for telephone and broadband service. Horizontal trunking or conduit is provided inside corridor false ceiling with tee off to every Godown/ Workshop unit.

Electrical Installation

Dual power supply risers are installed. 380V 3 phases 3200A main busbar risers with tapped off unit for every floor for future cable connection by the Godown/ Workshop owner.

Backup Power

Essential power supplied by emergency generator is provided for all fire services equipment, emergency lighting and fire evacuation signage.

Water Supply and Pipes

Concealed/ semi-concealed copper pipes for potable water supply.

Refuse Collection

Refuse Storage and Material Recovery Chamber is provided on G/F.

Water/ Electricity Meters

Individual owner of Godown and Workshop unit is to connect his unit to the main electricity power supply meter and water meter at his own cost.

Individual Unit

Godown/ Workshop Main Door

Godown

Fire rated timber door with plastic laminate.

Workshop

Fire rated timber entrance door with wood grain PVC laminated film finish for 11/F to 21/F workshop units.

Internal Finishes

Godown

Godown walls with skim coat and emulsion paint coat from 1/F to 10/F. Ceiling will be touch up concrete surface with washable distemper. Precast panels and curtain wall are mainly for external wall.

Workshop

Wall and columns finished with emulsion paint on cement/ sand plaster up to beam soffit level to workshop units. External façade is mainly curtain wall.

Lavatory (for workshops only)

The following workshop unit is furnished with lavatory which is finished with homogenous tiles/ ceramic tiles. Aluminum strip ceiling with light fixtures installed. Wall will be finished with ceramic tiles.

Unit

11/F to 21/F – Workshops A to P

Facilities

lavatory

Flooring

Godown

All Godown are monolithic concrete finish trowelled smooth and hardener.

Workshop

Raised floor system at 105mm high (inclusive of material) on monolithic concrete trowelled surface (access boxes and Grommets not provided) is provided for workshop units at 11/F to 21/F.

Floor Loading

1/F to 10/F (Godown portion) : 12.5 kPa live loading
11/F to 21/F (Workshop portion) : 5 kPa live loading

Curtain Walls

Curtain wall system complete with fixed windows and lockable openable windows. Curtain wall is composed of single and double glazed glass panes energy saving.

Air-conditioning

Environmentally friendly water-cooling packaged air-conditioners installed to individual godown/ workshop and pipe-connected to 24-hours services centralised main water cooling towers located on the roof of the building. Individual owner will need to connect his unit to respectively electricity power supply at his own cost.

Fire Services

Automatic sprinkler system is installed to the satisfaction of the Hong Kong Fire Services Department. The sprinkler system for Godown at 1/F to 10/F is designed at High Hazard System.

Remarks

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 Purchaser. 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. Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the formal Agreement for Sale and Purchase.

Information for Reference

Basic Information about the Development

Name of Development

22 Wing Kin Road ("Development")

Address

22 Wing Kin Road, Kwai Chung, New Territories

Lot No.

Kwai Chung Town Lot No.478 ("Lot")

Site Area

Approximately 3,707 sq. m.

Current Government Rent

3% per annum of the rateable value from time to time of the Lot.

User Restriction

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 the following:

- (i) (I) industrial;
 - (II) godown (excluding storage of any dangerous goods as defined in section 2 of the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation);
- (ii) office in direct support of an industrial operation;
- (iii) office ancillary to sub-clause (i)(II) above and forming part of a godown within the building or buildings erected or to be erected on the Lot;
- (iv) (I) information technology and telecommunications industries as defined in Special Condition No. (4)(a)(iv)(II) of the Agreement and Conditions of Sale dated the 8th September 2016 deposited and registered in the Land Registry as New Grant No.22374 ("Government Grant"); and
 - (II) subject to the provisions of Special Condition No.(4) of the Government Grant, "information technology and telecommunications industries" means the manufacture, design, development, production, operation, processing or assembly of, or research into, any of the following:
 - (A) electronic and micro-electronic systems, goods and components;
 - (B) information technology products and services including any computer hardware and software, contents and applications; or

(C) telecommunications facilities and telecommunications services, and "telecommunications" and "telecommunications service" referred to in this sub-clause (iv)(II)(C) shall have the same definitions as in section 2(1) of the Telecommunications Ordinance, any regulations made thereunder and any amending legislation;

