




GLOBAL GATEWAY TOWER

九龍長沙灣永康街61A至61E號及63號
Nos. 61A to 61E & 63 Wing Hong Street,
Cheung Sha Wan, Kowloon



GLOBALLY CONNECTED DAY AND NIGHT

無分晝夜 無遠弗屆
與世界聯繫



OPEN 24/7 WORLDWIDE REACH

全天候自由空間
盡掌環球瞬變商機

Global Gateway Tower Architecture Design Concept
Global Gateway Tower 建築設計概念圖



As Asia's primary international trade and financial hub, Hong Kong remains the location of choice for companies conducting overseas trade. It's 'place in time' remains a key to its success – as does its dynamism and inherent drive. Hong Kong is a city that never sleeps; always in touch with global markets and opportunities.

Global Gateway Tower is a new industrial project that sits at the very heart of Kowloon West: A rapidly emerging business district delivering superior location, an all-round transportation network and a comprehensive infrastructure. Global Gateway, a landmark development in Cheung Sha Wan, provides all the facilities necessary to stay abreast of worldwide markets: 24-hour air-conditioning, innovative architectural design, ample open space and professional management services. With its highly modular approach to floor layouts conventional and creative businesses can operate with the freedom to express and work in their own specific way, around-the-clock.

香港是國際金融商業中心樞紐，商貿往來每天每刻緊密上演，分秒必爭，能夠時刻緊貼環球市況，隨時跟不同時區的世界企業接軌，是企業成功的重要基石。

位處九龍西核心地區的全新發展項目 Global Gateway Tower，融合優越地理位置、完善交通網絡及基建配套齊全的有利條件，勢成長沙灣高級物業新地標。為了緊貼環球市場形勢，Global Gateway Tower 配設全天候24小時無間斷運作的空調設施，加上新穎建築設計、開揚空間以及專業管理服務，為企業及新興創意行業打造自由靈活的活動空間，分秒掌握每個機遇，開創嶄新的自主營商運作模式。

Note: The above images, where some of the colors and details are enhanced by computer retouching for better visual effect, are for reference only.

附註：以上照片均為設計相片，並非實景拍攝，部份相片顏色及細節經由電腦作畫面處理，以達至較佳之視覺效果，僅供參考用途。





HONG KONG'S PROMISING BUSINESS DISTRICT EXCELLENT DEVELOPMENT POTENTIAL

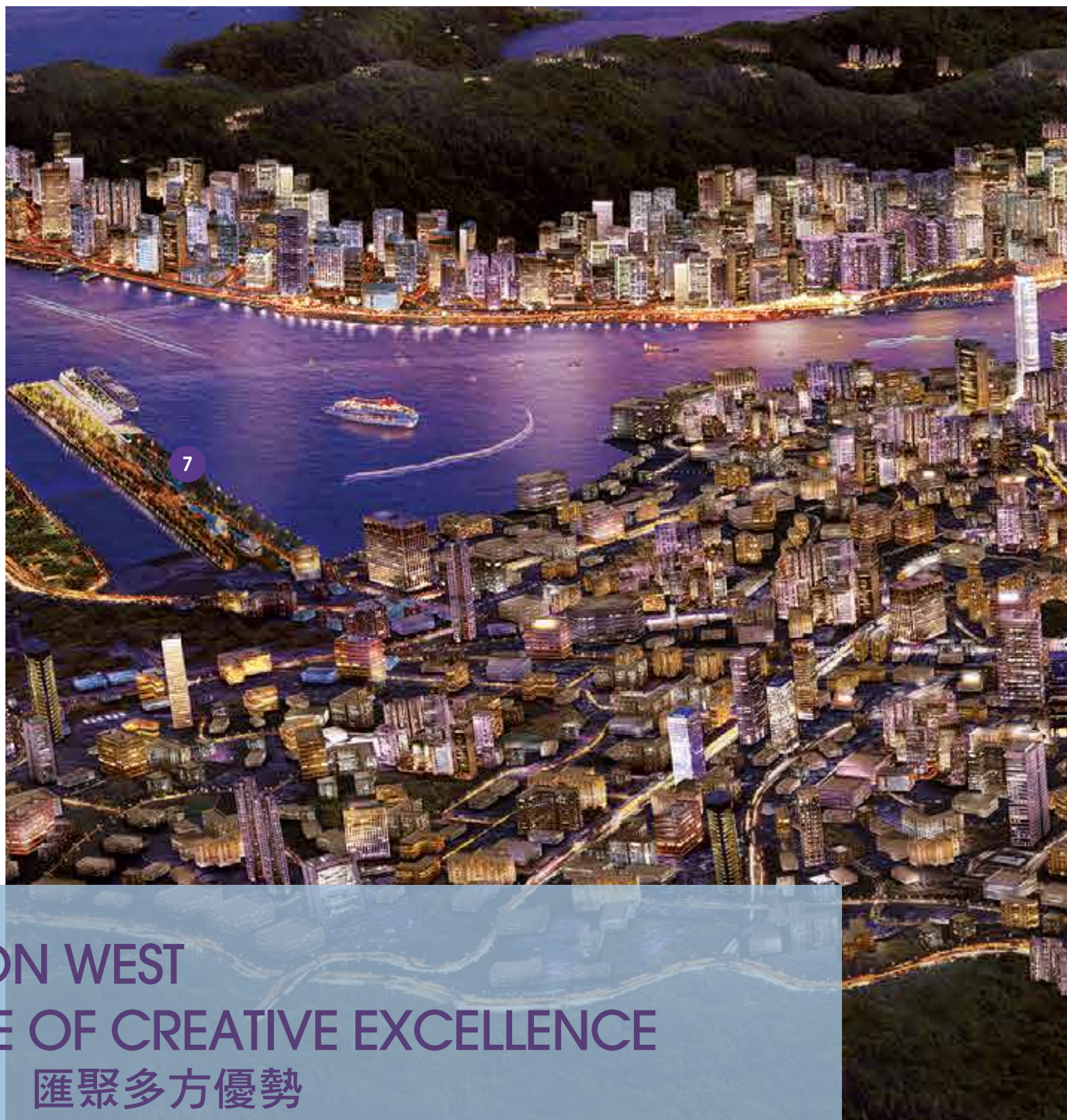
嶄新商貿核心 迸發一級發展潛力

As Hong Kong's growth continues, real estate in traditional business districts has reached saturation. The result is the emergence of new, more modern alternatives. Kowloon West is one such area that holds a unique competitive edge. Given its core location and superb infrastructure it's already establishing itself as Hong Kong's primary business hub. Once an industrialised area Kowloon West is now a vibrant, modern business community with, still, exceptional development potential.

As early as 1998 the government began large-scale development of Kowloon West including major land reclamation, infrastructural facilities, transportation networks and the West Kowloon Cultural District. It is now home to multinational corporations, art houses, recreational and lifestyle offerings and retail stores. Landmark projects such as the Airport Railway, West Kowloon Corridor, Western Harbour Crossing and the high-speed Express Rail Link connect Kowloon West to Hong Kong's entirety, to Mainland China and to the rest of the world. With such an advanced, convenient mass transit grid at its core Kowloon West will continue to attract even more of the global set that have already made this their chosen location.

隨著商貿發展步伐迅速，傳統商業中心區早已不敷應用，個別發展區域憑藉本身的特點優勢，發展成各具特色的城市新核心，九龍西便是其中一個銳變中的新核心地區。優越的地理環境，加上區內成熟完善的配套設施，使九龍西搖身變成連結中環、九龍、新界以至內地的另一個重點發展區域，由傳統工業區逐漸蛻變成全新商貿核心區，潛力無限。

九龍西變天絕對有跡可尋。政府早於1998年施政報告中宣佈一連串有關九龍西的大型發展計劃，當中包括幹線公路系統、鐵路系統、西九文化區(前稱西九龍文娛藝術區)等，進一步推動九龍西的急速變化。集貿易、藝術、文化、潮流、消費於一身的九龍西，擁有獨特的社區文化，是本地創意工業重鎮，區內活力創意澎湃；加上大型基建項目如機場鐵路、西九龍通道、西隧以至高鐵，將西九以至整個九龍西連結一起，環環相扣，緊密的交通網絡使區域發展優勢得以加倍放大，吸引一流世界級企業進駐，商業、貿易、物流行業蓬勃發展。



KOWLOON WEST A CULTURE OF CREATIVE EXCELLENCE 魅力九龍西 匯聚多方優勢

Cheung Sha Wan rests at the heart of Kowloon West and enjoys excellent transportation connections.

Cheung Sha Wan Road serves as its major artery linking directly to Mong Kok, Tsim Sha Tsui and Kowloon Station, to Central via the Western Harbour Crossing and to Sha Tin and Tai Po through the Tsing Sha Highway. The Hong Kong International Airport is within easy and rapid reach as is Mainland China via the future Hong Kong-Zhuhai-Macau Bridge. The high-speed Express Rail Link will also deliver an immediate, hassle-free route to Shenzhen, Guangzhou and other Mainland cities. It capitalizes on these multiple leads and delivers a business platform geared towards the huge potential of cross-boundary activities.

位於九龍西核心地域的長沙灣，可定義為連繫四面八方的中樞地帶，地理位置具先天優勢，配合成熟完備的交通網絡，輕易接通港九新界。主幹線長沙灣道更是九龍西主要脈絡，其南北兩端連接旺角、尖沙咀、九龍站，更可經西隧直抵中環，或者連接青沙公路直達沙田、大埔；由市區到機場或未來港珠澳大橋往返內地均近在咫尺，更可至未來香港高鐵站乘搭高鐵至深圳及廣州等地，盡收多方優勢，匯聚成充滿商貿生機的區域，促進來自世界各地的商貿往來。





To Hong Kong
International Airport ►►►
往香港國際機場

GLOBAL
GATEWAY
TOWER

- | | | |
|-------------------------------------|---|---|
| 1 Lai Chi Kok MTR Station
荔枝角港鐵站 | 5 Harbour City
海港城 | 9 Hong Kong Convention and Exhibition Centre
香港會議展覽中心 |
| 2 West Kowloon Highway
西九龍公路 | 6 ICC and Kowloon Station
環球貿易廣場及九龍站 | 10 The Terminus of Express Rail Link
(West Kowloon), Under Construction*
擬建之高鐵香港段總站(西九龍)* |
| 3 Langham Place Mong Kok
旺角朗豪坊 | 7 Kai Tak Cruise Terminal
啟德郵輪碼頭 | |
| 4 The Mira Hong Kong
美麗華酒店 | 8 IFC and Hong Kong Station
國際金融中心及香港站 | |

The location of The Terminus of Express Rail Link (West Kowloon) is for reference only. Please refer to the information announced by relevant government department.

Information source : www.mtr.com.hk and www.expressrailink.hk

高鐵香港段總站(西九龍)之位置只供參考，將以政府有關部門公佈為準。

資料來源：www.mtr.com.hk and www.expressrailink.hk

此等透視圖或圖像是按照畫家對該圖示之發展地盤範圍想像感覺繪成，或非按照比例，另經電腦作畫面處理以達致較佳視覺效果，僅供參考用途，並不構成或不應被視為任何承諾、陳述或保證。有關本物業及其周邊地區環境之整體發展規劃當按照政府有關部門最後之批准及修訂為準。如欲了解物業之實地情況及周邊地區環境，務請親自查察為要。

These perspectives or images were conceived based on the artist's impression on the parts shown on the property site. They are not to scale and may have been enhanced by computer retouching for better visual effect. They are for reference only and shall not constitute or be construed as giving any undertaking, representation or warranty. The overall development scheme of the property site, its surrounding areas and environment are subject to the final approval and amendment(s) by the relevant Government authorities. For the best knowledge of the property site, its surroundings and environment, an on-site visit is strongly advised.



ALL-CONNECTED TRANSPORTATION NETWORK

A TRUE COMMERCIAL CORE

完善交通網絡 建構商貿企業中心

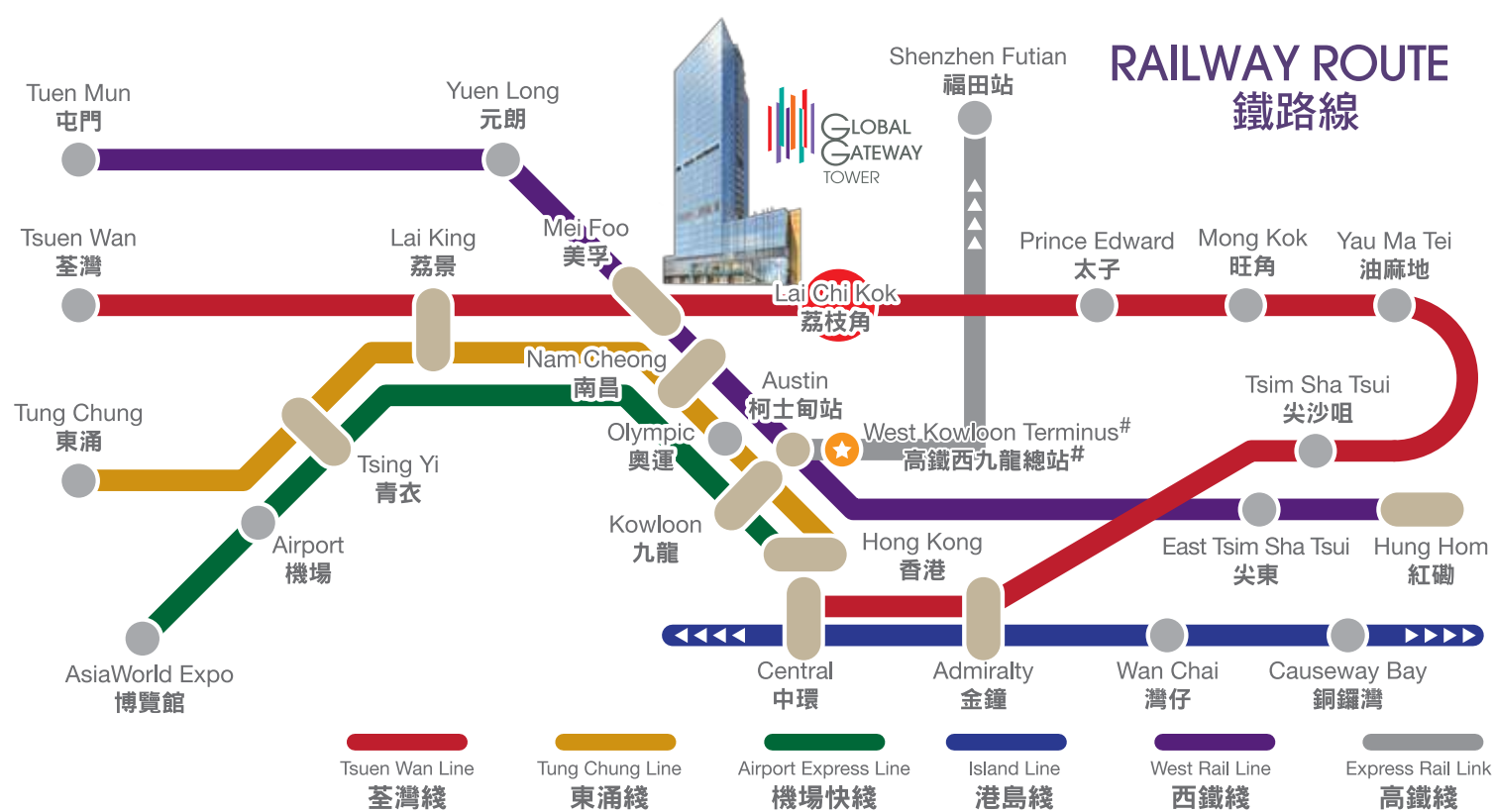
In the midst of all Kowloon West sits Global Gateway Tower. Situated at No.63 Wing Hong Street, it connects seamlessly to the area's transportation grid.

