

AOffice 46

INFORMATION FOR REFERENCE

Remarks: Where there is any conflict or discrepancy between the English and the Chinese version of this Information for Reference, the English version shall prevail.

Date of Printing: 10 Jan 2019

Basic Information of the Development	
Name of Development	AOffice 46
Address	No.57-59 Kwok Shui Road, Kwai Chung, New Territories
Lot Number	Kwai Chung Town Lot No. 46 ("Lot")
Lease Term	The Lot is held from the Government under certain Agreement and Conditions of Grant dated 23rd January 1970 deposited and registered in the Land Registry as New Grant No.4718 as varied or modified by a Modification Letter dated 2nd March 1973 ("the Grant") for the term of 99 years less the last three days thereof commencing from the 1st day of July 1898 which said terms is now extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap.150.
User Restrictions	<p>(A) Commercial Units, Offices and Conference Rooms</p> <p>(1) Under Special Condition 4 (a) of the Grant, the Lot shall be used for general industrial and/or godown purposes and both excluding any offensive trade under the Public Health and Urban Services Ordinance, or any enactment amending the same or substituted therefor and shall not be used for any other purpose whatever. The Grantee shall comply with all the provisions of the Dangerous Goods ordinance, any regulations made thereunder and any amending legislation in the event of the Lot or any part thereof being used for godown purposes or for the storage of petroleum products or dangerous goods and the method of storage of goods and nature and the volume or quantity of the goods stored on the Lot shall be subject to the approval of the Director of Fire Service.</p> <p>(2) Under Special Conditions of 4 (b) of the Grant, no building shall be erected on the Lot except a factory and/or warehouse, ancillary offices and such quarters as may be required for watchmen or caretakers who, in the opinion of the Commissioner of Labour, are essential to the safety and security of the buildings. The number of watchmen and caretakers to be accommodated in any such quarters and the number and size of the quarters shall be subject to the approval of the said Commissioner, and the Floor area of any such quarters shall in any event not exceed 45 square feet for each person to be accommodated. Any such quarters shall not be used for any purpose other than the residential accommodation of such watchmen or caretakers.</p> <p>(3) By a Special Waiver Letter dated 12th April 2017 and registered in the Land Registry by Memorial No.17042600560171 ("the Waiver"), permission was granted by the Director of Lands for the Existing</p>