- (v) research, design and development centre for the research and design of new products or processes for manufacturing purposes and for information technology and telecommunications industries (as defined in sub-clause (iv)(II) above);
- (vi) audio-visual recording studio;
- (vii) media design and media production;
- (viii) workshop and laundering, dry cleaning, tailoring or repair of goods;
- (ix) vehicle repair workshop, vehicle inspection centre or vehicle testing centre;
- (x) cargo handling and forwarding facilities including freight forward service centre but excluding container freight station or free-standing purpose-design logistics centre;
- (xi) showroom ancillary to and forming part of a factory or factories within the building or buildings erected or to be erected on the Lot;
- (xii) motor vehicle showroom provided that such showroom will only be provided on the ground floor of the building or buildings erected or to be erected on the Lot;
- (xiii) laboratory, inspection and testing centre (excluding vehicle testing centre as referred to in sub-clause (ix) above);
- (xiv) recyclable collection centre involving collection, storage, sorting (excluding sorting of municipal solid waste to generate recyclable waste materials and in determining what amounts to sorting of municipal solid waste to generate the recyclable waste materials, the decision of the Director of Environmental Protection shall be final and binding on the grantee), packing and baling of recyclable materials for recyclable purposes to the satisfaction of the Director of Environmental Protection; and

(xv) a combination of any of the users referred to in sub-clauses (i) to (xiv) above.

Lease Term of Government Grant

50 years commencing from 8 September 2016

Vendor

Keen Realty Development Limited (盈堅發展有限公司)

Vendor's Holding Company

Billion Real Estate Holdings Limited (億京置業控股有限公司)

Vendor's Solicitors

Mayer Brown JSM

16th – 19th Floors,

Prince's Building,

10 Chater Road,

Central, Hong Kong.

Tel : (852) 2843 2211

Fax : (852) 2845 9121

Purchasers can appoint their own solicitors and should read carefully the attached bilingual "WARNING TO PURCHASERS" notice

Authorised Person

Mr. Lee Kar-yan, Douglas (李嘉胤先生)

Architect

Andrew Lee King Fun & Associates Architects Limited

(李景勳、雷煥庭建築師有限公司)

Structural Engineer

Paul Wong Consulting Engineers Limited

(黃錦球工程顧問有限公司)

Building Contractor

Wecon Construction & Engineering Limited (偉工建築有限公司)

Licensed Bank or registered deposit-taking company authorized under section 16 of the Banking Ordinance that has made a loan, or has undertaken to provide finance, for the construction of the Development

Bank of China (Hong Kong) Limited (中國銀行(香港)有限公司)

Other person who has made a loan for the construction of the Development

Not Applicable

Sales Office

32/F, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon

Anticipated Completion Date of the Development as specified in the Agreement for Sale and Purchase of the Development

31 January 2020

(subject to such extension of time as may be granted by the Authorized Person in circumstances as specified in the Agreement for Sale and Purchase)

Design of the Development

No. of Tower

1

No. of Storeys for Godown

9 Storeys (1/F to 10/F)

No. of Storeys for Workshop

9 Storeys (11/F to 21/F)

No. of Storeys for Car Park, Loading/ Unloading

2 Storeys (B/F and G/F)

Omitted Floor Numbers

4/F, 13/F and 14/F

Floor-to-floor Height*

(based on the approved building plans)

B/F : approximately 5.100 meters

G/F : approximately 6.300 meters

1/F to 9/F : approximately 4.875 meters for each floor

10/F : approximately 4.795 meters

11/F to 20/F : approximately 4.200 meters for each floor

21/F : approximately 4.280 meters

Note:

*Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor, and subject to final approved building plans by the Buildings Department and the Lands Department.

Number of Carpark Units

No. of Private Car Parking Spaces

36 nos. (Dimension: approximately 2.5m x 5.0m)

No. of Accessible (Disabled) Car Parking Space

1 no. (Dimension: approximately 3.5m x 5.0m)

No. of Motor Cycle Parking Spaces

15 nos. (Dimension: approximately 2.4m x 1.0m)

No. of Goods Vehicles Parking Spaces

25 nos. for Light Goods Vehicles
(Dimension: approximately 7.0m x 3.5m)

No. of Loading/ Unloading Spaces

17 nos. for Heavy Goods Vehicles
(Dimension: approximately 11.0m x 3.5m)
7 nos. for Light Goods Vehicles
(Dimension: approximately 7.0m x 3.5m)
1 no. for Goods Vehicle with Trailer
(Dimension: approximately 16.0m x 3.5m)

Property Management

Expressions used in this "Property Management" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/ or used in the Deed of Mutual Covenant and Management Agreement ("DMC") in respect of the Development.