Lai Chi Kok MTR Station is metres away and Cheung Sha Wan Road, also within walking distance, present an array of bus and minibus lines to places across the city. Route 3 connects you to the Hong Kong International Airport, Tuen Mun, the future Hong Kong-Zhuhai-Macau Bridge and beyond...to Mainland China and the rest of the world whilst Route 5 links directly to Cheung Sha Wan and Tsuen Wan.

The Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link, opening in 2018, will present yet another high-speed option to Mainland China from West Kowloon Terminus.

Kowloon West and the opportunities within it are going places!

九龍西之所以能夠成為新生商貿核心區，有賴成熟完備的交通網絡，打通四面八方的多元化交通路線，可便捷抵達港九新界任何一點。佇立永康街63號的 Global Gateway Tower，周邊公共交通設施完善，迅步即達荔枝角港鐵站，步行至長沙灣道便有數十條巴士及小巴線往來港九各區，方便快捷；通過主要幹線如3號幹線連接香港國際機場、5號幹線至荃灣及經3號幹線轉至屯門及港珠澳大橋，接通內地及世界各地，無遠弗屆。值得期待的是即將於2018年落成通車的廣深港高速鐵路(高鐵香港段)，屆時於西九龍總站便可直通國內，勢必創造無限商機。



Information source 資料來源: www.mtr.com.hk and www.expressrailink.hk

* The Guangzhou-Shenzhen-Hong Kong Express Rail Link (Hong Kong part) is still under construction, the traveling time is for reference only.

* 廣深港高速鐵路(香港段)仍在施工中，行車時間只供參考



This photo was taken on 18th November 2015 from the entrance lobby of Global Gateway Tower and has been retouched by computerized imaging technique.
上述相片為2015年11月18日於「Global Gateway Tower」1/F入口大堂拍攝。相片並經由電腦圖像技術作顏色修飾處理，只供參考。

ULTRA-HIGH LOBBY CEILING A SIGNATURE STATEMENT

特高大堂氣派不凡 匠心獨運區內地標

Global Gateway Tower features a lobby design with full floor-to-ceiling windows. The atrium, with its ceiling height of approximately 11 meters, generates a remarkable sense of gravity and grandeur whilst the spacious lobby, with its panoramic views presents a truly liberating experience designed to lighten the mind and soul. Global Gateway Tower captures the very essence of what a quality building represents : A form and function that works around the clock. And never loses its charm.

The centerpiece at the lobby entrance is an art form that symbolizes the connections and 24-hour interplay of global business. This unique design is destined to become a key icon for the district. Moreover, the impressive LED screen outside the lobby façade streams up-to-the-minute news and data that keeps everyone abreast of breaking stories from all corners of the world.

Global Gateway Tower 採用剔透澄清的全落地玻璃大堂設計，當步入高達約11米樓高的瑰麗中庭，便可感到截然不同的氣派，無邊界限制的視覺享受營造舒心自在的環境，盡顯不一樣的氣派氛圍。24小時運作無休的 Global Gateway Tower，講求自由彈性的工作模式，現代化的大堂及電梯大堂設計，不分日夜展現不凡魅力。

入口大堂的地球造型藝術品裝飾及幻變裝飾牆，寓意聚焦環球商機，全天候與世界商貿企業接軌，獨特設計必成為區內重要標誌。此外，大堂外牆裝設巨型LED顯示屏，時刻顯示重要時間及訊息，接通全世界。



These photos were taken on 18th November 2015 from the lift lobby on 1/F of Global Gateway Tower and have been retouched by computerized imaging technique.

上述相片為2015年11月18日於「Global Gateway Tower」1/F客艙大堂拍攝。相片並經由電腦圖像技術作顏色修飾處理，只供參考。



This photograph was taken on 18th November 2015 to show the outlook appearance of Global Gateway Tower. However, there is difference in color between the building on this photograph and its original color as this photograph has been color-tuned by computerized imaging technique. 此相片為2015年11月18日於實景拍攝「Global Gateway Tower」外貌。相片並經由電腦圖像技術作顏色修飾處理，只供參考。

OUTSTANDING EXTERIORS ICONIC VISIONARY ARCHITECTURE 光影變化 聚焦型格設計

The world continues to revolve. As do the dynamics of Global Gateway Tower.

The all-glass curtain wall exterior of Global Gateway Tower lights up the entire district. When night falls, the LED lights project colour, lighting effects and visual splendour that reflect the beauty, vibrancy, challenges and opportunity that global transition creates.

Global Gateway Tower integrates the latest in insulated glazing; significantly increasing its thermal and sound insulation efficiencies. The interior is free of outside interference as a means to optimise working environment and productivity.

不分晝夜，世界不停運作。時刻處於最佳狀態的 Global Gateway Tower，全玻璃幕牆外型在同區內顯得格外耀目，入夜後玻璃幕牆外的LED燈條交錯展示色彩及特別燈光效果，時尚美感十足，不論日夜皆保持敏銳活力，充滿懾人魅力。

大廈採用了雙層中空玻璃設計(Insulated Glazing Unit)，大大提升隔熱及隔聲效果，為室內辦公人員提供最優質最理想的工作環境。



This photo was taken on 18th November 2015 from the entrance lobby of Global Gateway Tower and has been retouched by computerized imaging technique.
上述相片為2015年11月18日於「Global Gateway Tower」入口大堂拍攝。相片並經由電腦圖像技術作顏色修飾處理，只供參考。



GLOBALLY OPERATED **IN TOUCH WITH ALL TIME ZONES** **打破時區局限 無間斷緊密聯繫**

In today's globalized environment competition is now a worldwide phenomenon where keeping in touch with, and responding to, the pace of change is essential.

Global Gateway Tower provides 24-hour independent split-type air-conditioning so users can determine their own flexible working hours to meet their global business needs. The gross floor area of approximate 14,600 to 17,500 square foot open-spaces of each floor, extra high ceilings of 4.035 meters height (some floors as high as 4.55 meters) and a raised floor system deliver excellent opportunity for creative expression, function and layout. The ample 5 Kpa floor loading meets even the most stringent of demands. Each unit also features its own water supply and drainage system to amply address the needs of larger, highly populated corporations and activities. In addition, abundant parking spaces are available for tenants and their visitors. Global Gateway Tower truly is a multifaceted and all-encapsulating workspace.

在全球一體化下，經濟商貿競賽不再局限於自身城市，只要時刻掌握環球動態，競爭力定必倍數提升。擁有24小時獨立分體式空調系統設施的 Global Gateway Tower，可讓公司企業自主決定彈性工作安排，按業務所需跟世界不同地域的工商貿伙伴緊密聯繫，衝破時區限制，把握瞬息變化無窮的商機潛力。

全層開放式樓層面積廣達約14,600至17,500餘平方呎，配合樓層與樓層之間高度近4.035米(部份樓層高度為4.55米)的特高樓底及升高地台系統，間隔開揚實用；樓面承重力高達5 Kpa，每單位更貼心設有獨立來去水設計，除了照顧大型企業的實際需要，亦適合不同類型的示範企劃。加上大廈提供充足車位設施，妥善照顧進駐企業的需求，創造最理想的工作空間。



This photo was taken on 18th November 2015 from the lift lobby of Global Gateway Tower and has been retouched by computerized imaging technique.
此相片為2015年11月18日於「Global Gateway Tower」電梯大堂拍攝。相片並經由電腦圖像技術作顏色修飾處理，只供參考。



This photo was taken on 18th November 2015 from the car drop-off zone of Global Gateway Tower and has been retouched by computerized imaging technique.
此相片為2015年11月18日於「Global Gateway Tower」上落停泊處拍攝。相片並經由電腦圖像技術作顏色修飾處理，只供參考。



This photo was taken on 18th November 2015 from the washroom of Global Gateway Tower and has been retouched by computerized imaging technique.
此相片為2015年11月18日於「Global Gateway Tower」洗手間拍攝。相片並經由電腦圖像技術作顏色修飾處理，只供參考。



Lift Car Concept Rendering
電腦模擬電梯內部設計



SPACIOUS AND FLEXIBLE A PLATFORM DESIGNED TO INSPIRE 創意空間 迸發創新營商活力

Kowloon West is where the local creative industry originated. Fashion brands, design houses and creative workshops turn inspirations and ideas into reality and introduce these to the world.

Global Gateway Tower's modular approach to each floor creates the latitude to present 7 or 13 independent saleable units ranging from around 760 square feet to 5,000 square feet. Coupled with a raised floor system and 24-hour split-type air-conditioning system, users can enjoy a workspace of superb style and quality to further their business.

Global Gateway Tower's thoughtful specifications make it the perfect solution for small enterprises, including those of the creative genre, to fully realise their unconventional working models.

九龍西為本地創意行業的發源地，在這裡，潛藏著創意無限的時裝品牌、創意設計工業甚至個人品牌工作室等，在獨立空間將天馬行空的靈感逐步實踐，然後推廣至世界各地。Global Gateway Tower 擁有彈性間格，其標準樓層可分間成7伙或13伙建築面積約由760餘平方呎至5,000餘平方呎的獨立空間，加上特設升高地台系統及24小時分體式空調系統，有效打造出風格迥異的營商環境，配合小型企業及創意行業講求自主的辦公模式。







PROFESSIONALLY MANAGED ROUND-THE-CLOCK SECURITY AND SERVICES 專業團隊 24小時貼心服務

Hang Yick Properties Management Limited ('Hang Yick') was founded more than 30 years ago. It now manages over 150 projects; driven by experts versed with an interactive management style and united by a quest to continuously add value to their facilities. Hang Yick will provide professional property management services to Global Gateway Tower to ensure its safe, secure and smooth running.

Hang Yick is renowned for service excellence, having won multiple awards across different categories including property management, customer relationship management, environmental protection and corporate social responsibility.

The company has also collected over 15 Hong Kong Eco-Business Awards, including 2 Grand Awards and 4 Gold Awards, and is a frequent winner of Employer Gold Star Awards, ect.

創立逾30年的「恒益物業管理有限公司」管理逾150個項目，經驗豐富，其互動管理模式及專業團隊，致力提升環境質素，不斷為設施增值。「恒益」將為Global Gateway Tower 提供24小時的專業保安管理服務，時刻確保安全妥善，隨時迎接不同挑戰。

多年來屢獲獎項及嘉許的「恒益」，獎譽涵蓋多個範疇，包括物業管理、顧客關係服務、環保關注及企業社會責任等，曾獲頒《香港服務名牌2012》、《亞太卓越企業標準大獎2009》、《香港商業獎2008及2009》、《最佳創建品牌2007(大中華區)》、《最佳創建品牌2005(粵港區)》、《香港能源效益獎》及連續3年獲得《愛心僱主榮譽大獎》及《香港Q嘜優質服務計劃證書》。「恒益」更曾奪得逾15項《香港環保企業獎》，當中包括兩項榮譽金獎及4項金獎，並連續多年獲得《僱主金星獎》嘉許，卓越服務毋庸置疑。

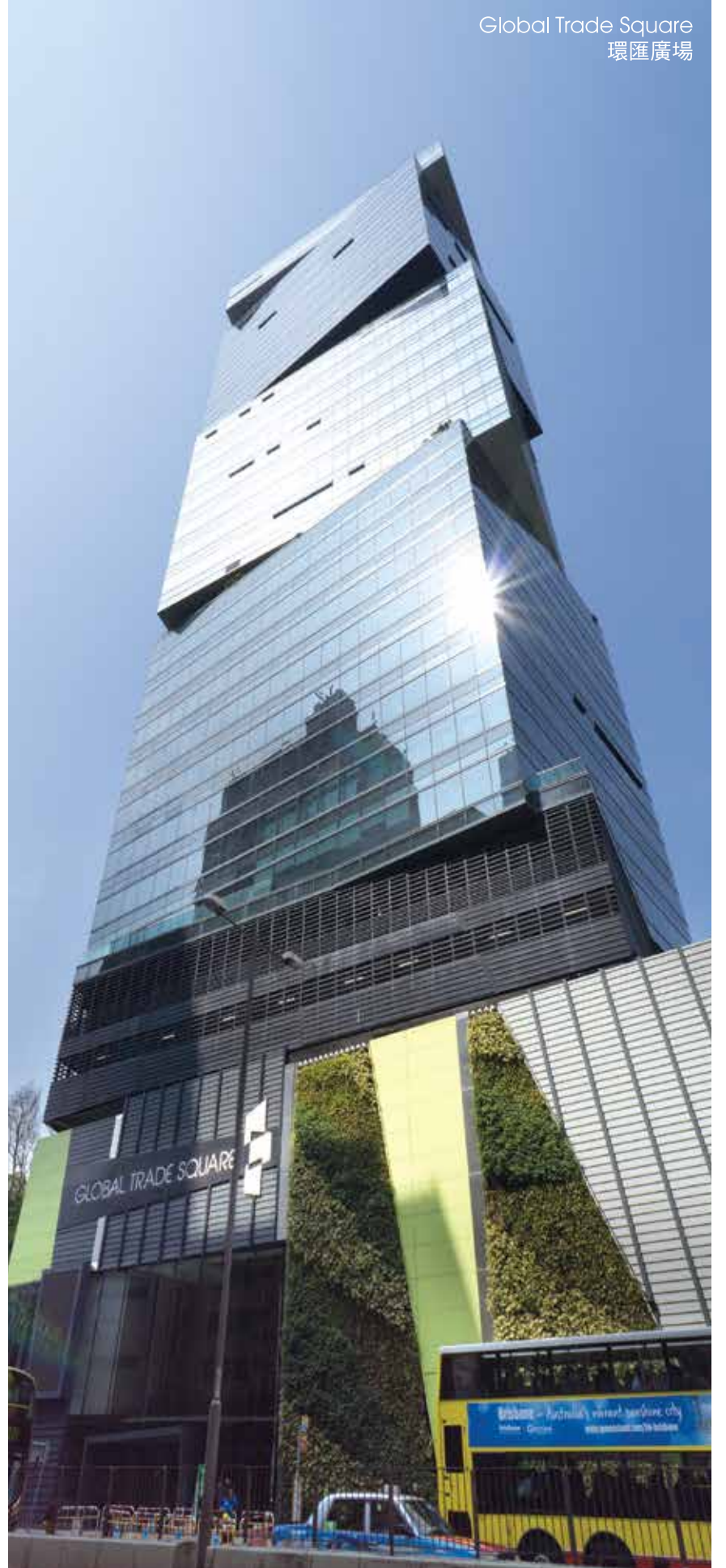
Value-added services provided by Hang Yick include: 增值服務包括：

