

# The Knowledge

TOPICAL RESEARCH PAPER | MARCH | 2010



## Serviced Apartment Overview

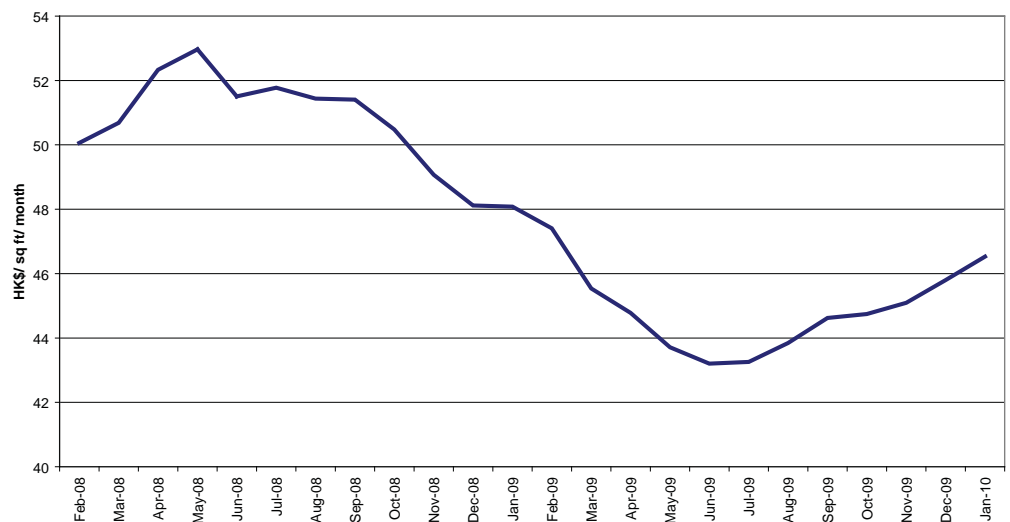


### MARKET HIGHLIGHTS

- Leasing activity in the Hong Kong residential market between October 2009 and February 2010 was sustained, compared to the period between June and October 2009, thanks to continual occupational demand, particularly from the finance sector. Meanwhile, an increasing number of enquires was observed during the period.
- The serviced apartment market saw a rising number of expatriates in Hong Kong working on a permanent basis. Since it has been increasingly difficult to find suitable properties for lease due to limited available stock on Hong Kong Island, tenants are subject to taking up longer lease terms in serviced apartment units.
- There was also sustainable demand from expatriates to work on a project basis for short terms of from 3 to 9 months, especially in the banking and finance industry.
- Due to growing needs for accommodation, landlords took a firmer stance on their asking rentals. In general, serviced apartment rents increased another 4.0% during October 2009 and January 2010, to an average of HK\$46.53 per sq ft per month in January 2010.
- The step up in policy tightening in Mainland China will pose no significant impact on the Hong Kong residential leasing market, as the increasing number of overseas companies who prefer to set up their business in Hong Kong before exploring further into the Mainland China and Asian market is the key pillar supporting residential leasing demand. In line with the traditional residential leasing market, serviced apartment rentals are expected to increase by more than 10% over the next 12 months.

Since it has been increasingly difficult to find suitable properties for lease due to limited available stock on Hong Kong Island, tenants are subject to taking up longer lease terms in serviced apartment units

#### HONG KONG SERVICED APARTMENT RENTAL TREND



Source: Colliers International (Hong Kong) Limited

### INTRODUCTION

Leasing activity in the Hong Kong residential market between October 2009 and February 2010 was sustained, compared to the period between June and October 2009, thanks to continual occupational demand, particularly from the finance sector. Meanwhile, an increasing number of enquires was observed during the period.

### MARKET PICKING UP

Hong Kong has been benefiting from a substantial volume of business opportunities. However, these overseas companies remained cautious as individual economic segments, such as the external trade sector, have not yet fully returned to a recovery level. Housing budgets for their senior executives typically ranged from HK\$90,000 to HK\$160,000 per month.

In view of growing demand in the sales market, more owners put up their leasing properties for sale rather than for lease. As such, there was a reduction of leasing stock in the market place. Coupled with sustainable rising demand for luxury residential property, landlords were able to raise their asking rentals during the period. In general, the average luxury rents recorded a further growth of 5.9% from HK\$36.64 per sq ft per month in October 2009, to HK\$38.78 per sq ft per month as of January 2010.

### HIGHER DEMAND FOR SERVICED APARTMENTS

The serviced apartment market saw a rising number of expatriates in Hong Kong working on a permanent basis. The overall reduction in property stock for rent provides support for the leasing of serviced apartments. Serviced apartment units continued to be a preferred choice among newly arrived expatriates for temporary accommodation before committing to permanent residences. Since it has been increasingly difficult to find suitable properties for lease due to limited available stock on Hong Kong Island, tenants are subject to taking up longer lease terms in serviced apartment units.

Meanwhile, there was sustained demand from expatriates to work on a project basis for short terms of from 3 to 9 months, particularly in the banking and finance industry. Many companies prefer serviced apartments, as it is regarded as one of the most cost-effective options for short-to medium-term stays in Hong Kong, subject to flexible lease terms without paying high premium room charges, especially when the business and economic environment is subject to uncertainties. In general, the serviced apartment market achieved an occupancy rate of about 80% in February 2010.

