

Premises	: Shop 38&40 on G/F, Sierra Life (嶺 · 樂活), 72 Pak Wo Road, Fanling, New Territories
Area	: 147.33 s.m. (approx. 1,586 s.f.)
Monthly Rent	: Negotiable (Exclusive of government rates, management fee, air-conditioning fee and other outgoings)
Monthly Government Rates	: Subject to assessment by the Government and payable by the tenant
Monthly Air-Conditioning Fee	: HK\$13,955.- (from 07:00 to 22:00) (Subject to revision by the Landlord/ Property Manager and payable by the tenant)
Monthly Management Fee	: HK\$8,246.- (Subject to revision by the Landlord/ Property Manager and payable by the tenant)
Hand Over	: "As is" condition in accordance with approved General Building Plan
Available Date	: <b>Q1 2026</b> (Tentative and subject to vacant possession)



## Landlord's Provisions

### Floor Loading

5 KPA

### Headroom

5,000 mm (Floor to Floor)

### Fire Services

- Audio fire alarm & visual fire alarm
- Single layer sprinkler heads & Tee off for future extension
- Covered by arcade Hose Reel

### Plumbing for Shop Lavatory

Portable Water Pipe Size for Lav.	Portable Water Meter	Flushing Water Pipe Size for Lav.
Ø22mm	Ø15mm	Ø20mm

### Plumbing for Kitchen

Potable Water Pipe Size	Kitchen Hydrovent Water Supply Pipe Size
Ø35mm	Ø22mm

### Drainage

Drainage Down Stack for Kitchen	No. of Floor Drain (FD)/ Open Trap Gully (OTG) (Used as FD) for Lav. & Future Kitchen
3 nos. Ø40mm	1 nos. Ø150 mm FD (Kitchen) & 1 nos. Ø50 mm FD (Lav.)

### Grease Trap

Grease Trap Ref.	Grease Trap Size (W x L x H) & Grease Trap Cleansing Pump Pipe (Plug-off at 600mm AFFL) (Pump Station at G/F Loading & Unloading Area)
GT-05 at B1/F H/L (Suspended)	1,000 (W) x 2,000 (L) x 700 (H) (R.C. Concrete) & Ø80mm Pump Pipe

### Towngas

Gas Pipe Size
Ø50mm

Electrical Services

Size of Power Rating (A)	Lighting provision
160 TPN	Temporary lighting for Gov't inspection

MVAC in Kitchen Area

Exhaust Duct Size	Exhaust Louvre Size	Make-up Fresh Air Duct Size	Fresh Air Louvre Size	Chilled Water Pipe
1,000mm x 300mm	0.87 m <sup>2</sup>	850mm x 300mm	0.89 m <sup>2</sup>	Ø40mm (branch off from Ø65mm shop main)

MVAC for Shop/ Seating Area

Chilled Water Pipe Size	Fan Coil Units
Ø50mm (branch off from Ø65mm shop main)	FCU-08 X 1 no. (Cooling Cap: 9.30 kW) FCU-012 X 6 no. (Cooling Cap: 14.93 kW)

PAU for Shops

PAU Ref.	Pre-treat Fresh Air Duct Size
PAU-1-03	450 mm x 200 mm

Finishes

1. Cement sand smooth screed on floor
2. No finishes to wall, column and ceilings
3. Glass shop front to elevation facing shopping arcade

Other Provisions

1. CABD system
2. Telephone outlet

Remarks

1. Tenants are responsible to bear all fit-out and alteration costs including costs of upgrading the electricity supply, pipes and drainage etc., which are for the exclusive enjoyment of the tenant's premises.
2. Owing to site restriction and building services design, some building services ductworks and/or pipeworks must be run inside the leased Premises, although such pipeworks/ ductworks are not exclusively for the respective Premises. Landlord reserves the right of entry for future maintenance of these services ductworks.
3. Any modification of drainage, electrical, plumbing and fire services installations have to be carried out by the Landlord's nominated/specialist contractor(s) or other qualified contractor(s) approved by the Landlord at Tenant's expenses.
4. Tenant shall be responsible for the installation, future repair and maintenance, or replacement of the MVAC. All indoor and outdoor MVAC equipment and accessories including refrigerant pipework, insulation and any written approved alterations and additions shall be remained at the Premises in proper repair and condition upon expiration or earlier termination of the Tenancy Agreement.
5. Tenant has to apply for its owned telephone, electricity and water meter.
6. All information contained in this section is subject to change without further notice. Tenant shall have no claim for loss, compensation or abatement of rent in respect of the changes in Landlord's provisions.