



ONE VICTORIA EAST

The Ultimate Industrial Landmark



Industrial Workshops. Reimagined.

One Victoria East is an icon-in-the-making, setting a new precedent in crafting an innovative and green conscious industrial building to meet the highest standards of visionaries, entrepreneurs, and enterprises. It explores the use of flexible spaces. Inspires curiosity through the natural and designed environment. Unbounded by the norm.

The Industrial Experience. Reimagined on Island East

A Visionary Venture

The collective vision of Hanison Group and AEW Capital Management was utopian at first.

Build an iconic edifice that would be the flagship of Island East in attracting more enterprises and further develop this district into a progressive urban hub. To design an industrial building prestigiously, consciously. And build a multi-purpose space for manufacturers with differing needs than yesteryears.

And yet, we're at the precipice of realizing this prodigious vision.

One Victoria East.

The Ultimate Landmark

Every landmark has more than meets the eye. It's a distinction that is bestowed upon the most iconic buildings of a city.

One Victoria East, a beautiful sight in the concrete jungle of Island East, exudes a grandeur unlike any other industrial building in the city. From the visionary concept to the meticulous execution. The idyllic location to the flexible spaciousness of its interiors. The sustainability efforts at every turn to the subtle elegance that differentiates from others.

There is only one way to celebrate the genesis of **One Victoria East**...



Be in the Charm of the East

ONE VICTORIA EAST

Welcome to the new Island East,
a wonderful neighbourhood brewing with all the luxuries of life.

1

2

3

4

5

6

7

1. Mount Parker
2. Taikoo Place
3. Kai Tak Cruise Terminal
4. Chai Wan Station
5. Cheung Man Road Rest Garden
6. Heng Fa Chuen Station / Paradise Mall
7. Chai Wan Park



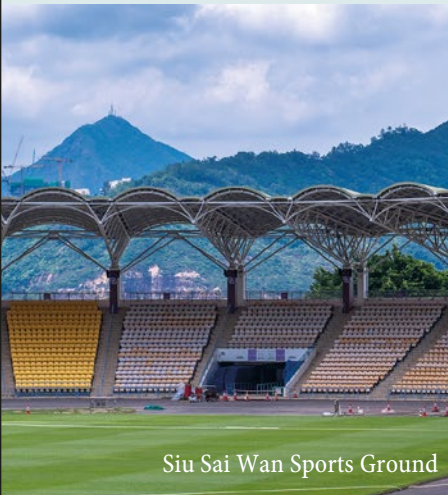
Siu Sai Wan Promenade



Chai Wan Park

An Ideal Locale

With a picturesque backdrop of mountaintops and rolling greens, **One Victoria East** is nestled in the heart of the district to provide the perfect location for occupants of this development. Offering endless options for dining, shopping, and leisure nearby, this new industrial landmark epitomizes consummate convenience and a rarity in the market.



Siu Sai Wan Sports Ground



Charles & Keith



Baker by LUBUDS

In The Island East



15 million+ square feet

of new residential space will usher in increased traffic flow to Island East.



10 million+ square feet

of new commercial space will usher in increased business opportunities for Island East.



300 multinational corporations+

including numerous Fortune 500 companies, housing in existing office space of Island East.



1st choice

market that entrepreneurs in mainland China are looking to is Hong Kong.



93%

of entrepreneurs are feeling positive about business prospects in Hong Kong.



4%+

market yields of industrial property.



1 minute

walk to MTR station.



10-14 minutes

from the Island East to the West via Eastern Corridor.



35 minutes

by car to Hong Kong International Airport.



2 million+ square feet

landmark shopping malls offering a wide variety of entertainment.



300+ Hectares

of prime green area, country park, and open space surrounding One Victoria East.



Leisure and more

5 Sports Centres & Playgrounds, 2 Major Parks, 5 Museums & Art Spaces, 6 Libraries and 7 Community Centres.

A City Connected

Strategically located at the centre of the district, **One Victoria East** offers various transport options to go anywhere in Hong Kong just steps from the front entrance, connecting you to the rest of the city in mere minutes.

With the MTR Island line and bus terminal only a stone's throw away, the taxi stand tucked around the corner, and the Eastern Corridor immediately accessible, you can rest assured that you will always reach your destination on time.



ONE VICTORIA EAST

1 min walk to
✳️ Chai Wan station

Tai Koo

🚗 8 mins
✳️ 9 mins

Quarry Bay

🚗 11 mins
✳️ 11 mins

Admiralty

🚗 12 mins
✳️ 23 mins

Central

🚗 14 mins
✳️ 25 mins

Kwun Tong

🚗 15 mins
✳️ 25 mins

Hong Kong International Airport

🚗 35 mins

Kwai Tsing Container Terminals

🚗 27 mins

Hong Kong West Kowloon Station

🚗 19 mins

Tsim Sha Tsui

🚗 20 mins
✳️ 28 mins



The New Island East Destination

The Eastern District has emphasized blending of the new and old in recent years as reflected in the gentrification throughout the neighbourhood, becoming a burgeoning Central Business District that rival others in the city.

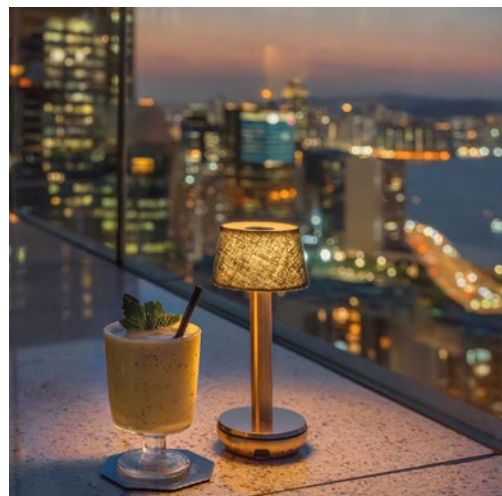
A reinvigorating chic and trendy destination for movers and shakers to mingle and meet, Island East offers new sights, sounds, and entertainment for all walks of life.



Treats and Eats

Have an appetite for the best culinary experiences the city has to offer? Or comfort food that fills you up with nostalgia?

Island East has a smorgasbord of dining options that will whet any appetite, offering a gastronomic experience that rivals any district in the city.





The Glitz, The Glamour

Living and working in a city of trends, there will always be something that will catch your eye. From the most coveted brands to the most eclectic selections of products available on the market, you are bound to find what your heart desires in the shopping capital of Asia.

Better yet, from **One Victoria East**, you will never be too far from the glitz and glamour of these lavish retail destinations.





A Lush Green Neighbourhood

Surrounded by nature's finest, making **One Victoria East** your workplace will encourage healthier lifestyles. With sprawling green fields, carefully curated gardens, and breathtaking hiking trails situated all around the district, there are beautiful idyllic spaces to live a little slower amidst the hustle and bustle of Hong Kong. For the more active, there are also plenty of sports and recreational facilities available in the vicinity.



Galvanizing A Community

One Victoria East makes a statement by redeveloping an old industrial building into environmentally friendly workshops and embracing wellness without disturbing the existing neighbourhood. By seamlessly ingrating itself into the Chai Wan locale, One Victoria East is a welcome addition that the community can proudly stand behind.

Conscious Building

Setting a precedent on how industrial buildings should be developed moving forward, **One Victoria East** is a beacon of transformation as ESG measures are prioritized from concept to completion.

From optimizing the building orientation to maximize daylight from the start of the day to integrating diversified greenery at multiple levels in enhancing the visual of **One Victoria East** set against the current cityscape, every step taken is a step in the green direction.



A Welcome Presence

The view approaching One Victoria East is simply impressive. Our welcoming façade designed with a double-glazed glass curtain wall with low-E coating and lined with bronze spandrel articulation is accentuated by a spectacular vertical green wall.

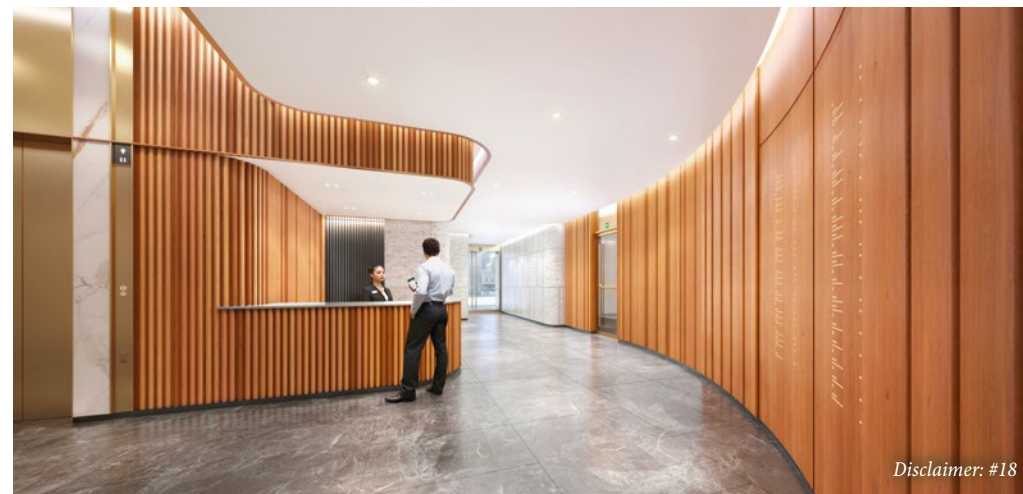


Disclaimer: #2

Prestigious Impressions

Upon entering the main lobby, the sense of arrival is apparent.

