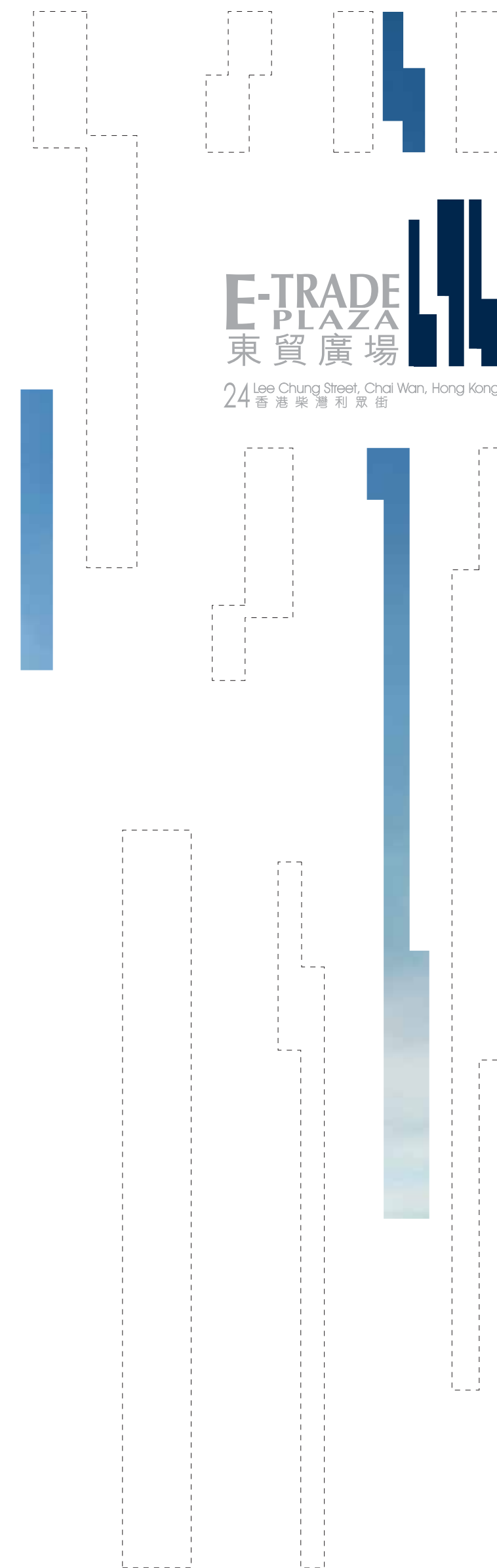


etrade
plaza

E-TRADE
PLAZA
東貿廣場

24 Lee Chung Street, Chai Wan, Hong Kong
香港柴灣利眾街

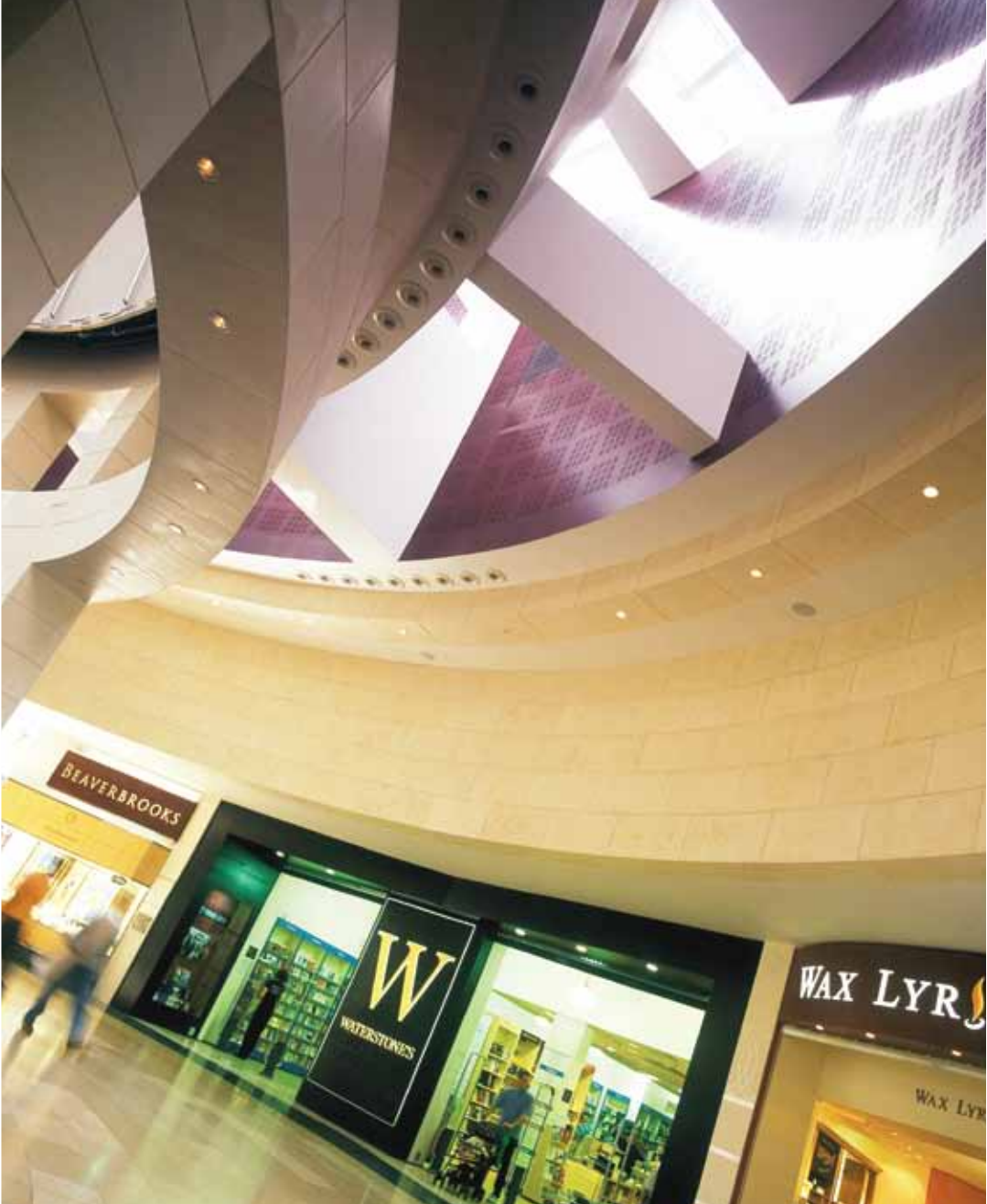


a sea view that unleashes
a world of boundless business potential
海，引發無限增值潛力

Notes : All photos in this brochure are image photos not taken onsite for reference only.
備註：本書內所有照片均為設計相片，並非實景拍攝，僅供參考用途。

grand vision to inspire
海景，山景，發放無限想像，啟動視野宏圖





Broad views and easy getting around. Room to grow and time to enjoy life. It is a breeze to go from here for a tour of the latest trends and fashion in town. E-TRADE PLAZA is a unique world class office property in a vantage location on the east side of Hong Kong Island.

E-TRADE PLAZA gives a new lease of life to your work and leisure balance, providing an elegant and quality environment for creativity and innovation.

壯麗遼闊的海岸與從容不迫的節奏，交織成靈活的理想空間。「東貿廣場」優越獨特的位置，讓您隨時接通城中全新潮流指標，才稱得上港島東最新矚目世界級物業。

「東貿廣場」令工作與消閒重新平衡，在優雅時尚的環境下啟迪創意與革新。



Unleash
the best of both worlds
理想·你想

Unleash

all-round support 令你安枕無憂的支援

With a vision to facilitate your enterprising spirit, the provisions and amenities at E-TRADE PLAZA serve to exceed the expectations of tenants and users. The 6/F-10/F premises with extra floor loading can support the setting up of 24-hour data centre, an unprecedented innovative office feature in the district. Furthermore, the G/F Grand Entrance Lobby, car park floors and the sky garden are also enhanced with Wi-Fi coverage. E-TRADE PLAZA is the ideal place to realize your dreams of setting up a pioneering new enterprise or a full renovation of an existing business.

悉心妥善的設施與配套，激發您的創新思維。「東貿廣場」6樓至10樓之寫字樓樓面承重力特高，配套可支援數據中心，開展全天候業務同樣運作自如。此外，地下入口大堂層、停車場層及空中花園特設無線區域上網覆蓋(Wi-Fi)，為區內純寫字樓物業前所未有的嶄新特色。「東貿廣場」是您開創全新業務或商業網絡的理想伙伴。



inspiration for new enterprises 創新企業起點



Promising new startups will find E-TRADE PLAZA the perfect place for growth. It gives you the room to breathe like a decanter for vintage wine. The vista here inspires the impetus for a new venture. Be it a creative studio, a wine dealer or a food & beverage enterprise, E-TRADE PLAZA prepares you for a rosy prospect.

企業新思維，在「東貿廣場」得以無限發揮。寬廣的空間讓新計劃醞釀昇華，優美的景觀啟發協作新意念。無論是創意工作室、紅酒貿易或餐飲企劃，「東貿廣場」都為企業的美好前景作好準備。



your decent corporate
presence
煥然一新的商貿形象



Advanced provisions make E-TRADE PLAZA the ideal place for new office establishments. The fully installed raised floor system sets the property apart from all other commercial premises in the vicinity. The quality air-conditioning system brings extra flexibility and cost-effectiveness. Together with ample parking, the executive experience at E-TRADE PLAZA is comparable to grade-A office properties.

「東貿廣場」的先進物業配套，充份迎合新型企業的高要求。無論升高地台寫字樓樓面、靈活並符合經濟效益的名廠冷氣系統及充裕車位等，均屬區內最佳寫字樓設施，引領最佳商務物業典範。

see more at the top
站得高 · 看得遠



E-TRADE PLAZA forms a league of its own with the exclusive top floor duplex office on 35/F-36/F, apart from typical office units. The vast floor area up to 13,000 sq.ft. in total on two floors and the floor-to-floor height soaring up to 4.5m* weave an impressive corporate presence. Commanding the best mountain and sea views in the property, the top floor duplex indoor office space is extended to the twin sky terraces, a rare value-added feature.

除標準層寫字樓單位外，「東貿廣場」匠心打造頂層複式辦公廳，高踞35樓及36樓，山海景觀豁然開朗。兩層合共達13,000平方呎寫字樓面空間寬裕，每層樓高(樓面至樓面高度)更高達4.5米*，別具堂皇氣派，展現專業企業形象。複式辦公廳更特別闢建專用空中花園平台，令辦公室環境更開闊優越，廣闊視野盡顯鴻圖。

* Note: Floor-to-floor height means the height between the top surface of the structural slab of a floor and the top surface of the structural slab of the immediate upper floor.
備註：「樓面至樓面高度」指該樓層之石屎地台面與上一層石屎地台面之高度距離。





Unleash

perfect balance of
fashion and functionality
時尚與功能的完美結合

The modern curtain wall style design realized with different shades of grey in different materials makes E-TRADE PLAZA the gem among neighbourhood properties. The rising lighting effect at night symbolizes a rosy business prospect. Typical office spaces measure over 7,700 sq.ft. per floor that accommodates flexible floor design from open floor, two to five units and efficient space usage minimizing columns. The gracious working environment fits various enterprises with different needs for office design. The perfect balance between fashion and functionality is down to every detail throughout the premise.