SERVICED APARTMENTS (BY LENGTH OF LEASE TERM)

TERM	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 (JAN)	AVERAGE
<b>SHORT LEASES</b>	<b>56%</b>	<b>71%</b>	<b>54%</b>	<b>58%</b>	<b>66%</b>	<b>64%</b>	<b>69%</b>	<b>56%</b>	<b>74%</b>	<b>84%</b>	<b>81%</b>	<b>71%</b>	<b>50%</b>	<b>67%</b>
SHORTER THAN 2 WEEKS	0%	0%	2%	0%	2%	2%	0%	0%	0%	0%	1%	2%	0%	1%
2 WEEKS TO 1 MONTH	8%	8%	0%	2%	2%	2%	0%	0%	1%	0%	0%	0%	0%	2%
1 - 3 MONTHS	44%	54%	31%	48%	53%	38%	62%	46%	60%	73%	66%	60%	30%	53%
3 - 6 MONTHS	4%	8%	21%	8%	10%	21%	7%	10%	13%	12%	15%	9%	20%	12%
<b>LONG LEASES</b>	<b>44%</b>	<b>29%</b>	<b>46%</b>	<b>42%</b>	<b>34%</b>	<b>36%</b>	<b>31%</b>	<b>44%</b>	<b>26%</b>	<b>16%</b>	<b>19%</b>	<b>29%</b>	<b>50%</b>	<b>33%</b>
6 - 12 MONTHS	16%	4%	15%	15%	19%	4%	7%	7%	11%	8%	6%	11%	30%	10%

Source: Colliers International (Hong Kong) Limited

In general, rentals in the serviced apartment market rose another 4.0%, from HK\$44.74 per sq ft per month in October 2009 to HK\$46.53 per sq ft per month in January 2010



**SHORT-TERM LEASE**

According to our research, the number of short leases (i.e. with leasing terms of six months or less) concluded in 2009 constituted 71% of the pie, above its long-term average at 67%. The leasing term of one to three months was the most popular, accounting for 60% of all short leases. In January 2010, the number of short leases accounted for 50%. The drop was due to an increase in demand for serviced apartment units with leasing terms of six months or above.

**LANDLORDS' APPROACH**

In view of the growing needs for accommodation for both project-based staff and permanent expatriates, landlords took a firm stance on their asking rentals.

**TENANTS' PREFERENCE**

Companies are still cautious, as the economy has not fully recovered. Housing budgets for junior staff typically range from HK\$15,000 to HK\$25,000 per month as of February 2010, while those for senior executives range from HK\$50,000 to HK\$100,000 per month. In terms of demand for room types, studio and

one-bedroom serviced apartment units remain the most popular amongst both existing and prospective tenants.

**SERVICED APARTMENT RENTALS**

The average rentals of serviced apartment units increased across the board, including the sub-markets, in both core and decentralized locations. In general, rentals in the serviced apartment market rose another 4.0%, from HK\$44.74 per sq ft per month in October 2009 to HK\$46.53 per sq ft per month in January 2010.

Looking at the breakdown, serviced apartment rents in the middle-tier group, with rentals ranging from HK\$25,000 to HK\$70,000 per month, showed the strongest growth, of 7.1% between October 2009 and January 2010, to HK\$44.29 per sq ft per month in January 2010. This was underpinned by serviced apartment units in centralized locations in the middle-tier group, which had experienced the largest rental growth of 11.1% during the same period, to HK\$48.34 per sq ft per month in January 2010. This was a result of strong demand from the banking and finance industry.

**SUPPLY CONDITIONS**

On the supply front, a renovated serviced apartment building - Orchid, located at 22 Mosque Street in Mid-levels - resumed business in December 2009. The development offers 54 one-bedroom units and one penthouse, with a unit size of 480 sq ft and 1,170 sq ft, respectively. Rentals for standard suites are ranging from HK\$18,500 - HK\$25,000 per month, while the penthouse is renting at HK\$60,800 per month.

TRANSACTION BREAKDOWN (BY REGION)

TERM	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 (JAN)	AVERAGE
HONG KONG CENTRAL	88%	58%	31%	83%	39%	51%	31%	55%	61%	53%	57%	55%	80%	55%
HONG KONG EAST	4%	4%	19%	4%	3%	2%	10%	13%	15%	16%	12%	15%	10%	10%
HONG KONG WEST	0%	0%	33%	12%	12%	17%	17%	10%	0%	4%	6%	3%	0%	9%
HONG KONG SOUTH	8%	29%	8%	2%	29%	26%	21%	11%	14%	16%	10%	10%	0%	15%
TSIM SHA TSUI	0%	8%	6%	0%	14%	4%	17%	9%	8%	10%	8%	9%	0%	8%
TSIM SHA TSUI EAST & HUNG HOM	0%	0%	2%	0%	3%	0%	2%	2%	0%	0%	0%	0%	0%	1%
WEST KOWLOON	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	8%	7%	10%	1%
NEW TERRITORIES	0%	0%	0%	0%	0%	0%	2%	0%	1%	0%	0%	0%	0%	0%

Source: Colliers International (Hong Kong) Limited

*In line with the traditional residential leasing market, serviced apartment rentals are expected to increase by more than 10% over the next 12 months*

In view of the tight supply situation of large serviced apartment units in the market place, The Residences of Repulse Bay is expected to meet the demand for large serviced apartments of two and three bedrooms, with unit sizes of 1,800 sq ft and upward. The Chinachem Group's The Residences of Repulse Bay, located at 129 Repulse Bay Road, was originally built as a luxury residential project for sale. Scheduled to open in April 2010, one-third of the units are for serviced apartment leasing and the remaining two-thirds are for traditional residential leasing.