The walls crafted with thoughtful simplicity complements the grand spaciousness created by the ultra-high ceilings and is further enhanced by an ease of navigation towards the front desk and elevator lobby.



Disclaimer: #18



Disclaimer: #18

The Seamless Journey

The arrival experience extends to the carpark entrance where the journey from the city into **One Victoria East** can only be described as exclusive. Designed to impress, this carpark strays away from the coldness of concrete by crafting a warm welcome that exudes prestige unlike any other industrial building in the city.





A Break with Nature

Encouraging wellness for its occupants, **One Victoria East** provides an open green space for a break from the bustle of manufacturing enterprises; a communal area with an ambiance that complements the natural environment surrounding the development.

Exclusive Access

As the journey into **One Victoria East** continues, its exclusiveness also offers direct access from the lobby to your workshop with private fitted washrooms. Dedicated floor arrivals ensure visitors have an intimate welcome with a memorable first impression of your enterprise.



Gracious Spaces

The enviable column-free spaces within **One Victoria East** have floor-to-ceiling windows that perfectly frame the cityscape and lush greenery of Chai Wan. While every floor enables flexibility in creating the ideal workspace, one of the 5th-floor flat roof units is particularly exquisite, featuring an open area exclusively for its occupants.



Disclaimer: #2, 19

With the distinction of a rare and limited collection of industrial workshops, there is one more element that stands above the rest. One look from the privately accessible rooftop is all you need to encapsulate **One Victoria East** in one picture; the thousand words that come from this view is nothing short of extraordinary.

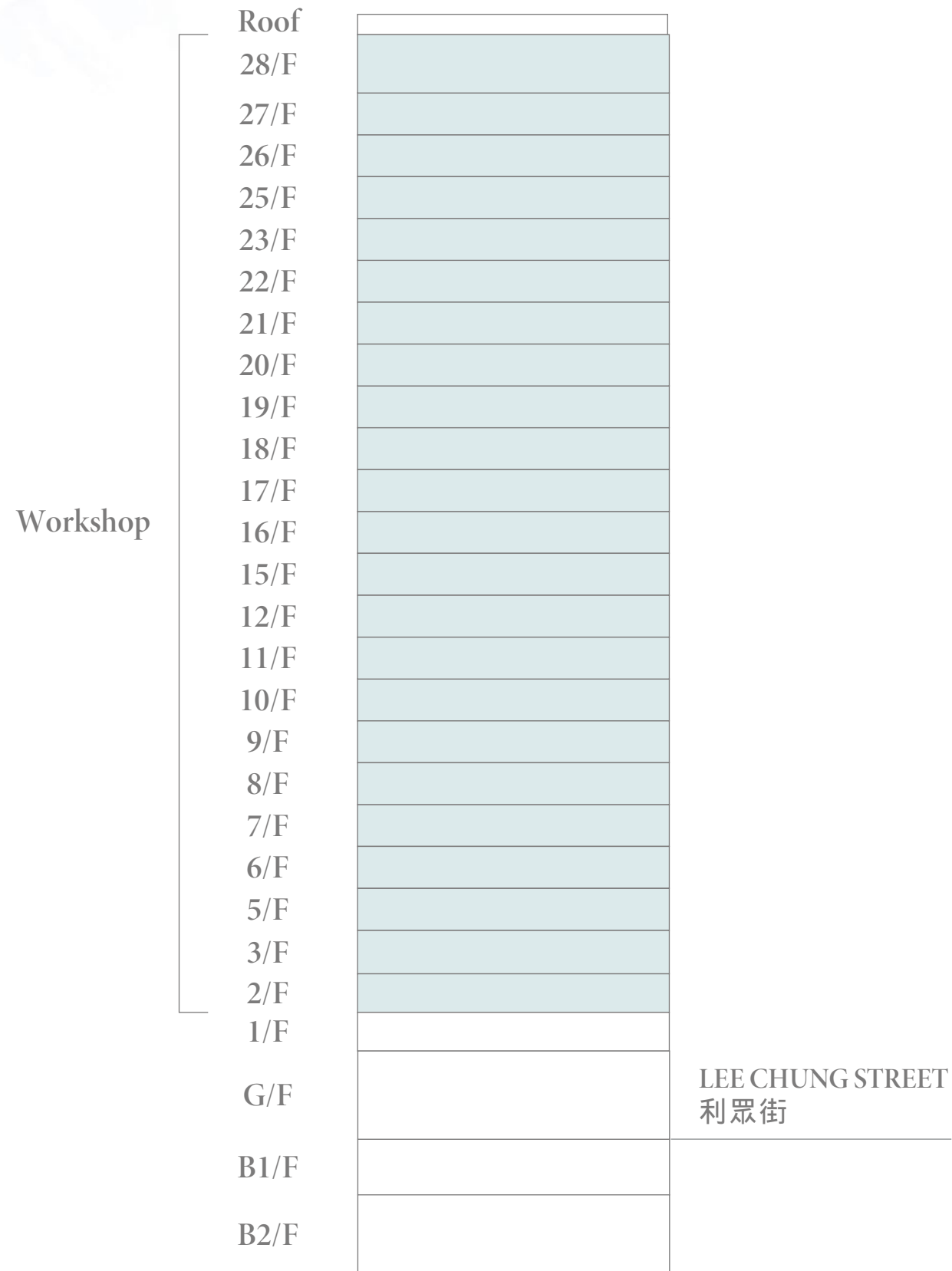
At Your Beck and Call

Beyond the around-the-clock observations of the premises for security purposes, we have concierge services that will ensure your every question is answered and every expectation met. A bespoke experience, we are readily available to tailor our services to your specific needs at any given moment.