型格時尚的玻璃幕牆式設計令「東貿廣場」於同區物業中別樹一幟，以精挑細選的炫目物料演繹不同的灰亮美感，晚上更呈獻矚目燈光效果，象徵業務蒸蒸日上。每層樓面廣達7,700平方呎，配合少柱位設計，高層寫字樓尊享開揚山景及海景，除採用開放式間隔設計外，亦可選擇2伙至5伙間隔。每分細節充分配合，適合不同行業的業務需要，展現區內新一代精品商廈典範。





Unleash

entertaining lifestyle
精彩享樂模式

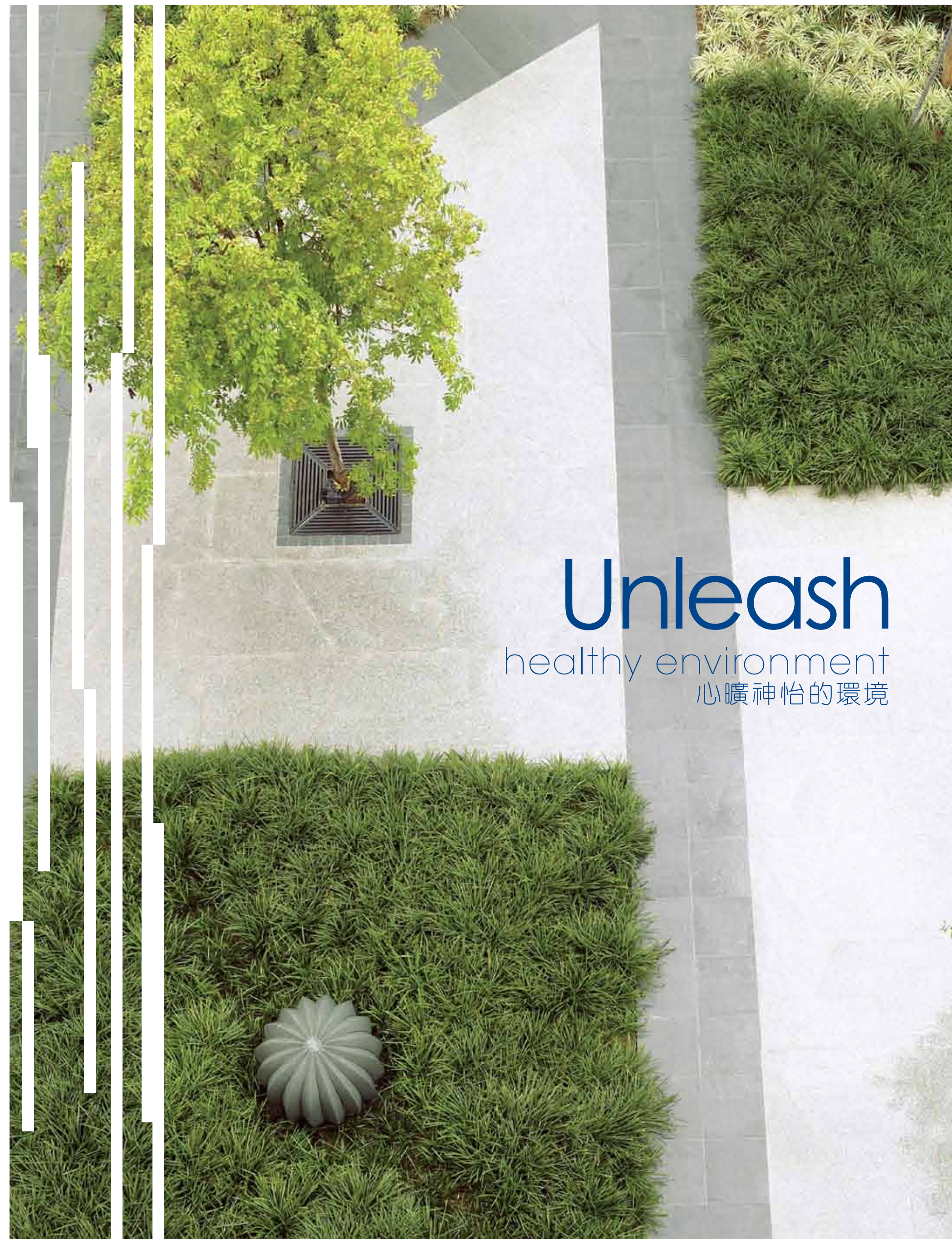
The excellent transportation network serving E-TRADE PLAZA ensures a strong connection with metro vibrancy. A drink at SOHO East or Taikoo Place, a shopping spree at Tai Koo or Causeway Bay, even a dive into the exotic ambiance at Stanley or Shek O is never too far away.

「東貿廣場」掌握得天獨厚的交通網絡，時刻接通精彩的都市節奏。暢飲蘇豪東或太古坊的時尚氛圍，擁有太古城及銅鑼灣的多姿多彩，享受赤柱甚至石澳的異國風情，啟動活躍的享樂模式。



E-TRADE PLAZA marks a new style of modern office building design. The 11/F sky garden with soothing lighting and leisure setting offers an extra breath of life in the office premise, which is a boost to work efficiency. The grand entrance boasts contemporary design while the lift lobby features ultra-high ceiling part of which soaring over 6m with stylish premium decor.

「東貿廣場」於11樓更增設別出心裁的空中花園，設有優美燈飾，氣氛悠閒雅致，供員工舒展身心，提升工作效率。辦公大樓入口陳設嶄新典雅，部份大堂樓底高逾6米採用富現代感的設計，品味獨到，空間朝氣洋溢，發展業務事半功倍。