<p>User Restrictions</p>	<p>Building erected on the Lot to be used as Office being one of (a) the permitted uses as set out in Schedule A of the Waiver (“Permitted Purposes”); and (b) Parking Spaces for the Permitted Purposes in accordance with the approved building plans as listed in Schedule B of the Waiver. Particulars of the said Schedule A are set out hereunder: -</p> <p>(I) <u>Any part of the Existing Building</u></p> <ol style="list-style-type: none"> 1. Educational Institution; 2. Exhibition or Convention Hall; 3. Institutional Use (excluding Social Welfare Facility); 4. Off-course Betting Centre; 5. Office; 6. Place of Entertainment; 7. Place of Recreation, Sports or Culture; 8. Private Club; 9. Public Utility Installation; 10. Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation; 11. Research, Design and Development Centre; 12. School (excluding free-standing purpose-designed building and kindergarten); and 13. Training Centre. <p>(II) <u>First and Second Floors of the Existing Building only</u></p> <ol style="list-style-type: none"> 1. Commercial Bathhouse / Massage Establishment; 2. Eating Place; 3. Information Technology and Telecommunications Industries; and 4. Shop and Services. <p>(4) Subject to Condition Nos.(3)(d), (11), (12) and (15) of the Waiver, the Waiver shall be for a term commencing from the date of the Waiver and expiring (i) Upon the demolition of the Existing Building; (ii) on 30th June 2047 or (iii) upon the early termination of the Special Condition Nos.4(a), 4(b), 13 and 14 of the Grant (“the Conditions”) before the expiry of its term whether in accordance with the Conditions or otherwise, whichever shall be the earlier (“the Waiver Period”).</p> <p>During the Waiver Period, the Owner of the Lot shall not use the Lot or any part thereof or any part of the Existing Building (which shall include any alterations resulting from the building works required or permitted under Conditions No.(3) of the Waiver) or allow or suffer the same to be used for any purpose other than for the Permitted Purposes and on the terms as set out in Schedule A of the Waiver.</p> <p>(B) Parking Space</p> <p>(a) By a Special Waiver Letter dated 12th April 2017 and registered in the Land Registry by Memorial No.17042600560171 (“the Waiver”), the owner of the Lot shall provide, or procure the provision of, the following spaces within the Lot to the satisfaction of the Director of Lands to enable the Existing Building to be used for the Permitted Purposes as follows: -</p> <p>(i) (I) subject to sub-clause (a)(i)(I) of the Waiver, 48 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance. Each of the spaces shall measure 2.5 meters in width (save as otherwise provided in sub-clause (a)(i)(I) of this</p>
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<p>User Restrictions</p>	<p>condition) and 5.0 meters in length with a minimum headroom of 2.4 meters;</p> <p>(II) out of the spaces provided under sub-clause (a)(i)(I) of the Waiver, one space shall be reserved and be designated for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance. The dimensions of such space shall be as the Building Authority may require and approve;</p> <p>(ii) 5 spaces for the parking, loading and unloading of goods vehicles licensed under the Road Traffic Ordinance. Out of the five spaces provided under the Waiver, 3 of the spaces shall each measure 3.5 meters in width and 7.0 meters in length with a minimum headroom of 3.6 meters and the remaining two spaces shall each measure 3.5 meters in width and 11.0 meters in length with a minimum headroom of 4.7 meters; and</p> <p>(iii) 5 spaces for the parking of motor cycles licensed under the Road Traffic Ordinance. Such spaces shall each measure 1.0 meter in width and 2.4 meters in length with a minimum headroom of 2.4 meters.</p> <p>(b) By the Waiver, the Owner of the Lot shall not install within the Lot mechanical parking systems unless the Commissioner for Transport has given prior written approval to the number layout and dimensions thereof subject to the approval of the Commissioner for Transport, a mechanical parking system that consists of not more than two tiers of racks with one rack stacked over the other vertically for the parking of motor vehicles at different levels shall not be used for any purposes other than accommodating the spaces for the parking of motor vehicles only provided under sub-clause (a)(i)(I) of this condition. No mechanical parking system shall be installed for the space provided under sub-clause (a)(i)(I) of this condition.</p> <p>(c) The spaces provided under sub-clause (4) (a) of the Waiver shall not be used for any purpose other than those respectively stipulated herein and in particular, shall not be used for the storage, display or exhibition of motor vehicles for sale or otherwise.</p>
<p>Certain provisions of the Waiver Letter</p>	<p>(1) Condition No. (10) of the Waiver stipulates that: -</p> <p>(a) During the Waiver Period, the owner of the Lot or (in the event that there is more than one owner of the Lot and the Existing Building) an owner of any undivided share or shares or other interest of and in the Lot and the Existing Building (“the Assignor”) shall only be entitled to sell, assign or otherwise dispose of the Lot and the Existing Building or any undivided share or shares thereto or any interest therein or enter into any agreement do to do upon the following conditions :-</p> <p>(i) the Assignor shall first obtain the prior written consent of the Director of Lands to such sale, assignment or disposal; and</p> <p>(ii) the Assignor shall , as a condition of completion of the assignment or conveyance, procure an undertaking under seal in favour of the Government and the Director of the Lands from the purchaser or assignee of the Lot and the Existing Building or such undivided share or shares or interest (“the Assignee”) whereby the Assignee covenants and undertakes with the Government and the Director of Lands that the Assignee shall observe, comply with and be bound by all the terms conditions and covenants herein contained</p>