Floor Plan

Cross-Section

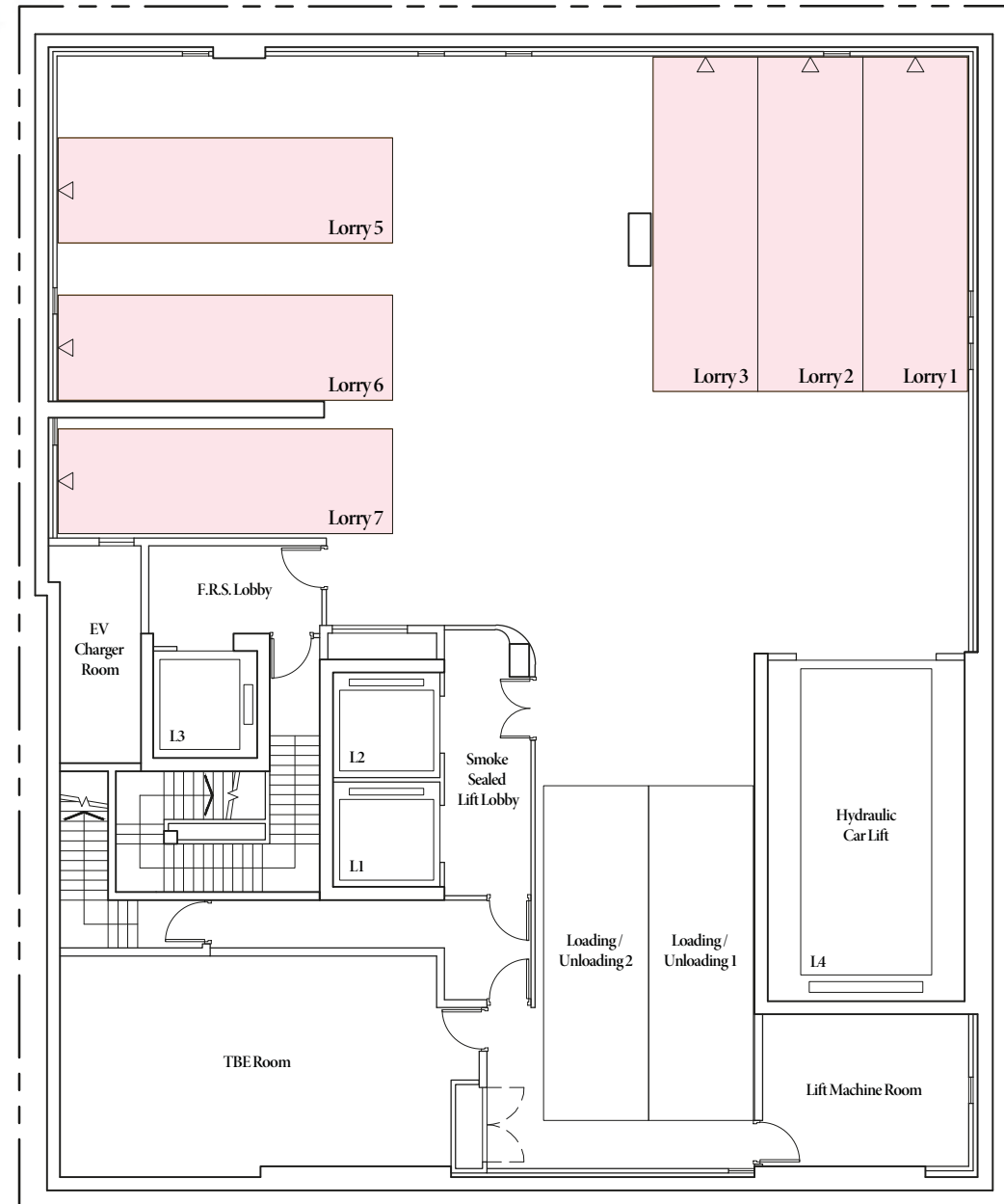


Basic Information



B2/F Floor Plan

Carpark

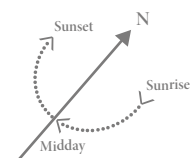


LEE CHUNG STREET 利豐街

CHAI WAN PARK 柴灣公園

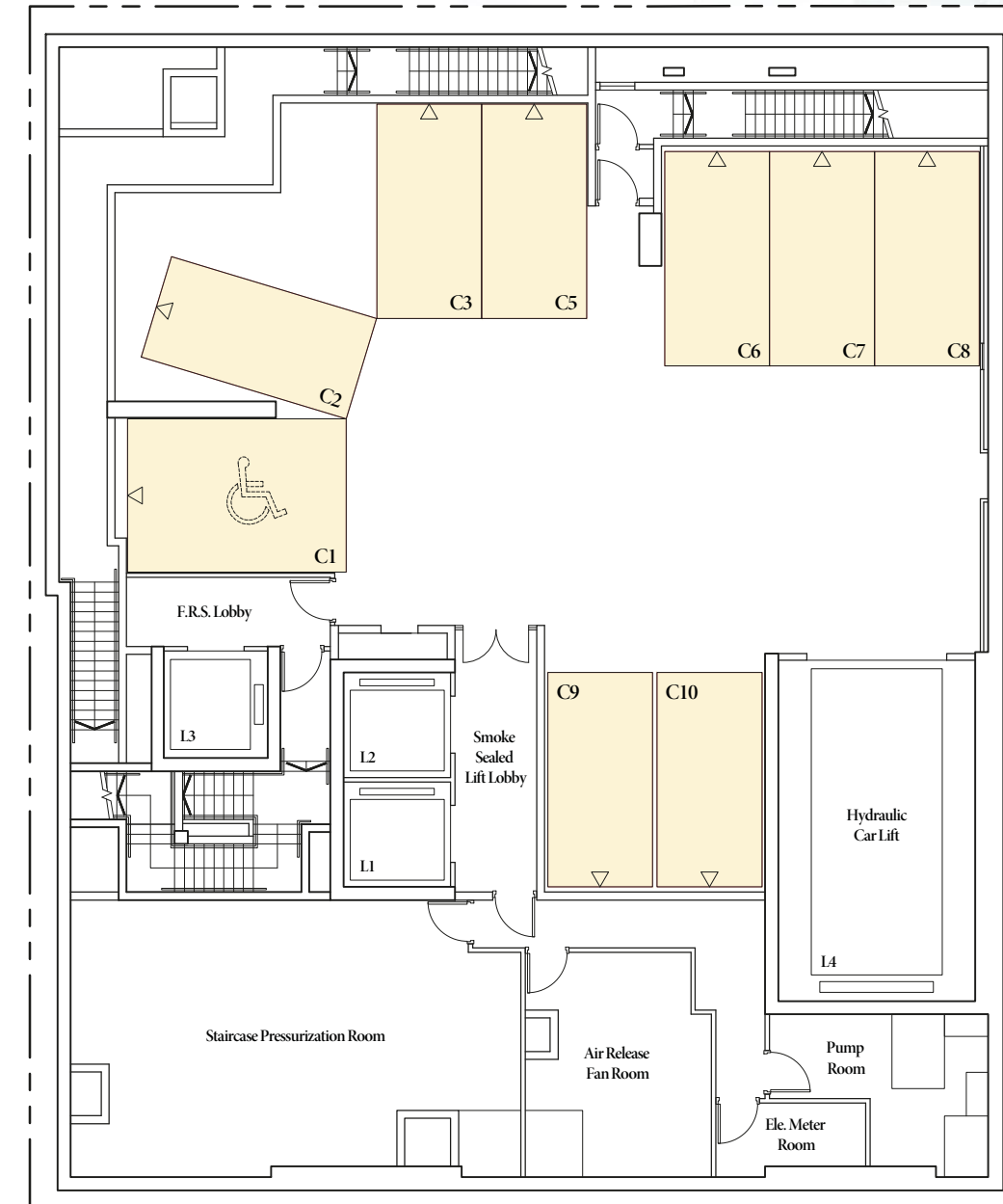
Legend

Lorry Parking Space



B1/F Floor Plan

Carpark

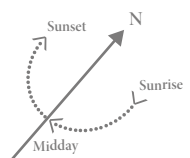


LEE CHUNG STREET 利豐街

CHAI WAN PARK 柴灣公園

Legend

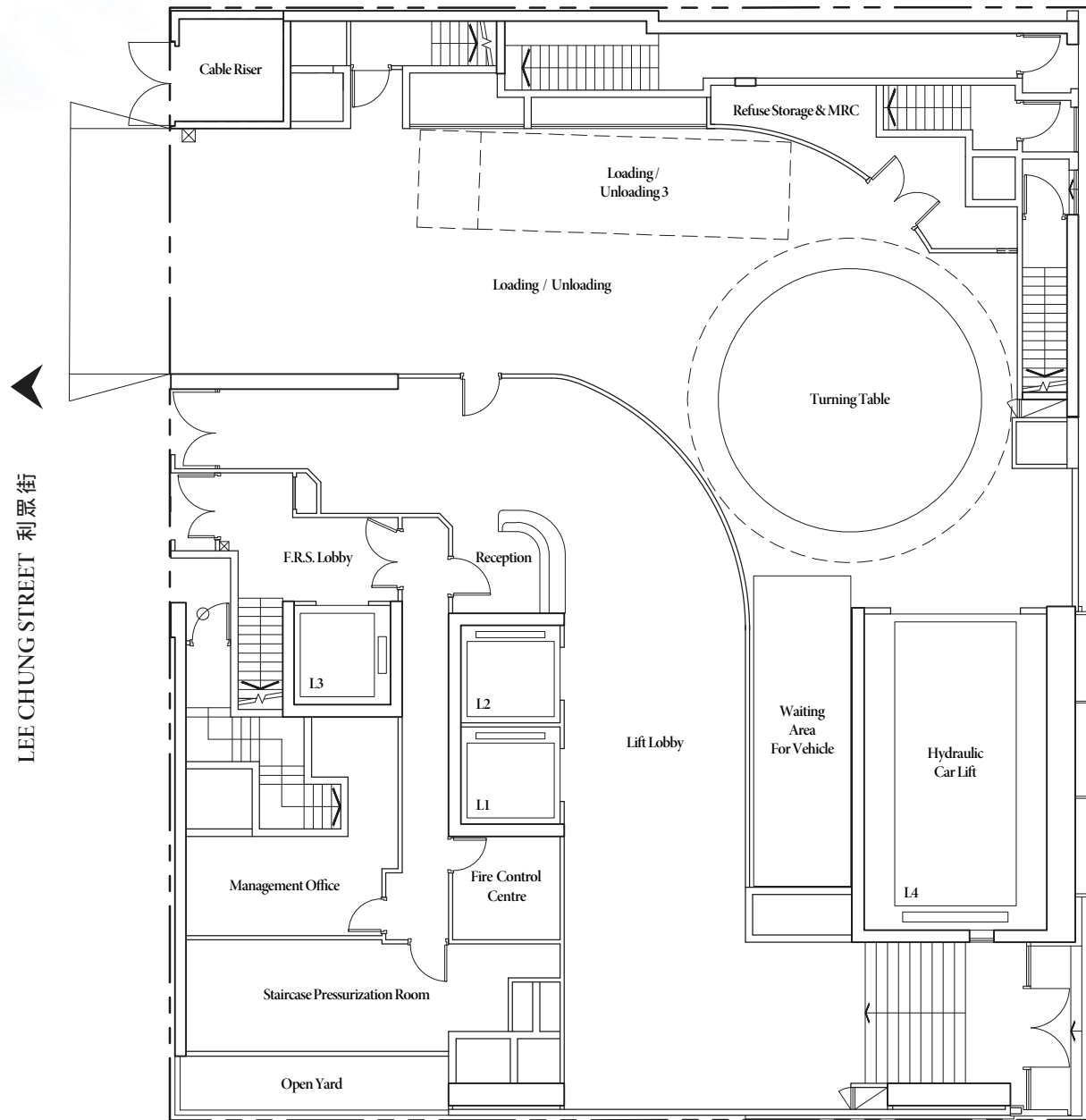
Private Car Parking Space



B1/F

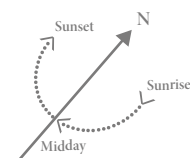
G/F Floor Plan