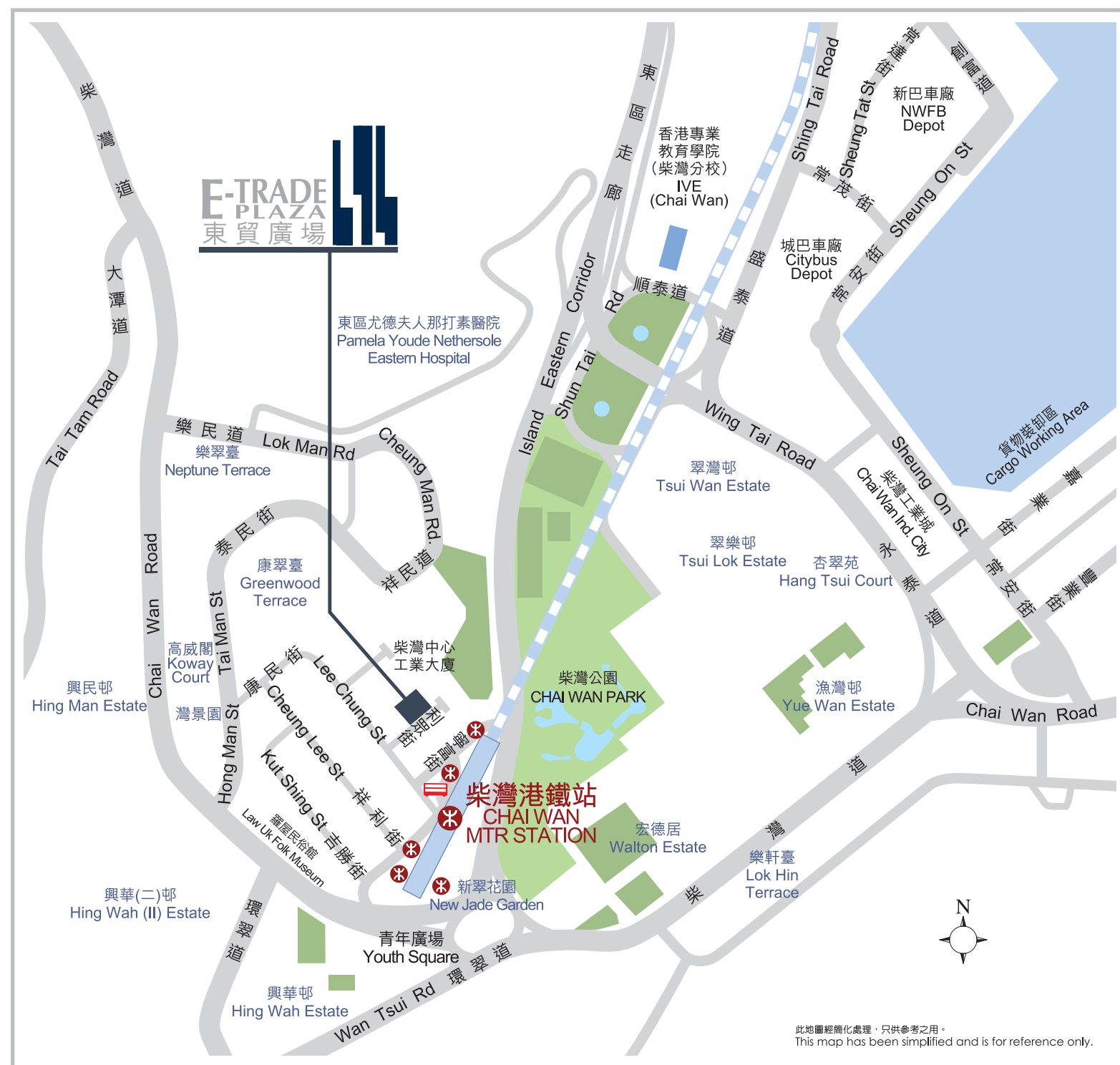


Unleash

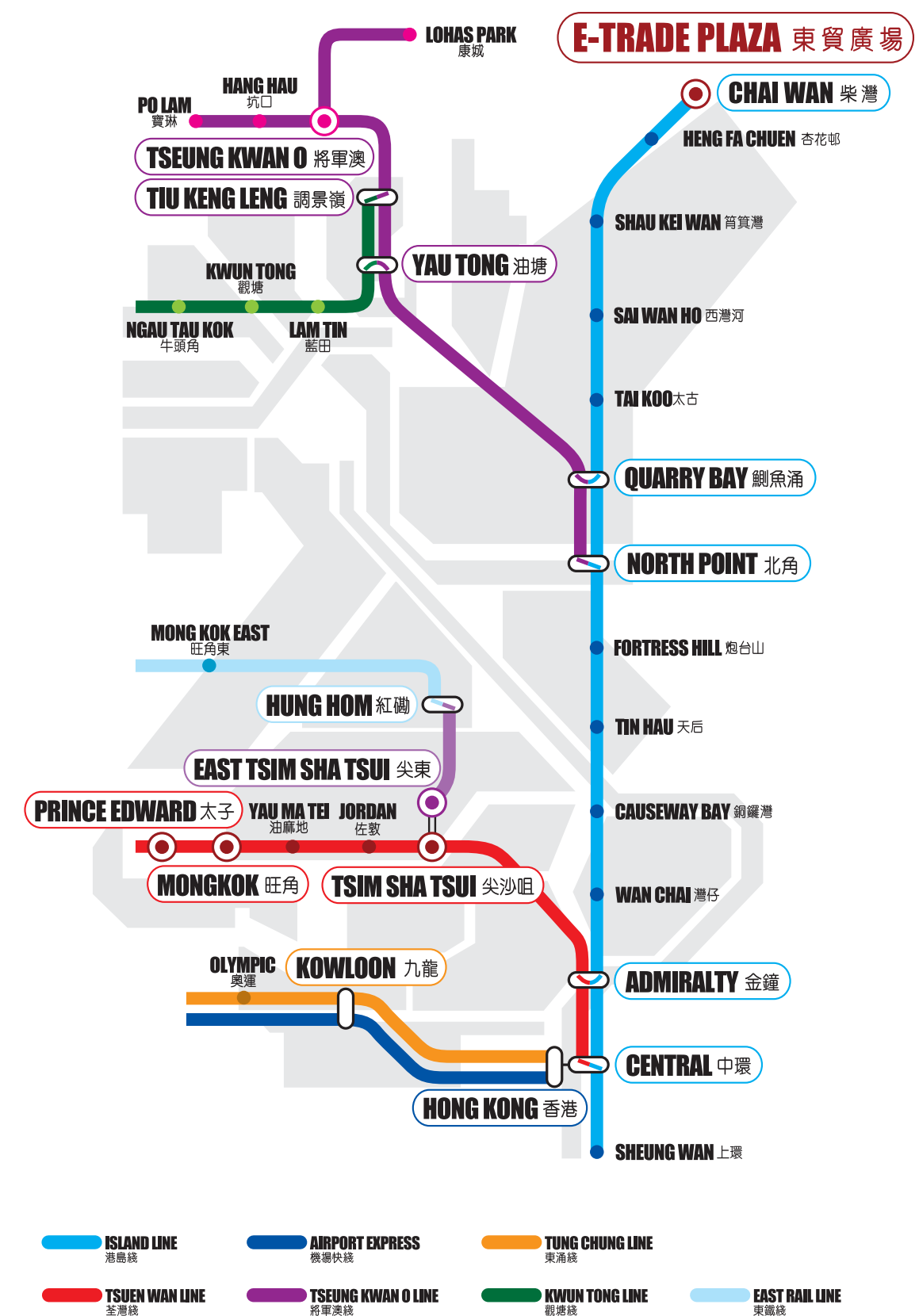
your vantage position
掌握核心交通優勢

E-TRADE PLAZA commands a premium location just around 3-minute walk to Chai Wan MTR Station for access throughout Hong Kong. As the district hub, the property is also well-connected by a spectrum of bus and mini-bus routes. Companies in the neighbourhood looking to expand can capitalize on the new amenities and superb office environment offered by E-TRADE PLAZA while still enjoying proximity to the original premises.

「東貿廣場」位處柴灣最核心區域，步行約3分鐘即達柴灣港鐵站，多線巴士及小巴穿梭往返各區。現正積極拓展業務的原區工貿商戶，更可於「東貿廣場」設置辦公室，尊享同區罕有的時尚優越配套，同時與原有的公司據點保持聯繫，盡佔地利商機。



MTR network starts here 鐵路網絡起點



- ▶ TAI KOO 太古 **09** mins
- ▶ CAUSEWAY BAY 銅鑼灣 **18** mins
- ▶ KWUN TONG 觀塘 **25** mins
- ▶ QUARRY BAY 鰂魚涌 **11** mins
- ▶ CENTRAL 中環 **25** mins
- ▶ TSIM SHA TSUI 尖沙咀 **28** mins

資料來源 Source: <http://www.mtr.com.hk> (Jan 10, 2011)

Unleash professional management 優質管理服務

E-TRADE PLAZA tenants will enjoy quality executive life with premium 24-hour security and management services by the experienced "Hang Yick Properties Management Limited" that manages a portfolio of over 170 properties.

經驗豐富的「恒益物業管理有限公司」管理逾170個樓盤，將為「東貿廣場」提供殷勤專業的24小時保安管理服務，確保辦公室環境安全妥善，提升經濟效益。

"Hang Yick Properties Management Limited" has been highly regarded and recognized in the industry with many awards throughout the years including the "2009 APEST Award", "The Hong Kong Business Awards 2008 & 2009", "The Best Brand Enterprise Award 2007 (Greater China)", "The Best Brand Enterprise Award 2005 (Hong Kong & Guangdong)", "Hong Kong Efficiency Awards", "Caring Employer Grand Award" and "The Hong Kong Q-Mark Service Scheme Certificate" for three consecutive years. "Hang Yick" has also won over 15 "Hong Kong Eco-Business Awards" including two Grand Awards and four Gold Awards, and is a frequent winner of "Employers Gold Star Awards".

「恒益物業管理有限公司」多年來屢獲殊榮，包括《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》、連續三年《愛心僱主榮譽大獎》及《香港Q嘜優質服務計劃證書》。「恒益」更曾奪得超過15項《香港環保企業獎》，當中包括兩項榮譽金獎及四項金獎，並連續多年獲《僱主金星獎》嘉許。

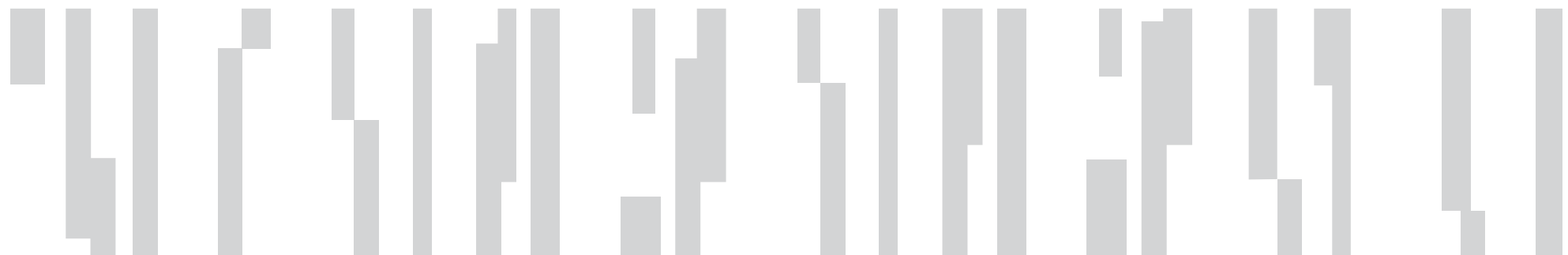
Value-added Services

- Wireless Local Area Network coverage
- Private clubhouse corporate membership information
- Taxi and van calling service
- Office unit cleaning Service
- Air-conditioners cleaning and repair service
- Car cleaning service
- Electric vehicle charging service
- Document binding service
- Newspaper and flowers ordering
- Night escort service to MTR station
- Handy repair tools borrowing service
- Trolley borrowing service
- Umbrella borrowing service
- Green Management Service
- Booking for air, ferry, train and performance event tickets

增值服務

- 無線區域上網覆蓋
- 私人會所等貴團體會籍資訊
- 代召出租車及客貨車服務
- 寫字樓清潔服務
- 單位冷氣清潔及維修服務
- 汽車清潔服務
- 電動車充電服務
- 文件釘裝服務
- 代訂報紙、鮮花服務
- 晚上接送業戶員工至地鐵站服務
- 小型維修工具借用服務
- 手推車借用服務
- 雨傘借用服務
- 環保管理服務
- 代訂機票、船票、車票及表演節目門票

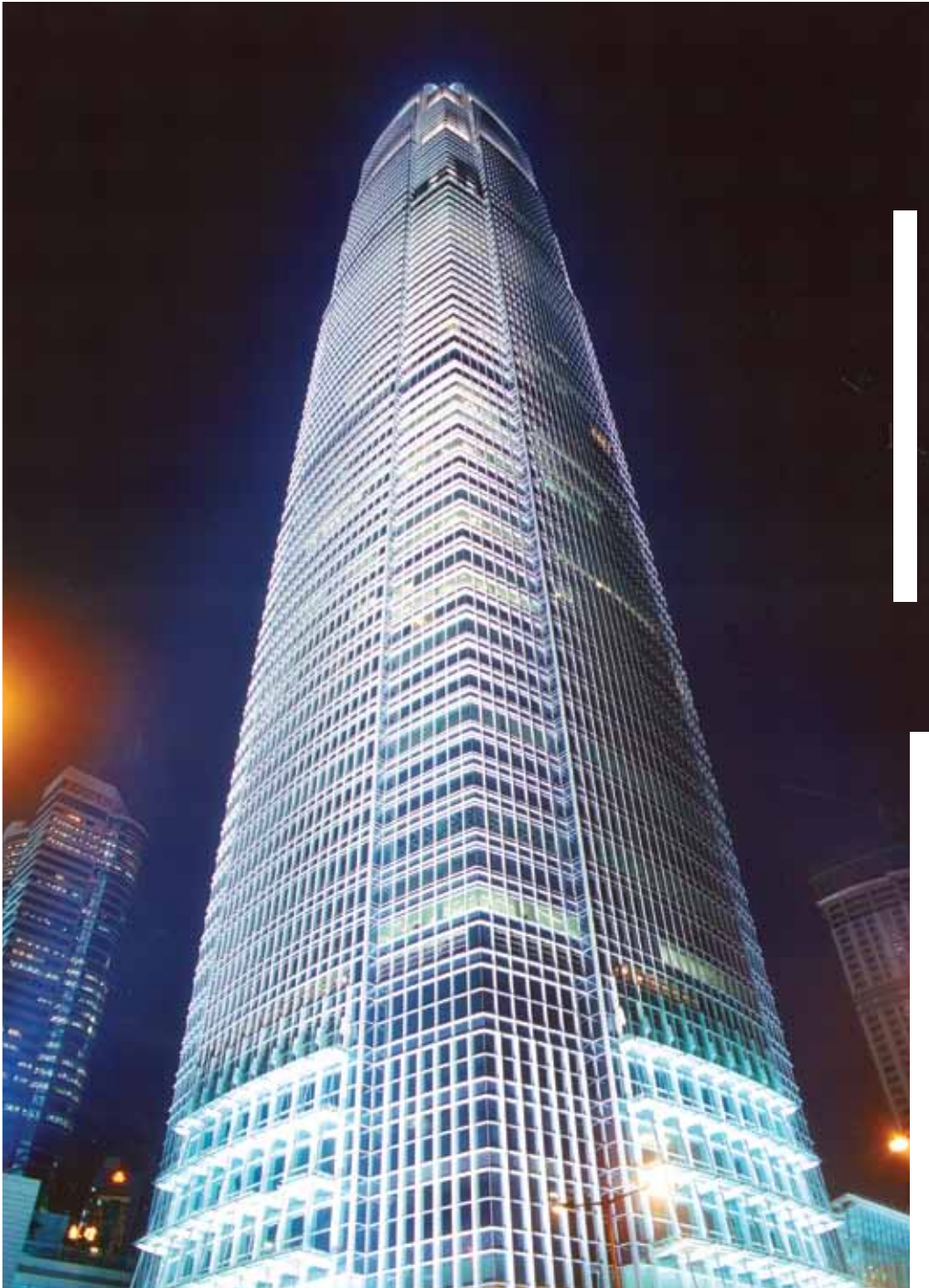




location · innovation · competitive edge
地段 · 創意 · 顯優勢

Henderson Land Group is a leading property-oriented conglomerate in Hong Kong and Mainland China with core businesses comprising investment holding, property development, property investment, project management, construction, financial services, hotel operations, public utilities and more. As a leading developer of original, innovative and iconic properties, the Group is conscientious in its approach to delivering projects that contribute positively to their context while also enabling customers to grow and succeed through access to a portfolio of attractive and efficient properties in unrivalled locations.