<p>Certain provisions of the Waiver Letter</p>	<p>(in particular that the use of the property acquired by the Assignee shall be for the Permitted Purposes only as referred to in Conditions No.(2) of the Waiver), and in the event that there is more than one owner of the Lot and the Existing Building, be jointly or severally (or both) liable, as set out in the Waiver, for the performance hereof with the owners of other undivided shares or shares or interest of and in the Lot and the Existing Building.</p> <p>(b) Such undertaking shall be in a form satisfactory to the Government and shall be delivered by the Assignor to the Government within seven days of the completion of the assignment or conveyance, The Assignor shall duly register, or shall procure the Assignee to duly register, a certified copy of such undertaking with the Land Registry contemporaneously with the registration of the relevant assignment or conveyance.</p> <p>(c) Provided that any application in a prescribed form is submitted to the Director of Lands prior to any intended sale, assignment or disposal and provided that Condition Nos.10(a)(ii) and 10(b) of the Waiver are complied with, the consent of the Director of Lands under Conditions No.(10)(a)(i) of the waiver to such sale, assignment or disposal shall be deemed to have been given.</p> <p>(2) Condition No.12(a) of the Waiver stipulates that: - “In the event (i) of any breach, non-performance or non-observance of any of the terms, conditions and covenants therein contained or (ii) that at any time, any part of the Lot or the Existing Building is used or is permitted or is suffered to be used for any illegal or immoral purposes, any purposes in breach of any Ordinances, bye-laws, rules, regulations or other enactment in force in Hong Kong or any purposes other than the Permitted Purposes, the Government may forthwith terminate the Waiver by giving written notice to the owner of the Lot and the Existing Building for the time being but without prejudice to any of its rights under the Conditions.</p> <p>(3) Condition No. (13) of the Waiver stipulates that: - “Save where otherwise specifically provided, upon the expiration of the Waiver Period or upon the termination of the Waiver, the Lot shall cease to be used for the Permitted Purposes and shall thereafter be subject to all the General and Special Conditions in the Grant including the provisions in respect of the user of the Lot referred to in the Grant.”</p>
<p>Vendor</p>	<p>Capital Benefit Limited</p>
<p>Vendor’s Solicitor</p>	<p>H. Y. Leung & Co. LLP</p>
<p>Authorized Person for the A&A Works</p>	<p>Mr. Ng Kin Siu</p>
<p>Building Contractor for the A&A Works</p>	<p>To be confirmed when available</p>
<p>Completion Date for the A&A Works</p>	<p>First Quarter of 2020 (Estimated only and subject to extension certified by the Authorized Person)</p>

Design and Purposes of this Building	
Commercial Floors	<ul style="list-style-type: none"> - Total 2 storeys for Commercial purpose: 1/F (Commercial portion) & 2/F - Total 8 storeys for Office purpose: 3/F & 5/F-11/F (4/F Omitted) <hr/> <ul style="list-style-type: none"> - 1/F (Commercial portion) floor-to-floor height is approx. 4.4m - 2/F floor-to-floor height is approx. 3.4m - 3/F floor-to-floor height is approx. 4.2m - 5/F to 8/F Floor-to-floor height for each storey is approx. 3.35m - 9/F floor-to-floor height is approx. 3.65m - 10/F to 11/F Floor-to-floor height for each storey is approx. 3.2m - 11/F floor-to-floor height is approx. 3.5m <p>Notes: "Floor-to floor height" refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor.</p>
Car Park	<ul style="list-style-type: none"> - LG/F is designed for car parking purpose only - Part of UG/F is designed for car parking and loading/unloading purpose - Part of 1/F is designed for car parking purpose <p>Totally there are</p> <ul style="list-style-type: none"> - 13 standard private car parking spaces (each space 2.5m x 5m) - 1 accessible parking space (each space 3.5m x 5m) - 34 double rack car parking spaces (each space 2.5m x 5m) - 5 motorcycle parking spaces (each space 1m x 2.4m)
Floor Loading	<ul style="list-style-type: none"> - LG/F (Car Parking Area): 3.0kPa - UG/F (Car Parking Area): 3.0kPa - 1/F (Car Parking Area): 3.0kPa - 1/F (Commercial Portion) & 2/F: 3.0-4.0kPa (subject to final design) - 3/F & 5/F-11/F: 3.0kPa
Common Areas and Facilities (according to the latest draft sub-deed of mutual covenant)	<p>(A) Car Park Common Areas and Facilities</p> <p>(i) <u>Car Park Common Areas</u> Those areas as shown and coloured Green on the plans certified as to their accuracy by or on behalf of the Authorized Person and annexed hereto, the driveway, car-lift, planter, accessory areas, circulation passages, void spaces, entrance and exit to the Car Park and shall include exit to any other area designated by the Manager in accordance with the provisions hereof but not further or otherwise, to be Car Park Common Areas PROVIDED THAT where appropriate, if any parts of the Development covered by paragraph (a) of the definition of "Common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as and shall form part of the Car Park Common Areas;</p> <p>(ii) <u>Car Park Common Facilities</u> Pipes, drains, wires, cables trenches, air-ducts, car lift and lighting in the Car Park, fire-fighting installation and equipment, and any other facilities installed for the exclusive use and benefit of the Car Park.</p>