Entrance Lobby



LEE CHUNG STREET 利豐街

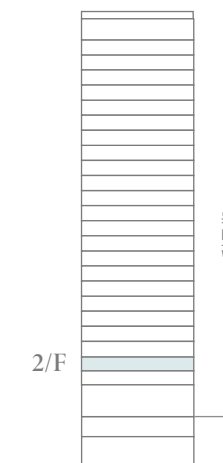
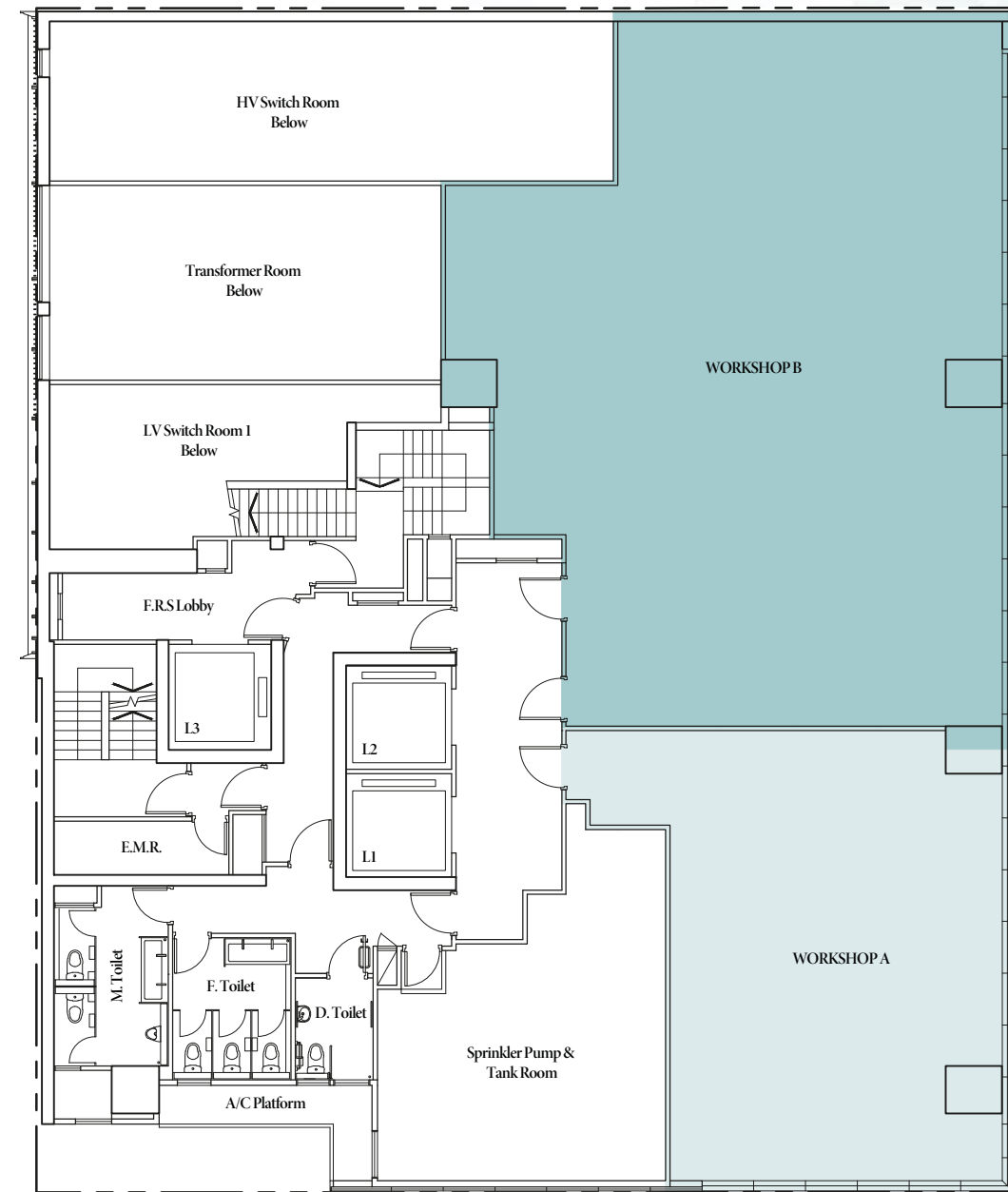
CHAI WAN PARK 柴灣公園



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2/F Floor Plan

Workshop



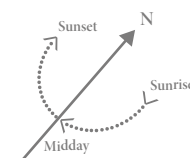
Gross Area (sq.ft.)

WORKSHOP A 1,628

WORKSHOP B 3,398

LEE CHUNG STREET 利豐街

CHAI WAN PARK 柴灣公園

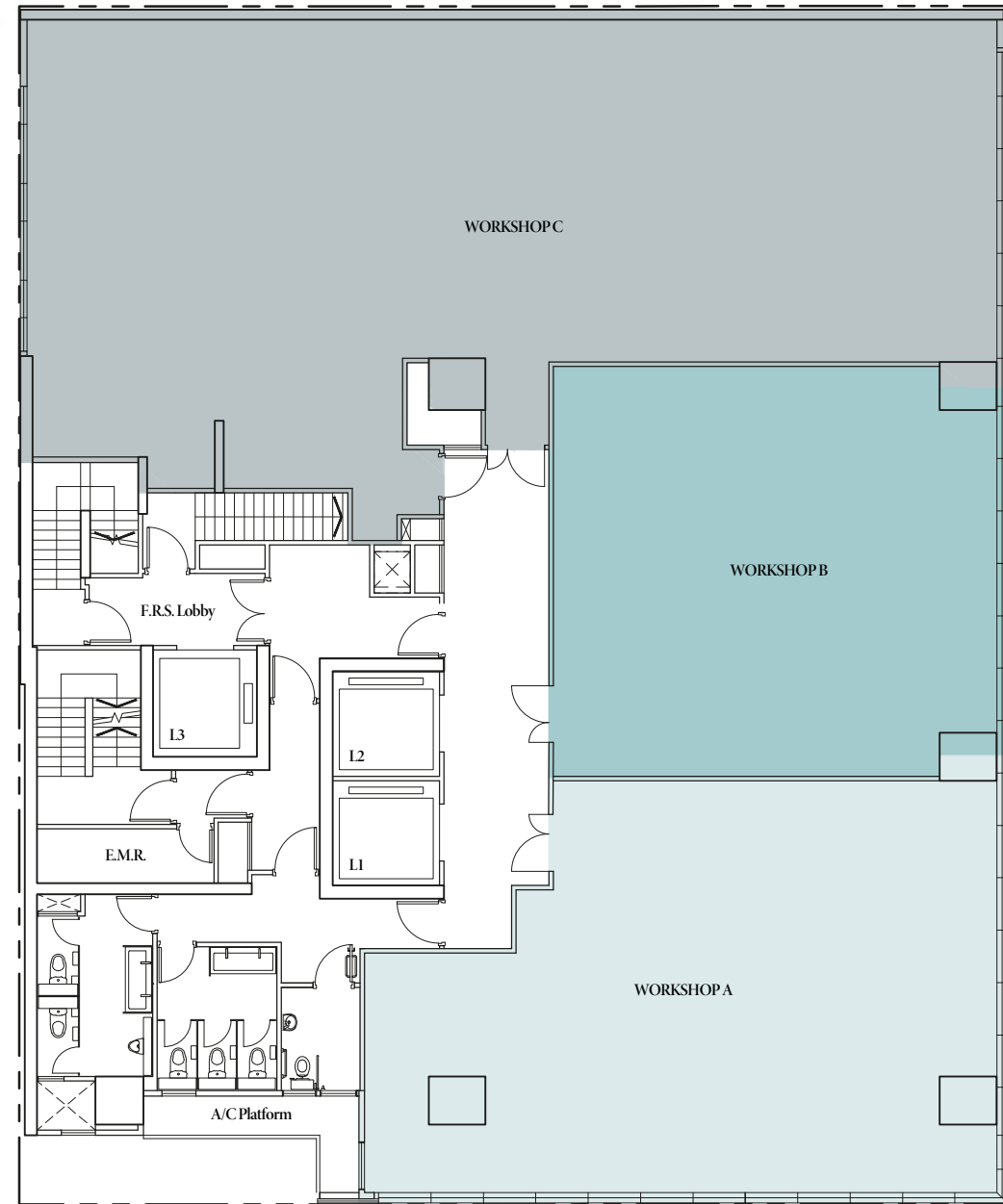


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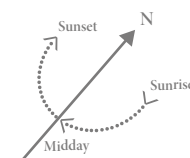
3/F Floor Plan