**MARKET OUTLOOK**

The step up in policy tightening in Mainland China will pose no significant impact on the Hong Kong residential leasing market. Given the sustained recovery in the banking and finance sector and improved Hong Kong economic fundamentals, the residential leasing market will stage further growth in 2010. Meanwhile, the serviced apartment market is expected to see sustainable demand growth on the back of a growing number of business opportunities with overseas companies, who prefer to set up their business in Hong Kong before exploring further into the Mainland China market. Moreover, the prevailing trend of labour mobility around the globe has prompted rising demand for short- to medium-term accommodation for project-based expatriates. In line with the traditional residential leasing market, serviced apartment rentals are expected to increase by more than 10% over the next 12 months.

## APPENDIX I

## KEY SERVICED APARTMENTS

PROPERTY	ADDRESS	DISTRICT	Page No
<b>HONG KONG ISLAND</b>			
Abeo	100 Shek Pai Wan Road, Aberdeen	Aberdeen	7
Pacific Place Apartment	88 Queensway, Admiralty	Admiralty	8
Apartment O	5 Hoi Ping Road, Causeway Bay	Causeway Bay	9
25 Lan Fong Road	25 Lan Fong Road	Causeway Bay	10
Lanson Place	133 Leighton Road, Causeway Bay	Causeway Bay	11
Regent Heights <i>(Temporarily closed for renovation)</i>	11-17 Tung Lo Wan Road, Causeway Bay	Causeway Bay	12
Shama Causeway Bay	8 Russell Street, Causeway Bay	Causeway Bay	13
V Causeway Bay	9 Yee Wo Street, Causeway Bay	Causeway Bay	14
V Causeway Bay 2	25 Tung Lo Wan Road, Causeway Bay	Causeway Bay	15
Central 88	88 Des Voeux Road Central, Central	Central	16
Erba	284 Queen's Road Central	Central	17
Excellent Soho	4-5 Wo On Lane, Central	Central	18
Four Seasons Place	8 Finance Street, Central	Central	19
Ice House Central	38 Ice House Street, Central	Central	20
Ovolo	2 Arbuthnot Road, Central	Central	21
Peach Blossom	15 Mosque Street, Central	Central	22
Shama Central	26 Peel Street, Central	Central	23
Shama Hollywood	52 Hollywood Road, Central	Central	24
Shama Soho <i>(Temporarily closed for renovation)</i>	9-11 Staunton Street, Central	Central	25
Soho Plus	6-7 Wo On Lane, Central	Central	26
The Bauhinia	119-121 Connaught Road, Central	Central	27
Treasure View - Soho	10-12 Staunton Street, Central	Central	28
Eaton House, Blue Pool Road Apartment	100 Blue Pool Road, Happy Valley	Happy Valley	29
Eaton House, Village Road Apartment	4H Village Road, Happy Valley	Happy Valley	30
Happy Valley 88	42 Blue Pool Road, Happy Valley	Happy Valley	31
The Ellipsis	5-7 Blue Pool Road, Happy Valley	Happy Valley	32
Treasure View Happy Valley	22 Sing Woo Road, Happy Valley	Happy Valley	33
V Happy Valley	68 Sing Woo Road, Happy Valley	Happy Valley	34
KUSH-LIVING, High Street 111	111 High Street, Kennedy Town	Kennedy Town	35
Manhattan Heights	28 New Praya, Kennedy Town	Kennedy Town	36
2 MacDonnell Road	2 MacDonnell Road, Mid-levels	Mid-levels	37
Lily Court I & II	28 Robinson Road, Mid-levels	Mid-levels	38
Orchid	22 Mosque Street, Mid-levels	Mid-levels	39
Shama Mid-levels	8 Hospital Road, Mid-levels	Mid-levels	40