<p>Common Areas and Facilities (according to the latest draft sub-deed of mutual covenant)</p>	<p>(B) Development Common Areas and Facilities</p> <p>(i) <u>Development Common Areas</u> Those areas as shown and coloured Orange on the plans certified as to their accuracy by or on behalf of the Authorised Person and annexed hereto</p> <p>(ii) <u>Development Common Facilities</u></p> <p>(a) Such of the drains, watercourses, pipes, gutters, wells (if any) sewers, fire-fighting system, wires and cables, electrical equipment, water tap point, mechanical installation, communal television antennae and/or cable (if any), FM/radio aerial (if any), satellite TV system (if any), transmission device of any kind and ancillary equipment, aerial broadcast distribution facilities, telecommunications network facilities, plumbing and drainage system, sprinkler system servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land and the Development through which water, sewage, gas, electricity and any other services are supplied to the Land and the Development or any part or parts thereof;</p> <p>(b) Water tanks (including flush water tank, potable water tank, fire services water tank and sprinkler water tank), water pumps for use and benefit of the Land and the Development and not for use or benefit of a particular Unit;</p> <p>(c) Electricity supply system, lighting and lighting protection system within the Development which are for the use and benefit of the Land and the Development as a whole and not for the use or benefit of a particular Unit; and</p> <p>(d) Metal gate and security system(s) (if any).</p> <p>(C) Commercial Common Areas and Facilities</p> <p>(i) <u>Commercial Common Areas</u> Those areas as shown and coloured Yellow on the plans certified as to their accuracy by or on behalf of the Authorised Person and annexed hereto PROVIDED THAT where appropriate, if any parts of the Development covered by paragraph (a) of the definition of “Common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as and shall form part of the Commercial Common Areas;</p> <p>(ii) <u>Commercial Common Facilities</u> Those facilities and equipment for the use and benefit of the Commercial Units but not other parts of the Development and not for the use and benefit of a particular Commercial Unit exclusively and shall include but not limited to lightings, ducts, pipes, wires, cables, plant and machinery, mechanical and electrical installations, and fire services equipment and installation for the use and benefit of the Commercial Units.</p>
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Property Management	
Management Company	Cushman & Wakefield Property Management Limited
Terms of Appointment	From (and inclusive of) the date of DMC for an Initial Term of 2 years
Budgeted Management Fees starting from the date of Deed of Mutual Covenant	Around HK\$4.50 psf (it may be necessary for the DMC Manager to revise the budgeted management fees are calculated based on the price level in 2018)
Payments upon the execution of assignment of each Unit	<ul style="list-style-type: none"> - Special Fund: 2 months Management Fee (Not refundable nor transferable) - Management Fee Deposit: 3 months Management Fee (Not refundable but transferable) - Debris Removal Charge: 1 months Management Fee (Not refundable) - Common Utilities Deposit: HK\$2,000 - Advance Management Fee: 2 months Management Fee <p>Remarks: The information above summarizes the various payments payable under the latest draft Sub-DMC for AOffice 46 and could be subject to change</p>
Fitting Out Deposit	HK\$20.00 psf - Minimum: HK\$10,000 (Refundable)

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 interest 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 to at every stage of your purchase to give you independent advice in relation thereto.
(4)	If you instruct the solicitor for the Vendor to act for you as well and if there is any conflict arising between you and the Vendor, the solicitor may not be able to protect your interest and you will then have to instruct your own solicitor anyway, in which case any cost incurred thereon shall be paid by you solely. Bearing in mind that the total costs thereof will be higher than the costs you paid if you had instructed your own solicitor in the first place.