Workshop

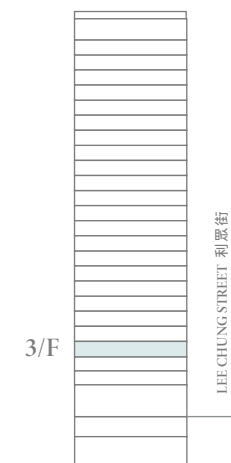
LEE CHUNG STREET 利眾街



CHAI WAN PARK 柴灣公園



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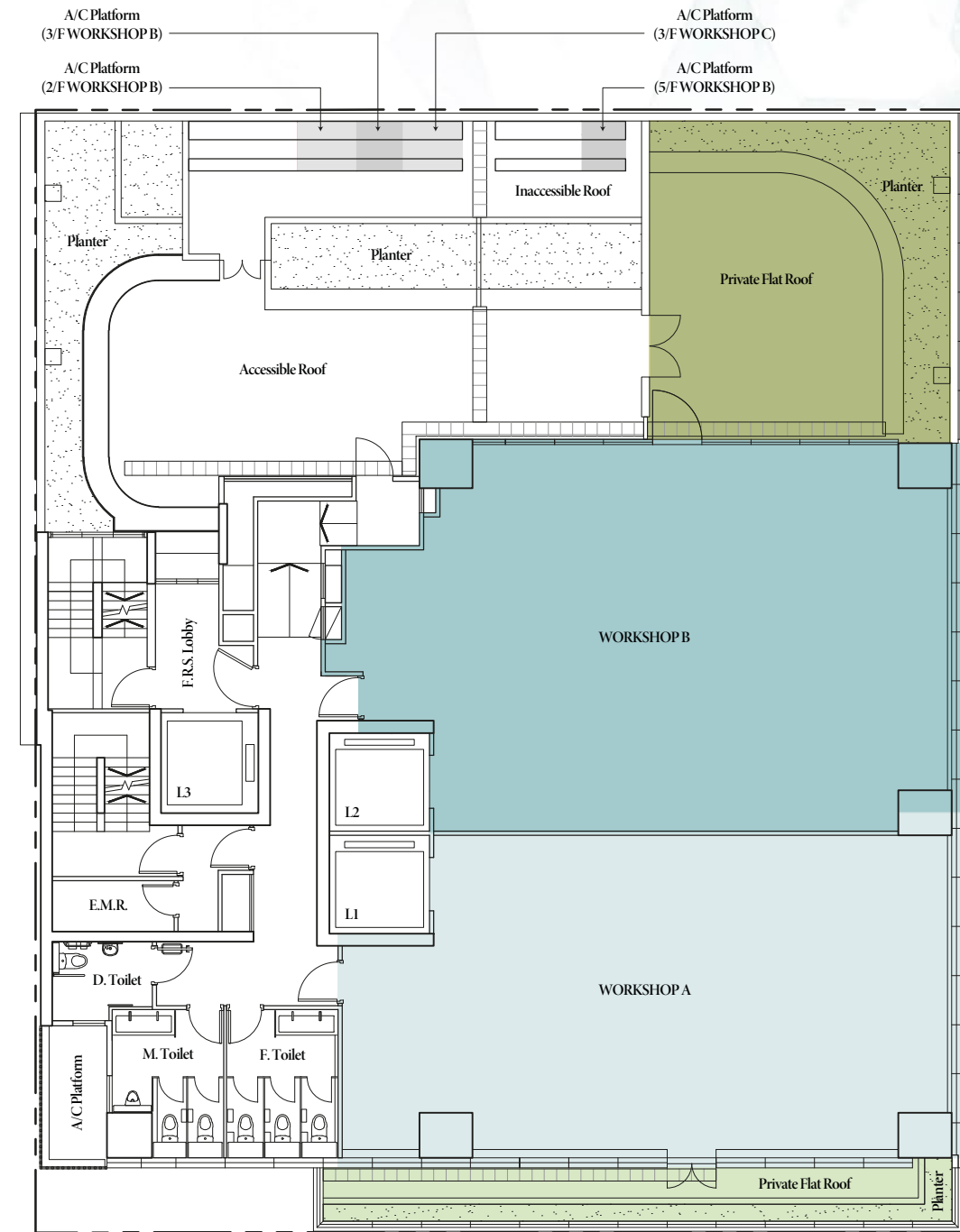
Gross Area (sq.ft.)

WORKSHOP A	2,320
WORKSHOP B	1,757
WORKSHOP C	3,872

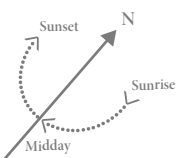
5/F Floor Plan

Workshop & Accessible Roof

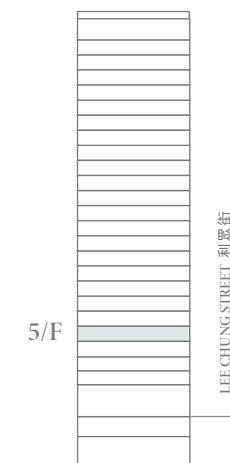
LEE CHUNG STREET 利眾街



CHAI WAN PARK 柴灣公園



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Gross Area (sq.ft.)

WORKSHOP A	2,143
WORKSHOP B	2,410

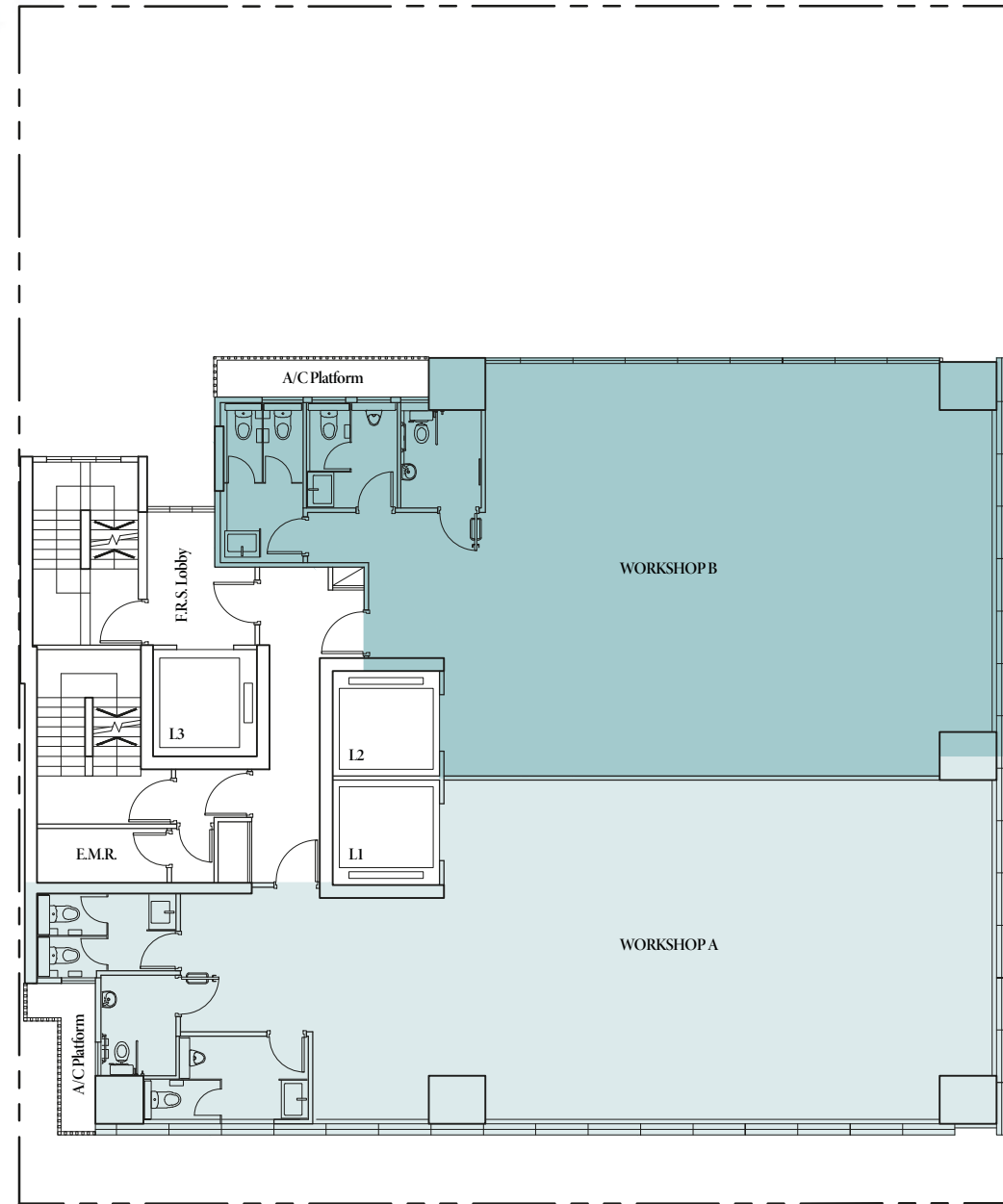
Other Area (sq.ft.)

PRIVATE FLAT ROOF	219
PRIVATE FLAT ROOF	616

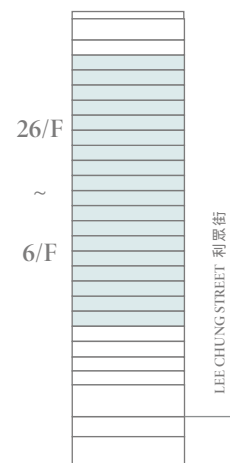
6/F - 26/F Floor Plan

(Omitted 13/F, 14/F and 24/F)
Workshop

LEE CHUNG STREET 利眾街

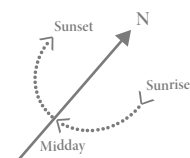


CHAI WAN PARK 柴灣公園



Gross Area (sq.ft.)