恒基兆業地產集團為中、港兩地均具領導地位的房地產發展集團，核心業務包括投資控股、物業發展、物業投資、項目管理、建築、物業管理、財務業務、酒店營運、公共業務等，致力以創新、創意，精心打造標誌性項目。集團悉心策劃每一個項目，不但採用美觀與高效的設計，更選址優越地段，力求所發展之物業能提升整體社區環境，並為客戶提供優質的物業組合，讓他們發揮優勢，拓展業務，締造佳績。



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



Manulife Financial Centre, Hong Kong
香港「宏利金融中心」



World Financial Centre, Beijing
北京「環球金融中心」



Henderson Metropolitan, Shanghai
上海「名人商業大廈」

floor plan 平面圖

ground floor 地下平面圖



2nd floor 二樓平面圖



1st floor 一樓平面圖



3rd floor 三樓平面圖



附註：
1. 本大廈不設4、13、14、24及34字樓。
2. 11/F為避火層 / 空中花園。
3. 層數較高之單位會由於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多。
4. 承力結構牆以粗黑實線表示。
5. 部份樓層外牆範圍設有建築裝飾及燈飾。
6. 所有英制單位只供參考用。
7. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

Note:
1. 4/F, 13/F, 14/F, 24/F & 34/F are omitted.
2. 11/F is designed as refuge floor / sky garden.
3. The internal space of units on upper floors may be slightly larger than lower floors due to the reducing thickness of structural walls on upper floors.
4. Load bearing walls are represented by thick solid lines.
5. Architectural features and feature lights are fixed on external walls of some of the floors.
6. All measurements expressed in British units are for reference only.
7. All plans are subject to final approval by the relevant Government authorities.

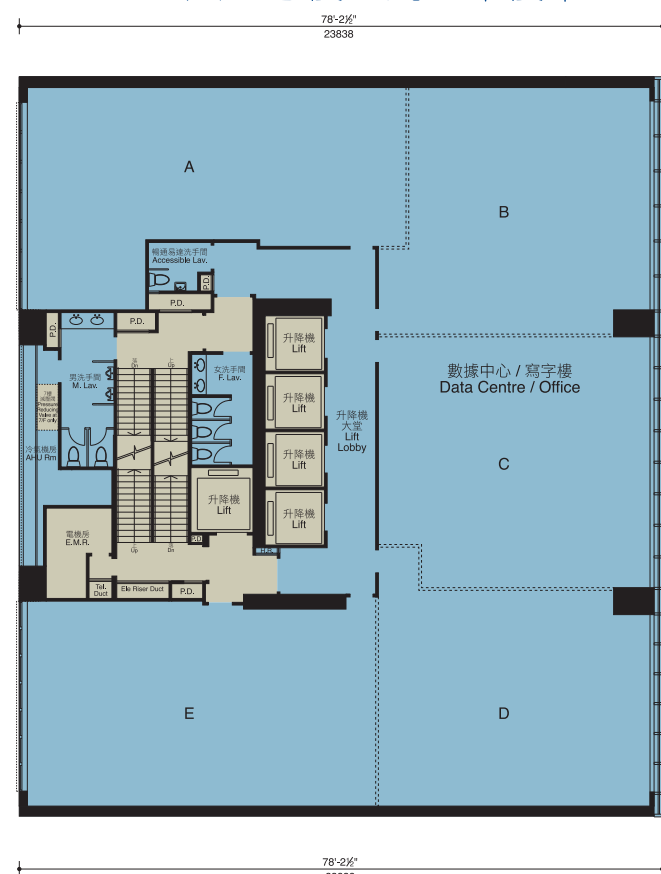
floor plan 平面圖

5th floor
五樓平面圖

比例尺 Scale
0 5M



6th-7th, 9th-10th floor
六至七樓及九至十樓平面圖

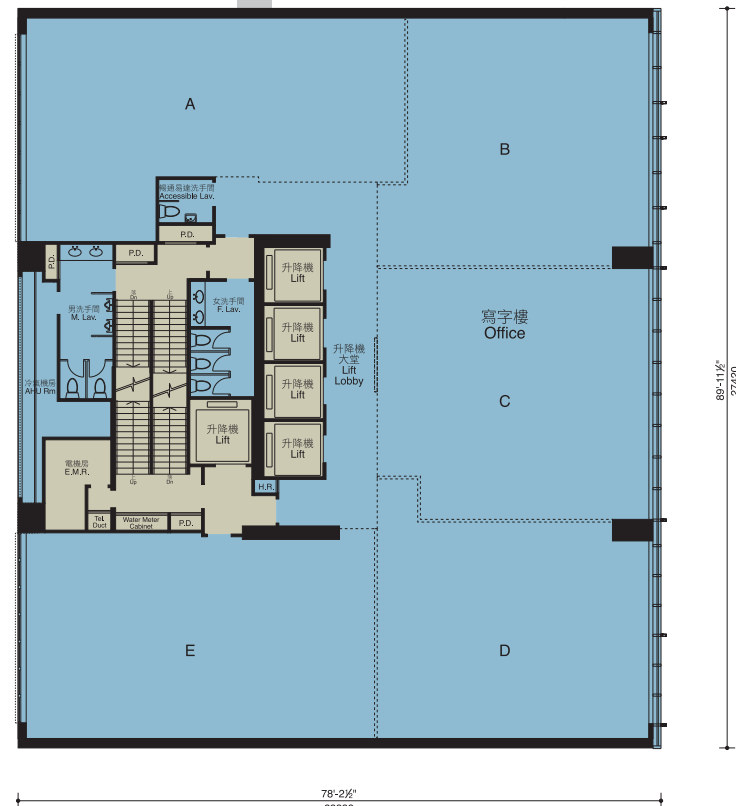


12th-17th, 19th floor
十二至十七樓及十九樓平面圖

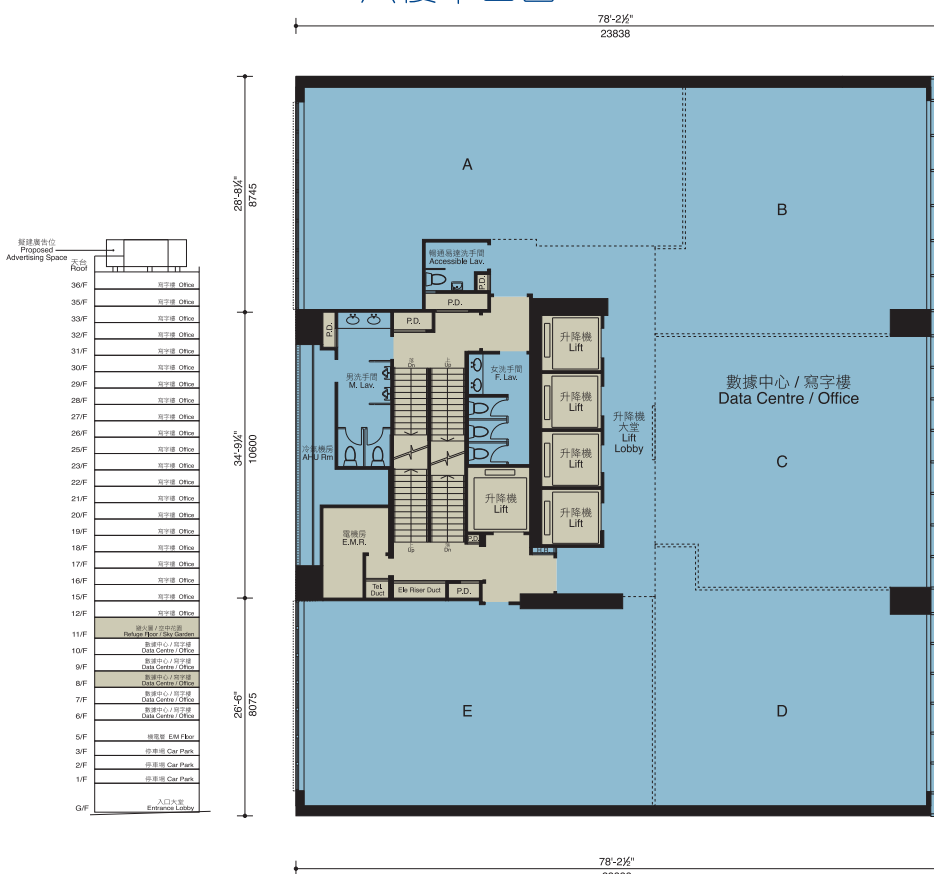
比例尺 Scale
0 5M



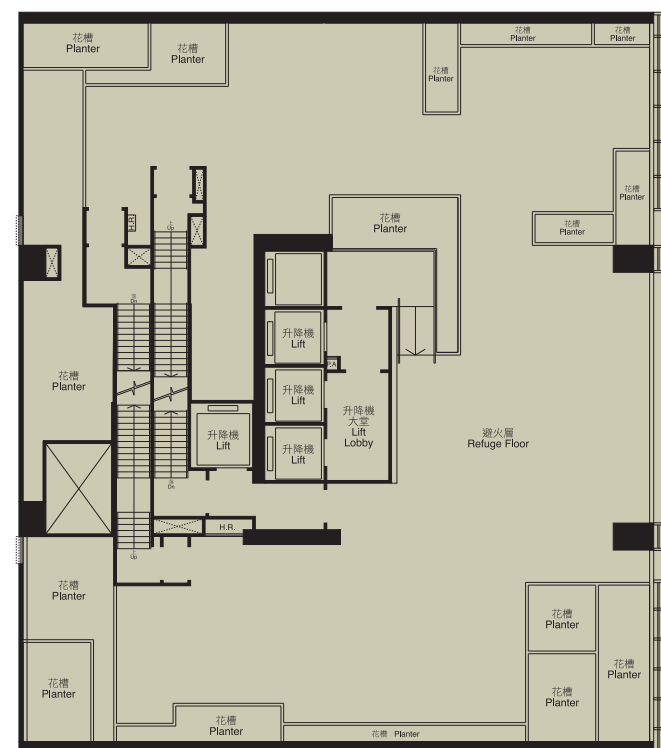
18th floor
十八樓平面圖



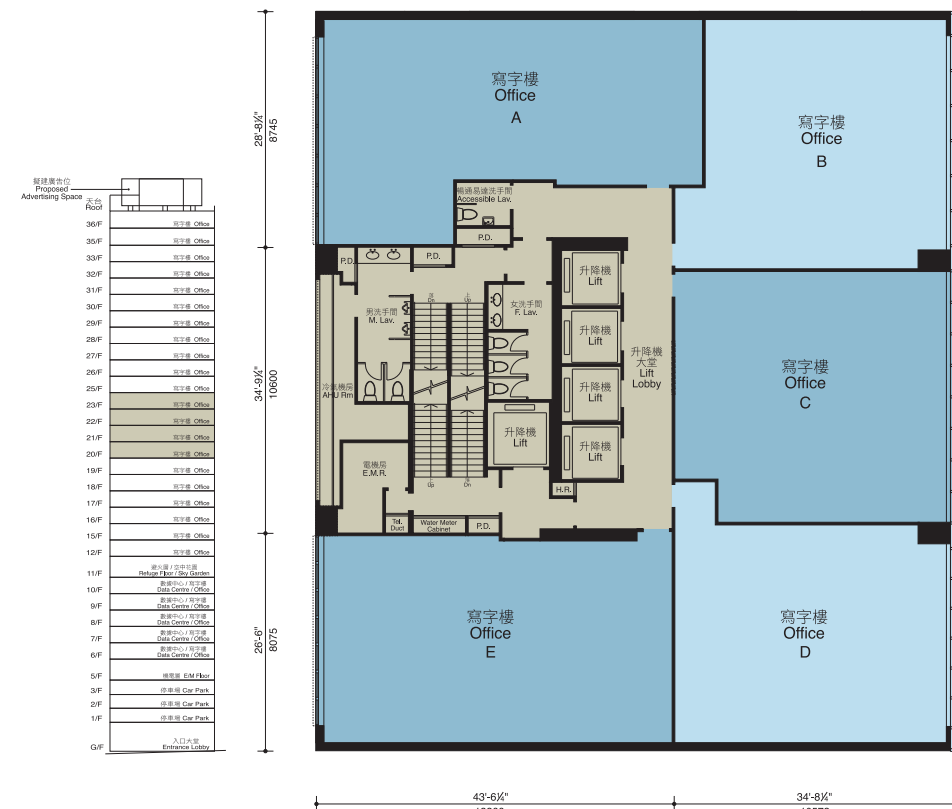
8th floor
八樓平面圖



11th floor
十一樓平面圖



20th - 22nd floor
二十至二十二樓平面圖



23rd floor
二十三樓平面圖



面積表 Area Schedule (平方呎 / Sq.Ft.)