Terms of Appointment of the Manager

The initial term shall be TWO (2) years from the date of the DMC, and such appointment shall continue thereafter until terminated in accordance with the DMC. The appointment of the Manager may be terminated by giving not less than 3 calendar months' notice of termination in writing in accordance with the DMC.

Monthly Management Fees

Based on the annual budget prepared by the Manager, each Owner shall contribute to the expenses in proportion to the undivided shares allocated to his Unit in accordance with the DMC. The actual amount of management expense will be determined in accordance with the DMC.

Initial Payments upon Handover

- a) Management Fee Deposit (transferable but not refundable)
 - a sum equivalent to 3 months' management fee;
- b) Special Fund (non-refundable and non-transferable)
 - a sum equivalent to 2 months' management fee;
- c) 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; and
- e) A proportionate share of deposits payable for electricity and water meters & other utilities deposits.

(The purchaser should pay the above amounts not with standing that the exact amount of such amounts is yet to be finalised.)

Building Rules and Fitting Out Rules

The Owners and occupiers shall observe and obey the Building Rules and Fitting Out Rules stipulated by the Manager 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.

Other Information

Matters Relating to Memorandum for Sale/ Preliminary Agreement for Sale and Purchase

1. The preliminary deposits paid by prospective purchasers at the time of signing a preliminary agreement will be cashed and the proceeds shall be paid into a bank account opened with a licensed bank held in trust for the Vendor by its solicitors and the proceeds shall not be transferred to the Vendor.
2. After the respective Formal Agreements for Sale and Purchase have been signed by the purchasers in respect of the units purchased by them, the preliminary deposits relating to those units held by the Vendor's solicitors in the stakeholder accounts shall be applied as deposit and in part payment of the purchase price of each unit and shall be held by the Vendor's solicitors as stakeholders.
3. No interest on the preliminary deposits shall be paid to the prospective purchasers.
4. If a person who signed a preliminary agreement does not, for any reason, execute the Formal Agreement for Sale and Purchase, the Vendor shall refund to him the amount of any preliminary deposit already paid by him less an amount of 3% of the purchase price of the unit in respect of which he or they signed the preliminary agreement.

Saleable Area

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

- (i) in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; but shall exclude the common parts outside the enclosing walls of such 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;

- (ii) in relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
- (iii) in relation to any bay window which does not extend to the floor level of a unit, the area of such bay window 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 but excluding the thickness of such wall;
- (iv) in relation to any carparking space, the area of such carparking space (the dimensions of which are more particularly set out in Schedule 3 to the Formal Agreement for Sale and Purchase) measured from the interior of its demarcating lines or enclosing walls, as the case may be;
- (v) in relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.

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

Information To Be Disclosed Upon Request

1. Charges of the Vendor's solicitors for conveyancing and mortgage; and stamp duties.
2. 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.
3. The Vendor has deposited in the sales office(s) a copy of the Government Grant, the form of the DMC and the approved building plans for inspection by prospective purchasers free of charge. Copies will be provided upon payment of photocopying charges.

4. The Vendor's solicitors shall keep an updated record on a calendar monthly basis starting from the signing of the first formal Agreement for Sale and Purchase ("ASP"), of the information as to the total construction costs and total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid from time to time and shall, upon request from any purchasers of units who have signed the ASP, give them a written copy of the updated record as at the end of the preceding calendar month. A nominal fee of not more than HK\$100 may be charged for this service.