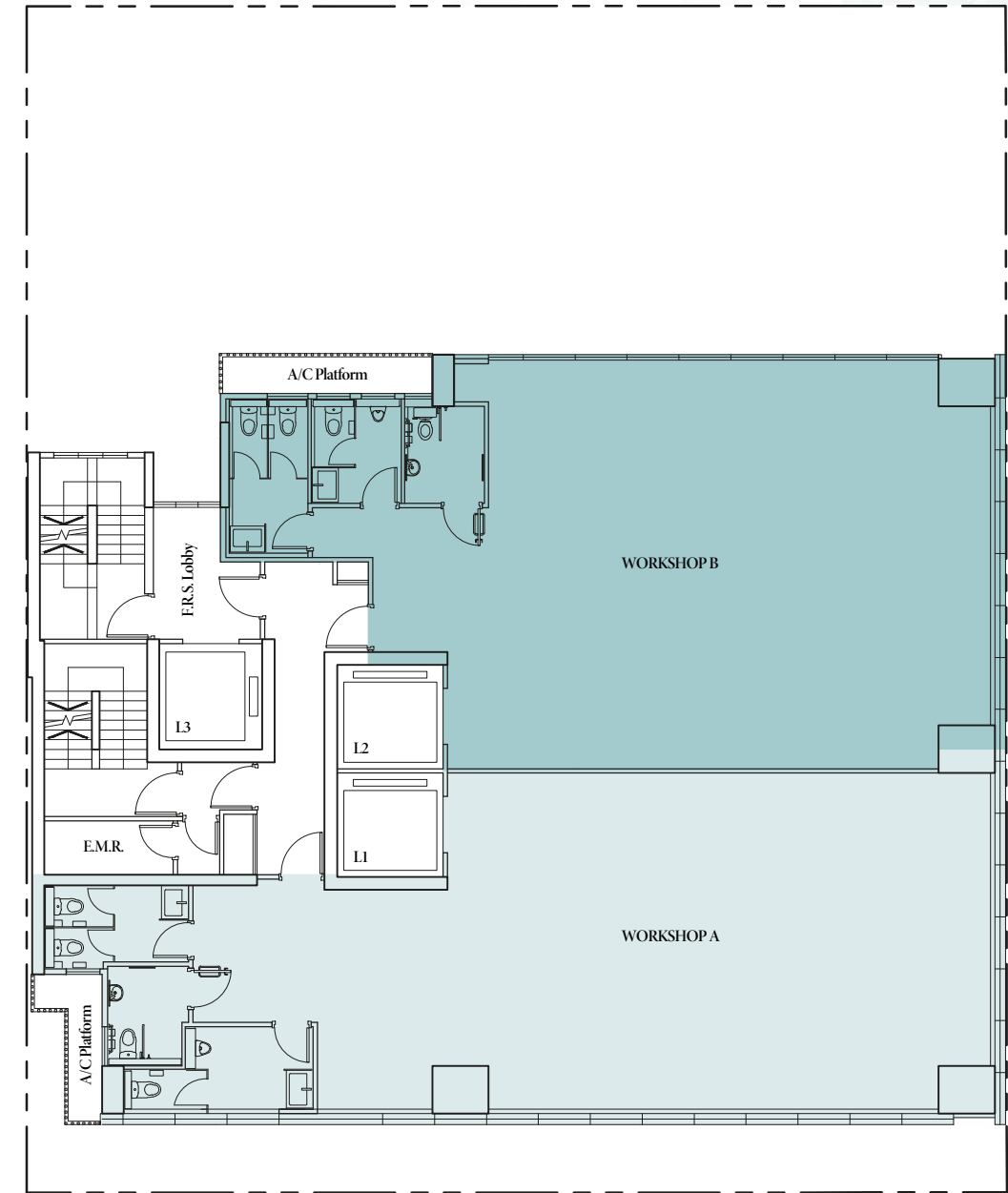
- WORKSHOP A 2,798
- WORKSHOP B 2,667



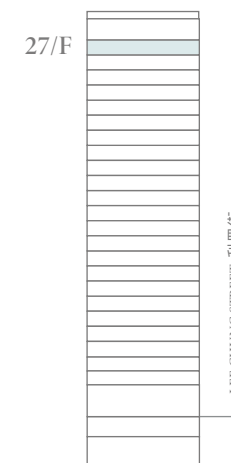
27/F Floor Plan

Workshop

LEE CHUNG STREET 利眾街

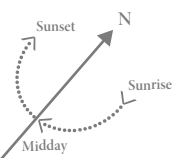


CHAI WAN PARK 柴灣公園



Gross Area (sq.ft.)

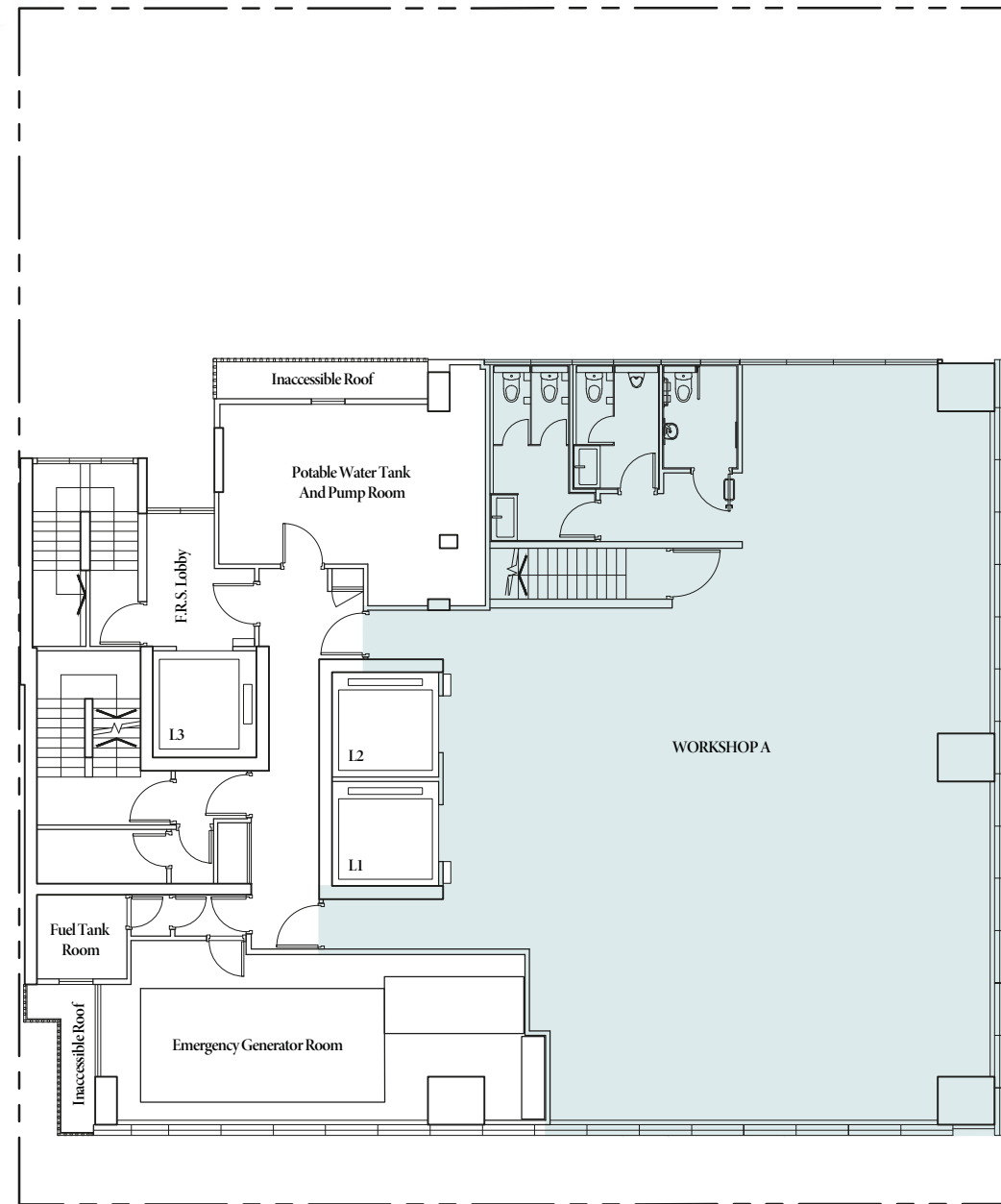
- WORKSHOP A 2,798
- WORKSHOP B 2,667



28/F Floor Plan

Workshop

LEE CHUNG STREET 利眾街



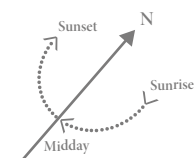
CHAI WAN PARK 柴灣公園

28/F



Gross Area (sq.ft.)