樓層 Floor	實用面積* Saleable Area	冷氣機房面積 AHU Rm. Area	有蓋面積 Covered Area	建築面積 Gross Floor Area
6/F, 8/F - 10/F	6,056	150	6,206	7,758
7/F	6,056	135	6,191	7,740

附註:
• 實用面積包括幕牆(如有)面積
• 有蓋面積包括實用面積及冷氣機房面積
• 建築面積包括有蓋面積及單位所分攤的公用地方面積
• 全層實用面積包括升降機大堂、走廊及洗手間面積

Note :
• Saleable area includes areas of curtain wall (if any).
• Covered Area includes the Saleable Area and area of AHU room.
• Gross Floor Area includes the Covered Area and the apportioned share of common area of the Unit.
* Saleable area of whole floor unit includes lift lobby, corridor and toilet area.

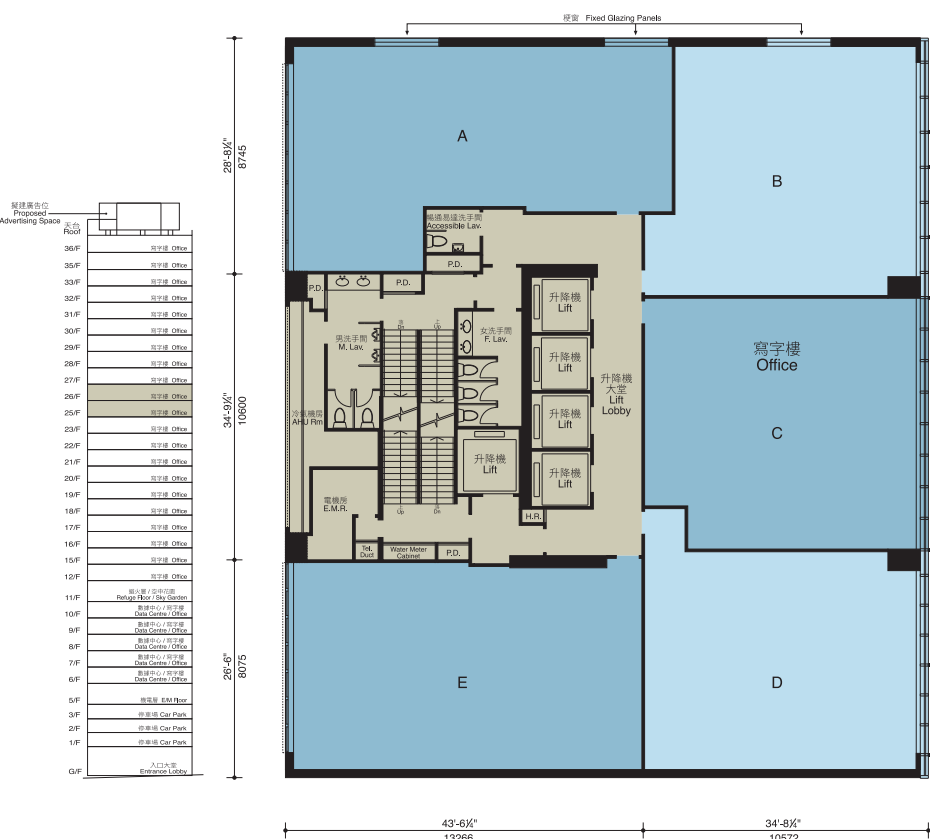
面積表 Area Schedule (平方呎 / Sq.Ft.)

樓層 Floor	18F	23F	12F, 15/F, 17/F & 19/F					16F					20F - 22/F				
單位 Unit	全層 Whole Fl.	全層 Whole Fl.	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E
實用面積 * Saleable Area	6,059	6,055	1,135	1,009	1,060	980	1,166	1,135	1,009	1,060	980	1,166	1,137	1,009	1,058	982	1,163
冷氣機房面積 AHU Rm. Area	155	155	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
有蓋面積 Covered Area	6,214	6,180	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
建築面積 Gross Floor Area	7,769	7,725	1,648	1,465	1,539	1,424	1,693	1,640	1,458	1,532	1,417	1,684	1,650	1,465	1,535	1,425	1,688

