

## Fittings & Finishes Schedule

### Common Area

#### External Finishes

Building facade finished primarily with combination of curtain wall system and aluminum cladding; others are laid with stone cladding or external paint.

#### Entrance and Main Lobbies

Walls and floors finished with marble, granite, glass or timber where applicable. Lobbies are fully air-conditioned, with suspended ceiling.

#### Typical Lift Lobbies & Corridor

Floor and wall finished with resin based reconstitute marble. Ceiling finished with aluminum suspended ceiling panel/ baffle ceiling completed with energy saving type lighting and environmentally friendly A/C system.

#### Lifts Provision

There are a total of six passenger lifts serving different workshops on 1/F and 2/F; among them three are fireman's lifts.

Lift interior decorated in combination of resin based reconstitute marble and plastic laminate finishes, completed with air-conditioning, LCD digital display panels and dual colour floor selection buttons.

#### Common Lavatories/ Workshop Lavatories

Walls and floors of Common Lavatories and Workshop Lavatories are finished with resin based reconstitute marble; basins counter finished with natural granite; ceiling finished with suspended long strip aluminum ceiling; completed with high quality sanitary wares and fittings and compact laminated toilet cubicles.

#### 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. Visitor video intercom panels and digital key pads completed with electric door locks are provided at 3 main entrance lobbies on G/F, with intercom connected to caretaker's control room.

#### Fire Safety

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

#### Telecommunications

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

#### Electricity

1200 Amp 3 phase power supply for general lighting and power for all Workshop/ Car Show Room units (except G/F Workshop D).

300 Amp 3 phase power supply for general lighting and power for G/F Workshop D.

Dual power supply risers installed.

#### Water Supply and Pipes

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

#### Refuse Collection

Refuse Chamber is provided on ground floor.

#### Water/ Electricity Meters

Individual owner of Workshop/ Car Show Room units is to connect his unit to the main electricity power supply meter at his own cost.

Workshop/ Car Show Room units will connect his unit to the water supply meter, if required, at his own cost.

### Individual Unit

#### Main Door

Wood grain plastic laminated sheet finishes with fire rated timber entrance door for 1/F and 2/F Workshop units.



### Internal Finishes

Walls and columns finished with emulsion paint on cement/sand plaster to Workshops/ Car Show Room units

### Flooring

Cement and sand screeding finishing is provided for Workshop / Car Show Room units at G/F to 3/F.

### Flooring Loading (workshop/car showroom portion)

G/F : 10 kPa live loading

1/F : 7.5 kPa live loading

2/F : 7.5 kPa live loading

R/F : 3 kPa live loading

### Curtain Walls

Workshop (1/F and 2/F):

Curtain wall system completed with a combination of fixed windows and lockable windows. Curtain wall is composed of single glazed tempered glass.

### Air-conditioning

Environmentally friendly water-cooling packaged air-conditioners installed to individual Workshop/ Car Show Room units and pipe-connected to 24-hours service centralised main water cooling towers located on the roof of the building. Individual owner will need to connect his unit(s) to respective electricity power supply at his own cost.

### Sprinkler system

Automatic sprinkler system installed to the satisfaction of the Hong Kong Fire Services Department.

#### 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.

The fittings and finishes as listed out above shall be in accordance with terms of Formal Agreement for Sale and Purchase. Due to nature of the building materials, these provisions may have a slight variation in the colour, measurement, grain, texture and/ or workmanship.

## Information for Reference

### Standard Information about the Development

#### Name of Development

4S City

#### Address

19 Kiu Wong Street (橋旺街19號), Kiu Tau Wai, Yuen Long, New Territories

#### Lot

Lot No.422 in Demarcation District No.127

#### Site Area

10,552 square metres (about)

#### Current Government Rent

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

#### User

- A. (1) Industrial or godown or both;  
(2) offices; or  
(3) a combination of any of the users stated in A(1) and A(2) above  
excluding 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), any regulations made thereunder or any amending legislation.

Note: The expression "industrial" includes "information technology and telecommunications industries", "audio-visual recording studio" and "design and media production".

- B. Showroom(s) ancillary to and forming part of a factory or factories with area not exceeding 20% of the total usable floor area of each of such factory except with the prior written approval of the Director of Lands.
- C. Motor vehicle showroom(s) on the ground floor.