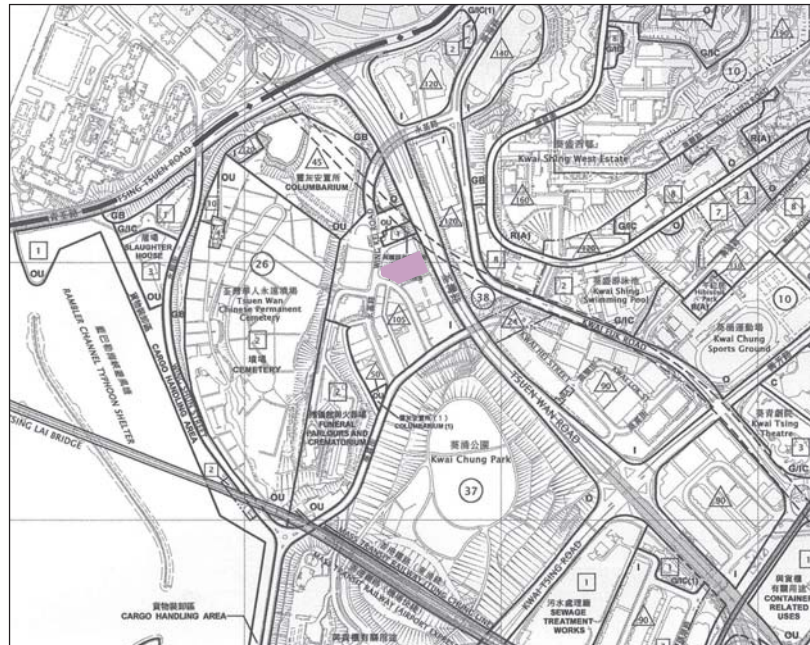
Additional Information

1. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding areas and environment and public facilities nearby as well as making reference to the building model placed at the sales office for the physical appearances and/ or architectural features of the Development especially those of or affecting the units they intend to purchase.
2. 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.
3. There are curtain walls and/ or non-structural pre-fabricated external walls in the units above G/F. The saleable area of such unit is measured from the exterior of such wall.

Defects Liability Warranty Period

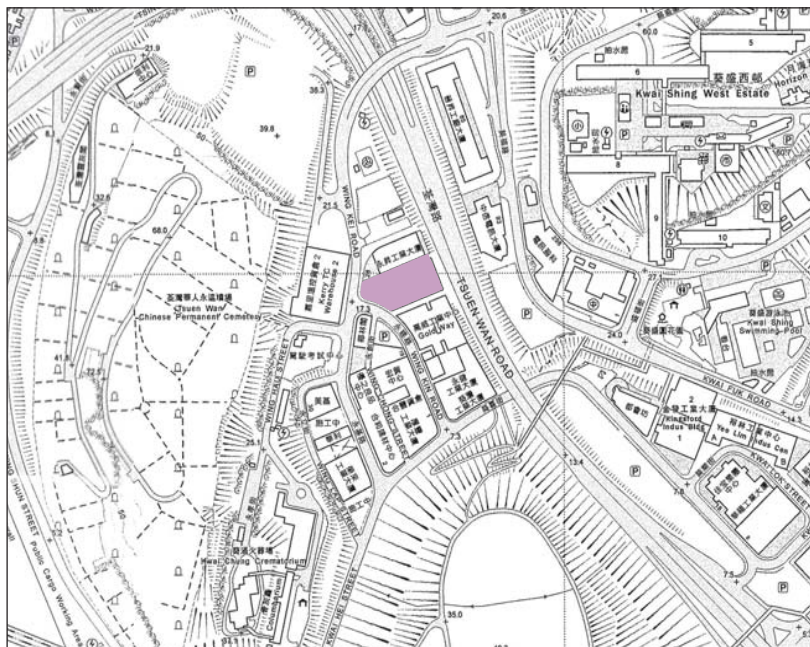
The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 6 months after the date of completion of the sale and purchase under the relevant ASP, remedy any defects to the unit, or the fittings and finishes as set out in the relevant ASP (if any), caused otherwise than by the act or neglect of the Purchaser.