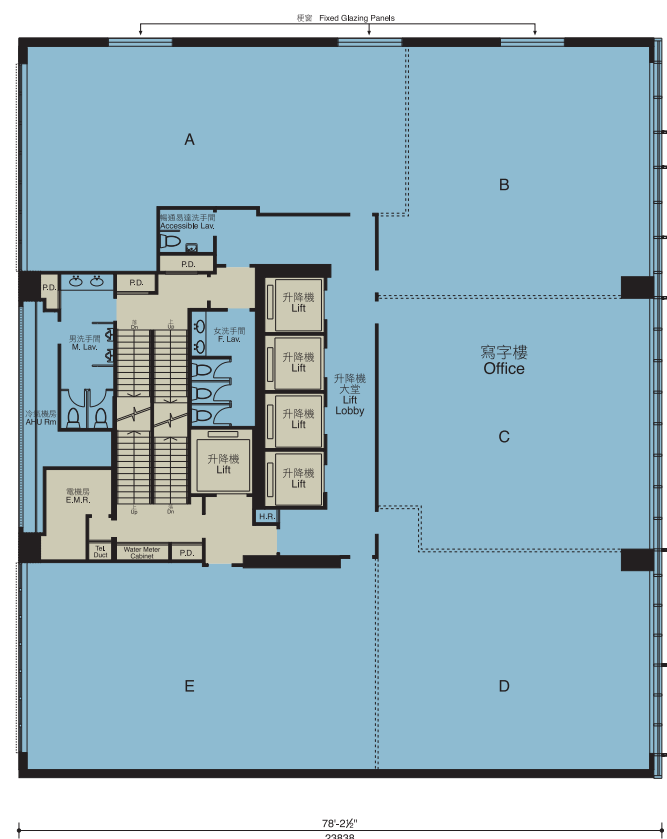
floor plan 平面圖

25th floor
二十五樓平面圖

比例尺 Scale
0 31'-0" 94.47
5M

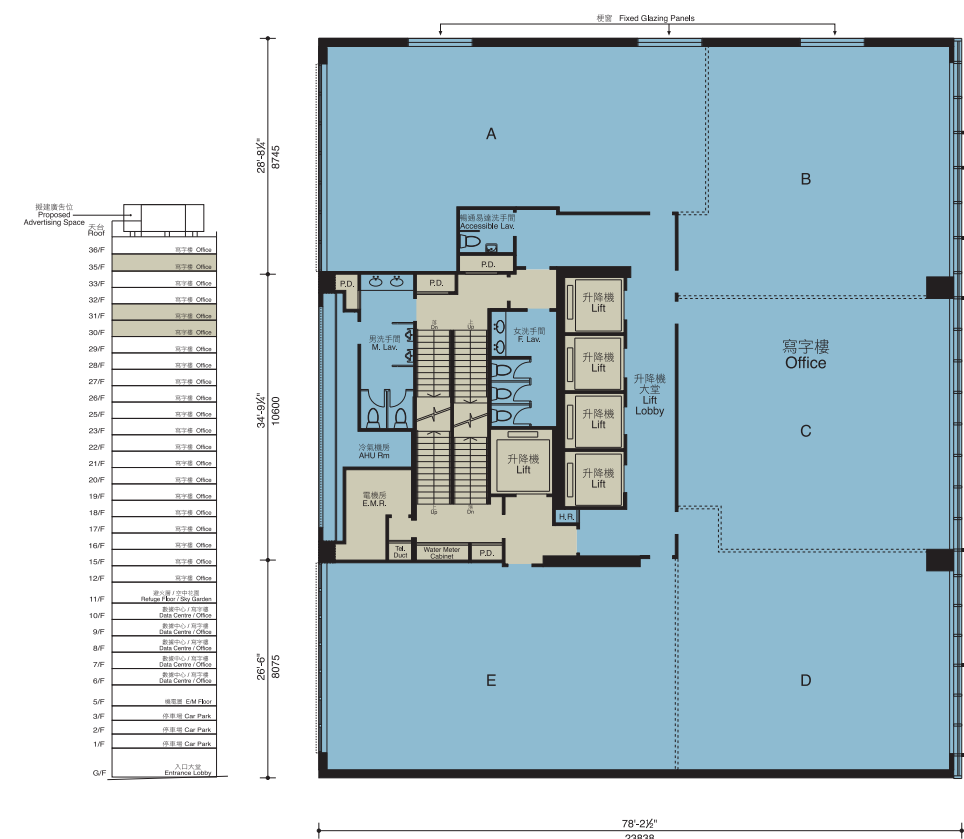


26th floor
二十六樓平面圖

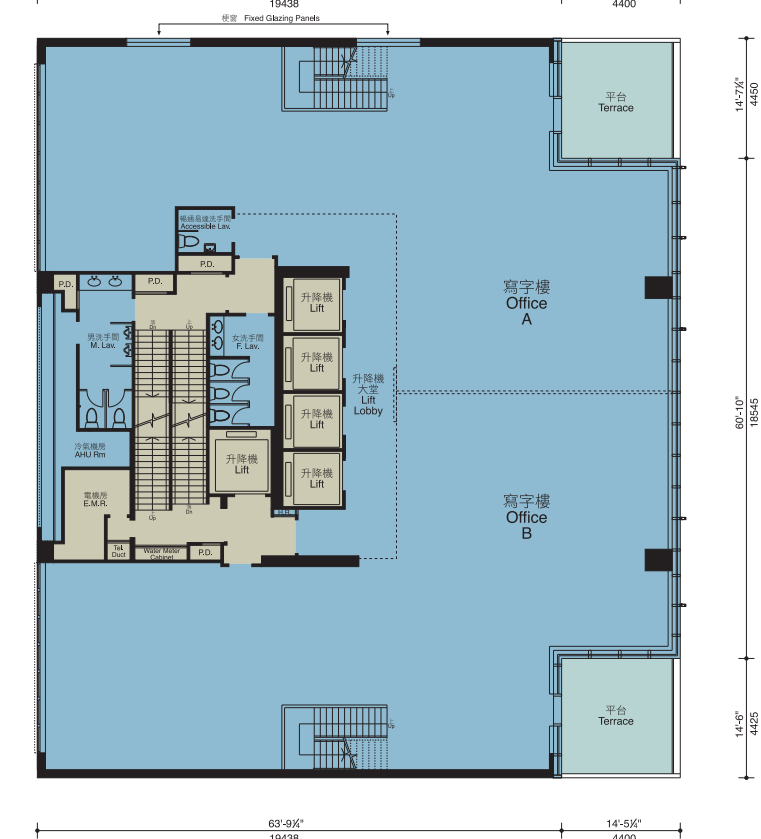


30th-31st floor
三十至三十一樓平面圖

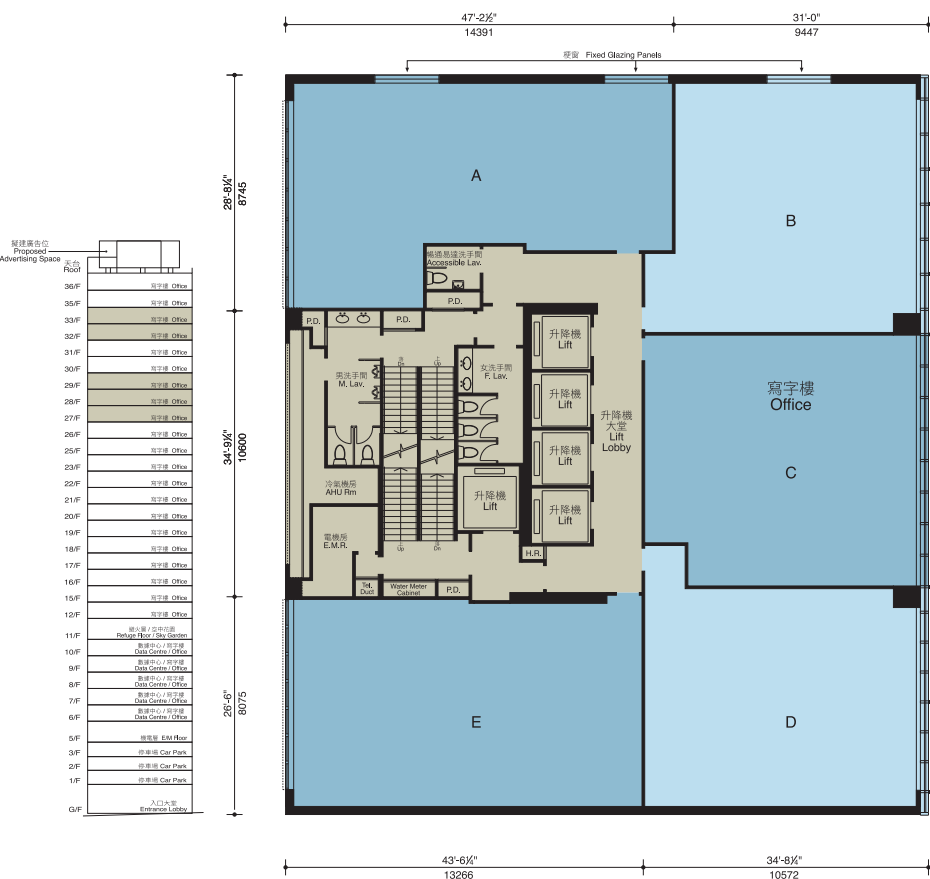
比例尺 Scale
0 31'-0" 94.47
5M



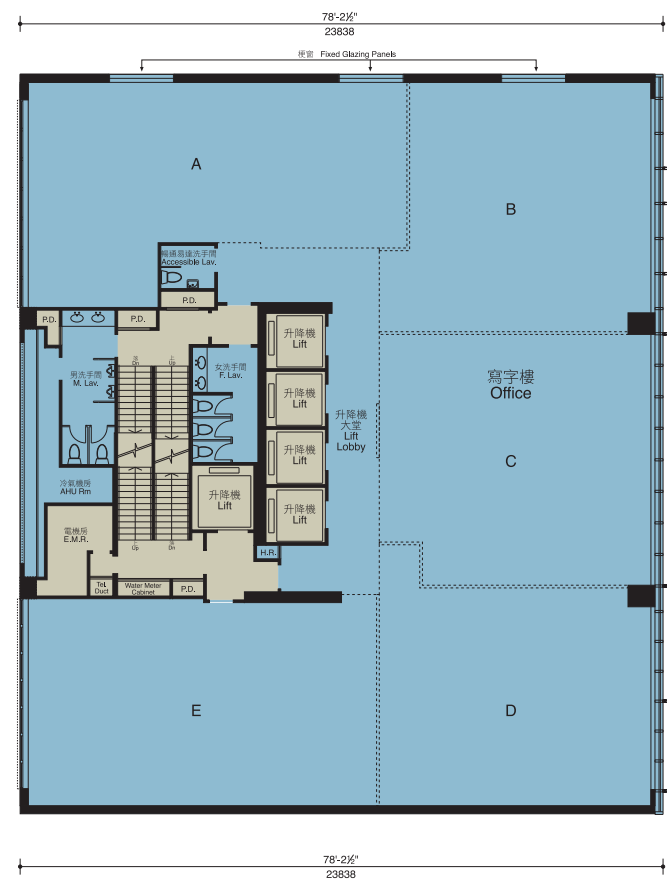
35th floor
三十五樓平面圖



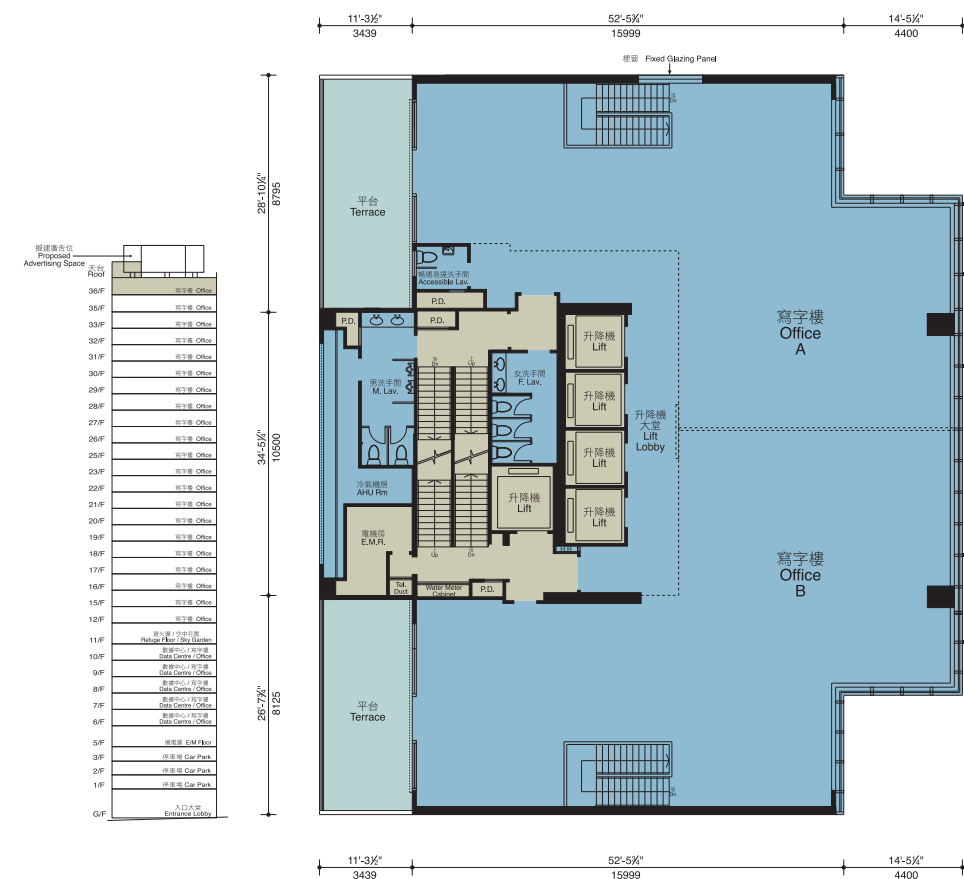
27th floor
二十七樓平面圖



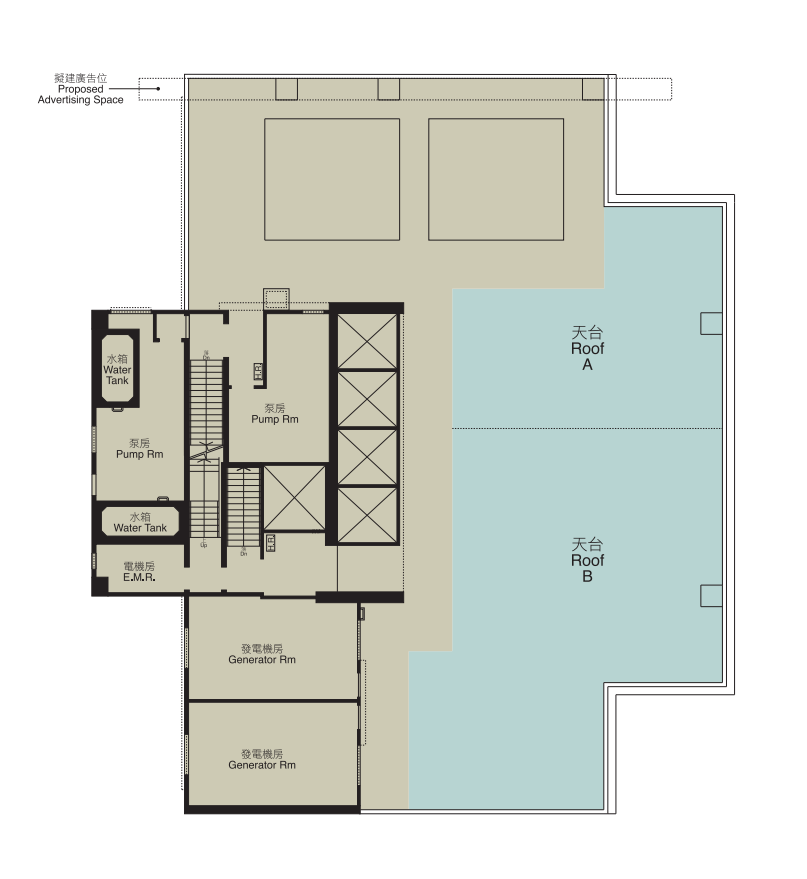
28th-29th, 32nd-33rd floor
二十八至二十九樓及三十二至三十三樓平面圖



36th floor
三十六樓平面圖



roof floor
天台平面圖



面積表 Area Schedule (平方呎 / Sq.Ft.)

樓層 Floor	實用面積 * Saleable Area	冷氣機房面積 AHU Rm. Area	有蓋面積 Covered Area	建築面積 Gross Floor Area
26/F	6,055	155	6,210	7,763
28/F - 29/F	6,050	157	6,207	7,759
32/F - 33/F	6,047	161	6,208	7,761

附註：
• 實用面積包括幕牆(如有)面積
• 有蓋面積包括實用面積及冷氣機房面積
• 建築面積包括有蓋面積及單位所分攤的公用地方面積
* 全層實用面積包括升降機大堂、走廊及洗手間面積

Note：
• Saleable area includes areas of curtain wall (if any).
• Covered Area includes the Saleable Area and area of AHU room.
• Gross Floor Area includes the Covered Area and the apportioned share of common area of the Unit.
* Saleable area of whole floor unit includes lift lobby, corridor and toilet area.

樓層 Floor	25/F					27/F				
單位 Unit	A	B	C	D	E	A	B	C	D	E
實用面積 * Saleable Area	1,137	1,009	1,058	982	1,163	1,139	1,009	1,056	983	1,161
建築面積 Gross Floor Area	1,650	1,465	1,535	1,425	1,688	1,653	1,464	1,532	1,426	1,684

面積表 Area Schedule (平方呎 / Sq.Ft.)