#### Lease Term of Land Grant

50 years commencing from the 22nd day of June 2010

### Vendor

Anna Limited (安娜有限公司)

### Vendor's Solicitors

Mayer Brown JSM  
16th – 19th Floors,  
Prince's Building, 10 Chater Road,  
Central, Hong Kong  
Tel: 2843 2211 Fax: 2845 9121

### Architect

Andrew Lee King Fun & Associates Architects Limited

### Authorized Person

Mr. Lee Kar Yan Douglas

### Structural Engineer

Paul Wong Consulting Engineers Limited

### Main Superstructure Contractor

Wing Sum Construction & Engineering Company Limited

### Mortgagee Bank

United Overseas Bank Limited

### Sales Office

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

## Building Design

### No. of Tower

1

### No. of Units

3 Workshops / Car Show Rooms and 1 workshop on G/F  
4 Workshops on 1/F  
4 Workshops on 2/F  
4 Flat Roofs on R/F

### No. of Storeys for Industrial/ Godown/ Showroom Portion

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

### No. of Storeys for Car Parking

4 storeys (Ground Floor, First Floor, Second Floor and Roof Floor)

### Storey Height (Floor to Floor)\* for Industrial/ Godown/ Showroom Portion

G/F : 4.750 meters

1/F : 4.500 meters/ 3.95 meters (Part of workshop D)

2/F : 4.250 meters

Notes:

\*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

38 nos. (Dimension: approximately 2.5m X 5.0m)

### No. of Accessible (Disabled) Car Parking Spaces

1 nos. (Dimension: approximately 3.5m X 5.0m)

### No. of Motor Cycle Parking Spaces

4 nos. (Dimension: approximately 2.4m X 1.0m )

### No. of Loading/ Unloading Spaces

3 nos. for Heavy Goods Vehicles

(Dimension: approximately 3.5m X 11m)

6 nos. for Light Goods Vehicles

(Dimension: approximately 3.5m X 7m)

1 no. for Container Vehicle

(Dimension: approximately 3.5m X 16m)



## 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 and in accordance with 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 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 actual annual management expenses (excluding manager's remuneration and expenditure of a capital nature) 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 undivided shares allocated to his unit(s) in accordance with the DMC:-

1. Workshops (G/F to 2/F):  
Approximately HK\$1.30 per sq.ft. per month on Gross Floor Area basis
2. Car Show Rooms (G/F):  
Approximately HK\$1.30 per sq.ft. per month on Gross Floor Area basis
3. Private Car Parking Space:  
Approximately HK\$230 per month per space
4. Light Goods Vehicle Parking Space:  
Approximately HK\$460 per month per space
5. Heavy Goods Vehicle Parking Space:  
Approximately HK\$700 per month per space

6. Motor Cycle Parking Space:  
Approximately HK\$60 per month per space

The above is an estimation based on 2017 expenditure level and has taken into account the defect liability period in respect of the Development. Adjustment may be required upon completion and in accordance with DMC.

### Initial Payments upon Handover are as follows:

- 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;
- e) A proportionate share of deposits payable for electricity and water meters & other utilities deposits.

(The purchaser should pay the above amounts notwithstanding 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.

### Purchase Price and Related Matters

1. 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.

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

## Saleable Area

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

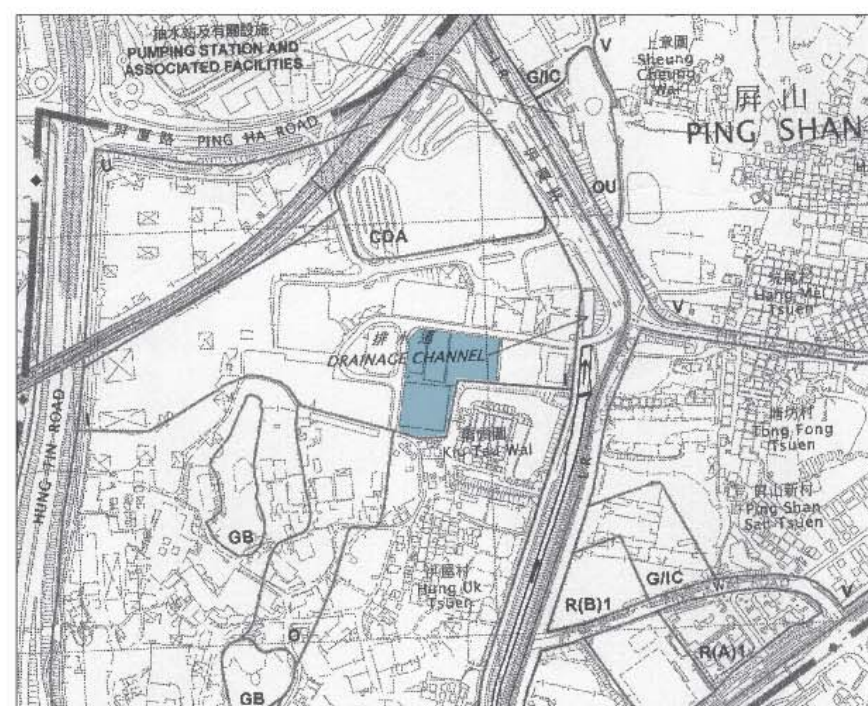
- (i) in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall 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 parking space, the area of such parking space (the dimensions of which are more particularly set out in Schedule 3 of the Formal Agreement for Sale and

Purchase) measured to the centre of its demarcating lines or the interior face of its 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.