# APPENDIX I

## KEY SERVICED APARTMENTS

PROPERTY	ADDRESS	DISTRICT	Page No
<b>HONG KONG ISLAND</b>			
Domus Mercury	23 Mercury Street, North Point	North Point	41
Harbour Grand Hong Kong	23 Oil Street, North Point	North Point	42
Shama Fortress Hill	147-151 King's Road, North Point	North Point	43
Kornhill Apartments	2 Kornhill Road, Quarry Bay	Quarry Bay	44
Domus U	79 Pok Fu lam Road, Pok Fu Lam	Pok Fu Lam	45
De Ricou, The Repulse Bay	109-110 Repulse Bay Road, Repulse Bay	Repulse Bay	46
Hong Kong Parkview	88 Tai Tam Reservoir Road, Repulse Bay	Repulse Bay	47
338 Apartment	338 Queen's Road Central, Sheung Wan	Sheung Wan	48
Chi 120	120 Connaught Road West, Sheung Wan	Sheung Wan	49
Como Como	118 Hollywood Road, Sheung Wan	Sheung Wan	50
Domus Queen's	123 Queen's Road West, Sheung Wan	Sheung Wan	51
KUSH-LIVING, Des Voeux Rd West 255	255 Des Voeux Road, Sheung Wan	Sheung Wan	52
KUSH-LIVING, Hollywood Rd 222	222 Hollywood Road, Sheung Wan	Sheung Wan	53
Le Rivage	138 Connaught Road West, Sheung Wan	Sheung Wan	54
Soho 69	69 Hollywood Road, Sheung Wan	Sheung Wan	55
The Putman	202 Queen's Road Central, Sheung Wan	Sheung Wan	56
Treasure View - Sheung Wan	68 Wing Lok Street, Sheung Wan	Sheung Wan	57
Eaton House, Wanchai Apartment	3-5 Wanchai Gap Road, Wan Chai	Wan Chai	58
Fraser Suites Hong Kong	74-80 Johnston Road, Wan Chai	Wan Chai	59
GardenEast	222 Queen's Road East, Wan Chai	Wan Chai	60
Kapok Apartment	28 Harbour Road, Wan Chai	Wan Chai	61
Luard on The Park	5 Luard Road, Wan Chai	Wan Chai	62
Shama Wanchai	1-3 Sik On Street, Wan Chai	Wan Chai	63
The Burlington	51-53 Hennessy Road, Wan Chai	Wan Chai	64
V Wanchai	180 Jaffe Road, Wan Chai	Wan Chai	65
<b>KOWLOON</b>			
Chi 314	314 Nathan Road, Jordan	Jordan	66
Gateway Apartments	Harbour City, Tsim Sha Tsui	Tsim Sha Tsui	67
Shama Tsim Sha Tsui	74-78 Nathan Road, Tsim Sha Tsui	Tsim Sha Tsui	68
Chi 279	279 Shanghai Street, Yau Ma Tei	Yau Ma Tei	69
Chi 393	393 Shanghai Street, Yau Ma Tei	Yau Ma Tei	70
The HarbourView Place	1 Austin Road West, Kowloon	West Kowloon	71

## Abeo

100 Shek Pai Wan Road, Aberdeen, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	200	\$11,500 up	Included in rentals
Suite	300	\$12,500 up	Included in rentals
1 Bedroom	500	\$16,000 - \$22,000	Included in rentals
<b>Total number of units</b>	<b>52</b>		

### Terms and Conditions

- ◆ Lease Term : Daily / Monthly (1-12 months)
- ◆ Deposit : The sum of rental for daily rental  
One month deposit is required for less than 3 months lease  
Two months deposit is required for 3 months or more
- ◆ Payment : Plus 10% surcharge, direct debit, wire transfer, cheque, credit card ( Plus 2% VISA / Master and plus 3% for AE)

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Beauty Salon          | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input checked="" type="checkbox"/> Video shop | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms           | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop              | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park              |   |   |

### Additional Information

- ◆ Complimentary newspaper
- ◆ Complimentary storage
- ◆ Grocery service
- ◆ iPod dock, Xbox game, WiFi and more than 30 TV channels
- ◆ Food and beverage facilities
- ◆ Welcome tray with L'Occitane toiletry items
- ◆ Le Meridien Membership for longer than 3 months lease

Remarks: All rates are subject to change without any prior notice

## Pacific Place Apartment

88 Queensway, Admiralty, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	1,220 - 1,300	\$69,800 - \$79,000	Included in rentals
2 Bedrooms	1,750 - 1,920	\$101,000 - \$119,000	Included in rentals
3 Bedroom suite	2,650	\$180,000 - \$199,500	Included in rentals
<b>Total number of units</b>	<b>270</b>		

### Terms and Conditions

- ◆ Lease Term : 1 months to 2 years
- ◆ Deposit : 1 to 3 months
- ◆ Payment : By cheque, T/T, autopay prior to commencement

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Washing machine | <input type="checkbox"/> Tumble dryer            | <input checked="" type="checkbox"/> Air conditioner (reverse cycle) |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                  | <input checked="" type="checkbox"/> Refrigerator                    |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV | <input checked="" type="checkbox"/> Cable TV                        |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                | <input checked="" type="checkbox"/> Telephone                       |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine             | <input checked="" type="checkbox"/> Stove                           |
| <input checked="" type="checkbox"/> Oven            | <input checked="" type="checkbox"/> Microwave    | <input checked="" type="checkbox"/> Toaster oven                    |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery     | <input checked="" type="checkbox"/> Cooking utensils                |

#### General Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Swimming pool      | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Beauty Salon        | <input checked="" type="checkbox"/> Jacuzzi     | <input checked="" type="checkbox"/> Solariums      |
| <input type="checkbox"/> Video shop          | <input checked="" type="checkbox"/> Sauna rooms | <input checked="" type="checkbox"/> Massage clinic |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges           | <input type="checkbox"/> Billiards / snooker room  |
| <input type="checkbox"/> Pro shop            | <input type="checkbox"/> Sun decks              | <input type="checkbox"/> Food and beverage lounge* |
| <input checked="" type="checkbox"/> Car park |   |  |

### Additional Information

- ◆ Monthly rent includes regular housekeeping service, use of hotel pool and health club facilities, and air-conditioning
- ◆ No alterations to premise is allowed
- ◆ Peak/city/harbour view
- ◆ 270 suites provided