- ◆ Wi-Fi in Public Areas
無線區域上網覆蓋
- ◆ Private Club Corporate Membership Information
私人會所尊貴團體會籍資訊
- ◆ Valet and Concierge Services
代召出租車及客貨車服務
- ◆ Office Cleaning
代安排單位清潔服務
- ◆ Air-conditioner Cleaning and General Maintenance
代安排單位冷氣清潔及維修服務
- ◆ Car Cleaning
代安排汽車清潔服務
- ◆ Electric Vehicle Charging
電動車充電服務
- ◆ Journals Service
文件釘裝服務
- ◆ Newspapers and Floral Decor Booking Service
代訂報紙、鮮花服務
- ◆ Night escort to MTR station for occupants' staff
晚上接送業戶員工至港鐵站服務
- ◆ Supplying of Tools
小型維修工具借用服務
- ◆ Supplying of Trolleys
手推車借用服務
- ◆ Supplying of Umbrellas
雨傘借用服務
- ◆ Green Management
環保管理服務
- ◆ Booking of Tickets and General Librarian Duties
代訂機票、船票、車票及表演節目門券

International Finance Centre, Hong Kong
香港國際金融中心



Global Trade Square
環匯廣場



PIONEERING MARKS OF DISTINCTION

優質建設 打造商貿項目新標準

Henderson Land Group (the 'Group') is a pioneer in the property market. The Group's portfolio spans Hong Kong and Mainland China. With attention-to-detail and innovation at its core the Group continues to develop iconic projects that already include International Financial Centre, Global Trade Square, AIA Tower, Manulife Financial Centre, Win Plaza and 78 Hung To Road.

Henderson Land Group works closely with its partners to ensure all properties are in harmony with their natural and communal surrounds. The Group constantly maintains exceptional standards in design, development and the ongoing management of its projects.

With its considerable experience, the Group builds for Hong Kong a distinctive commercial class of properties; creating for businesses the platform to seize global opportunities...and to prosper.

一直領先市場的恒基兆業地產集團，旗下地產發展業務遍佈香港及內地。集團憑藉一貫優良的建造及管理水平和創新設計，多年來致力在港投資發展高素質的新型商貿項目，當中包括標誌性的香港國際金融中心綜合發展項目 (ifc)、環匯廣場、友邦廣場、宏利金融中心、匯達商業中心及鴻圖道78號等。

集團經常與國際著名建築師及專業人士合作，為市場打造全新商貿建設，並善於配合整體自然及社區環境，確保在設計、發展、建築以至項目管理均保持穩定高水平，以深厚經驗為香港建設優質特色商貿大廈，促使工商業界穩握環球商機，邁步向前發展。



AREA SCHEDULE

面積表

(平方呎 sq.ft.)

樓層 Floor	單位 Unit	分間實用面積 Saleable Area (Sub-divided Unit)	全層實用面積 Saleable Area (Whole Floor)	分間建築面積 Gross Floor Area (Sub-divided Unit)	全層建築面積 Gross Floor Area (Whole Floor)	平台面積 Flat Roof Area
G/F	1	1,898	9,003	2,381	11,293	
	2	2,018		2,531		
	3	1,906		2,391		
	4	1,736		2,177		
	5	1,445		1,813		
3/F	1	965	13,712	1,374	17,220	947
	2	1,242		1,769		1,075
	3	1,449		2,065		3,328
	4	2,167		3,088		1,759
	5	1,462		2,084		1,040
	6	1,236		1,761		
	7	3,565		5,079		
5/F - 6/F	1	984	13,949	1,404	17,517	
	2	636		907		
	3	635		906		
	4	1,258		1,795		
	5	616		879		
	6	777		1,109		
	7	777		1,109		
	8	614		876		
	9	1,220		1,740		
	10	611		872		
	11	626		893		
	12	533		761		
	13	2,990		4,266		
7/F	全層 / Whole Floor		11,665		14,649	1,704
8/F, 10/F - 11/F, 16/F	1	984	11,694	1,442	14,685	
	2	636		932		
	3	636		932		
	4	1,257		1,842		
	5	616		902		
	6	777		1,139		
	7	777		1,139		
	8	614		900		
	9	1,220		1,787		
	10	611		895		
	11	626		917		
	12	533		781		
	13	735		1,077		

樓層 Floor	單位 Unit	分間實用面積 Saleable Area (Sub-divided Unit)	全層實用面積 Saleable Area (Whole Floor)	分間建築面積 Gross Floor Area (Sub-divided Unit)	全層建築面積 Gross Floor Area (Whole Floor)	平台面積 Flat Roof Area
12/F, 13/F, 15/F	1	984	11,693	1,435	14,685	
	2	1,272		1,856		
	3	1,534		2,238		
	4	2,234		3,260		
	5	1,497		2,183		
	6	1,236		1,803		
	7	1,309		1,910		
18/F	1	981	11,788	1,452	14,803	
	2	639		945		
	3	639		945		
	4	1,254		1,856		
	5	616		912		
	6	738		1,093		
	7	796		1,178		
	8	615		910		
	9	1,217		1,801		
	10	614		908		
	11	628		930		
	12	531		785		
	13	735		1,088		
19/F - 23/F	1	981	11,953	1,430	15,011	
	2	639		931		
	3	639		931		
	4	1,254		1,828		
	5	616		898		
	6	916		1,335		
	7	916		1,335		
	8	614		895		
	9	1,217		1,774		
	10	614		894		
	11	628		916		
	12	531		773		
	13	735		1,071		
25/F	1	981	11,934	1,426	14,987	
	2	1,277		1,856		
	3	1,532		2,226		
	4	2,481		3,605		
	5	1,494		2,171		
	6	1,241		1,804		
	7	1,307		1,899		

附註: 不設4/F、14/F及24/F，另9/F為機電層及17/F為避火層
Note: 4/F, 14/F & 24/F are omitted; 9/F is E & M floor and 17/F is designed as refuge floor.

AREA SCHEDULE 面積表 (平方呎 sq.ft.)

樓層 Floor	單位 Unit	分間實用面積 Saleable Area (Sub-divided Unit)	全層實用面積 Saleable Area (Whole Floor)	分間建築面積 Gross Floor Area (Sub-divided Unit)	全層建築面積 Gross Floor Area (Whole Floor)	平台面積 Flat Roof Area
26/F	1	981	11,922	1,433	14,972	
	2	639		932		
	3	639		933		
	4	1,254		1,831		
	5	616		899		
	6	916		1,337		
	7	872		1,273		
	8	614		896		
	9	1,217		1,777		
	10	614		896		
	11	628		917		
	12	531		775		
	13	735		1,073		
27/F	1	981	11,922	1,433	14,972	
	2	639		932		
	3	639		933		
	4	1,254		1,831		
	5	616		899		
	6	916		1,337		
	7	872		1,273		
	8	614		896		
	9	1,217		1,777		
	10	614		896		
	11	628		917		
	12	531		775		
	13	735		1,073		
28/F	1	981	11,903	1,435	14,948	
	2	639		934		
	3	639		934		
	4	1,254		1,834		
	5	616		900		
	6	884		1,293		
	7	872		1,275		
	8	614		898		
	9	1,217		1,779		
	10	614		897		
	11	628		918		
	12	531		776		
	13	735		1,075		

樓層 Floor	單位 Unit	分間實用面積 Saleable Area (Sub-divided Unit)	全層實用面積 Saleable Area (Whole Floor)	分間建築面積 Gross Floor Area (Sub-divided Unit)	全層建築面積 Gross Floor Area (Whole Floor)	平台面積 Flat Roof Area
29/F	1	981	11,891	1,435	14,933	
	2	639		934		
	3	639		934		
	4	1,254		1,833		
	5	616		900		
	6	872		1,276		
	7	872		1,276		
	8	614		898		
	9	1,217		1,780		
	10	614		897		
	11	628		919		
	12	531		776		
	13	735		1,075		
30/F	1	981	11,891	1,429	14,933	
	2	1,277		1,860		
	3	1,532		2,230		
	4	2,425		3,530		
	5	1,494		2,175		
	6	1,241		1,807		
	7	1,307		1,902		
31/F	全層 / Whole Floor		11,891		14,933	

附註: 不設4/F、14/F及24/F，另9/F為機電層及17/F為避火層
Note: 4/F, 14/F & 24/F are omitted: 9/F is E & M floor and 17/F is designed as refuge floor.