## Outline Zoning Plan



Part of the Ping Shan - Outline Zoning Plan S/YL-PS/16 dated 02/06/2015  
摘錄自2015年06月02日印刷之香港城市規劃委員會依據城市規劃條例擬備的  
屏山分區計劃大綱圖 - 圖則編號 S/YL-PS/16



## Location Plan



Source of information: Survey sheet No.6-NW-A dated 11/07/2016  
 資料來源：測繪圖編號6-NW-A，修訂於11/07/2016

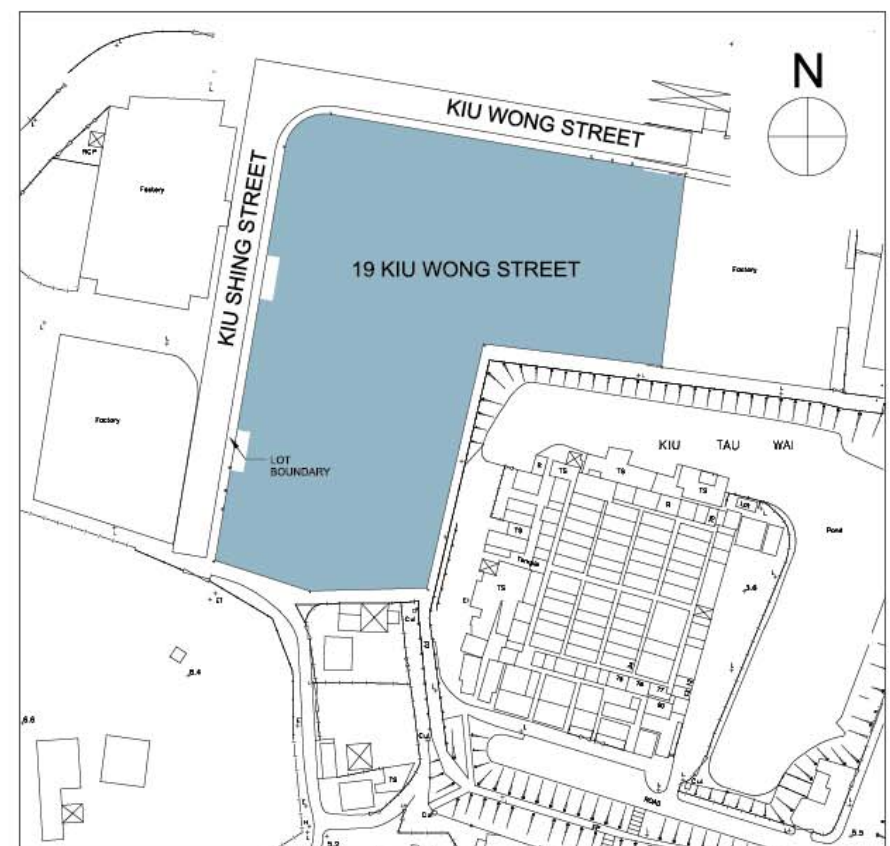
## Information For Other Enquiries

1. Consumer Council:  
 Enquiry Hotline: 2929 2222  
 Fax: 2590 6271  
 Website: <http://www.consumer.org.hk>
2. Transport and Housing Bureau:  
 Enquiry Hotline: 2186 8322  
 Fax: 2509 3770  
 Website: <http://www.thb.gov.hk>
3. Estate Agents Authority:  
 Enquiry Hotline: 2111 2777  
 Fax: 2598 9596  
 Website: <http://www.eaa.org.hk>
4. The Real Estate Developers Association of Hong Kong  
 Enquiry Hotline: 2826 0111  
 Fax: 2845 2521  
 Website: <http://www.reda.hk>

## Preliminary Agreement For Sale and Purchase and Legal Representation

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

## BLOCK PLAN



## 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 Solicitors 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 Solicitors, 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](http://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](http://www.hklawsoc.org.hk)



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