

# 嶺樂活 Sierra Life

- Premises : Shop 10 on G/F, Sierra Life (嶺·樂活), 72 Pak Wo Road, Fanling, New Territories
- Area : **179.21 s.m.** (approx. 1,929 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\$16,975.-**  
*(Subject to revision by the Landlord/ Property Manager and payable by the tenant)*
- Monthly Management Fee : **HK\$10,031.-**  
*(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 : 1<sup>st</sup> Quarter of 2026  
*(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	Hose Reel
Yes	Yes	Yes. Covered by arcade HR

**Plumbing for Shop Lavatory**

Portable Water Pipe Size for Lav. & CR	Portable Water Meter	Flushing Water Pipe Size for Lav.
22mm	15mm	20mm

**Plumbing for Kitchen**

Kitchen Hydrovent Water Supply Pipe Size (Dry pipe only for future meter connection)	250L Water Tank at H/L Reserved for Hydrovent	Space Reserved for Hydrovent Water Meter
22mm (Meter by Tenant)	No (By Tenant)	Yes

**Drainage**

Drainage Down Stack for Kitchen	No. of Floor Drain (FD)/ Open Trap Gully (OTG) (Used as FD) for Lav. & Future Kitchen
3 nos. 40mm	1 nos. 150 mm FD (Kitchen) & 1 nos. 50 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-07 at B1/F H/L (Suspended)	1,000 (W) x 2,000 (L) x 700 (H) (R.C. Concrete) & 80mm Pump Pipe

**Towngas**

Gas Pipe Size
80mm

**Electrical Services**

Size of Power Rating (A)	Lighting provision
200 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
1,250mm x 350mm at G/F 2 nos. (950mm x 250mm) at 1/F	1.12 m <sup>2</sup>	1,200mm x 400mm	1.61 m <sup>2</sup>	50mm

**MVAC for Shop/ Seating Area**

Chilled Water Pipe Size	Fan Coil Units
65 mm	FCU-08 X 2 no. FCU-012 X 7 no.

**PAU for Shops**

PAU Ref.	Chilled Water Pipe Size for Seating Area	Pre-treat Fresh Air Duct Size
PAU-1-01	65 mm	550 mm x 200 mm

**Mechanical Ventilation for Lavatory**

Exhaust Duct Size	Exhaust Louvre Size	Exhaust Air Fan Capacity
150mm x 200mm	0.01 m <sup>2</sup>	107.42 m <sup>3</sup> / hour

**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.

# 嶺樂活 Sierra Life

- Premises : Shop 12&13A on G/F, Sierra Life (嶺·樂活), 72 Pak Wo Road, Fanling, New Territories
- Area : **217.14 s.m.** (approx. 2,337 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\$20,568.-**  
*(Subject to revision by the Landlord/ Property Manager and payable by the tenant)*
- Monthly Management Fee : **HK\$12,154.-**  
*(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 : 1<sup>st</sup> Quarter of 2026  
*(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	Hose Reel
Yes	Yes	Yes. Individual HR set shall be provided at the shop.

### Plumbing for Shop Lavatory

Portable Water Pipe Size for Lav. & CR	Portable Water Meter	Flushing Water Pipe Size for Lav.
22mm	15mm	20mm

### Plumbing for Kitchen

Kitchen Hydrovent Water Supply Pipe Size (Dry pipe only for future meter connection)	250L Water Tank at H/L Reserved for Hydrovent	Space Reserved for Hydrovent Water Meter
22mm (Meter by Tenant)	No (By Tenant)	Yes

### Drainage

Drainage Down Stack for Kitchen	No. of Floor Drain (FD)/ Open Trap Gully (OTG) (Used as FD) for Lav. & Future Kitchen
3 nos. 40mm	1 nos. 150 mm FD (Kitchen) & 1 nos. 50 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-06 at B1/F H/L (Suspended)	1,000 (W) x 2,000 (L) x 700 (H) (R.C. Concrete) & 80mm Pump Pipe

### Towngas

Gas Pipe Size
80mm

### Electrical Services

Size of Power Rating (A)	Lighting provision
400 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
1,300mm x 350mm at G/F 2 nos. (1,000mm x 250mm) at 1/F	1.39 m <sup>2</sup>	1,300mm x 350mm	1.69 m <sup>2</sup>	50mm

### MVAC for Shop/ Seating Area

Chilled Water Pipe Size	Fan Coil Units
80 mm	FCU-08 X 4 no. FCU-012 X 8 no.

### PAU for Shops

PAU Ref.	Chilled Water Pipe Size for Seating Area	Pre-treat Fresh Air Duct Size
PAU-1-01	65 mm	750 mm x 200 mm

### Mechanical Ventilation for Lavatory

Exhaust Duct Size	Exhaust Louvre Size	Exhaust Air Fan Capacity
150mm x 200mm	0.02 m <sup>2</sup>	149.99 m <sup>3</sup> / hour

### 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.
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