Remarks: All rates are subject to change without any prior notice

## Apartment O

5 Hoi Ping Road, Causeway Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	1,020	\$83,000 up	Nil
2 Bedrooms and study room	1,380 - 1,500	\$80,000 up	Nil
<b>Total number of units</b>	<b>15</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month
- ◆ Deposit : 1 month
- ◆ Payment : Cash, cheque and credit card with charges

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Now TV           |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room            |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |  |

### Additional Information

- ◆ Pet friendly

Remarks: All rates are subject to change without any prior notice

## 25 Lan Fong Road

25 Lan Fong Road, Causeway Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	411 - 480	\$18,500 up	Nil
1 Bedroom	535 - 738	\$29,900 up	Nil
<b>Total number of units</b>	<b>13</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 24 months
- ◆ Deposit : 1 month rental
- ◆ Payment : Cash, cheque and credit card with charges

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Now TV           |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Daily maid and cleaning service, linen and towel change
- ◆ NOW TV, broadband

Remarks: All rates are subject to change without any prior notice

## Lanson Place

133, Leighton Road, Causeway Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	380 - 590	\$28,500 + 10%	Included in rentals
1 Bedroom	1,000	\$65,000 + 10%	Included in rentals
2 Bedrooms	1,500 - 1,900	\$80,000 + 10%	Included in rentals
<b>Total number of units</b>	<b>194</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Deposit is not required for less than 3 months stay, 1 month deposit is required if the lease is over 3 months
- ◆ Payment : Monthly rent includes management / service fees and water charges
- ◆ The above room rates are subject to 10% service charge and 3% government tax

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner               |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator                  |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV                      |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone                     |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove                         |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                             |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils (on request) |

#### General Facilities

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Gymnasium (24 hours) | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court                    | <input type="checkbox"/> Aerobic room                             | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                          | <input checked="" type="checkbox"/> Self service laundry & drying |   |

#### Services

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe        | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service (Mon-Fri) | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room            |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |  |

### Additional Information

- ◆ Broadband internet access
- ◆ Welcome grocery starter package
- ◆ Complimentary light breakfast at the Resident's Lounge
- ◆ Inroom CD & DVD player
- ◆ Free use of DVD movie library

Remarks: All rates are subject to change without any prior notice

## Regent Heights

11-17 Tung Lo Wan Road, Causeway Bay, Hong Kong

(Temporarily closed for renovation)

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	218 - 303	\$8,500 up	Included in rentals
Skyline Suite (with terrace)	295 - 475	\$14,500 up	Included in rentals
Superior 1-Bedroom Suite	515 - 628	\$17,500 up	Included in rentals
Superior 2-Bedroom Suite	688	\$23,000 up	Included in rentals
<b>Total number of units</b>	<b>183</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1 month's license fee for lease term less than 6 months  
2 months' license fee for lease term 6 months or above;  
\$1,000-\$2,000 electricity deposit is required
- ◆ Payment : Monthly license fee includes management fee, Government rates, Cable TV, direct local telephone line, broadband internet fee, maid and linen services, water and sewage charges but exclusive of electricity and IDD calls  
Rates are subject to change without prior notice

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Washing machine         | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner       |
| <input checked="" type="checkbox"/> Dehumidifier | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator          |
| <input checked="" type="checkbox"/> TV set       | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV (on request) |
| <input type="checkbox"/> Surveillance TV         | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone             |
| <input checked="" type="checkbox"/> IDD          | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Hot plate             |
| <input type="checkbox"/> Conventional oven       | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                     |
| <input checked="" type="checkbox"/> Cutlery      | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils      |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |  |                                       |  |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                 |
| <input type="checkbox"/> Video shop              | <input type="checkbox"/> Sauna rooms  | <input checked="" type="checkbox"/> Massage clinic |
| <input type="checkbox"/> Steam rooms             | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room  |
| <input type="checkbox"/> Pro shop                | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge  |
| <input type="checkbox"/> Car park                |                                       |  |

### Additional Information

- ◆ Private terraces available at Skyline Suites
- ◆ Maid service twice a week and linen change once a week

Remarks: All rates are subject to change without any prior notice

## Shama Causeway Bay

8 Russell Street, Causeway Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	380 - 395	\$26,200 - \$27,200	Included in rentals
One bedroom	570 - 735	\$36,300 - \$41,800	Included in rentals
Luxury one bedroom	770 - 1,020	\$44,000 - \$58,000	Included in rentals
Two bedrooms	1,170 - 1,430	\$63,000 - \$75,000	Included in rentals
<b>Total number of units</b>	<b>110</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |   |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities a a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.