Outline Zoning Plan



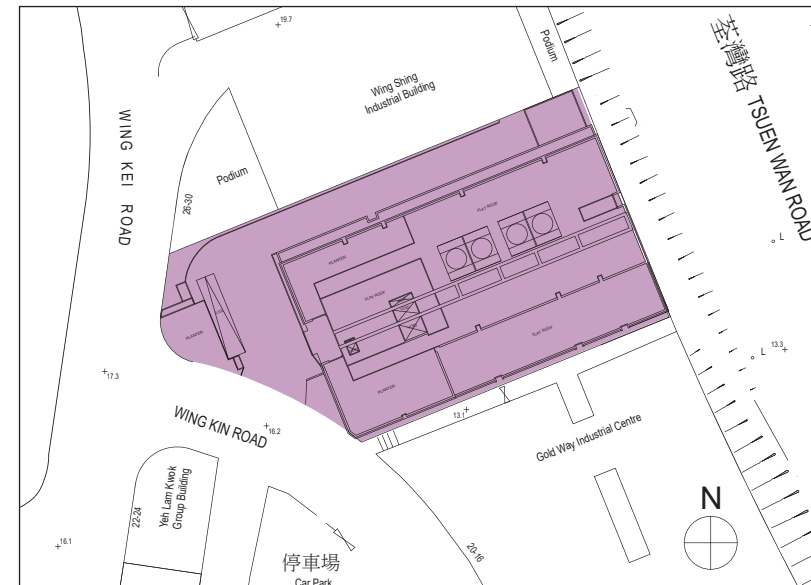
Part of the Hong Kong Town Planning Board - Kwai Chung - Outline Zoning Plan S/KC/29 dated 19/01/2018
 摘錄自2018年01月19日印刷之香港城市規劃委員會依據城市規劃條例擬備的葵涌分區計劃大綱圖 - 圖則編號 S/KC/29

Location Plan



Source of information: Survey sheet No. 7-SW-C dated 21/05/2018, 11-NW-A dated 12/04/2018, 6-SE-D dated 07/12/2017 & 10-NE-B dated 24/01/2018
 資料來源：測繪圖編號 7-SW-C · 修訂於 21/05/2018；11-NW-A · 修訂於 12/04/2018；6-SE-D · 修訂於 07/12/2017 及 10-NE-B · 修訂於 24/01/2018

Layout Plan of The Development



Information for Other Enquiries

- Consumer Council :
 Enquiry Hotline : 2929 2222
 Fax : 2590 6271
 Website : <http://www.consumer.org.hk>
- Estate Agents Authority :
 Enquiry Hotline : 2111 2777
 Fax : 2598 9596/ 2598 9597
 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>

Salient Points of the Government Grant

Extracts from the Government Grant in respect of the Lot.

- The Development is constructed on Kwai Chung Town Lot No.478.
- Lease term: 50 years commencing from 8 September 2016
- The annual Government rent of the Lot is 3% of the rateable value from time to time of the Lot.
- Special Condition No.(4)(a) of the Government 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 the following:
 - (I) industrial;
 - (II) godown (excluding storage of any dangerous goods as defined in section 2 of the Dangerous Goods Ordinance, any regulations made thereunder and any amending legislation);
- office in direct support of an industrial operation;
- office ancillary to sub-clause (a)(i)(II) of this Special Condition and forming part of a godown within the building or buildings erected or to be erected on the Lot;
- (I) information technology and telecommunications industries as defined in sub-clause (a)(iv)(II) of this Special Condition; and
 (II) subject to the provisions of this Special Condition, "information technology and Telecommunications industries" means the manufacture, design, development, production, operation, processing or assembly of, or research into, any of the following:
 - electronic and micro-electronic systems, goods and components;
 - information technology products and services including any computer hardware and software, contents and applications; or
 - telecommunications facilities and telecommunications services, and "telecommunications" and "telecommunications service" referred to in this sub-clause (a)(iv)(II)(C) shall have the same definitions as in section 2(1) of the Telecommunications Ordinance, any regulations made thereunder and any amending legislation;

- (v) research, design and development centre for the research and design of new products or processes for manufacturing purposes and for information technology and telecommunications industries (as defined in sub-clause (a)(iv)(II) of this Special Condition);
- (vi) audio-visual recording studio;
- (vii) media design and media production;
- (viii) workshop and laundering, dry cleaning, tailoring or repair of goods;
- (ix) vehicle repair workshop, vehicle inspection centre or vehicle testing centre;
- (x) cargo handling and forwarding facilities including freight forward service centre but excluding container freight station or free-standing purpose-design logistics centre;
- (xi) showroom ancillary to and forming part of a factory or factories within the building or buildings erected or to be erected on the Lot;
- (xii) motor vehicle showroom provided that such showroom will only be provided on the ground floor of the building or buildings erected or to be erected on the Lot;
- (xiii) laboratory, inspection and testing centre (excluding vehicle testing centre as referred to in sub-clause (a)(ix) of this Special Condition);
- (xiv) recyclable collection centre involving collection, storage, sorting (excluding sorting of municipal solid waste to generate recyclable waste materials and in determining what amounts to sorting of municipal solid waste to generate the recyclable waste materials, the decision of the Director of Environmental Protection shall be final and binding on the grantee), packing and baling of recyclable materials for recyclable purposes to the satisfaction of the Director of Environmental Protection; and
- (xv) a combination of any of the users referred to in sub-clauses (a)(i) to (a)(xiv) of this Special Condition ."