樓層 Floor	實用面積 * Saleable Area	冷氣機房面積 AHU Rm. Area	有蓋面積 Covered Area	建築面積 Gross Floor Area	平台面積 Terrace Area	天台面積 Roof Area
30/F - 31/F	6,047	161	6,208	7,761	-	-
35/F & 36/F	10,602	322	10,924	13,656	957	2,123

附註：
• 實用面積包括幕牆(如有)面積
• 有蓋面積包括實用面積及冷氣機房面積
• 建築面積包括有蓋面積及單位所分攤的公用地方面積
* 全層實用面積包括升降機大堂、走廊及洗手間面積

Note：
• Saleable area includes areas of curtain wall (if any).
• Covered Area includes the Saleable Area and area of AHU room.
• Gross Floor Area includes the Covered Area and the apportioned share of common area of the Unit.
Saleable area of whole floor unit includes lift lobby, corridor and toilet area.

space plan 空間設計圖

reference information 參考資料



five units per floor
conceived space plan
一層五伙間隔空間構想圖



whole floor
conceived space plan
全層間隔空間構想圖

發展項目基本資料
物業名稱：東貿廣場
地址：香港柴灣利眾街24號
地段：柴灣內地段第13號
地契用途限制：非住宅用途(但不包括酒店、油站、安老院、厭惡性行業及使用或貯存任何危險品(少量獲有關條例或規例豁免除外))
年期：由1963年9月15日起計75年，有權續期75年
發展商：朗富發展有限公司
(恒基兆業地產有限公司之全資附屬公司)
律師行：羅文錦律師樓(代表發展商)
銀行：香港上海滙豐銀行有限公司
(已承諾提供資金完成物業發展)
融資公司：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)
建築顧問：富匯測量師有限公司
認可人士：富匯測量師有限公司之何鉅業先生
結構工程師：鄭育麟顧問工程師有限公司
地基建造商：國際金輝建築工程有限公司及新利地基工程有限公司
上蓋建築總承建商：裕民建築有限公司
(與發展商同為恒基兆業地產有限公司之全資附屬公司)
預計入伙紙發出日期：二零一二年五月三十一日
預計滿意紙發出日期：二零一二年十月三十一日

BASIC INFORMATION OF THE DEVELOPMENT
Name of Development：E-Trade Plaza
Address：No.24 Lee Chung Street, Chai Wan, Hong Kong
Lot Number：Chai Wan Inland Lot No.13
User Restrictions：Non-residential purposes (excluding hotel, petrol filling station, residential care home, offensive trades and the use or storage of any dangerous goods (except such small quantities as permitted under the relevant ordinances or regulations))
Lease Term：75 years commencing from 15th September, 1963 with an option to renew for a further term of 75 years.
Developer：Landrich Development Limited
(a wholly-owned subsidiary of Henderson Land Development Company Limited)
Solicitors：Lo & Lo (acting for the Developer)
Bank：The Hongkong and Shanghai Banking Corporation Limited (which has given an undertaking to provide finance to complete the Development)
Financier：Henderson Real Estate Agency Limited (which has provided loans to finance the construction of the Development and which will join in to sign the formal Agreements for Sale and Purchase)
Architectural Consultant：Freevision Limited
Authorized Person：Mr. Ho Kui Yip of Freevision Limited
Structural Engineer：Stephen Cheng Consulting Engineers Limited
Foundation Contractor：International Kum Fai Construction & Engineering Company Limited and Sunly Engineering & Construction Company Limited
Main Superstructure Contractor：E Man Construction Company Limited (which, same as the Developer, is a wholly-owned subsidiary of Henderson Land Development Company Limited)
Expected Date of Issuance of Occupation Permit：31st May 2012
Expected Date of Issuance of Certificate of Compliance：31st October 2012

物業設計用途
(一) 寫字樓層：共26層：6/F-36/F，作寫字樓用途(不設13/F、14/F、24/F及34/F樓層，另11/F為避火層/空中花園)；6/F-33/F每層樓高約4.3米(樓面至樓面高度)；35/F及36/F每層樓高約4.5米(樓面至樓面高度)。
(二) 樓面承重：7.5kPa (6/F-10/F) / 3kPa (12/F-36/F)
(三) 停車場：部份G/F、部份1/F、2/F及3/F設計為停車場，限作泊車用途。私家車位共77個(每個5米x 2.5米)、貨車位共3個(每個11米x 3.5米)。
(四) 公用地方：包括但不限於大廈外牆、入口大堂、消防電梯大堂、樓梯、電梯槽、避火層/空中花園、消防水缸、電梯機房、錶房、槽房、垃圾房、各式機電房及非特定業主專用之平台/天台/其他地方。
(五) 環保設施：本物業依據屋宇署、地政總署及規劃署之《推廣環保及創新的樓宇第二批鼓勵措施》聯合作業備考獲將下列環保及創新設施面積豁免計算入總樓面面積*內。

環保設施	獲豁免計入面積 (平方米)
空中花園	381.018

*有關此建築物總樓面面積，請參閱建築物條例之定義。

註：「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。

DESIGN AND PURPOSES OF THE BUILDING
(1) Office Floors：26 storeys (6/F-36/F) for office purpose. (11/F is designed as refuge floor / sky garden, and 13/F, 14/F, 24/F, 34/F are omitted)
Floor-to-floor height for each of 6/F to 33/F is approx. 4.3m;
Floor-to-floor height for each of 35/F & 36/F is approx. 4.5m.
(2) Floor Loading：7.5kPa (for 6/F-10/F) / 3 kPa (for 12/F-36/F)
(3) Car Park：Part of G/F, part of 1/F, 2/F & 3/F are designed for car parking purpose only. Totally there are 77 private car parking spaces (each space 5m x 2.5m), 3 lorry parking spaces (each space 11m x 3.5m)
(4) Common Areas：Includes but not limited to external walls, entrance hall, fireman lift lobby, staircases, lift shafts, refuge floor/sky garden, fire services water tank, lift machine room, meter rooms, duct room, refuse storage and material recovery chamber, E&M rooms and all other areas/roof/flat roof which are not for the exclusive use and benefit of the Owner of any particular units.
(5) Green Features：The following green and innovative features have been exempted from gross floor area* calculation under the Second Package of Incentives to Promote Green and Innovative Buildings (Joint Practice Note No.2) jointly announced by the Lands Department, the Buildings Department and the Planning Department.

Green Features	Total Exempted Area (sq. m.)
Sky Garden	381.018

* For this gross floor area, please refer to its definition under the Buildings Ordinance.

Notes："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.

物業管理

- (一) 物業管理公司：恒益物業管理有限公司(大廈公契經理人)
- (二) 管理期限：由簽訂大廈公契日起計為期兩年，經理人之首年酬金為不超過全年管理總支出的百份之十五(15%)。
- (三) 預算每月管理費
- 由簽訂大廈公契日起計
- 寫字樓：每平方呎建築面積計每月約HK\$2.2
- 私家車位：每個每月約HK\$500
- 暢通易達車位：每個每月約HK\$700
- 貨車車位：每個每月約HK\$1,700
- 管理費由發展商發出入伙通知信內指定日期起由各業主負責支付。由入伙紙發出日至發展商向各業主發出入伙通知信期間，管理模式及管理費用概由發展商及管理公司協定，期間根據實際支出由發展商支付。
- (四) 於簽定單位樓契時每單位須繳費用
- 管理費按金：相等於三個月管理費
- 公共設備費用及泥頭費：相等於一個月管理費
- 特別基金：相等於兩個月管理費
- 公共設施按金：按照公共水及電錶等應付部份之按金繳付
- (五) 裝修期按金：HK\$5,000

備註：1. 本預算乃以2011年第一季之物價水平所釐訂，大廈入伙通知信發出日期後，管理公司可能需酌情略作調整。

2. 本大廈所有單位之管理費均以上期繳付為原則。

PROPERTY MANAGEMENT

- (1) Management Company：Hang Yick Properties Management Limited (DMC Manager)
- (2) Term of Appointment：Two years from the date of the Deed of Mutual Covenant and the first year's Remuneration of the Manager shall not exceed fifteen percent (15%) of the total annual Management Expenses.
- (3) Budgeted Management Fees (starting from the date of the Deed of Mutual Covenant)
- Office Unit：HK\$2.2(approx.) per sq. ft. (on gross floor area basis) per month
- Private Car Parking Space：HK\$500 (approx.) per space per month
- Accessible Parking Space：HK\$700 (approx.) per space per month
- Lorry Parking Space：HK\$1,700 (approx.) per space per month
- Management Fees are to be paid by purchasers on the date specified in the Notice of Completion issued by the Developer to all purchasers.
- In the period between the issuance of Occupation Permit and the Notice of Completion, the modes of the property management operation and associated management fees are to be agreed between the Developer and the Management Company, and the actual expenses incurred in the period are to be borne solely by the Developer.
- (4) Payments upon the Execution of Assignment of the Unit Management Fee Deposit：A sum equivalent to 3 months' Management Fee
- Initial Outgoings and Expenses / Debris Removal Charges：A sum equivalent to 1 month's Management Fee
- 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：1. It may be necessary for the Management Company to revise the budgeted management fees upon issuance of Notice of Completion since it is gauged on the price level of the first quarter of 2011.

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

大廈公契摘要

- (一) 經理人須於大廈公契簽訂後九個月內召開業主大會，協助成立業主委員會及選舉主席一名。
- (二) 寫字樓單位只可作寫字樓或其他地契及/或有關當局許可之用途(如有)，而不可作非法或不道德之用途。
- (三) 未經經理人書面同意，不得於大廈窗戶、外牆或非指定位置安裝冷氣機。
- (四) 除提供予走火或緊急用途外，大廈之天台或平台只供有關天台或平台擁有人使用。
- (五) 未經有關當局書面同意(如需)，附屬單位之平台及天台不得被臨時或永久性之構築物所間隔或圍封。
- (六) 未經業主委員會批准，任何業主不得改變公用地方作私人用途。
- (七) 任何業主不得更改其擁有部分之建築結構，以致其他業主受到影響。
- (八) 按政府規定，本大廈所屬地段及相鄰範圍內如有斜坡或護土牆等存在時，該等斜坡或護土牆之維修、保養工作及有關費用須由本大廈之業主共同負責分擔。
- (九) 部份樓層設有防火玻璃，有關之業主自行維修或更換須依照建築物條例及/或有關之規則進行。
- (十) 寫字樓單位內不受消防灑水系統保護之天花及地台隱藏架空位置，不可以裝置易燃物料。

買家請留意地契特別條款第(47)條有關消除污染責任，全文請參閱英文版內容

備註：1. 大廈公契摘要僅為大廈公契內之部份條文，只供參考，詳情請參閱大廈公契全文。

2. 以上資料之中文譯本僅供參考，一切內容以英文版本為準。書內資料均以大廈公契、買賣合約、政府最後批准圖則及法律文件為準。

3. 有關之建築圖則、分區計劃大綱圖、地契及大廈公契稿本等各項文件之副本，可於售樓處免費查閱。

4. 準買家可繳付合理之影印費用，以要求索取大廈公契副本。

MAIN PROVISIONS OF THE DEED OF MUTUAL COVENANT

- (1) Within 9 months of the execution of the Deed of Mutual Covenant, the Manager shall convene a meeting of the Owners to establish an Owners' Committee and to elect a chairman thereof.
- (2) Office Units shall only be used for offices or such other purposes as permitted by the Government Grand and/or the relevant Government authorities (if any) and shall not be used for any illegal or immoral purposes.
- (3) No air-conditioning or other units shall without the prior written consent of the Manager be installed through any windows or external walls of the Building other than at places designated for such purpose.
- (4) No Owner except the Owner having the exclusive right to use and occupy the roof or flat roof which forms part of his Unit shall have the right to use the roof or flat roof except in the event of fire or emergency.
- (5) No Owner shall without the prior written consent of the relevant Government authorities (if required) erect or build or suffer to be erected or build on or upon the roofs or flat roofs forming part of a Unit any structures whatsoever either of a permanent or temporary nature so that the said roofs or flat roofs will be enclosed or partitioned.
- (6) No Owner shall convert any part of the Common Areas to his own use or for his own benefit except with the prior approval of the Owners' Committee.
- (7) No Owner shall make any structural alteration to any part of the Building owned by him which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Lot or the Building by other Owners.
- (8) The Owners shall at their own expenses maintain and carry out all works in respect of any and all slopes, slope treatment works, retaining walls and other structures (collectively referred to as "the slope structures") within or outside the Lot as required by the Government Lease and the Deed of Mutual Covenant in accordance with "Geoguide 5 – Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended from time to time) and the Slope Maintenance Manual for the slope structures.
- (9) Fire-rated glass panels are installed on some floors and the maintenance and replacement of them shall be made by the relevant Owners in compliance with the Buildings Ordinance and/or the relevant regulations.
- (10) The concealed space of ceiling voids and/or raised floor space of an Office Unit which are not protected by the fire sprinkler system, shall not contain any combustible materials.