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FITTINGS, FINISHES AND APPLIANCES

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Date of Printing: 10 Jan 2019

External Wall	<ul style="list-style-type: none"> - External wall to be finished with external paint Parts of the external wall to be finished with aluminium fins and cladding
Internal Wall and Ceiling	<ul style="list-style-type: none"> - Internal walls to be finished with emulsion paint on plastering for each unit
Indoor Unit Flooring	<ul style="list-style-type: none"> - 1/F to 3/F and 5/F to 7/F: Trowelled concrete floor for each unit - 8/F to 11/F: Carpet tiles for each unit
Outdoor Unit Flooring (Applicable to 10/F & 11/F)	<ul style="list-style-type: none"> - Composite Flooring
Unit Main Entrance	<ul style="list-style-type: none"> - 1/F to 3/F, 5/F to 7/F: Veneered solid core wood door frame, fitted with electric lockset and electronic information display - 8/F-11/F: Veneered solid core wood door frame, fitted with fingerprint electric lockset and electronic information display
Lavatories in Common Areas	<ul style="list-style-type: none"> - Fitted with aluminium false ceiling with lightings, high quality sanitary wares, mirror and wash basin cabinet - Wall to be finished with featured tiles - Floor to be finished with elegant tiles - Fitted with water supplies and drainage pipes
Power Supply	<ul style="list-style-type: none"> - Individual electric meter to be located in electric room - 1/F & 2/F: individual 500 AMP (three-phase) Distribution Board - 3/F, 5/F to 11/F: individual 32 AMP (three-phase) Distribution Board
Air-conditioner	<ul style="list-style-type: none"> - Centralised air conditioner to be provided for each unit. - Each unit equipped with individual switch
Telephone, Boardband Network & TV Facility	<ul style="list-style-type: none"> - Telephone & Broadband network point to be reserved for individual owner's application for services - Communal TV antenna points (including digital terrestrial television) are provided for each unit

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面積表 Area Schedule

Date of Printing: 16 April 2019

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
一樓 1/F	單位 Unit 1	1,354	2,276	-
	單位 Unit 2	4,052	6,810	-
二樓 2/F	單位 Unit 1	2,744	4,611	-
	單位 Unit 2	4,052	6,810	-
三樓 3/F	辦公室 Office 1	375	631	-
	辦公室 Office 2	261	439	-
	辦公室 Office 3	242	407	-
	辦公室 Office 5	263	441	-
	辦公室 Office 6	281	473	-
	辦公室 Office 7	354	595	-
	辦公室 Office 8	283	476	-
	辦公室 Office 9	228	383	-
	辦公室 Office 10	240	403	-
	辦公室 Office 11	226	380	-
	辦公室 Office 12	247	414	-
	辦公室 Office 15	233	392	-
	辦公室 Office 16	222	373	-
	辦公室 Office 17	236	396	-
	辦公室 Office 18	230	387	-
	辦公室 Office 19	397	667	-
	辦公室 Office 20	224	377	-
	會議室 Conference Room 1	185	311	-
	會議室 Conference Room 2	163	275	-
	會議室 Conference Room 3	169	285	-
	會議室 Conference Room 5	135	227	-
	會議室 Conference Room 6	133	223	-
	會議室 Conference Room 7	113	190	-
	會議室 Conference Room 8	119	199	-
	會議室 Conference Room 9	217	364	-
	會議室 Conference Room 10	166	279	-
	會議室 Conference Room 11	170	286	-
	會議室 Conference Room 12	170	286	-
	會議室 Conference Room 15	141	237	-
	會議室 Conference Room 16	106	177	-
	會議室 Conference Room 17	108	181	-
	會議室 Conference Room 18	134	225	-