平面圖

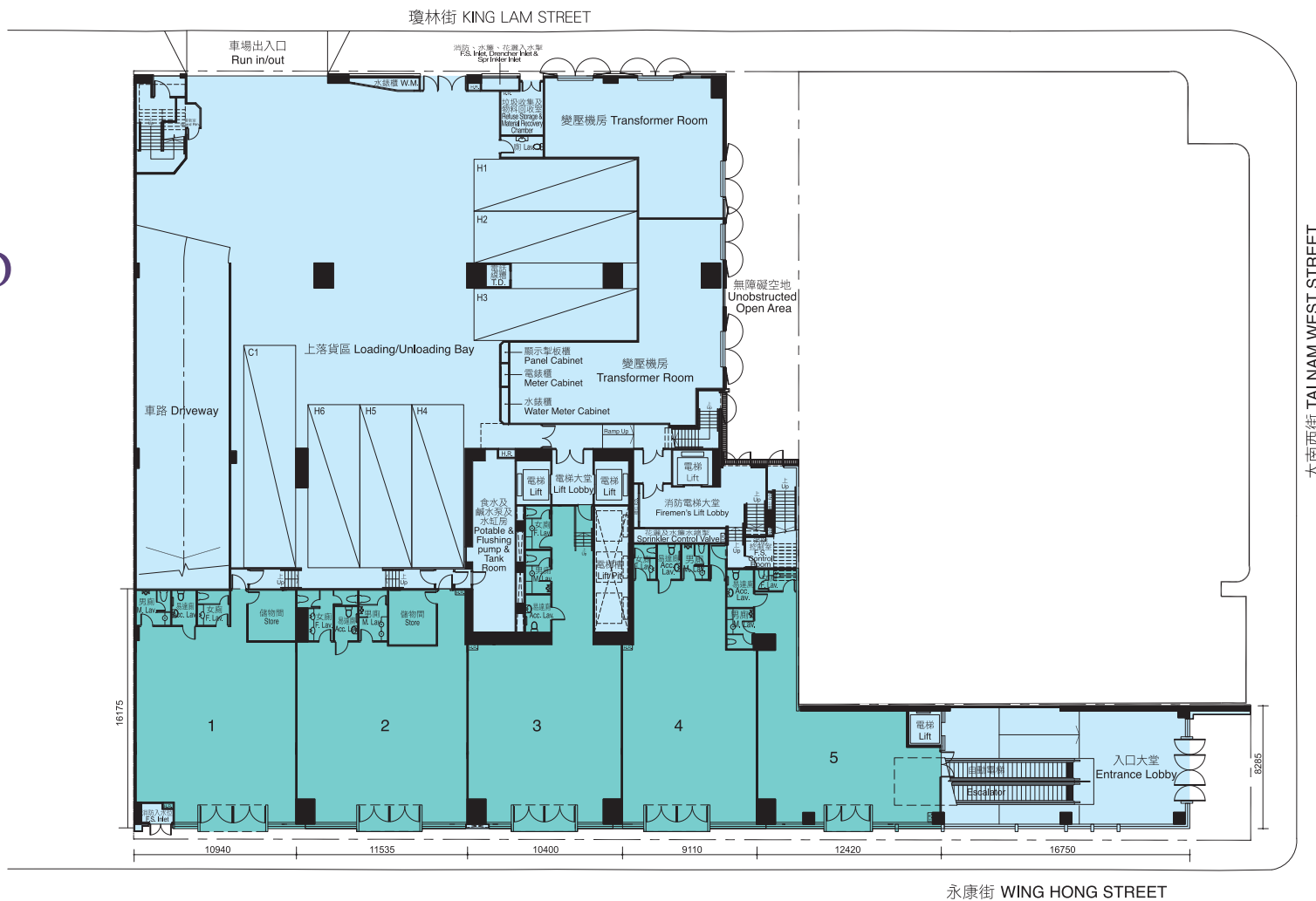
地下



比例尺 Scale



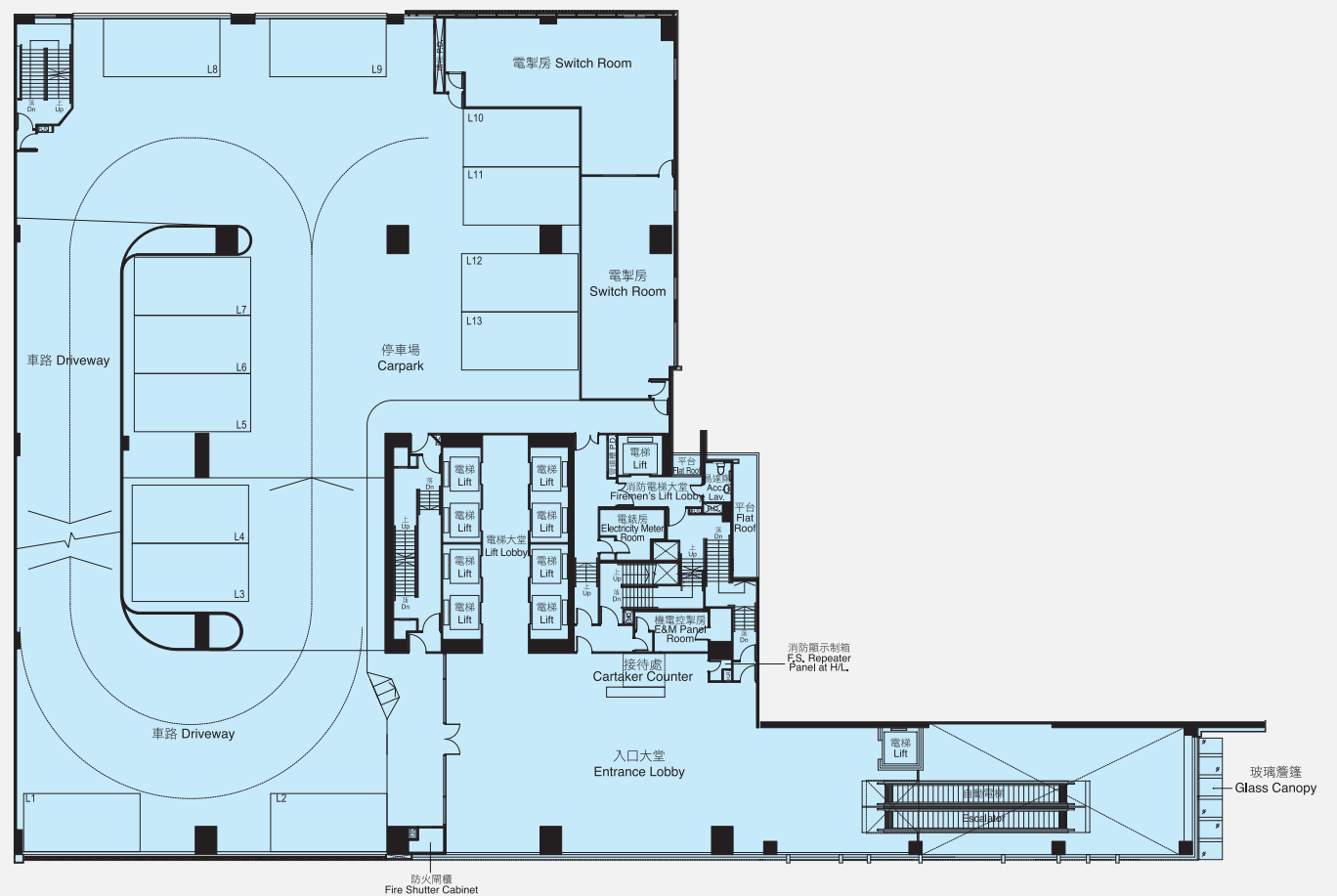
0 10M



1ST
FLOOR
一樓



比例尺 Scale



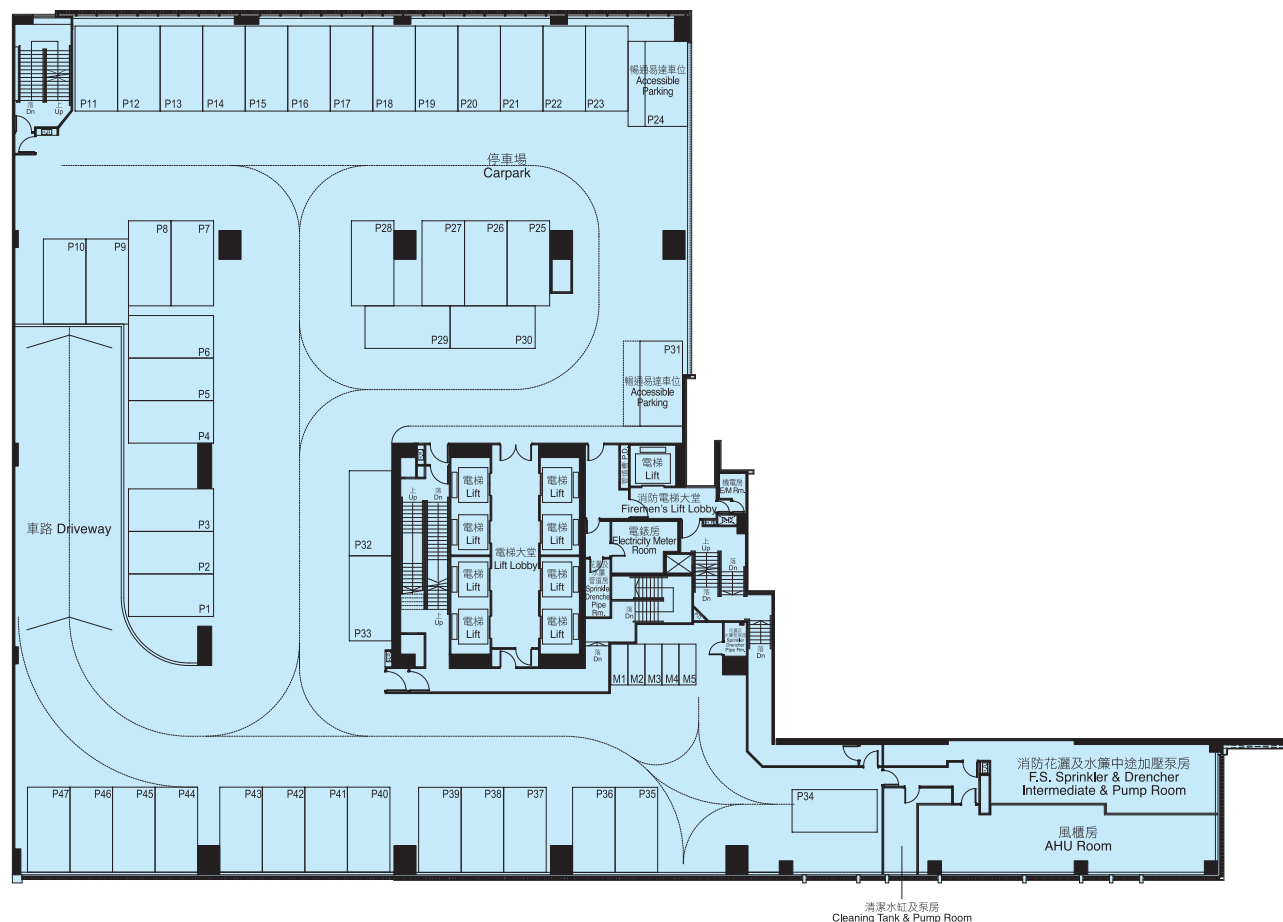
3. 層數較高的單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。

6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

2ND FLOOR 二樓



比例尺 Scale
0 10M



FLOOR PLAN

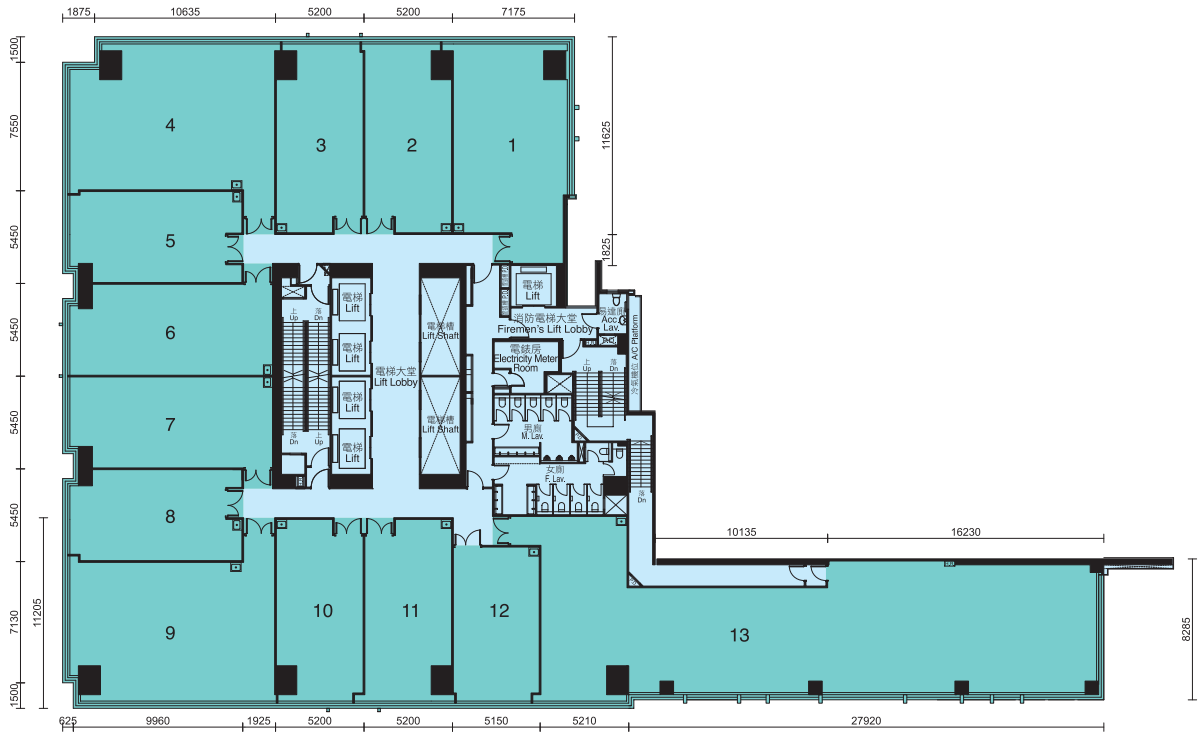
平面圖

5TH & 6TH FLOOR

五樓及六樓



比例尺 Scale
0 10M

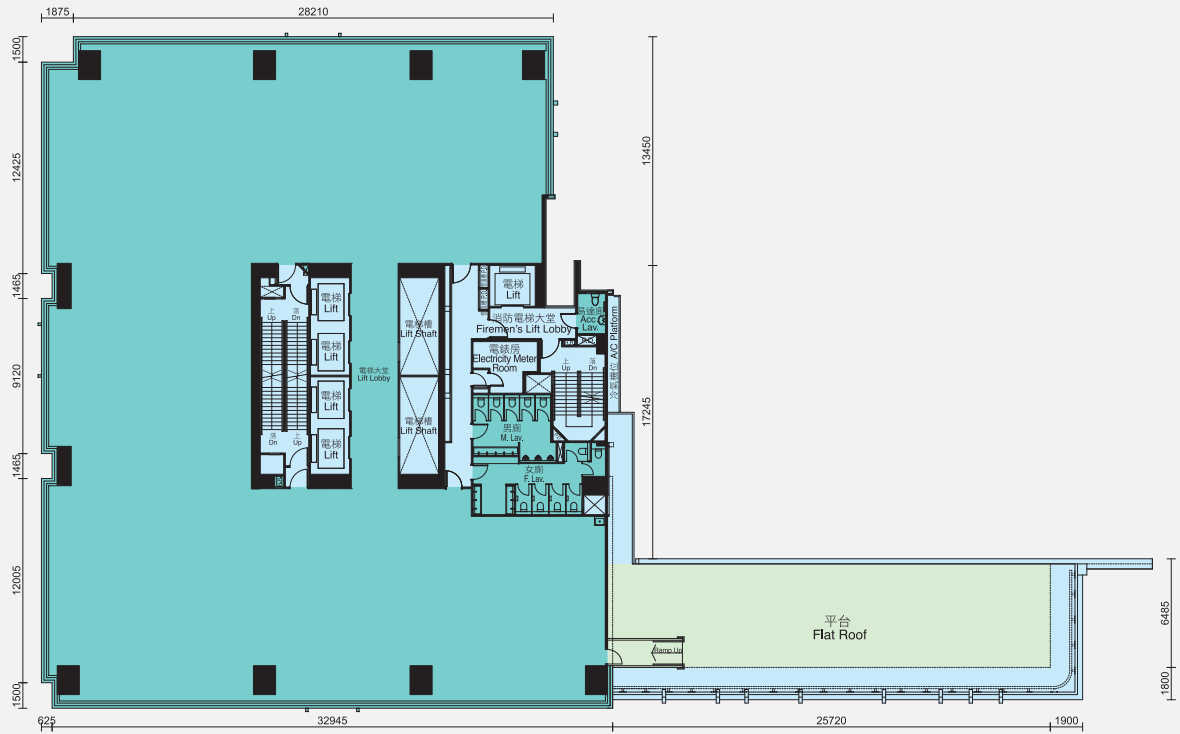


7TH FLOOR

七樓



比例尺 Scale
0 10M



附註:

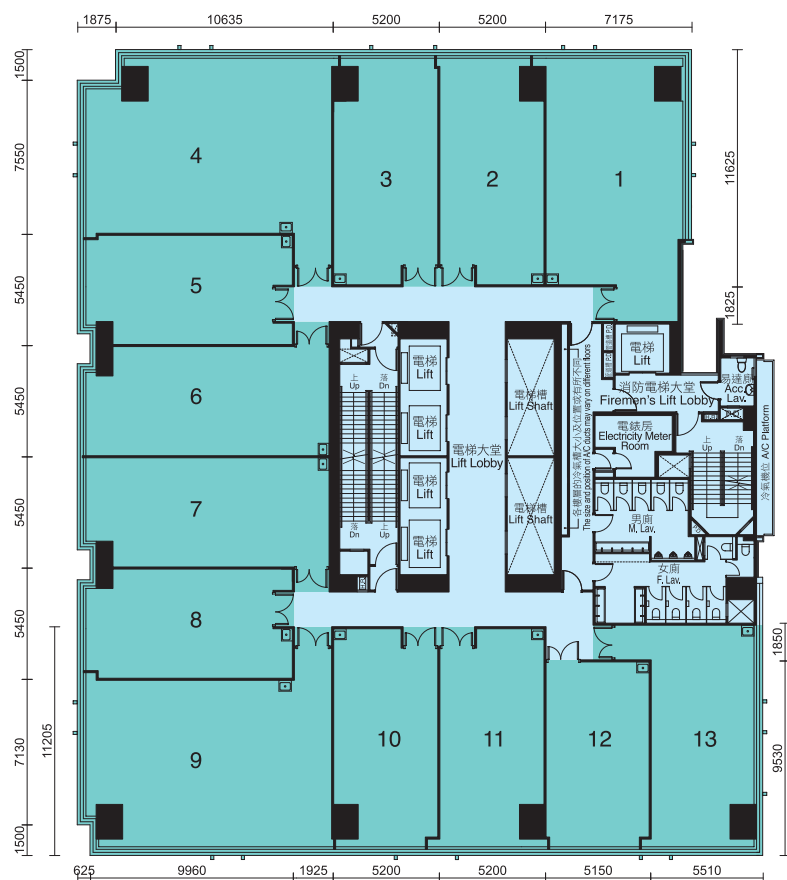
1. 本大廈不設4/F、14/F及24/F。
2. 9/F為機電層及17/F為避火層。
3. 層數較高之單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。
4. 部分樓層外牆範圍設有建築裝飾及燈飾。
5. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例，及其他有關防火安全與使用消防電梯大堂及防煙門之條例規例及法規，及有關之其他政府規定。
6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