WORKSHOP A 3,997

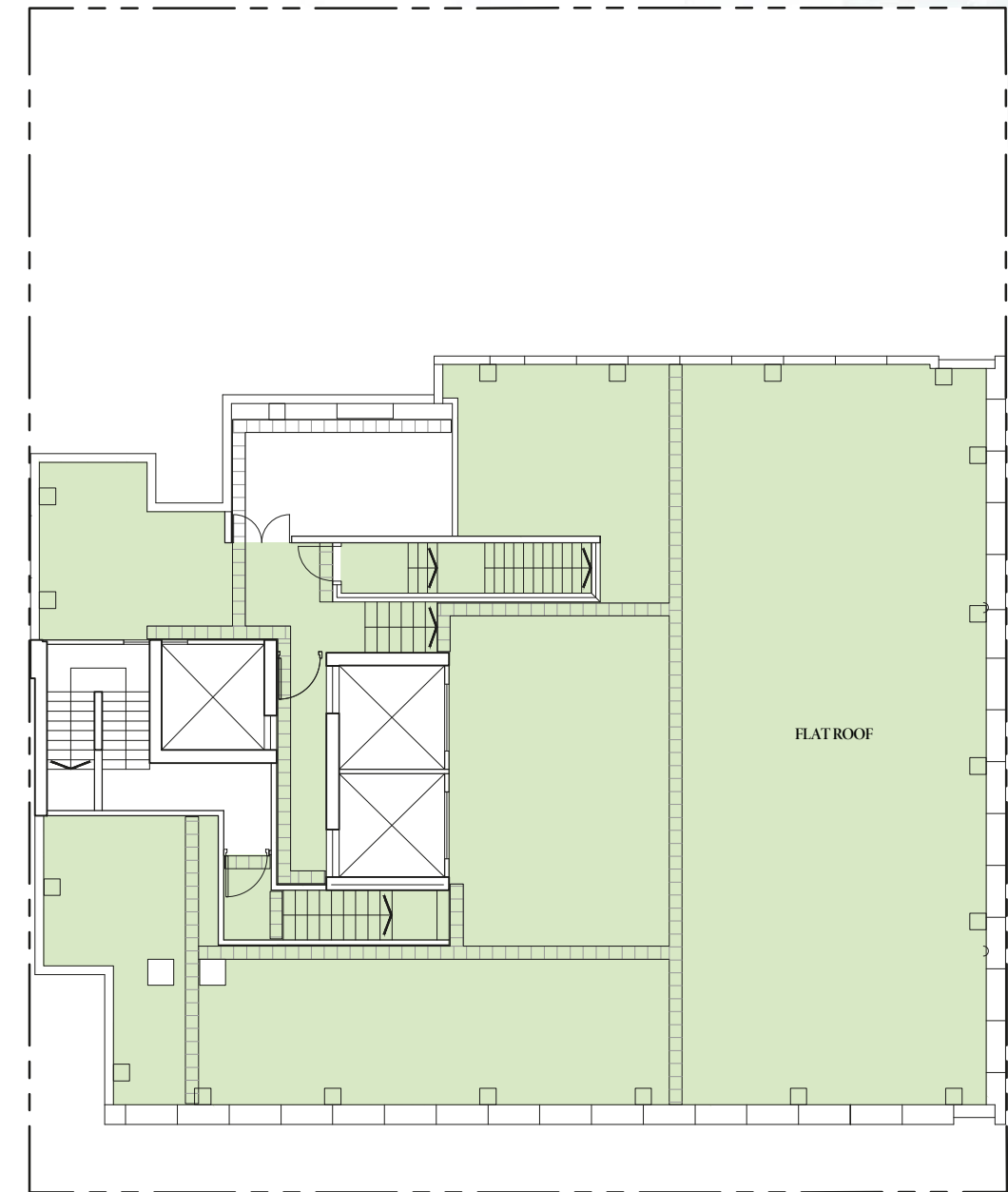


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Roof Floor Plan

Flat Roof

LEE CHUNG STREET 利眾街



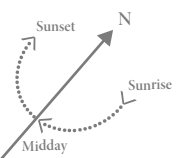
CHAI WAN PARK 柴灣公園

Roof



Other Area (sq.ft.)

FLAT ROOF 3,084 STAIRHOOD 73



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Key Building Specifications

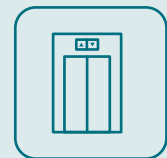
Key Building Specifications

General Specifications



- Breakthrough edge planting and façade vertical greening enhance corporate image
- Two entrances on the G/F at Chai Wan Park and Lee Chung Street shorten distance between business partners in different directions and strengthen interconnection
- 100% private car and lorry parking spaces with individual power provision of 40A TPN
- 24-Hour Smart Card Access System combined with lift control system enable occupants to enjoy accessibility, privacy and security
- Electric Notice Board for daily updates of building management

Lifts



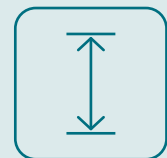
- 2 Passenger Lifts
2 nos. 1350kg (18 persons) from B2/F to 28/F
- 1 Fireman's Lift
1 no. 1350kg (18 persons) from B2/F to 28/F
- 1 Hydraulic Car Lift
1 no. 8500kg from B2/F to G/F

Curtain Wall



- Low-E double glazed curtain wall system at north east and south east elevation

Floor Height



- Floor-to-floor height: Approx. 4.25m on 28/F Workshop
- Floor-to-floor height: Approx. 2.80m - 3.15m on 2/F-3/F, 5/F-12/F, 15/F-23/F & 25-27/F Workshops

Health and Wellness



- Low Ozone Depleting Potential (ODP) refrigerant for all air-conditioning units in all Workshops
- Energy saving facilities and water saving devices

Lavatories



- Exclusive fully fitted male, female, and accessible lavatories are located inside each Workshop on 6/F-12/F, 15/F-23/F & 25/F-28/F
- Fully fitted male and female and accessible lavatories are available on each Workshop floor on 2/F, 3/F & 5F

Telecommunications Provision



- Various telecommunication and broadband companies
- Installed with receivers receiving local digital TV, public TV and radio channels

Air-Conditioning



- The VRV system is applied and equipped in the workshops on 2/F (Workshop B), 3/F (Workshops B and C), 5/F (Workshop B) & 28/F
- The split type is applied and equipped in the workshops on 2/F (Workshop A), 3/F (Workshop A), 5/F (Workshop A), 6/F-12/F, 15/F-23/F & 25/F-27/F

Power Supply



- 250A TPN on 2/F (Workshop B) & 3/F (Workshop C)
- 160A TPN on 2/F (Workshop A), 3/F (Workshop A and B) & 28/F Workshops
- 80A TPN on 5/F-12/F, 15/F-23/F & 25/F-27/F Workshops

Security and Access Control



- Smart Card Access System for occupants to access directly from G/F to Workshops
- CCTV surveillance system at building entrance and exit, building perimeter, lift lobbies, lifts, car park, floor corridors between staircase and other common areas

Fire Protection System



- Sprinkler system for each Workshop
- Hose reel and hydrant system
- Automatic fire alarm system (AFA)
- Staircase Pressurization System (SPS) from B2/F to 3/F

The Visionaries



Hanison Construction Holdings Limited (Hanison Group) aspires to be a renowned, creative, and socially responsible key player in property development and investments businesses, and to lead the city with tasteful, pioneering aesthetics of living. Operating on an end-to-end business model that includes land acquisitions, development and investment, design and construction, and sales and marketing, Hanison Group also offers professional estate management and concierge services for its developments.

A renowned brand in Asia and a revered company in Hong Kong,

Hanison Group has a wide range of coveted developments around the city including luxury properties like One Lasalle, The Grampian, Mount Vienna, The Austine Place, and Eight College, to name a few.



www.hanison.com



For over 40 years, AEW Capital Management, L.P. (AEW) has provided real estate investment management services to investors worldwide. One of the world's largest¹ real estate investment advisors, AEW and its affiliates manage \$91.6 billion of property and securities in North America, Europe, and Asia (as of March 31, 2023). Grounded in research and experienced in the complexities of the real estate and capital markets, AEW actively manages portfolios in both the public and private property markets and across the risk/ return spectrum. AEW and its affiliates have offices in Boston, Los Angeles, Denver, London, Paris, Düsseldorf, Hong Kong, Seoul, Singapore, Sydney, and Tokyo, as well as additional offices in seven European cities.



www.aew.com

1. Source: Institutional Real Estate Inc., Global Investment Managers 2022 Special Report.

AEW includes (i) AEW Capital Management, L.P. and its subsidiaries and (ii) affiliated company AEW Europe SA and its affiliates. AEW Europe SA and AEW Capital Management, L.P. are commonly owned by Natixis Investment Managers and operate independently from each other. Total AEW AUM of \$91.6 billion includes \$42.0 billion in assets managed by AEW Europe SA and its affiliates, \$4.2 billion in regulatory assets under management of AEW Capital Management, L.P., and \$45.4 billion in assets for which AEW Capital Management, L.P. and its affiliates provide (i) investment management services to a fund or other vehicle that is not primarily investing in securities (e.g., real estate), (ii) non-discretionary investment advisory services (e.g., model portfolios) or (iii) fund management services that do not include providing investment advice. Staff, offices, and clients include AEW Capital Management, L.P. and AEW Europe SA and their respective subsidiaries.

