

Information for Reference

Standard Information about the Development

Name of Development	: The Rainbow 虹方
Address	: No. 22 Wang Yip Street South, Long Ping, Yuen Long
User	: Commercial (Non domestic use)
Vendor	: Spring Moon Investments Limited.
Vendor's Solicitor	: Mayer Brown JSM
Architect	: Andrew Lee King Fun & Associates Architects Limited
Authorized Person	: Leung Heung Kwan, Ellis of Andrew Lee King Fun & Associates Architects Limited
Development Manager	: Star Properties (H.K.) Limited
Structural Engineer	: David S.K. Au & Associates Limited
Quantity Surveyor	: Rider Levett Bucknall Limited
Main Contractor	: Milestone Builder Engineering Limited
Anticipated Completion Date	: As specified in 'The Agreement for Sale and Purchase' of the Development (Q4 2018)

(Subject to such extension of time as may be granted by the Authorized Person In circumstances as specified in the Agreement for Sale and Purchase)

Building Design

No. of Tower	: 1
No. of Storey	: 10 (G/F, 1/F carpark floor, 2/F, 3/F, 5/F, 6/F, 7/F, 8/F, 9/F, 10/F, excluding 4/F)
Storey Height Floor-to-Floor	
G/F	: 4.70m
1/F carpark	: 5.50m
2/F to 10/F (excluding 4/F)	: 4.10m

*The floor-to-floor height measures from one structural floor surface to the next structural floor surface directly above (where applicable: Includes the thickness of the floor slab or roof slab. all beams, ceiling bulkheads and /or any concrete structure in between) and subject to approved building plans.

No. of Car Parking Spaces:

Total 31 (Size: approximately 2.5m x 5.0m)
Including
2 nos. accessible car parking,
7 nos. car parking
11nos. double deck car parking

No. of Motor Cycle Parking Spaces :

3 nos.(Size: approximately 1.0m x2.4m)

No. of Lorry Parking Spaces:

2 nos. HGV (Size: approximately 3.5m x 11m)
5 nos. LGV (Size: approximately 3.5 x 7m)

No. of Passenger Lift :

5 nos.
(Provided by Hitachi)

Common Area

External Finishes

Building façade finished primarily with double glazed curtain wall system, aluminum cladding and aluminum architectural feature with LED lights. Podium external wall finished with stone cladding and aluminum feature. Other areas are laid with ceramic wall tiles or external paint.

Entrance and Main Lobby

Walls and floor finished with marble, metal features, timber laminate where applicable. Main lobby is fully air-conditioned with featured suspended false ceiling.

Typical Lift Lobby & Corridor

Typical lift lobby floors finished with patterned marble slabs. Wall finished with patterned marble, wood patterned laminate and metal features. Fully Air conditioned lift lobby with gypsum board false ceiling system, finished with emulsion paint and featured lights. Common corridor with suspended aluminum strip false ceiling. Corridor wall finished with marble and wall paper. 4 passenger lifts and 1 fireman lift are provided.

Male Toilet / Female Toilet / Accessible Toilet/Shower Room

Male and Female toilets fitted with high quality sanitary wares with sensor water tap and soap dispensers. Samsung Staron® acrylic solid surface countertop basin and mirror cabinet. Toilet cubical using Formica toilet cubical system. Ceiling finished with suspended aluminum false ceiling system. Ceramic basins installed at accessible toilets. Wall and floor finished with patterned marble finish. Shower room with patterned ceramic wall tiles and high quality shower mixer.

Security System

A CCTV system is installed at strategic locations throughout the building. Fire Services installations are installed in accordance with Fire Services Department's standard and requirements.

Telecommunications

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

Electricity Installation

1200amp 3 phase power supply for Ground floor commercial units- general lighting and power supply.
(Commercial unit 1- 160A TP, Commercial unit 2- 200A TP, Commercial unit 3- 800A TP)
400amp 3 phase power supply for 1st floor car parking- general lighting, power for EV charger, power for double deck car parking platform.
2nd floor commercial units- general lighting and power supply.
(Units No.1, 9, 16, 22 with 100A TP, others at 63A DP)
3rd floor units- general lighting and power supply.
(Units No.1, 10, 11, 12, 15, 23 with 63A TP, others at 63A DP)
5/F and 10/F each unit with 100A TP
6/F to 9/F each unit with 63A DP, unit with private toilet with 63A TP
TP- 3 phase power, DP – single phase power

Water Supply and Pipes

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

Water/Electricity Meters

Individual owner of Office and Commercial unit is connected to the main electricity power supply meter.
Individual units with private toilet, water meter are connected.

Remarks:-

The Vendor reserves the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above Fittings & Finishes Schedule.

All the above information and the others which are not listed are subject to the final plans to be approved by the relevant Government departments.
The fittings and finishes as listed above shall be in accordance with the terms of the Formal Agreement for Sale and Purchase and may have a slight variation in color, measurement, grain, texture and /or workmanship.

Individual Commercial/Office Units

Main Door

Glass entrance door with key lock, anodized copper color metal door frame and door handle.

Internal Finishes

Concrete wall and column with emulsion painted finish on plaster.
Partition block wall with emulsion paint finish on skim coating.

Ceiling System

Ceiling installed with aluminum false ceiling system and LED light panel.

Flooring

Cement sand screeding flooring.

Curtain Wall

Curtain wall system completed with fixed and operable glass windows.
Curtain wall is composed of single and double glazed energy saving low-E coated tempered glass.

Centralized Water-Cooled Packaged Air Conditioning Unit

Environmental friendly water cooling packaged air conditioners installed at each commercial and office units. 24 hours service centralized main radiator cooling units located on roof of the building. Individual owner will have the indoor units connected to his own electricity power supply at his own cost.

Individual Toilet

Selected unit provided with individual executive toilet fitted with high quality sanitary wares. Wall and floor finished with patterned marble slab finish. Samsung Staron® acrylic solid surface counter top with laminated wooden cabinet. Ceiling finished with suspended aluminum panel ceiling system with air inlet and exhaust. Shower area installed with tempered glass door partition and high quality shower mixer.

Drainage & Water Supply

For Individual toilet unit only drainage, installed and concealed/ semi-concealed copper pipes for potable water supply installed. Instant type electrical water heater provided.

Sprinkler system

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

Water/Electricity Meters

Individual owner of Office and Commercial unit is connected to the main electricity power supply meter.
Individual toilets unit only, water meter is connected.

Roof

Units with roof fitted with tempered glass door and glass balustrade. Floor with homogenous roof tiles, wall finished with ceramic tiles and aluminum cladding on external column and beam.

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