8TH, 10TH-11TH, 16TH FLOOR

八樓，十至十一樓及十六樓



比例尺 Scale
0 10M

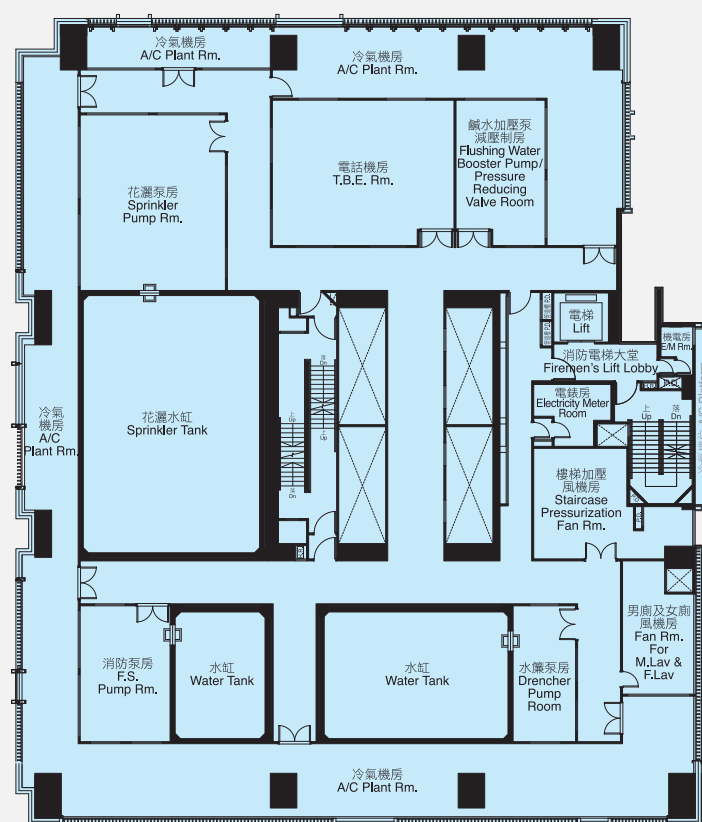


9TH FLOOR

九樓



比例尺 Scale
0 10M



Notes:

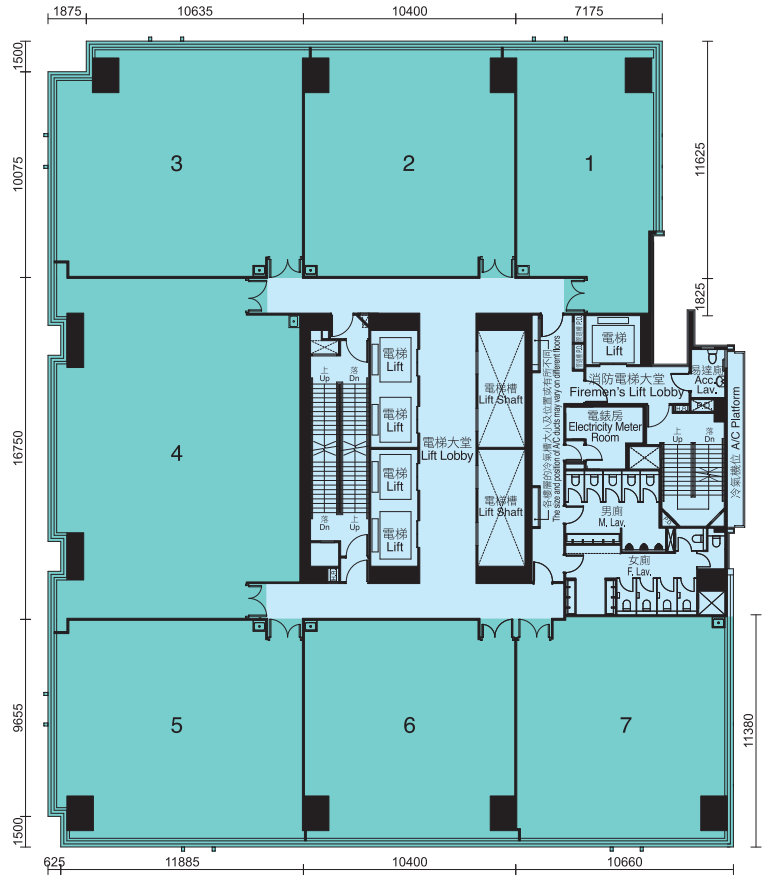
1. 4/F, 14/F & 24/F are omitted.
2. 9/F is E&M floor and 17/F is designed as Refuge Floor.
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4. Architectural features and feature lights are fixed on external walls of some of the floors.
5. The use of fireman's lift lobbies and smoke lobbies should comply with the relevant Buildings Ordinance and regulations thereunder and any other ordinances, regulations or rules relating to the fire safety and use of the fireman's lift lobbies and smoke lobbies, and any other relevant government's requirements.
6. All plans are subject to final approval by the relevant Government authorities.

FLOOR PLAN

平面圖

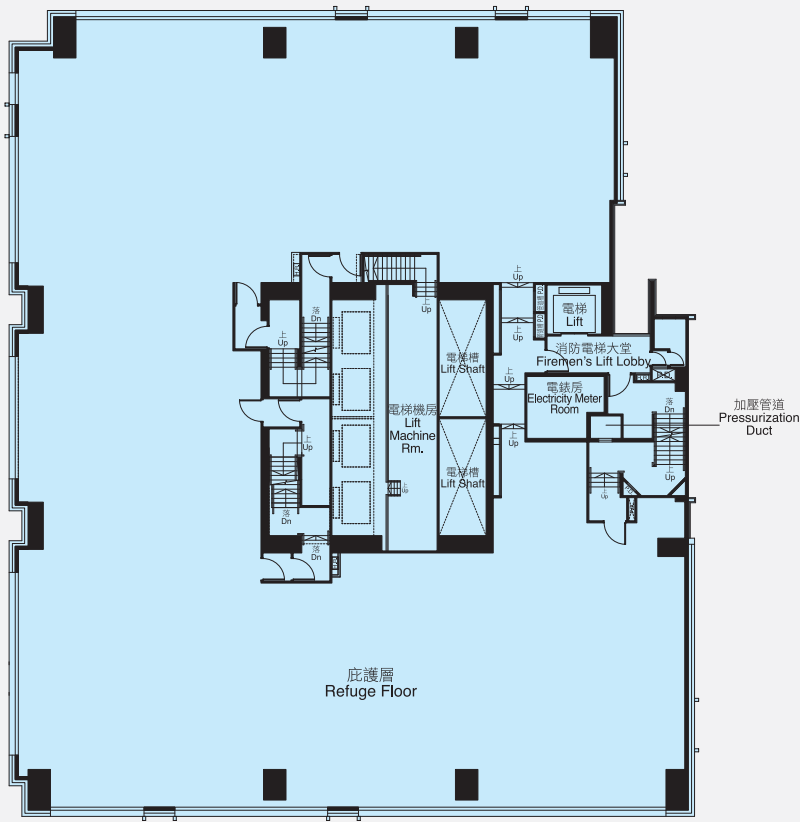
12TH, 13TH & 15TH FLOOR

十二，十三樓及十五樓



17TH FLOOR

十七樓



附註:

1. 本大廈不設4/F、14/F及24/F。
2. 9/F為機電層及17/F為避火層。
3. 層數較高之單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。
4. 部分樓層外牆範圍設有建築裝飾及燈飾。
5. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例，及其他有關防火安全與使用消防電梯大堂及防煙門之條例規例及法規，及有關之其他政府規定。
6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

18TH FLOOR 十八樓



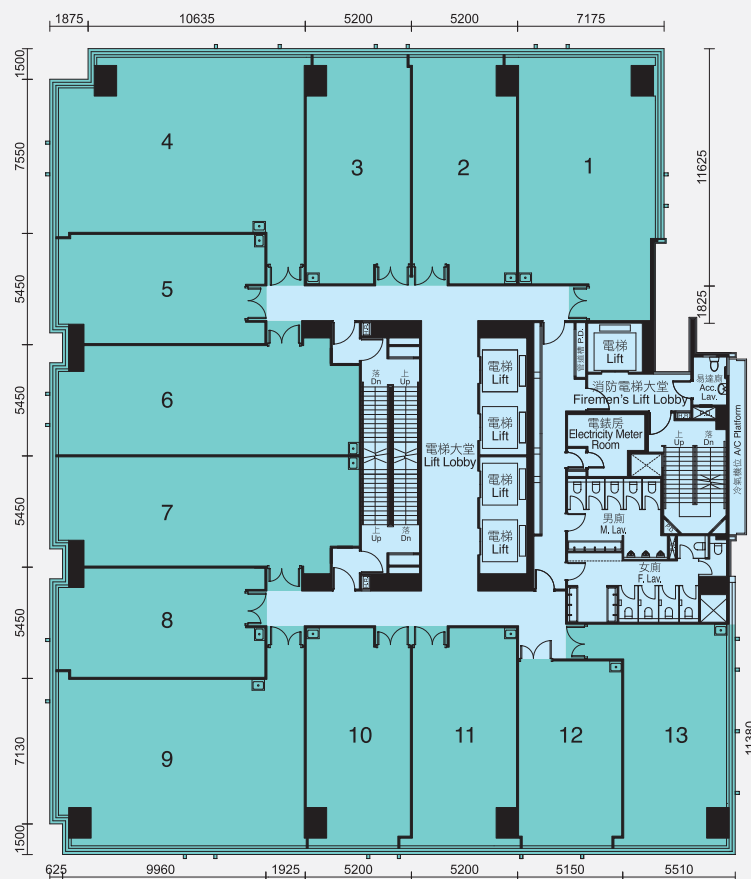
比例尺 Scale
0 10M



19TH-23RD FLOOR 十九至二十三樓



比例尺 Scale
0 10M



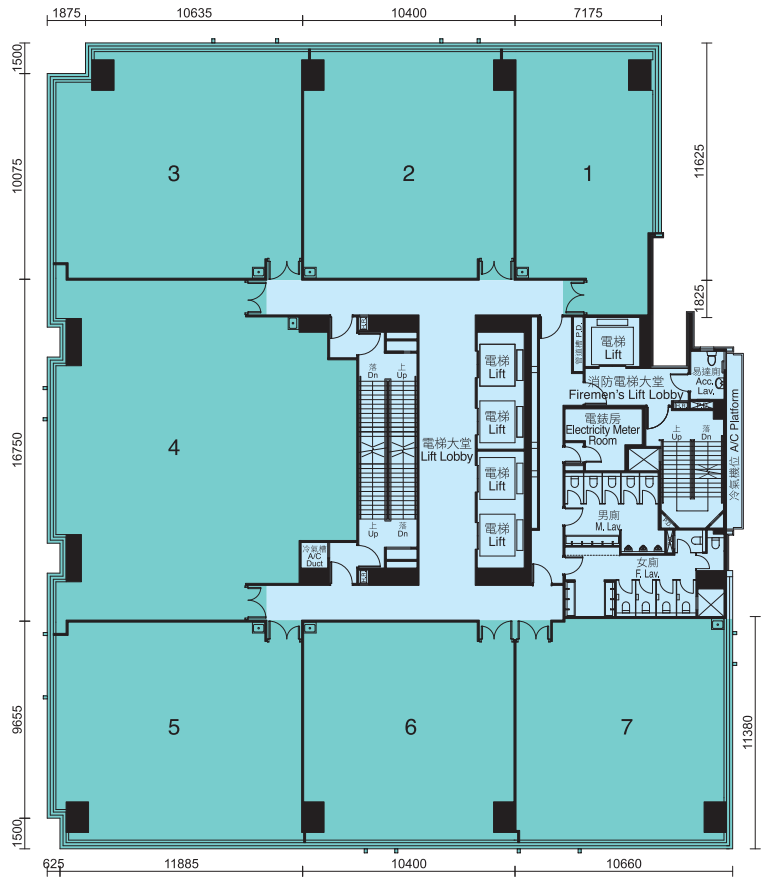
Notes:

1. 4/F, 14/F & 24/F are omitted.
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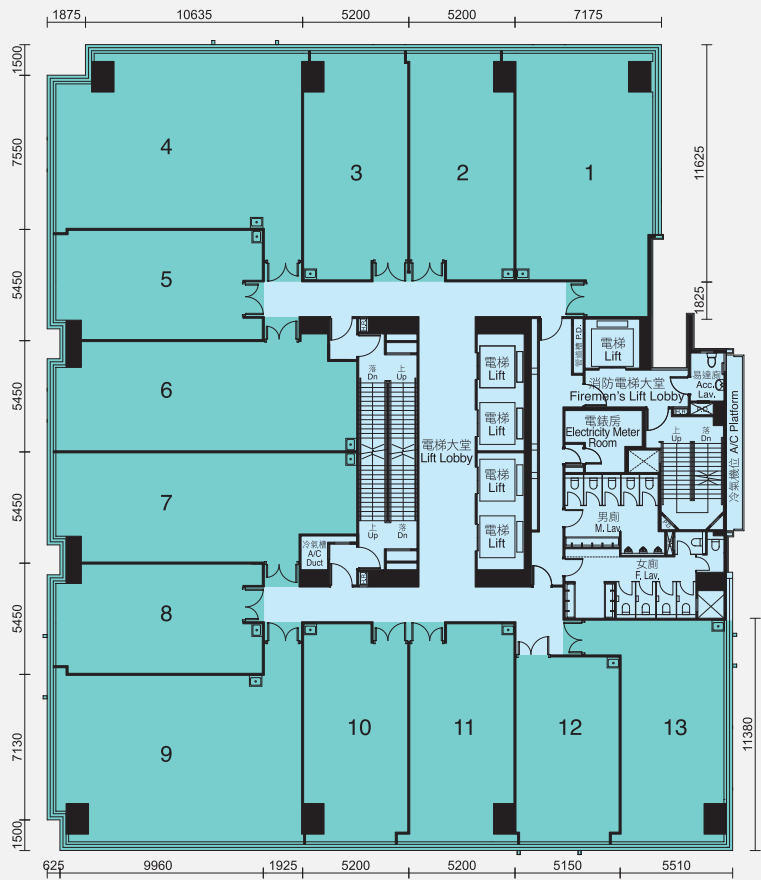
FLOOR PLAN

平面圖

25TH FLOOR 二十五樓



26TH FLOOR 二十六樓



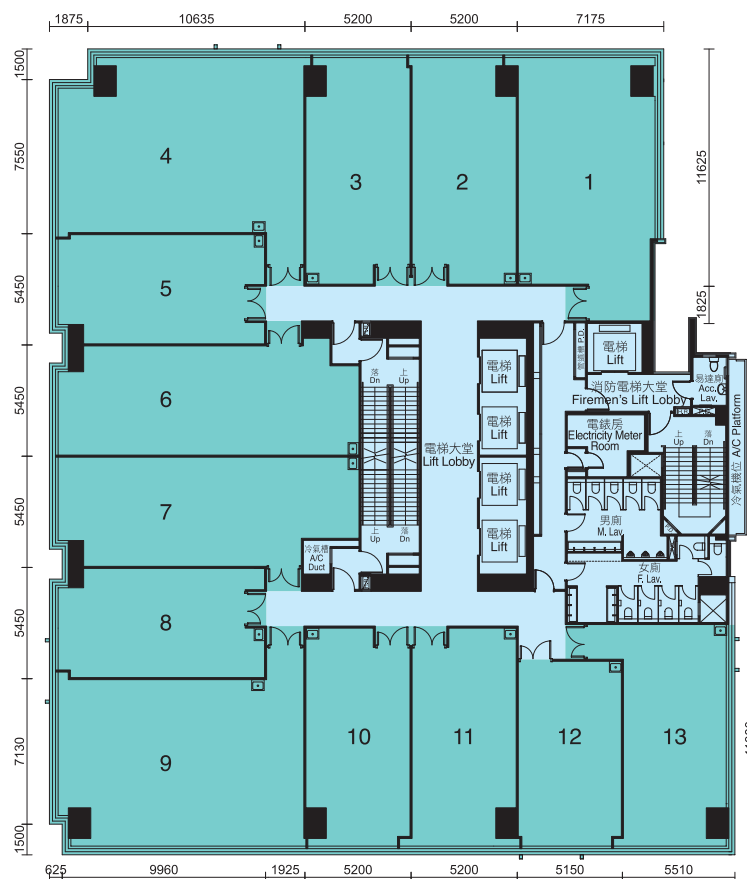
附註:

1. 本大廈不設4/F、14/F及24/F。
2. 9/F為機電層及17/F為避火層。
3. 層數較高之單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。
4. 部分樓層外牆範圍設有建築裝飾及燈飾。
5. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例，及其他有關防火安全與使用消防電梯大堂及防煙門之條例規例及法規，及有關之其他政府規定。
6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

27TH FLOOR 二十七樓



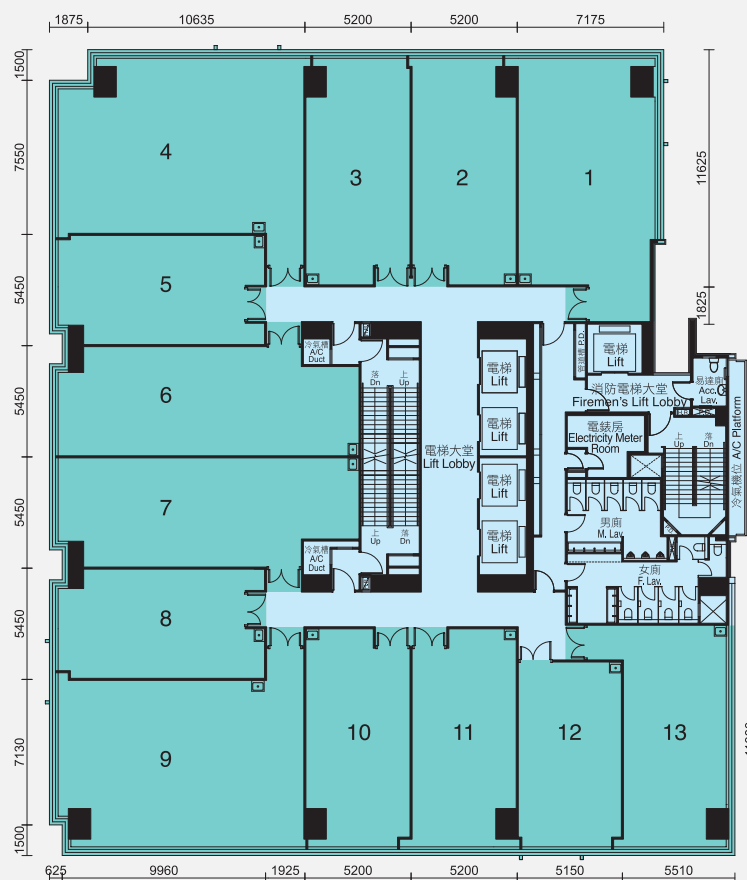
比例尺 Scale
0 10M



28TH FLOOR 二十八樓



比例尺 Scale
0 10M



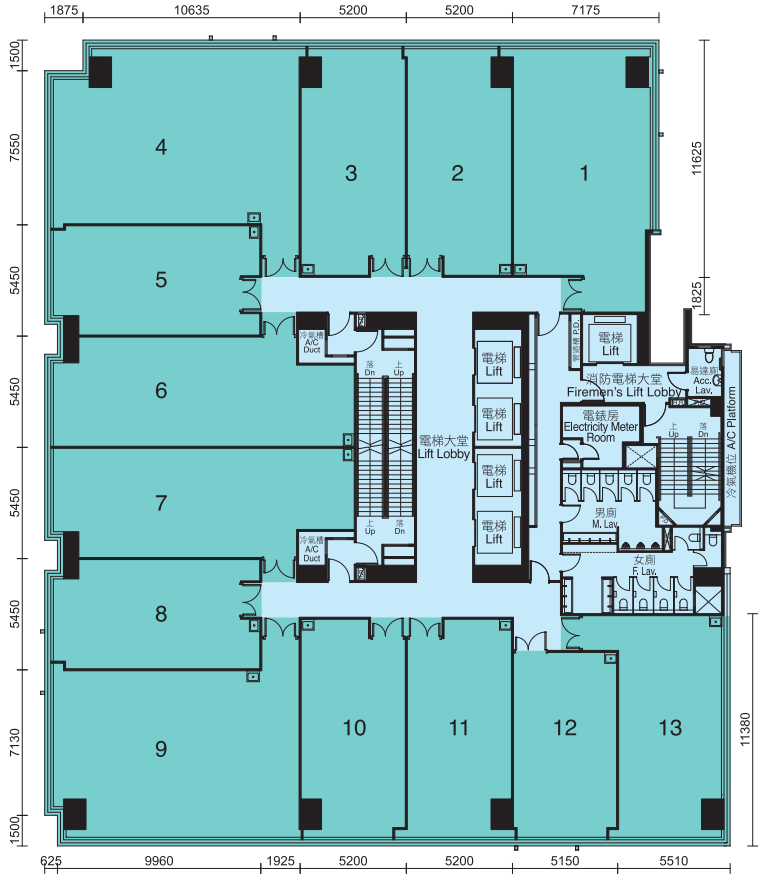
Notes:

1. 4/F, 14/F & 24/F are omitted.
2. 9/F is E&M floor and 17/F is designed as Refuge Floor.
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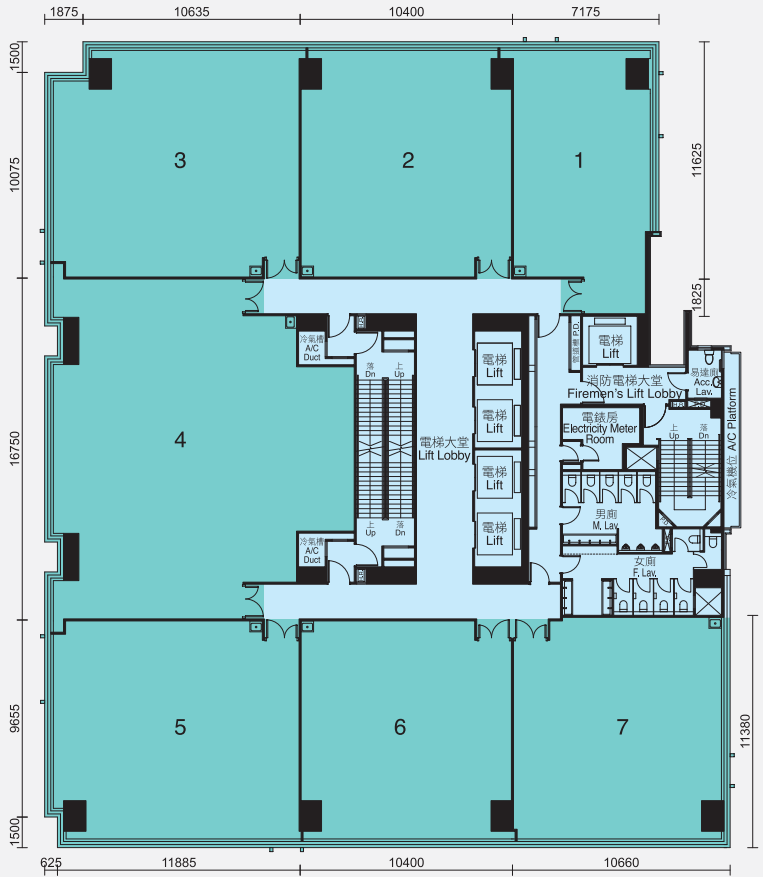
FLOOR PLAN

平面圖

29TH FLOOR 二十九樓



30TH FLOOR 三十樓

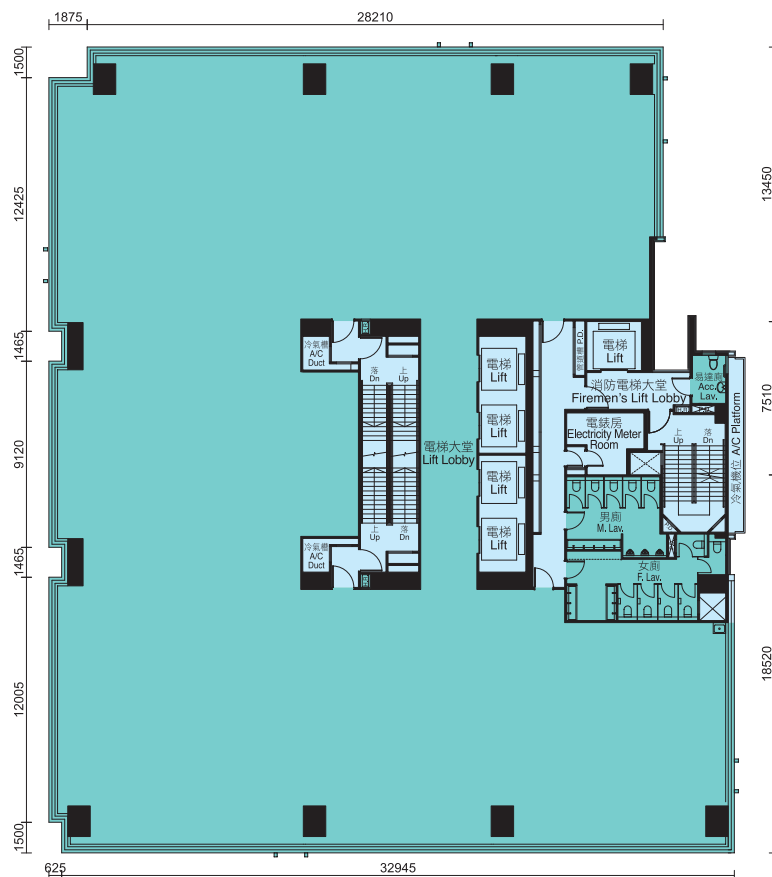


- 附註:
1. 本大廈不設4/F、14/F及24/F。
 2. 9/F為機電層及17/F為避火層。
 3. 層數較高之單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。
 4. 部分樓層外牆範圍設有建築裝飾及燈飾。
 5. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例，及其他有關防火安全與使用消防電梯大堂及防煙門之條例規例及法規，及有關之其他政府規定。
 6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

31ST FLOOR 三十一樓



比例尺 Scale
0 10M



ROOF PLAN 天台



比例尺 Scale
0 10M



Notes:

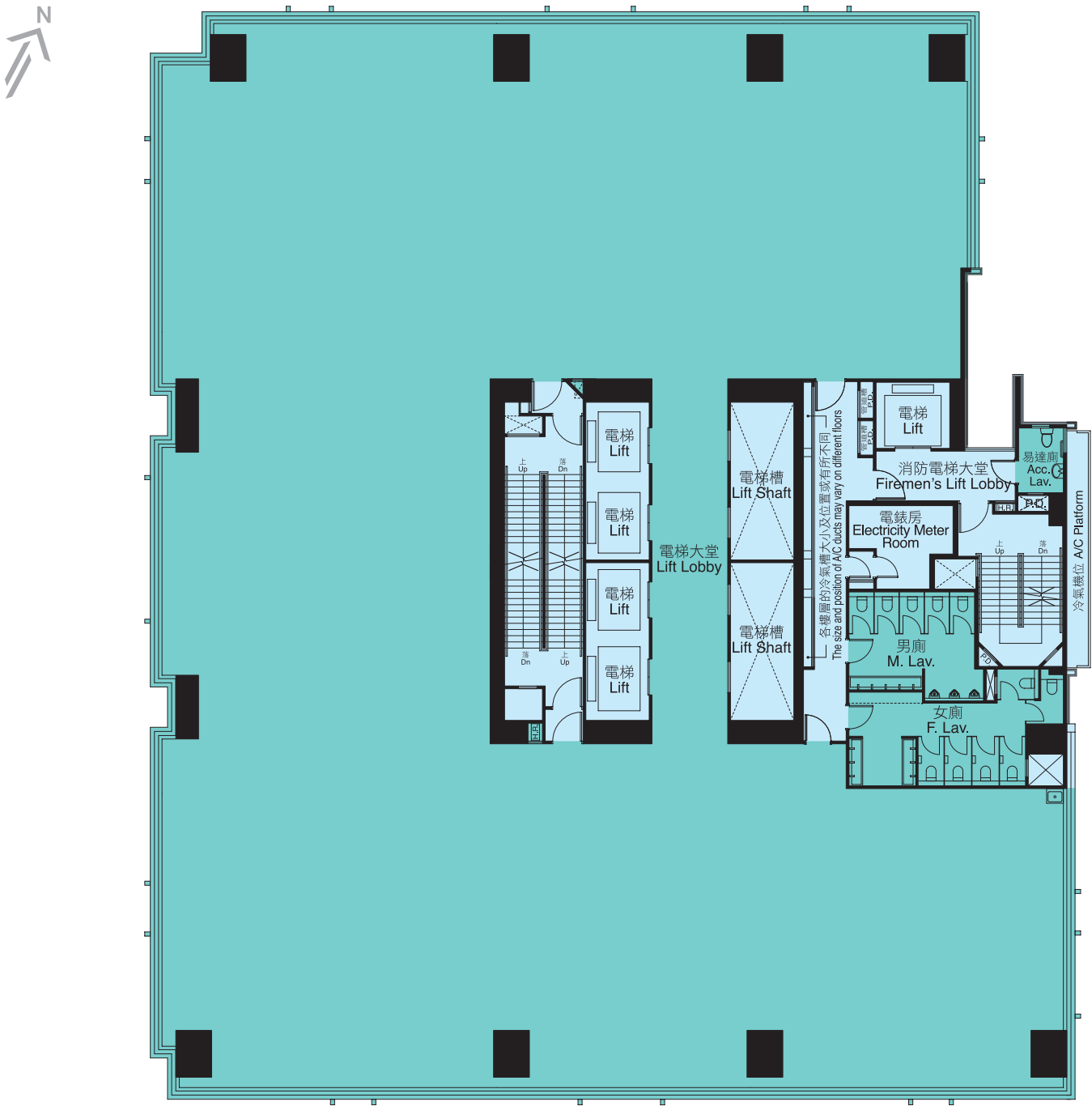
1. 4/F, 14/F & 24/F are omitted.
2. 9/F is E&M floor and 17/F is designed as Refuge Floor.
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OPEN PLAN DESIGN

開放式圖則設計

LOW ZONE OPEN PLAN

低層區開放式圖則

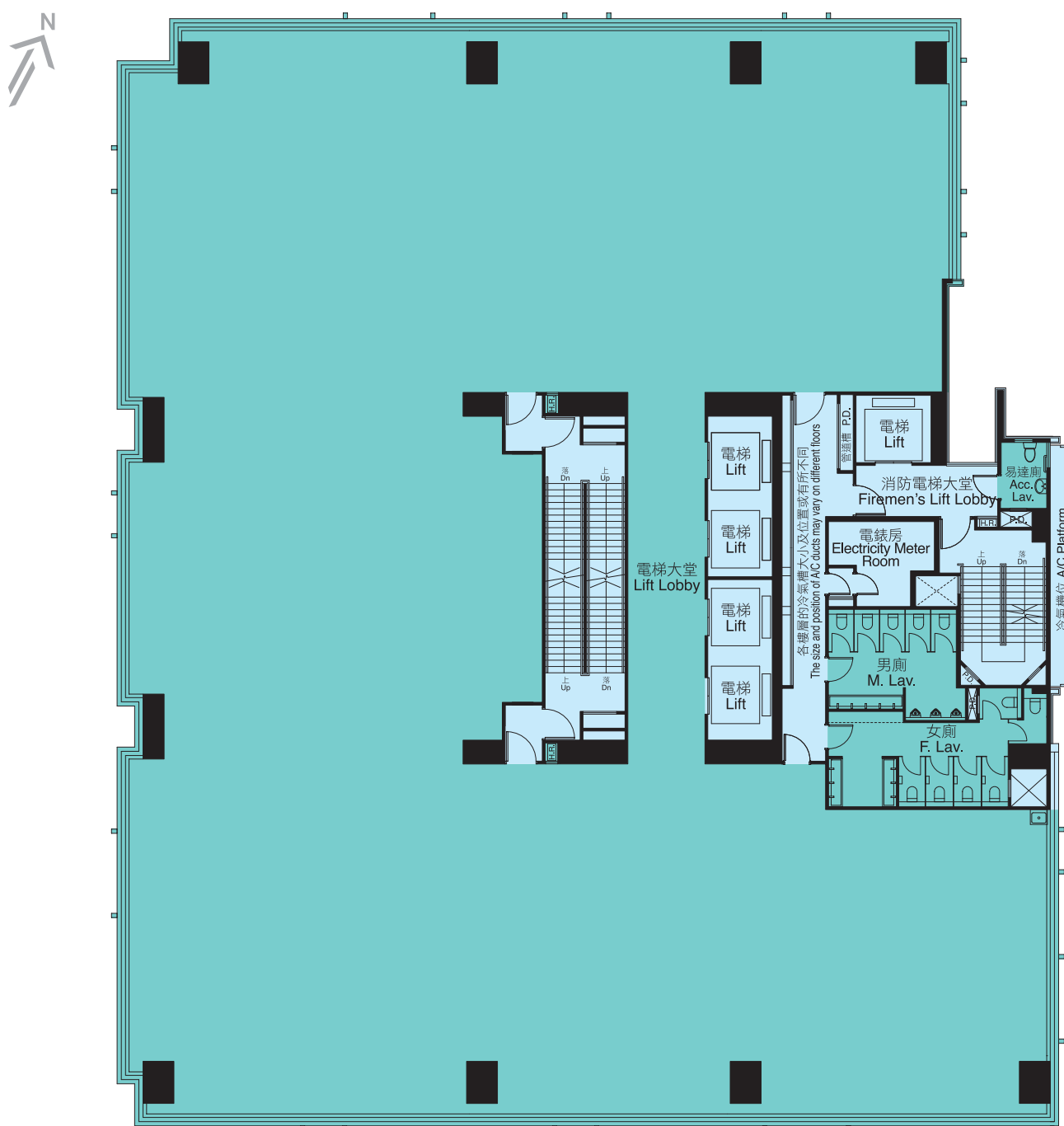


附註:

1. 本大廈不設4/F、14/F及24/F。
2. 9/F為機電層及17/F為避火層。
3. 層數較高之單位會由承重結構牆較低層者略薄，柱陣均略小，因而室內空間或會稍為增加。
4. 部分樓層外牆範圍設有建築裝飾及燈飾。
5. 消防電梯大堂及防煙間的使用必須符合有關建築物條例及其下之規例，及其他有關防火安全與使用消防電梯大堂及防煙門之條例規例及法規，及有關之其他政府規定。
6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

HIGH ZONE OPEN PLAN

高層區開放式圖則

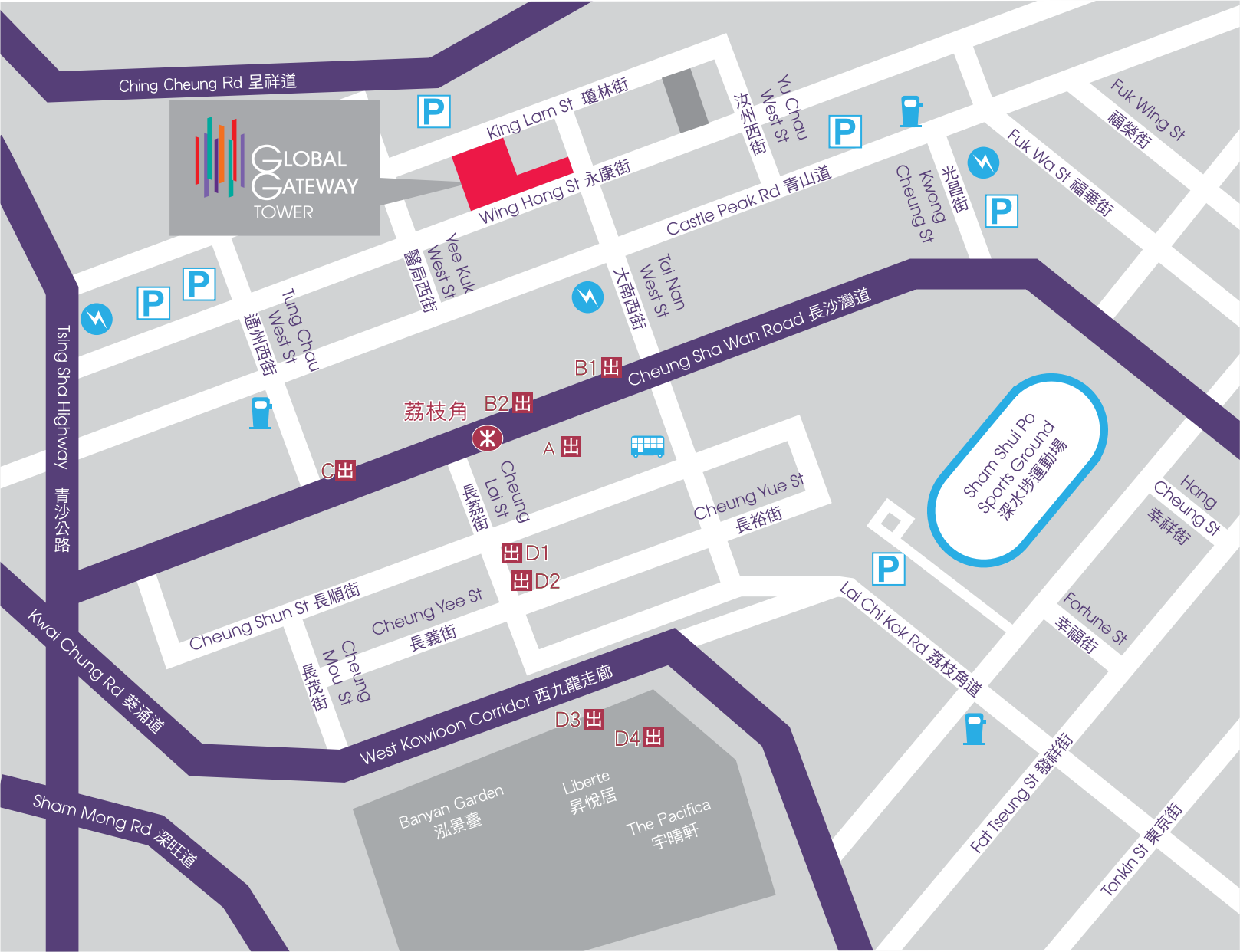


Notes:

1. 4/F, 14/F & 24/F are omitted.
2. 9/F is E&M floor and 17/F is designed as Refuge Floor.
3. The internal space of units on upper floors may be slightly larger than those on lower floors due to the reduced thickness of structural walls on upper floors.
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LOCATION PLAN

項目位置圖



電力站
Power Transmission

巴士總站
Bus Terminus

停車場
Car Park

油站
Petrol Station

REFERENCE INFORMATION

參考資料

發展項目基本資料

發展項目名稱	：Global Gateway Tower
地址	：九龍長沙灣永康街61A至61E號(地下工場單位)及63號(1樓至31樓)
地段編號	：新九龍內地段第2831號、新九龍內地段第3555號A段第1分段、新九龍內地段第3555號A段第2分段及新九龍內地段第3555號A段餘段(統稱「發展地段」)。
租契年期	：「發展地段」是根據2份政府租契而持有，該等租契的年期均由1898年7月1日起計75年，並有權續期24年減最後3天。該等租契的年期已根據《新界土地契約(續期)條例》(第150章)續期至2047年6月30日。
租契用途限制	：一般工業用途 如非事先獲得政府的許可，「發展地段」不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。
賣方	：成傑發展有限公司(其控權公司為恒基兆業地產有限公司)
賣方律師行	：羅文錦律師樓
已為發展項目的建造提供貸款的人或公司認可人士	：恒基兆業地產代理有限公司(已就建築經費提供貸款，並會加入簽署正式買賣合約)
上蓋建築總承建商	：呂鄧黎建築師有限公司的黎紹堅先生 ：恒達建築有限公司

物業設計用途

(一) 地下工場樓層	：部份地下為工場單位，作工業用途；地下樓高約5.7米(樓面至樓面高度) 「樓面至樓面高度」指該樓層之石屎地台面與對上一層石屎地台面之高度距離。
(二) 工廠樓層	：共24層(3樓至31樓)，作工業(非污染性)用途；(不設4樓、14樓及24樓，9樓為機電層及17樓為庇護層) 3樓至27樓每層樓高約4.035米(樓面至樓面高度)；28樓至31樓每層樓高約4.55米(樓面至樓面高度)。
(三) 停車場	：部份地下、部份1樓及2樓指定為停車場，限作泊車用途。私家車位共47個(每個5米X 2.5米，其中兩個為易達車位，每個5米x3.5米)；電單車位共5個(每個2.4米 X 1米)；貨櫃車位1個(每個15米 X 3.5米)，重型貨車位6個(每個11米 X 3.5米)及輕型貨車位13個(每個7米 X 3.5米)
(四) 樓面承重力	：5kPa (地下至31樓)
(五) 公用地方與設施	：1. 停車場公用地方與設施 指擬供「停車場」整體公用及共享的停車場地方與設施，不包括「泊車位」及「上落貨車位」。

2. 屋苑公用地方與設施

指擬供「屋苑」整體公用及共享的屋苑地方與設施，包括但不限於地基、柱、樑、樓板及不屬於或構成工場單位一部分的其他結構性支承物、斜坡及護土牆(如有的話)、提供安裝或使用天線廣播分導或電訊網絡設施的地方、在附連於公契的圖則上顯示為「屋苑公用地方」的地方、公共天線、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、機械設備