Disclaimers

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1. Unless otherwise expressly stated, the photographs, images and drawings shown in this advertisement/ promotional material were not taken at the Development or in the surrounding environment of the Development. Some of the photographs were purchased from stock photo agencies or may have been edited by computerized imaging techniques. They do not reflect the appearance of and the views from the Development and they do not accurately reflect the surrounding environment or facilities of the Development. This advertisement/ promotional material does not constitute and shall not be construed as giving any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor in relation to the Development and the surrounding environment, view, facilities or buildings of the Development. Any information about the Development is subject to the formal agreement for sale and purchase. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the views from the Development, its surrounding environment and the public facilities nearby.
2. This drawing(s) and/or image(s) represents the rendering of the Development and only represents an artist's impression of the Development or the relevant part concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The image is an integration of actual photograph, stock photograph obtained from the stock photographs library and design concept of the development generated by the designer. It has been integrated and colour fine-tuned with computerized imaging techniques and is used to show the general appearance of the development (buildings or facilities outside the Development, pipes and grille, exhaust pipes and other electrical and mechanical facilities etc that may exist on the external walls, flat roof and roofpods may be simplified or not shown) and do not reflect the actual appearance or landscape or surrounding environment of the development after completion and are for reference only. The renderings do not constitute and shall not be construed as constituting any contractual terms, offers, commitments, representations or warranties, whether express or implied, by the Vendor in relation to the Development. The Vendor reserves the right to make changes without prior notice. The fittings, finishes and appliances, etc. shall be subject to the provisions of the sales and purchase agreements. The design of the Development is subject to the latest approval of the relevant Government authorities.
3. This photo was taken from the airspace near the Development on 3rd July 2024 and has been processed with computerized imaging techniques. This photo is an integration of actual photograph, stock photograph obtained from the stock photographs library and rendering of the development generated by the designer. It has been integrated and colour fine-tuned with computerized imaging techniques and is not drawn to scale. This is only a general description of the surrounding environment and view of the Development, and it does not represent that all workshops share the same view. The view of a workshop is dependent on the workshop's level, height, orientation and the surrounding buildings and environment and the surrounding environment. Further, the surrounding environment of the Development are subject to change from time to time. The relevant photos/images do not reflect the environment, actual view and the facilities nearby of the Development or its surrounding environment, do not constitute and shall not be construed as giving any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor in relation to the Development and the surrounding environment, view, facilities or buildings of the Development. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the views from the Development, its surrounding environment and the public facilities nearby.
4. Source: Swire Properties <https://www.swireproperties.com/en/portfolio/future-developments/other-future-developments/> (Retrieved: 30 December 2025)
Source: Swire Properties <https://www.swirepacific.com/en/investor-relations/updates-to-our-shareholders/press-releases/swire-properties-unveils-the-headland-residences-a-premium-residential-development-on-hong-kong-islands-east-coast> (Retrieved: 30 December 2025)
Source: Hong Kong Economic Times <https://ps.hket.com/article/4039464?r=cpsdlc> (Retrieved: 30 December 2025)
Source: Hong Kong Economic Times <https://ps.hket.com/article/4039464?r=cpsdlc> (Retrieved: 30 December 2025)
6. Source: Swire Properties <https://www.swireproperties.com/en/portfolio/current-developments/taikoo-place-and-cityplaza/taikoo-place/> (Retrieved: 30 December 2025)
7. The walking distance from the development entrance to Chai Wan MTR station is approximately one minute. This estimate is based on an on-site walking test conducted by staff on 29 December, 2025. Please note that the walking time is for reference only and may vary depending on actual traffic, road conditions, and individual pedestrian circumstances.
8. The estimated driving time from the Development to different locations is based on the Google Maps. Source: www.google.com.hk/maps (retrieved on 30 December 2025). The driving time is for reference only and is affected by actual traffic conditions, weather, route and personal factors. The video shall not constitute or be construed as constituting the Vendor giving any offer, representation, undertaking or warranty, whether express or implied.
9. Source: kornhill plaza <https://www.hanglung.com/zh-hk/group/properties/hong-kong-properties/quarry-bay/kornhill-plaza> (Retrieved: 30 December 2025)
Source: City plaza mall <https://www.swireproperties.com/en/portfolio/current-developments/taikoo-place-and-cityplaza/cityplaza/cityplaza-mall/> (Retrieved: 30 December 2025)
Source: Island resort mall <https://www.islandresortmall.com.hk/en> (Retrieved: 30 December 2025)
Source: Island place shopping centre <https://www.hklocation.com/p/island-place-shopping-centre.html> (Retrieved: 30 December 2025)
Source: New Jade <https://www.shkp.com/en-US/our-business/hong-kong-properties/shopping-malls/new-jade-shopping-arcade>
Source: Paradise Mall https://www.mtr.com.hk/en/corporate/properties/il_hengfachuen.html (Retrieved: 30 December 2025)
10. Source: Outline Zoning Plans by district https://gia.info.gov.hk/general/201003/10/P201003100181_0181_62891.pdf (Retrieved: 30 December 2025)
11. Source: Leisure and Cultural Services Department <https://www.lcsd.gov.hk/en/index.html> (Retrieved: 30 December 2025)
Source: Hong Kong Public Libraries <https://www.hkpl.gov.hk/en/locations/eastern/libraries.html> (Retrieved: 30 December 2025)
Source: Home Affairs Department https://www.had.gov.hk/en/public_services/community_halls_centres.htm (Retrieved: 30 December 2025)
12. Source: Leisure and Cultural Services Department <https://www.asia.privatebanking.hsbc.com.hk/zh-hk/entrepreneurs/global-entrepreneurial-wealth-report/> (Retrieved: 5 January 2026)
13. Source: Rating and Valuation Department https://www.rvd.gov.hk/en/publications/property_market_statistics.html (Retrieved: 5 January 2026)
14. The estimated travel time from MTR Chai Wan Station to other MTR stations (platform to platform) is subject to actual traffic conditions, weather, route, road conditions, pedestrian and vehicle flow and personal factors, and is for reference only. Source: MTR Corporation Limited website www.mtr.com.hk/ch/customer/st/index.php (retrieved on 30 December 2025). The contents described on the aforementioned website may be changed from time to time. The video shall not constitute or be construed as constituting the Vendor giving any offer, representation, undertaking or warranty, whether express or implied.
15. The proposed/ uncompleted/ completed schools, shops, locations, sites, facilities, environment, equipment, infrastructure, plans, and services referred to in this advertisement are subject to change from time to time and may not be located near the Development. The locations described in this advertisement may not be located within the area of the outline zoning plan in which the Development is located. They do not form part of the Development and are not adjacent to the Development. They do not or may not necessarily be within the sight or walking distance of the Development. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the views from the Development, its surrounding environment and the public facilities nearby.
16. The location map is not drawn to scale and has been edited and processed with computerized imaging techniques. It is simplified and does not show all the streets, buildings and facilities in the vicinity of the Development. All information and images on the drawing are for reference only. The drawing does not constitute and shall not be construed as giving any offer, undertaking, representation, or warranty, whether express or implied by the Vendor. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the views from the Development, its surrounding environment and the public facilities nearby. Source of information: www.google.com.hk/maps
17. The rendering of the Development and only represents an artist's impression of the Development or the relevant part concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The image is an integration of actual photograph, and design concept of the development generated by the designer. It has been integrated and colour fine-tuned with computerized imaging techniques and is used to show the general appearance of the development (buildings or facilities outside the Development, pipes and grille, exhaust pipes and other electrical and mechanical facilities etc that may exist on the external walls, flat roof and roofpods may be simplified or not shown) and do not reflect the actual appearance or landscape or surrounding environment of the development after completion and are for reference only. The photo was taken from the airspace near the Development on 3rd July 2024 and has been processed with computerized imaging techniques. This photo is an integration of actual photograph, and rendering of the development generated by the designer. It has been integrated and colour fine-tuned with computerized imaging techniques and is not drawn to scale. This is only a general description of the surrounding environment and view of the Development, and it does not represent that all workshops share the same view. The view of a workshop is dependent on the workshop's level, height, orientation and the surrounding buildings and environment and the surrounding environment. Further, the surrounding environment of the Development are subject to change from time to time. The relevant photos/images do not reflect the environment, actual view and the facilities nearby of the Development or its surrounding environment, do not constitute and shall not be construed as giving any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor in relation to the Development and the surrounding environment, view, facilities or buildings of the Development. The Vendor reserves the right to make changes without prior notice. The fittings, finishes and appliances, etc. shall be subject to the provisions of the sales and purchase agreements. The design of the Development is subject to the latest approval of the relevant Government authorities.
18. This is the rendering represents an artist's impression of the Development or the relevant part concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. The relevant colours, layout, partitions, furniture, furnishings, finishes, scenery, materials and other objects as shown in the rendering may not be provided in the Development, when completed. The renderings and contents thereof are for reference only and shall not be construed as giving any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor in relation to the Development and the surrounding environment, view, facilities or buildings of the Development.
19. The design concept drawing(s) represent an artist's impression of workshops of the Development. They are not drawn to scale and have been edited and processed with computerized imaging techniques. They are for reference only and may not be provided in the workshops of the Development. The Vendor reserves the right to make changes without prior notice. The relevant colours, layout, partitioning, fittings, finishes and appliances, etc. shall be subject to the provisions of the sales and purchase agreements. The renderings and contents thereof are for reference only and shall not be construed as giving any offer, undertaking, representation, or warranty, whether express or implied, by the Vendor in relation to the Development and the surrounding environment, view, facilities or buildings of the Development. The type of workshop or workshop numbering, area, design, layout, partitions, uses, etc. of the Development are subject to the final approval by the relevant Government authorities.
20. Notes: I. Omitted 4/F, 13/F, 14/F and 24/F. II. The vendor reserves the right to make alterations to the building plans and other plans relating to the Development from time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities. III. The internal areas of workshops on upper floors will generally be slightly larger than lower floors due to the reducing thickness of structural walls on upper levels. IV. The information contained in the floor plans is for reference only and shall not constitute or construed as giving any offer, representation or warranty of whatever kind whether expressly or implicitly. Interested party should make physical inspection at site and make their own enquiries and obtain advice from their professional advisers.



18 Lee Chung Street