5. The parking spaces provided in the Lot shall not be used for any purposes other than for the parking of motor vehicles or motor cycles (as the case may be) licensed under the Road Traffic Ordinance (Cap.374) and belonging to the owners or occupiers of the Development and their bona fide guests, visitors or invitees. Such parking 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.
6. Special Condition No.(5) of the Government Grant provides that "the method of storage of goods and the nature and the volume or quantity of goods stored on that part or whole of the Lot to be used for godown purposes shall be subject to the approval of the Director of Fire Services."
7. Special Condition No.(5) of the Government Grant provides that "the Purchaser shall at his own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including materials to be used), repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway.
8. Special Condition No.(26)(a) of the Government Grant provides that "the Purchaser shall take or cause to be taken such action as shall be necessary to avoid soil and groundwater contamination to the Lot and any adjacent or adjoining Government land or any part thereof or any building or structure thereon (whether on, above or below ground level) arising out of the development, redevelopment or use of the Lot or otherwise and shall at his own expense carry out all necessary works (hereinafter referred to as "the Preventive Works") to prevent such soil and groundwater contamination occurring."
9. Special Condition No.(26)(b) of the Government Grant provides that "the Purchaser shall, within 18 calendar months or such shorter period as specified by the Director, before the expiration or sooner determination of the term hereby agreed to be granted carry out at his own expense a soil and groundwater contamination assessment (hereinafter referred to as "the Contamination

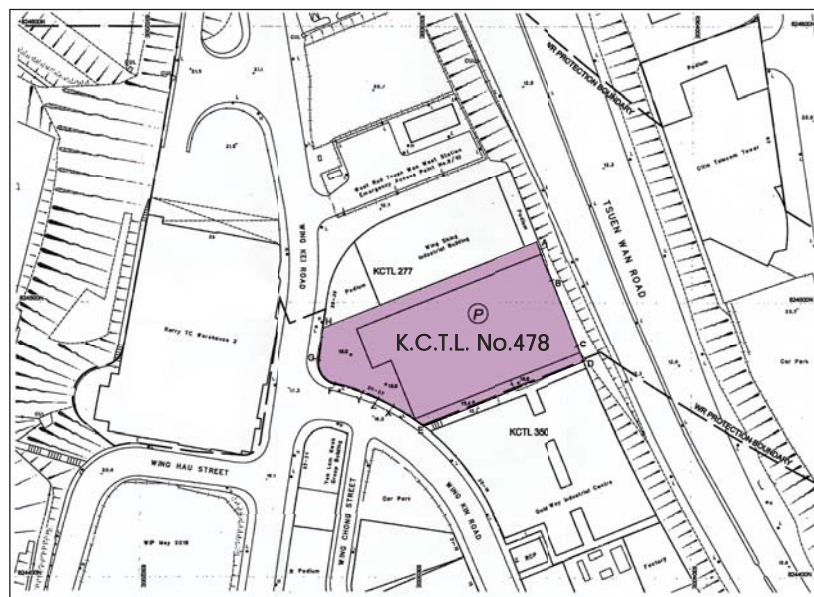
Assessment") to the satisfaction of the Director of Environmental Protection in respect of the Lot and any adjacent or adjoining Government land and any building or structure thereon (whether on, above or below ground level) and thereafter submit a report on the Contamination Assessment to the Director not later than 12 calendar months before the expiration or sooner determination of the term hereby agreed to be granted or such other date as may be specified and notified in writing to the Purchaser by the Director. Upon demand in writing by the Director, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director of Environmental Protection carry out in such manner and within such time limit as the Director shall specify such decontamination or other works as shall be required by the Director (hereinafter referred to as "the Decontamination Works") in respect of the Lot and any adjacent or adjoining Government land and any building or structure thereon (whether on, above or below ground level)."