和其他類似的裝置、設施或服務，以及由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的額外地方、裝置及設施。

3. 上層工場單位的公用地方與設施

指擬供「上層工場單位」擁有人整體公用及共享的「工場單位發展」的地方與設施，包括但不限於屋苑外牆(包括其玻璃幕牆結構、在其上的覆蓋層及建築特色，但不包括(i)廣告牌；及(ii)玻璃幕牆結構可開啟的部分，而上述可開啟的部分是組成有關「上層工場單位」的部分、在附連於公契的圖則上顯示為「上層工場單位」的公用地方、所有升降機、電線、電纜、導管、喉管、排水渠、及專屬上層工場單位的所有機電裝置及設備，以及由首位擁有人按照公契的條款在任何時候指定用作「上層工場單位的公用地方與設施」的額外地方、裝置及設施。

物業管理

(一) 物業管理公司	：恒益物業管理有限公司(公契經理人)
(二) 委任年期	：首屆任期由簽訂公契日期起計為期兩年，其後續任至按公契的條文終止管理人的委任為止。公契經理人之酬金為全年管理總支出的百份之十(10%)。
(三) 現時管理費	：地下工場：每平方呎建築面積計每月約港幣\$1.75 3樓至31樓工廠：每平方呎建築面積計每月約港幣\$2.88 管理費由賣方發出入伙通知信內指定日期起由各業主負責支付。
(四) 每個單位於簽立轉契時須繳付的費用	：管理費按金：相等於三個月管理費 首次支出及開支須繳：相等於一個月管理費(不能轉讓及不作付的費用及泥頭清潔費：退還) 特別基金：相等於2個月管理費 公用設施按金：根據公用水錶及電錶，按金按適當比例而攤分予每戶的款額
(五) 裝修期按金	：港幣\$5,000

備註：
本大廈所有單位之管理費均以上期繳付為原則。

對買家之重要提示

- (一) 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。
- (二) 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。
- (三) 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。
- (四) 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，可能高於你一開始便聘用你自己的律師的話會須支付的費用。
- (五) 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。

備註：
本參考資料的中英文文本如有歧義，一概以英文文本為準。

REFERENCE INFORMATION

參考資料

BASIC INFORMATION OF THE DEVELOPMENT

Name of Development	: Global Gateway Tower
Address	: Nos.61A to 61E (for G/F Workshops) & 63 (for 1/F to 31/F) Wing Hong Street, Cheung Sha Wan, Kowloon
Lot Number	: New Kowloon Inland Lot No.2831, Sub-section 1 of Section A of New Kowloon Inland Lot No.3555, Sub-section 2 of Section A of New Kowloon Inland Lot No.3555 and the Remaining Portion of Section A of New Kowloon Inland Lot No.3555 (collectively “the Lot”).
Lease Term	: The Lot is held under two Government Leases for two several terms all of 75 years commencing from 1 st July 1898 with right of renewal for 24 years less the last three days. The terms of the Leases have been extended to 30 th June 2047 pursuant to the New Territories Leases (Extension) Ordinance (Cap.150).
User Restrictions	: General industrial purposes The Lots shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government.
Vendor	: Victory Well Development Limited (whose holding company is Henderson Land Development Company Limited)
Vendor’s Solicitors	: Lo & Lo
Any person or company that has made a loan for the construction of the Development	: Henderson Real Estate Agency Limited (which has provided loans to finance the construction of the Development and will join in to sign the Agreement for Sale and Purchase)
Authorized Person for Development	: Mr. Lai Siu Kin, Rembert of Lu Tang Lai Architects Limited
Main Superstructure Contractor	: Heng Tat Construction Company Limited

DESIGN AND PURPOSES OF THE BUILDING

(1) G/F Workshop	: Part of G/F is for workshop use. Floor-to-floor height is approx. 5.7m. “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.
(2) Factory Floors	: 24 storeys (3/F-31/F) for factory (non-pollution industry) purpose. (4/F, 14/F and 24/F are omitted. 9/F is for E & M use and 17/F is designated as refuge floor) Floor-to-floor height for each of 3/F to 27/F is approx. 4.035m. Floor-to-floor height for each of 28/F to 31/F is approx. 4.55m.
(3) Car Park	: Part of G/F, part of 1/F and 2/F are designated as for car parking purpose only. There are 47 private car parking spaces (each space 5m x 2.5m; two of which are accessible parking spaces, each space 5m x 3.5m), 5 motorcycle parking spaces (each space 2.4m x 1m), 1 container parking space (each space 15m x 3.5m), 6 heavy goods vehicle parking spaces (each space 11m x 3.5m) and 13 light goods vehicle parking spaces (each space 7m x 3.5m)
(4) Floor Loading	: 5kPa (G/F- 31/F)
(5) Common Areas and Facilities	: 1. Car Park Common Areas and Facilities Those parts and facilities of the Car Park excluding the Parking Spaces and the Loading and Unloading Spaces intended for the common use and benefit of the Car Park as a whole. 2. Estate Common Areas and Facilities Those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and includes but not limited to the foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the General Units; the Slopes and Retaining Walls (if any); areas for the installation or use of aerial broadcast distribution or telecommunications network facilities; all those areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant; communal aerial, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services; and such additional areas, devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

3. Upper Units Common Areas and Facilities

Those parts and facilities of the General Units Development intended for the common use and benefit of the Upper Units as a whole and includes but not limited to the external walls of the Estate including the curtain wall structures thereof, claddings and architecture features thereon, but excluding (i) the Advertising Spaces; and (ii) the openable parts of the curtain wall structures which said openable parts shall belong to and form parts of the relevant Upper Units; all those areas shown as the Upper Units Common Areas on the plans annexed to the Deed of Mutual Covenant; all lifts, wires, cables, ducts, pipes, drains and all mechanical and electrical installations and equipment exclusively for the Upper Units, and such additional areas, devices and facilities of the Estate as may at any time be designated as the Upper Units Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

Initial Outgoings and Expenses / Debris Removal Charges : A sum equivalent to 1 month's Management Fee (Non-Transferable and Non-Refundable)
Special Fund : A sum equivalent to 2 months' Management Fee

Public Utilities' Deposit : A due proportion based on the public water and electricity meter deposits and etc. allocated to each unit.

(5) Decoration Deposit : HK\$5,000

Remarks:

Management fees in respect of all units are to be paid in advance.

WARNING TO PURCHASERS

- (1) 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.
- (2) 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.
- (3) **YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR**, who will be able, at every stage of your purchase, to give you independent advice.
- (4) 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.
- (5) 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.

Remark :

Where there is any discrepancy in the meaning(s) between the English and Chinese versions of this Reference Information, the English version shall prevail.

PROPERTY MANAGEMENT

(1) Management Company : Hang Yick Properties Management Limited (DMC Manager)

(2) Term of Appointment : Initial period of two years from the data of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager's appointment in accordance with the provisions thereof. The remuneration of the Manager shall be ten percent (10%) of the Manager shall be total annual Management Expenses.

(3) Current Management Fees

G/F Workshop : HK\$1.75 (approx.) per sq. ft. (on gross floor area basis) per month.

3/F-31/F Factory : HK\$2.88 (approx.) per sq. ft. (on gross floor area basis) per month.

Management Fees are to be paid by purchasers on the date specified in the Notice of Completion issued by the Vendor to all purchasers.

(4) Payments upon the Execution of Assignment of each unit :

Management Fee : A sum equivalent to 3 months
Deposit Management Fee

FITTINGS & FINISHES

建築材料及設備說明

外牆	： 外牆安裝玻璃幕牆，部份外牆安裝鋁質飾板，其餘外牆位置鋪砌外牆瓦。
內牆	： 各單位內牆批盪，牆面髹乳膠漆。
地台	： 各單位地台裝妥架空地台板。
天台	： 地台鋪砌石屎磚，牆身鋪砌外牆瓦或外牆漆。
鋁窗	： 部份外牆裝設鋁窗。
冷氣設備	： 各單位裝妥三菱電機分體式冷氣機及/或設有變頻空調系統。
地下入口大堂	： 地下入口大堂地台鋪砌天然石，牆身鋪砌天然石配玻璃飾面，裝妥假天花連高級燈飾及裝設空調系統。
標準層電梯大堂	： 標準層電梯大堂地台鋪天然石，牆身為木皮飾面，玻璃飾面及過底磚，裝妥假天花配燈飾及冷氣設備。
電梯	： 大廈裝設10 部名廠“富士達”升降機及2部名廠“富士達”扶手電梯。電梯內裝設閉路電視系統，冷氣系統(9號及10號電梯除外)及豪華裝飾。
吊船	： 設有吊船系統作幕牆及外牆清潔維修之用。
洗手間	： 地下工場洗手間地台及牆身鋪砌瓷磚，裝設高級潔具。標準層洗手間地台及牆身鋪砌瓷磚，並裝設名廠高級潔具。另裝妥假天花連燈飾及空調系統。
供電	： 預設總電掣供用戶自行申請獨立電錶。
供水設備	： 每單位預設來去水位供用戶使用。
電視天線	： 各單位預留公共電視(包括數碼地面電視廣播)。
電話及寬頻網絡系統	： 各單位均預留可接駁電話及寬頻網絡系統線路，供用戶自行申請接駁。
消防系統	： 各單位裝妥消防花灑系統。

附註：
發展商保留一切權利，按實際情況或按照則師指示以同等質素之建築材料及設備代替上述所列項目。

External Wall <ul style="list-style-type: none">· Curtain wall to be installed for external walls.· Other parts of external walls to be finished with aluminum claddings and external wall tiles.
Internal Wall <ul style="list-style-type: none">· Internal walls to be finished emulsion paint for each unit.
Flooring <ul style="list-style-type: none">· Raised floor system to be installed in each unit.
Main Roof <ul style="list-style-type: none">· Floor to be finished with concrete tiles. Walls to be finished with external wall tiles or external wall painting.
Window <ul style="list-style-type: none">· Aluminum windows to be installed at parts of the external walls.
Air - conditioner <ul style="list-style-type: none">· Mitsubishi Electric Variable Refrigerant Flow (VRF) and/or Split-type air conditioners to be provided for each unit.
G/F Main Entrance Lobby <ul style="list-style-type: none">· Natural stone flooring to be installed. Walls to be finished with natural stone and glass. False ceiling with lighting and air-conditioning system to be installed.
Typical Floor Lift Lobbies <ul style="list-style-type: none">· Floor of lift lobby to be finished with natural stone.· Walls to be decorated with decorative laminated surfacing, decorative glass and homogeneous tiles.· False ceiling with lighting and air-conditioning system to be installed.
Lift <ul style="list-style-type: none">· 10 nos. of “Fujitec” lifts with CCTV system, air-conditioner (except lift no. 9 & 10) and elegant decorative lighting to be provided. 2 nos. of “Fujitec” escalators to be installed.
Gondola <ul style="list-style-type: none">· Modern gondola system to be provided for future maintenance work of curtain walls and external walls.
Washroom <ul style="list-style-type: none">· Washrooms at Ground Floor workshops to be finished with tiles flooring and walls to be finished with wall tiles.· Sanitary wares and fittings to be provided.· Typical floor washroom to be finished with elegant tiles flooring and wall tiles. False ceiling with lighting and air-conditioning system to be provided. Premium sanitary wares & fittings to be provided.
Power Supply <p>Main electricity switch to be provided for individual owner’s application for electricity meter.</p>
Water Supply <p>Water supply and drainage to be provided for each unit.</p>
TV Facility <p>Communal TV (including digital terrestrial television) points are provided for each unit.</p>
Telephone & Broadband Network <p>Telephone & broadband network point to be reserved for individual owner’s application for the services.</p>
Fire Services <p>Sprinkler system to be provided for each unit.</p>

Remarks
The Developer reserves full rights, based on actual circumstances or in accordance with the Architect’s direction, to substitute other materials of comparable quality for the intended materials listed above.



REALISING *Your* IMAGINATION 築動 你 想像

銷售代理：



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恒基物業代理有限公司
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重要聲明：

1. 參與本售樓說明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. 本售樓說明書內所載資料、相片、地圖、圖表、平面圖及印象示意圖等均僅供參考，部份相片、地圖、印象示意圖及平面圖已由電腦作畫面處理以達致較佳之視覺效果，並不構成或不應被視為任何承諾、陳述或保證。有關本物業及其周邊地區環境之整體發展規劃當按照政府有關部門最後之批准及修訂為準，如欲了解物業之實地情況及周邊地區環境，務請親自查察為要。
3. 本物業的設施、用料、設計等均以入伙時所提供為準，發展商保留一切權利，按實際情況需要作出改動，而無須另行通知。
4. 本售樓說明書內一切資料，不代表政府相關部門批准之圖則，並須以政府相關部門最後批准之圖則及法律文件為準。
5. 本售樓說明書內所有資料將根據政府租契、正式買賣合約及大廈公共契約之條款為準。
6. 本售樓說明書付印日期：二零一七年七月

IMPORTANT NOTES :

1. All parties engaged in the production of this sales brochure have made their best efforts to ensure the highest accuracy of all information herein contained as to the date of printing of sales brochure and to minimize the existence of clerical errors. Readers are invited to make enquiries to sales personnel or consult relevant professionals for verification of doubts or particulars of specific items.
2. All information, photos, maps, charts, plans and artist's impressions etc. are for reference only. Some photos, maps, artist's impressions and plans have been tuned by computer retouching for better visual effects. They are for reference only and shall not constitute or be construed as giving any undertaking, representation or warranty. The overall development scheme of the property site, its surrounding areas and environment are subject to the final approval and amendment(s) by the relevant Government authorities. For the best knowledge of the property site, its surroundings and environment, visit in person is strongly advised.
3. The Developer reserves the right to make modification and changes without prior notice to the facilities, materials, building designs and layouts of this Development, which are subject to the provisions upon handover of the units.
4. All information contained in this Sales Brochure does not represent the plans approved by the relevant Government authorities and shall be subject to the final plans approved by the relevant Government authorities and legal documentation.
5. All information given in this Sales Brochure shall be subject to the terms and conditions of Government Grant, the formal Agreement for Sale and Purchase and the Deed of Mutual Covenant incorporating Management Agreement.
6. Date of printing of this Sales Brochure : July 2017