Remarks: All rates are subject to change without any prior notice

## V Causeway Bay

9 Yee Wo Street, Causeway Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	230 - 480	\$11,800 - \$24,000	Nil
1 bedroom	550 - 680	\$25,000 - \$30,000	Nil
2 bedroom	700 - 850	\$40,000 - \$48,000	Nil
Penthouse	1,100 - 1,600	\$55,000 - \$65,000	Nil
<b>Total number of units</b>	<b>133</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 24 months
- ◆ Deposit : 1-month rental
- ◆ Payment : Cash, cheque, bank-in  
Credit Cards: VA, MC (+3%), AE (+3.5%)

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine         | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set                  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Now TV           |
| <input checked="" type="checkbox"/> Surveillance TV (lobby) | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD                     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven                  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery                 | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Dry cleaning and valet services     | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* at California Fitness (free)

### Additional Information

- ◆ Non-smoking building
- ◆ In-house VCD/DVD movie library

Remarks: All rates are subject to change without any prior notice

## V Causeway Bay 2

25 Tung Lo Wan Road, Causeway Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Luxe 1 bedroom	900	\$38,000 to \$42,000	Included in rentals
Magic 2 bedrooms	900	\$41,000 to \$46,000	Included in rentals
Dream 2 bedrooms	900	\$42,000 to \$47,000	Included in rentals
Grand Suite	1,500	\$72,000	Included in rentals
<b>Total number of units</b>	<b>20</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 24 months
- ◆ Deposit : 1-month rental
- ◆ Payment : Cash, cheque, bank-in  
Credit Cards: VA, MC (+3%), AE (+3.5%)

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater       | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV            | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine             | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input type="checkbox"/> Microwave oven          | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery     | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* at California Fitness

Remarks: All rates are subject to change without any prior notice

## Central 88

88 Des Voeux Road Central, Hong Hong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	440 - 530	\$23,000 - \$25,000	Included in rentals
1 Bedroom	570 - 630	\$27,000 up	Included in rentals
2 Bedrooms	1,010 - 1,430	\$50,000 - \$70,000	Included in rentals
<b>Total number of units</b>	<b>74</b>		

### Terms and Conditions

- ◆ Lease term : Minimum one month
- ◆ Deposit : One month deposit is required for less than 5 months lease  
One and half months deposit is required for 6 months lease and up
- ◆ Payment : Monthly rent includes management fee and 3% of Government rates

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Electric hob                |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ A complimentary airport limousine pick up on arrival
- ◆ A complimentary breakfast (Mon-Sat)
- ◆ A complimentary gym membership would be arranged for 3-month lease and up
- ◆ Broadband internet at free of charge

Remarks: All rates are subject to change without any prior notice

## Erba

284 Queen's Road Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	500	\$24,000 - \$26,000	Included in rentals
One bedroom	1,000	\$35,500 - \$39,500	Included in rentals
<b>Total number of units</b>	<b>24</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 12 months
- ◆ Deposit : 1 months' rent for lease shorter than 3 months  
2 months' rent for lease of 3 months or above
- ◆ Payment : Monthly rent inclusive of management fee, service charge, Government rates and taxes, but exclusive of IDD calls.  
Rates are subject to change without prior notice.

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater       | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV            | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input checked="" type="checkbox"/> Intercom     | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input checked="" type="checkbox"/> Fax machine  | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input type="checkbox"/> Microwave oven          | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery     | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Complimentary newspaper
- ◆ California membership for lease longer than 3 months

Remarks: All rates are subject to change without any prior notice

## Excellent Soho

4-5 Wo On Lane, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	500	\$12,800 up	Included in rentals
<b>Total number of units</b>	<b>9</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD    | <input type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Room cleaning service

Remarks: All rates are subject to change without any prior notice

## Four Seasons Place

8 Finance Street, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	547 - 699	\$46,000 up	Included in rentals
1 Bedroom	903 - 1,167	\$65,500 up	Included in rentals
2 Bedrooms	1,433 & 1,490	\$107,000 up	Included in rentals
3 Bedrooms	1,867	\$178,000 up	Included in rentals
<b>Total number of units</b>	<b>519</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month to 12 months
- ◆ Deposit : Company Contract - Below 7 months : 1 month's room rate  
From 7 to 12 months : 2 months' room rate  
Personal Contract - 2 months' room rate
- ◆ Payment : Includes management fees, Government rates, hotel tax, electricity, water supply, air-conditioning, local calls fax line, kitchenette, cutlery, housekeeping and linen

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Electric hob     |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster          |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                             | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying |   |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Beauty Salon | <input checked="" type="checkbox"/> Jacuzzi     | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop              | <input checked="" type="checkbox"/> Sauna rooms | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms             | <input type="checkbox"/> Cold plunges           | <input type="checkbox"/> Billiards / snooker room            |
| <input checked="" type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks   | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park     |   |  |

### Additional Information

- ◆ Broadband service at approx. \$500 per month
- ◆ Personal storage space [1.2 m(H) x 1.2 m (W) x 0.7 m (D)] at \$1,200 per month
- ◆ Carpark at approx. \$5,200 per month
- ◆ Access to hotel swimming pool, fitness centre & spa vitality lounge: monthly pass at HK\$5,000 per person & day pass at HK\$500 per person
- ◆ Daily maid service (except Sundays & Public holidays), linen change three times a week

Remarks: All rates are subject to change without any prior notice

## Ice House

38 Ice House Street, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	220 - 450	\$18,000 up	Nil
One bedroom	650 - 750	\$30,000 up	Nil
<b>Total number of units</b>	<b>64</b>		

### Terms and Conditions

- ◆ Lease Term : Daily / monthly
- ◆ Deposit : Company lease - 1 month deposit, individual lease - 1 month deposit + credit card
- ◆ Payment : Cash, cheque and credit card

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Now TV           |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input type="checkbox"/> Telephone                   |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe (on request) | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service                 | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Non-smoking building