AOffice 46
面積表 Area Schedule

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
五樓 5/F	辦公室 Office 1	374	629	-
	辦公室 Office 2	382	642	-
	辦公室 Office 3	387	650	-
	辦公室 Office 5	219	367	-
	辦公室 Office 6	357	599	-
	辦公室 Office 7	192	323	-
	辦公室 Office 8	287	482	457
	辦公室 Office 9	283	476	-
	辦公室 Office 10	228	383	-
	辦公室 Office 11	240	403	-
	辦公室 Office 12	226	380	-
	辦公室 Office 15	247	414	-
	辦公室 Office 16	233	392	-
	辦公室 Office 17	222	373	-
	辦公室 Office 18	236	396	-
	辦公室 Office 19	230	387	-
	辦公室 Office 20	397	667	-
	辦公室 Office 21	224	377	-
	會議室 Conference Room 1	185	311	-
	會議室 Conference Room 2	163	275	-
	會議室 Conference Room 3	169	285	-
	會議室 Conference Room 5	135	227	-
	會議室 Conference Room 6	133	223	-
	會議室 Conference Room 7	166	279	-
	會議室 Conference Room 8	170	286	-
	會議室 Conference Room 9	170	286	-
	會議室 Conference Room 10	141	237	-
	會議室 Conference Room 11	106	177	-
	會議室 Conference Room 12	108	181	-
	會議室 Conference Room 15	114	192	-
	會議室 Conference Room 16	126	211	-

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面積表 Area Schedule

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
六樓 6/F	辦公室 Office 1	374	629	-
	辦公室 Office 2	382	642	-
	辦公室 Office 3	387	650	-
	辦公室 Office 5	219	367	-
	辦公室 Office 6	357	599	-
	辦公室 Office 7	192	323	-
	辦公室 Office 8	287	482	-
	辦公室 Office 9	283	476	-
	辦公室 Office 10	228	383	-
	辦公室 Office 11	240	403	-
	辦公室 Office 12	226	380	-
	辦公室 Office 15	247	414	-
	辦公室 Office 16	233	392	-
	辦公室 Office 17	222	373	-
	辦公室 Office 18	236	396	-
	辦公室 Office 19	230	387	-
	辦公室 Office 20	397	667	-
	辦公室 Office 21	224	377	-
	會議室 Conference Room 1	185	311	-
	會議室 Conference Room 2	163	275	-
	會議室 Conference Room 3	169	285	-
	會議室 Conference Room 5	135	227	-
	會議室 Conference Room 6	133	223	-
	會議室 Conference Room 7	166	279	-
	會議室 Conference Room 8	170	286	-
	會議室 Conference Room 9	170	286	-
	會議室 Conference Room 10	141	237	-
	會議室 Conference Room 11	106	177	-
	會議室 Conference Room 12	108	181	-
	會議室 Conference Room 15	114	192	-
	會議室 Conference Room 16	126	211	-

AOffice 46
面積表 Area Schedule

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
七樓 7/F	辦公室 Office 1	375	631	-
	辦公室 Office 2	261	439	-
	辦公室 Office 3	242	407	-
	辦公室 Office 5	263	443	-
	辦公室 Office 6	219	369	-
	辦公室 Office 7	357	599	-
	辦公室 Office 8	192	323	-
	辦公室 Office 9	285	478	-
	辦公室 Office 10	283	476	-
	辦公室 Office 11	228	383	-
	辦公室 Office 12	240	403	-
	辦公室 Office 15	226	380	-
	辦公室 Office 16	247	414	-
	辦公室 Office 17	233	392	-
	辦公室 Office 18	222	373	-
	辦公室 Office 19	236	396	-
	辦公室 Office 20	230	387	-
	辦公室 Office 21	397	667	-
	辦公室 Office 22	224	377	-
	會議室 Conference Room 1	185	311	-
	會議室 Conference Room 2	163	275	-
	會議室 Conference Room 3	169	285	-
	會議室 Conference Room 5	135	227	-
	會議室 Conference Room 6	133	223	-
	會議室 Conference Room 7	163	274	-
	會議室 Conference Room 8	170	286	-
	會議室 Conference Room 9	170	286	-
	會議室 Conference Room 10	141	237	-
	會議室 Conference Room 11	106	177	-
	會議室 Conference Room 12	108	181	-
	會議室 Conference Room 15	114	192	-
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面積表 Area Schedule