10. Special Condition No.(26)(c) of the Government Grant provides that "if the Purchaser shall in any respect neglect or fail to carry out the Preventive Works or the Contamination Assessment or the Decontamination Works in accordance with sub-clauses (a) and (b) of Special Condition No.(26), (i) the Director may at his sole discretion execute and carry out the Preventive Works, the Contamination Assessment or the Decontamination Works and the Purchaser shall on demand pay to the Director the cost thereof as shall be certified by the Director on a full indemnity basis; or (ii) the Purchaser shall on demand pay to the Director in one lump sum an amount equal to the estimated cost of carrying out the Preventive Works, the Contamination Assessment or the Decontamination Works which estimated cost shall be determined by the Director of Environmental Protection at his sole discretion, and in the event of the said lump sum payment being insufficient to cover the cost of carrying out the Preventive Works, the Contamination Assessment or the Decontamination Works whether by the Director or by any person entrusted with the Preventive Works, the Contamination Assessment or the Decontamination Works, the Purchaser shall on demand pay the shortfall to the Director on a full recovery basis."

11. Special Condition No.(10)(c) of the Government Grant provides that "the Purchaser shall at his own expense comply with all special requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including materials to be used), repair and maintenance of any part or parts of the Lot and/or the Building in close proximity to the Railway."

The above information is for reference only. For full details, please refer to the Government Grant and any other document affecting the Lot.

Lot Plan of Kwai Chung Town Lot No.478



Salient Points of The Deed of Mutual Covenant and Management Agreement ("DMC")

Expressions used in this "Salient Points of the Deed of Mutual Covenant and Management Agreement" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/or used in the DMC in respect of the Development.

1. Each Owner has to contribute towards the Management Expenses of the Development in proportion to the undivided shares allocated to his Unit.
2. Management fees are payable in advance on the first day of each month.
3. The first manager for the Development will be appointed for an initial term of 2 years from the date of the DMC.
4. The Manager's annual remuneration for managing the Development will not exceed 15% of the total annual Management Expenses.
5. The following covenants and restrictions are to be included:
 - (a) 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.
 - (b) No Owner shall use or permit or suffer his Unit to be used for any illegal or immoral purposes.
 - (c) Every Owner shall observe and perform all the covenants conditions and provisions of the Government Grant, the DMC and the Building Rules which may be in force from time to time.
 - (d) No Owner (other than Owners of the Signage Units) shall do anything that may change or alter the external appearance or facade of the Development.
 - (e) 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.
 - (f) No Owner shall keep any live poultry, birds or other animals which cause a nuisance in any part of the Development.

6. Common Areas and Facilities of Development

- (a) The common Area and Facilities will comprise the Building Common Areas and Facilities, the Carpark Common Areas and Facilities, the Godown Common Areas and Facilities and Workshop Common Areas and Facilities.
- (b) Building Common Areas and Facilities shall include, among other things, entrance lobbies, passages, foundations and structures, such parts of the external walls (including curtain walls (if any)), the architectural fins and features (if any) forming part of such external walls, but excluding, for the avoidance of doubt, the external walls (including curtain walls) which form part of the Godown Common Areas and Facilities and the Workshop Common Areas and Facilities, entrances, staircases, slopes and retaining walls (if any), telecommunication broadcasting equipment (T.B.E.) room, lift '1', lift '2', lift '3', lift '4', lift shaft(s) and lift pit(s) for lift '1', lift '2', lift '3' and lift '4', pump room for fire services (F.S.) and sprinkler, sprinkler pump room, air-conditioning (A/C) pump room, pump room for potable and flushing, space for goods vehicles with trailer, smoke outlet, pipe duct(s) (P.D.), fire services (F.S.) and sprinkler inlet, fire control center, transformer room 1, transformer room 2, low voltage (L.V) switch room, refuse storage and material recovery chamber, Accessible Parking Space, Goods Vehicle Loading and Unloading Spaces, flat roof(s), (other than those held or intended to be held together with any Units), electricity (Elect.) meter room(s), hose reel(s) (H.R.), switch room, irrigation water pump and rain water tank room, fire services (F.S.) and air-conditioning (A/C) duct room(s), pump room for air-conditioning (A/C) makeup, water meter cabinet(s), emergency generator room, lift machine room for lift '1', lift '2', lift '3' and lift '4' fuel tank room, reinforced concrete (R.C.) beam(s), gondola track and gondola parking area (if any), the Landscaped Areas, lighting systems, lighting conduits and fittings, drains (including any road drainage system passing through the Lot), watercourses, cable trench, cable duct, surface channels, channels, sewers (including any sewer, drain or pipe constructed by the

First Owner on or beneath government land serving the Building or any part thereof), ducts, pipes, wires, cables, meters, valves, switches, transformers and ancillary installations and facilities, lighting fixtures, signages (excluding the Signage Units) and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning and other services are supplied to the Building, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus, central air-conditioning system (if any), communal antenna systems (if any), mechanical ventilation & air purification system (if any), ventilation louvre with fire damper (if any) and such other areas and any other systems, services, devices and facilities provided or installed in the Building intended for the common use benefit of the Building as a whole and not just any particular Unit.