Remarks: All rates are subject to change without any prior notice

# OVOLO

2 Arbuthnot Road, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	1,200	\$45,000 - \$55,000	Included in rentals
<b>Total number of units</b>	<b>21</b>		

## Terms and Conditions

- ◆ Lease Term : 1 month - 12 months
- ◆ Deposit : 1 month's rent for lease shorter than 3 months  
2 months' rent for lease of 3 months or above
- ◆ Payment : Monthly rent includes management fee, Government rates, Government rents

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV            | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input checked="" type="checkbox"/> Fax machine    | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |  |

### Services

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

### Other Facilities

- |                                       |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input checked="" type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room            |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |  |

## Additional Information

- ◆ Complimentary newspaper & bakery items
- ◆ Complimentary extra storage
- ◆ Groceries service
- ◆ 10% discount for F & B facilities
- ◆ iPod dock, Xbox game, WiFi and more than 30 TV channels
- ◆ Welcome tray with L'Occitane toiletry items
- ◆ California Gym membership

Remarks: All rates are subject to change without any prior notice

## Peach Blossom

15 Mosque Street, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	560 - 680	\$22,000 - \$25,800	Included in rentals
<b>Total number of units</b>	<b>50</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : No deposit required, \$2,000 deposit for IDD and laundry
- ◆ Payment : Monthly rent includes all utilities (electricity, gas, water, local telephone calls), service charge and government charge

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Washing machine    | <input checked="" type="checkbox"/> Tumble dryer            | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater                  | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV            | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input checked="" type="checkbox"/> Intercom                | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine                        | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven          | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery                | <input checked="" type="checkbox"/> Cooking utensils |
| <input type="checkbox"/> Full audio-visual  | <input checked="" type="checkbox"/> Free broadband internet | <input checked="" type="checkbox"/> Newspaper        |

#### General Facilities

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |   |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                         |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic                    |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room          |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks            | <input type="checkbox"/> Food and beverage lounge          |
| <input type="checkbox"/> Car park     | <input checked="" type="checkbox"/> Wine Shop | <input checked="" type="checkbox"/> In room dining service |

### Additional Information

- ◆ Maid services are provided daily (except Sunday and public holidays) and bed linen is changed twice a week
- ◆ Specialist shops for food, wines, flowers and gifts are just around the corner

Remarks: All rates are subject to change without any prior notice

## Shama Central

26 Peel Street, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	500	\$28,500 - \$29,900	Included in rentals
1 Bedroom	750	\$38,000 - \$42,000	Included in rentals
Luxury 1 Bedroom	1,000	\$46,000 - \$52,000	Included in rentals
2 Bedrooms	1,250	\$71,000 up	Included in rentals
<b>Total number of units</b>	<b>56</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |   |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities on a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.

Remarks: All rates are subject to change without any prior notice

## Shama Hollywood

52 Hollywood Road, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	580	\$32,000 - \$34,700	Included in rentals
I Bedroom with Terrace	580	\$42,000	Included in rentals
<b>Total number of units</b>	<b>11</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input checked="" type="checkbox"/> Fax machine    | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities a a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.

Remarks: All rates are subject to change without any prior notice

## Shama SOHO

9-11 Staunton Street, Central, Hong Kong

(Temporarily closed for renovation)

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studios with Balcony	500	-	Included in rentals
One bedroom	500 - 700	-	Included in rentals
Two bedrooms with Terrace	700	-	Included in rentals
<b>Total number of units</b>	<b>10</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |   |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities on a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.
- ◆ Pet friendly

Remarks: All rates are subject to change without any prior notice

## Soho Plus

6-7 Wo On Lane, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	600	\$18,000 up	Included in rentals
<b>Total number of units</b>	<b>5</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD    | <input type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input type="checkbox"/> Maid service    | <input type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Room cleaning service

Remarks: All rates are subject to change without any prior notice

# The Bauhinia

119 -121 Connaught Road, Central, Hong Hong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	555	\$19,000 - \$24,000	Included in rentals
Enlarge Studio	876 - 900	\$25,000 - \$35,000	Included in rentals
1 Bedroom	555	\$15,000 - \$22,000	Included in rentals
2 Bedrooms	870 - 900	\$20,000 - \$32,000	Included in rentals
<b>Total number of units</b>	<b>Over 100</b>		

## Terms and Conditions

- ◆ Lease term : One month up
- ◆ Deposit : Monthly rent, no deposit required
- ◆ Payment : One Month's advance payment, plus half share of stamp duty

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine* (2-in-1) | <input checked="" type="checkbox"/> Tumble dryer*  | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                         | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> LCD TV                    | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV (free)  |
| <input type="checkbox"/> Surveillance TV                      | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD (on request)          | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Electric hob                |
| <input type="checkbox"/> Conventional oven                    | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven (on request)   |
| <input checked="" type="checkbox"/> Cutlery                   | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court           |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room        |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying | <input checked="" type="checkbox"/> Roof garden |

### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services     | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* In some units only

## Additional Information

- ◆ Monthly rental are inclusive of government rates, management fees and utilities charges and services & garbage collection
- ◆ Daily maid service (except Sundays and the Chinese New year holidays)
- ◆ Linen change twice a week
- ◆ Roof garden provides magnificent harbour view
- ◆ Guest lounge with massage chairs, reading corner and free web surfing point