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
八樓 8/F	辦公室 Office 1	469	788	-
	辦公室 Office 2	305	513	-
	辦公室 Office 3	302	508	-
	辦公室 Office 5	352	592	-
	辦公室 Office 6	574	965	-
	辦公室 Office 7	254	426	-
	辦公室 Office 8	266	447	-
	辦公室 Office 9	290	488	-
	辦公室 Office 10	272	457	-
	辦公室 Office 11	248	416	-
	辦公室 Office 12	238	400	-
	辦公室 Office 15	586	984	-
	辦公室 Office 16	556	934	-
	辦公室 Office 17	259	435	-
	會議室 Conference Room 1	180	303	-
	會議室 Conference Room 2	132	221	-
	會議室 Conference Room 3	132	222	-
	會議室 Conference Room 5	132	222	-
	會議室 Conference Room 6	181	304	-
	會議室 Conference Room 7	121	204	-
	會議室 Conference Room 8	116	195	-
	會議室 Conference Room 9	116	195	-
	會議室 Conference Room 10	116	195	-
	會議室 Conference Room 11	132	223	-
	會議室 Conference Room 12	107	181	-
	會議室 Conference Room 15	113	190	-
	會議室 Conference Room 16	107	180	-

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面積表 Area Schedule

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
九樓 9/F	辦公室 Office 1	460	773	-
	辦公室 Office 2	314	527	-
	辦公室 Office 3	310	522	-
	辦公室 Office 5	352	591	-
	辦公室 Office 6	575	966	-
	辦公室 Office 7	254	427	-
	辦公室 Office 8	266	447	-
	辦公室 Office 9	291	488	-
	辦公室 Office 10	272	457	-
	辦公室 Office 11	248	417	-
	辦公室 Office 12	238	401	-
	辦公室 Office 15	585	983	-
	辦公室 Office 16	531	892	-
	辦公室 Office 17	271	455	-
	會議室 Conference Room 1	180	303	-
	會議室 Conference Room 2	132	221	-
	會議室 Conference Room 3	132	222	-
	會議室 Conference Room 5	132	222	-
	會議室 Conference Room 6	181	304	-
	會議室 Conference Room 7	121	204	-
	會議室 Conference Room 8	116	195	-
	會議室 Conference Room 9	116	195	-
	會議室 Conference Room 10	116	195	-
	會議室 Conference Room 11	132	223	-
	會議室 Conference Room 12	107	181	-
	會議室 Conference Room 15	113	190	-
	會議室 Conference Room 16	107	180	-

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面積表 Area Schedule

樓層 Floor (不設 4 及 14 樓 4/F & 14/F Omitted)	單位 Unit	實用面積 Saleable Floor Area (平方呎 square feet)	建築面積 Gross Floor Area (平方呎 square feet)	平台面積 Flat Roof (平方呎 square feet)
十樓 10/F	辦公室 Office 1	302	508	172
	辦公室 Office 2	271	455	141
	辦公室 Office 3	326	547	170
	辦公室 Office 5	370	622	194
	辦公室 Office 6	375	630	197
	辦公室 Office 7	321	540	163
	辦公室 Office 8	294	495	474
	辦公室 Office 9	198	332	188
	辦公室 Office 10	251	421	241
	辦公室 Office 11	300	505	290
	辦公室 Office 12	332	558	322
	辦公室 Office 15	255	429	245
	辦公室 Office 16	313	526	361
十一樓 11/F	辦公室 Office 1	257	431	48
	辦公室 Office 2	202	339	51
	辦公室 Office 3	253	426	64
	辦公室 Office 5	288	484	73
	辦公室 Office 6	292	490	74
	辦公室 Office 7	250	420	62
	辦公室 Office 8	210	352	89
	辦公室 Office 9	154	259	45
	辦公室 Office 10	196	329	57
	辦公室 Office 11	235	394	69
	辦公室 Office 12	259	436	77
	辦公室 Office 15	199	335	58
	辦公室 Office 16	230	387	86