SPECIAL CONDITION NO.(47) OF THE CONDITIONS OF SALE NO.8012 (AS VARIED OR MODIFIED) IN RESPECT OF CHAI WAN INLAND LOT NO.13 CONCERNING THE OBLIGATIONS OF THE PURCHASERS IN RESPECT OF DECONTAMINATION OF THE DEVELOPMENT

- (47) (a) 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.

- (b) 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).
- (c) 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 this Special Condition,
- (i) the Director may at his sole discretion execute and carry out the Preventive Works, the Contamination Assessment or the Decontamination Works (collectively referred to as "the 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 Works which estimated cost shall be determined by the Director of Environment Protection at his sole discretion. In the event of the said lump sum payment being insufficient to cover the cost of carrying out the Works whether by the Director or by any person entrusted with the Works, the purchaser shall on demand pay the shortfall to the Director on a full recovery basis.

Remarks：1. The above information is for reference only. For details, please refer to the full script of the Deed of Mutual Covenant.

2. In case of discrepancy in the meaning between the English and Chinese version, the English version shall prevail. All information given in this brochure shall be subject to the terms and conditions of the Deed of Mutual Covenant, Agreement for Sale and Purchase, final Government approved plans and legal documentation.

3. Copies of the related Building Plans, Outline Zoning Plan, Government Lease and Deed of Mutual Covenant are available for free inspection at the sales office(s).

4. Prospective purchasers may request for a copy of the Deed of Mutual Covenant upon payment of a reasonable photocopying charge.

對買家之重要提示

- (一) 此臨時買賣合約對你最後完成此宗交易與否並沒有約束力，但賣方則需要遵守此合約之條文。若你取消此合約，賣方有權沒收百份之三之樓價，而你只可取回其餘部分之定金。
- (二) 如你欲繼續此宗交易，你須要簽署一張正式買賣合約，在此之前，應請教律師保障你的權益，使此交易可妥善完成。
- (三) 你可聘用自己選擇的獨立律師來完成此宗交易，或聘用賣方的律師處理此宗交易。

- (四) 此提示建議你聘用自己選擇的律師，他能在此宗交易每一階段中給你獨立專業意見。
- (五) 如你聘用賣方的同一律師來代表你以及如買賣雙方發生利益衝突時，賣方律師將會不能保障到你的權益，在此情況下你須另聘律師，而最後你所須付的全部律師費或會比你從開始便僱用獨立律師為高。
- (六) 請你小心考慮是否聘用自己選擇的獨立律師或僱用賣方的同一律師來保障你的權益，你可自由選擇。

買方可聘用自己選擇的律師處理有關物業買賣事宜，有關律師行之資料，買方可致電香港律師會查詢，電話2846-0500，或瀏覽其網頁 www.hklawsoc.org.hk。

應詢資料

- (一) 買賣按揭契約及印花稅等費用。
- (二) 已獲建築事務監督批准之建築圖則全套。
- (三) 大廈公契草稿及地契全文。賣方保留申請修改大廈公契及地契之權利。
- (四) 買家可向發展商代表律師索取有關完成該物業建築工程之總數及專業費用之最新資料及不時已花費及已支出之金額，此項服務收費為每次港幣100元正。

WARNING TO PURCHASERS

- (1) This provisional sale and purchase agreement is NOT A BINDING AGREEMENT FOR YOU to buy the property but is binding on the vendor. But, if you withdraw from the purchase, you will forfeit 3% of the purchase price to the vendor and you will be entitled to be repaid only the remaining part of the deposit after deduction of the forfeited amount.
- (2) Before you sign the formal sale and purchase agreement 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.
- (3) 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.
- (4) YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able at every stage of your purchase to give you independent advice.
- (5) If you instruct the solicitor for the vendor to act for you as well and if a conflict arises between you and the vendor he will 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.
- (6) Please think carefully before deciding whether to instruct your own independent solicitor, or the vendor's solicitor, to protect your interests. You are free to choose whichever option you prefer.

Purchasers may instruct their own solicitors to act for them in their purchase of units in the development. For details of the solicitors firms, please contact The Law Society of Hong Kong at telephone number 2846 0500 or visit its website at www.hklawsoc.org.hk.

INFORMATION TO BE DISCLOSED UPON REQUEST

- (1) Charges for conveyancing and mortgage documents and stamp duties.
- (2) A complete set of Building Plans approved by the Building Authority.
- (3) A set of full script of Deed of Mutual Covenant and the Government Lease. The vendor reserves the right to apply for amendments and/or modifications to the Deed of Mutual Covenant and the Government Lease.
- (4) Purchasers may, on payment of a fee of HK\$100 each time, request the Developer's solicitors to supply them with a written copy of the updated information as to the total construction costs and professional fees to complete the development as well as the total construction costs and professional fees expended and paid from time to time.

fitting & finishes

建築材料及設備說明

外	牆	：外牆安裝玻璃幕牆，23/F-36/F部份外牆裝設防火玻璃。部份外牆安裝鋁質飾板及石材，其餘外牆位置鋪砌高級瓷面磚。
內	牆	：各單位內牆英坭沙底纖維灰批盪，面髹高級乳膠漆。
地	台	：各單位地台裝妥架空地台板及方塊地毯。
35樓及36樓平台	：地台鋪砌高溫磚及環保木地台，另裝設玻璃欄河。	
天	台	：地台鋪砌高溫磚，牆身鋪砌高級瓷面磚。
空 中 花 園	：地台鋪砌高級瓷磚，牆身鋪砌高溫磚、不銹鋼飾條及髹油，裝妥假天花連燈飾及享用Wi-Fi無線上網服務。	
鋁	窗	：部份外牆裝妥鋁窗。
門	扇	：各單位大門裝妥防火門。(全層開放式單位或全層附設電梯大堂單位不提供門扇)
冷 氣 設 備	：各單位裝妥名廠分體式冷氣機。	
地 下 入 口 大 堂	：地下入口大堂地台鋪砌高級雲石，牆身鋪砌高級雲石配玻璃飾面，裝妥假天花連高級燈飾及裝設空調系統。享用Wi-Fi無線上網服務。	
寫字樓層升降機大堂	：寫字樓樓層升降機大堂地台鋪砌人造石，牆身鋪砌高級人造石及高級牆紙，裝妥假天花配燈飾及冷氣設備。(全層開放式單位除外)	
升 降 機	：各寫字樓層裝設5部名廠“富士達(Fujitec)”升降機連LCD電視，閉路電視系統，冷氣系統及豪華裝飾。停車場層裝設兩部“奧的斯(Otis)”汽車升降機。	
吊	船	：設有先進吊船系統。
洗 手	間	：各層寫字樓洗手間地台鋪砌高級人造石，牆身鋪砌高級瓷磚，並裝妥假天花連燈飾及空調系統。另裝設高級潔具。
供	電	：預設總電掣供用戶自行申請獨立電錶。

電 視 天 線	：各單位預留公共電視(包括數碼地面電視廣播)及衛星天線系統電視插掣位。另預留有線電視及NOW電視接駁位，用戶自行申請接駁。
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，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，按實際情況或按照建築顧問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 :
Curtain wall with aluminium cladding and stone cladding to be installed. Fire-rated glass to be installed at part of the external wall at 23/F-36/F. Others external wall to be finished with ceramic tile.

Internal Wall :
Internal wall to be finished with emulsion paint on cement sand plaster for each office unit.

Flooring :
Raised floor system with carpet tiles to be installed at each office unit.

Terrace at 35/F and 36/F :
The flooring to be finished with homogenous tile and composite wood decking. Glass railing to be installed.

Main Roof :
The flooring to be finished with homogenous tile. Wall to be finished with ceramic tile.

Sky Garden :
The flooring to be finished with porcelain tile. Wall to be finished with homogeneous tile, stainless steel feature strips and painting. False ceiling with light fittings to be installed and Wi-Fi service to be provided.

Window :
Aluminium windows to be installed at part of the external wall.

Doors :
Fire-rated entrance door to be installed at each unit (no door to be provided for whole floor open plan units or whole floor units with lift lobby).

Air-conditioner :
Split-type air conditioners to be provided in each unit.

G/F Main Entrance Hall :
Elegant marble flooring to be installed. Wall to be finished with marble and glass. False ceiling with lighting and air-conditioning system to be installed. Wi-Fi service to be provided.

Office Floor Lift Lobbies :
Floor to be finished with reconstituted stone. Wall to be finished with reconstituted stone and wallpaper. False ceiling with lighting and air-conditioning system to be installed. (except for whole floor open plan units)

Lift :
5 nos. of “Fujitec” lifts for each office floor to be installed with LCD TV, CCTV system, air-conditioner and elegant decorative lighting to be provided. Car parking floors to be served by 2 nos. of “Otis” vehicle lifts.

Gondola :
Modern gondola system to be provided.

Washrooms :
Washrooms at each office floor to be finished with elegant reconstituted stone flooring and wall ceramic tile. False ceiling with lighting and air-conditioning system to be provided. High grade sanitary wares & fittings to be provided.

Power Supply :
Main electricity switch to be provided for owner to apply for individual electricity meter.

TV Facility :
Communal TV (including digital terrestrial television) & satellite TV points to be provided at each unit. Cable TV and NOW TV points to be reserved at each unit for owners to apply for the services.

Telephone & Broadband Network :
Telephone & broadband network points to be reserved for individual owner to apply for the services.

Fire Services :
Sprinkler head system to be provided for each unit.

Remark :
The Developer reserves full rights, based on actual circumstances or in accordance with the Architectural Consultant's direction, to substitute other materials of comparable quality for the intended materials listed above.

relevant outline

zoning plan

當區分區計劃大綱圖



地帶	ZONE	
綜合發展區	CDA	Comprehensive Development Area
商業 / 住宅	C/R	Commercial / Residential
住宅 (甲類)	R(A)	Residential (Group A)
工業	I	Industrial
政府、機構或社區	G/IC	Government, Institution or Community
休憩用地	O	Open Space
其他指定用途	OU	Other Specified Uses
綠化地帶	GB	Green Belt
海岸保護區	CPA	Coastal Protection Area
郊野公園	CP	Country Park

交通	COMMUNICATION	
地下鐵及車站		Mass Transit Railway and Station
主要道路及路口		Major Road and Junction
高架道路		Elevated Road

其他	MISCELLANEOUS	
規劃範圍界線		Boundary of Planning Scheme
郊野公園界線		Boundary of Country Park
加油站	PFS	Petrol Filing Station

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牌照號碼 Licence No.: C-001811

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