(c) Godown Common Areas and Facilities shall include, among other things, passages, corridors, lift lobbies, lavatories (other than those held or intended to be held together with any Unit), lift '5', lift '6', lift '7', lift '8', lift '9', lift '10', lift shaft(s) and lift pit(s) for lift '5', lift '6', lift '7', lift '8', lift '9' and lift '10', water meter room, lift machine room for lift '5', lift '6', lift '7', lift '8', lift '9' and lift '10', air-conditioning (A/C) plant room, such parts of the external walls (including curtain walls (if any)) on the 1st Floor to 10th Floor, the architectural fins and features (if any) forming part of such external walls, but excluding, for the avoidance of doubt, the external walls (including curtain walls) which form part of the Building Common Areas and Facilities and the Workshop Common Areas and Facilities and other facilities installed for the use and benefit of the Godown Accommodation.

(d) Workshop Common Areas and Facilities shall include, among other things, passages, corridors, lift lobbies, lavatories (other than those held or intended to be held together with any Unit), water meter cabinet(s) ((W.M. CAB.) or (W.M.C)), air-conditioning (A/C) plant room, glass balustrades (if any), such parts of the external walls (including curtain walls (if any)) on the 11th Floor to 21st Floor, the architectural fins and features (if any) forming part of such external walls, but excluding, for the avoidance of doubt, the external walls (including curtain walls) which form part of the Building Common Areas and Facilities and the Godown Common Areas and Facilities and other ancillary areas and other facilities installed for the use and benefit of the Workshop Accommodation.

(e) Carpark Common Areas and Facilities shall include, among other things, car ramps, driveways, circulation areas, passages, electric vehicle (EV) meter room serving the Parking Space and other facilities installed for the use and benefit of the Carpark.

7. 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 Areas and Facilities.

8. Manager's Duty

The Manager shall be responsible for the management of the Land and 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.

9. 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.

10. All Owners shall observe and comply with all provisions of the Government 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.

Preliminary Agreement For Sale and Purchase and Legal Representation

In respect of the Preliminary Agreement for Sale and Purchase, please read the following carefully.

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。

Dated this day of .
公曆 年 月 日

A potential purchaser may wish to make any enquiry with The Law Society of Hong Kong. The contact details are set out below:

Enquiry Telephone Number: 2846 0500

Website address: www.hklawsoc.org.hk

準買家可向香港律師會查詢，該會聯絡方法如下：

查詢電話：2846 0500

網址：www.hklawsoc.org.hk

IMPORTANT NOTES

- All parties engaged in the production of this brochure have made their best efforts to ensure the highest accuracy of all information herein as of the date of printing and to minimize 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.
- 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 Development, its surroundings and environment, a visit in person is strongly advised.
- The Development, its surrounding areas and environment are subject to change or modification and to final approval and amendments(s) by the relevant Government authorities.
- Date of printing of this Brochure : December, 2019

重要聲明

- 參與本售樓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。
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- 有關本發展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。
- 本售樓書付印日期：二零一九年十二月

- In case of discrepancy between the English version and the Chinese version of the contents in this sales brochure, the English version shall prevail.
- The Vendor reserves the right to make modifications and changes to the building design, specifications, features, floor plans, the fittings and finishes materials and the intended use of all facilities without prior notice to the purchaser subject to the approval by the relevant Government Authorities (if required), the executed DMC (if any) and the provisions of the Agreement for Sale and Purchase.
- All plans and specifications in this sales brochure are subject to Government's final approval.
- All information in this sales brochure shall not constitute or be constructed as giving any offer, representation or warranty whether expressly or impliedly.
- Photographs, maps, plans and illustrations in this sales brochure are for reference only.
- All information in and the contents of this sales brochure shall be subject to the terms and conditions of the Government Grant, the Agreement for Sale and Purchase and the executed DMC (if any).
- The design and location of the facilities referred to in this sales brochure are subject to the change and final approval by the relevant Government Authorities.
- 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.