Remarks: All rates are subject to change without any prior notice

## Treasure View - Soho

10-12 Staunton Street, Central, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	719	\$27,000 - \$32,000	Included in rentals
2 Bedrooms	719	\$26,000 - \$29,000	Included in rentals
<b>Total number of units</b>	<b>22</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, local telephone line and unlimited broadband service

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV              | <input type="checkbox"/> Cable TV                    |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD    | <input checked="" type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

Remarks: All rates are subject to change without any prior notice

## Eaton House Blue Pool Road Apartments

100 Blue Pool Road, Happy Valley, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	497	\$22,250 up	\$3,050
1 Bedroom	615 - 688	\$27,720 up	\$3,650
2 Bedrooms	688 - 1,185	\$30,620 up	\$3,950 - \$5,900
<b>Total number of units</b>	<b>55</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 2 years
- ◆ Deposit : 1 month deposit for lease less than 9 months  
2 months deposit for lease of 9 months and up
- ◆ Payment : Monthly rental includes Government rates, water supply, Town gas, local calls & broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Free use of outdoor pool (summer) and gymnasium
- ◆ Daily maid service (exclusive of Sunday and public holidays)
- ◆ Linen change twice a week; towels change three times a week
- ◆ Electricity charge on consumption basis

Remarks: All rates are subject to change without any prior notice

## Eaton House Village Road Apartments

4H Village Road, Happy Valley, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	383 - 570	\$16,810 up	\$2,800 - \$3,650
1 Bedrooms	481 - 573	\$19,750 up	\$3,300 - \$3,650
<b>Total number of units</b>	<b>50</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 2 years
- ◆ Deposit : 1 month deposit for lease less than 9 months  
2 months deposit for lease of 9 months and up
- ◆ Payment : Monthly rental includes Government rates, water supply, Town gas, local calls & broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine              | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV              | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon        | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop          | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop            | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park |                                       |   |

### Additional Information

- ◆ Daily maid service (exclusive of Sunday and public holidays)
- ◆ Linen change twice a week; towels change three times a week
- ◆ Electricity charge on consumption basis

Remarks: All rates are subject to change without any prior notice

# Happy Valley 88

42 Blue Pool Road, Happy Valley, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	620	\$23,088 up	Included in rentals
I Bedroom with balcony	660	\$23,088 up	Included in rentals
<b>Total number of units</b>	<b>74</b>		

## Terms and Conditions

- ◆ Lease term : Minimum one month
- ◆ Deposit : One month deposit is required for less than 5 months lease  
One and half months deposit is required for 6 months lease and up
- ◆ Payment : Monthly rent includes management fee and Government rates

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> 42" Plasma TV   | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Electric Hob                |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

### Services

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Dry cleaning and valet services     | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

### Other Facilities

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon        | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop          | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop            | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park |                                       |   |

## Additional Information

- ◆ A complimentary airport limousine pick up on arrival
- ◆ A complimentary breakfast would be provided from February 2007 onwards (Mon-Sat)
- ◆ A complimentary gym membership would be arranged for 3-month lease and up
- ◆ Wireless broadband internet at free of charge
- ◆ Nespresso coffee machine in each unit

Remarks: All rates are subject to change without any prior notice

# The Ellipsis

5-7 Blue Pool Road, Happy Valley, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
One bedroom	622 - 686	\$26,000 - \$38,000	Included in rentals
Two bedroom	851 - 1,235	\$35,000 - \$60,000	Included in rentals
<b>Total number of units</b>	<b>79</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Electricity Deposit : HK\$3,000 for units under 1,200 sq ft; HK\$4,000 for units over 1,200 sq ft
- ◆ Security Deposit : 2 months' deposit for all Tenancy Agreements
- ◆ IDD Deposit : HK\$1,000 for all units
- ◆ Payment : Rates are inclusive of management fees, Government rates, Government Rent, water, telephone line and maid cleaning service (3 times a week), but exclusive of electricity and IDD  
Rents also includes free access for tenants to swimming pool.

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input checked="" type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

### Services

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon        | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop          | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop            | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park |                                       |   |

## Additional Information

- ◆ No Pets
- ◆ Baby Bed \$650 / mth

Remarks: All rates are subject to change without any prior notice

## Treasure View - Happy Valley

22 Sing Woo Road, Happy Valley, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	650	\$18,000 - \$21,800	Included in rentals
<b>Total number of units</b>	<b>15</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, local telephone line and unlimited broadband service

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV              | <input type="checkbox"/> Cable TV                    |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD    | <input checked="" type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

Remarks: All rates are subject to change without any prior notice

## V Happy Valley

68 Sing Woo Road, Happy Valley, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	550 - 700	\$18,000 - \$23,000	Nil
2 bedrooms	550	\$24,000	Nil
<b>Total number of units</b>	<b>48</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 24 months
- ◆ Deposit : 1-month rental
- ◆ Payment : Cash, cheque, bank-in  
Credit card: VA, MC (+3%), AE (+3.5%)

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine         | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner    |
| <input type="checkbox"/> Dehumidifier                       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator       |
| <input checked="" type="checkbox"/> TV set                  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV (i-cable) |
| <input checked="" type="checkbox"/> Surveillance TV (lobby) | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone          |
| <input checked="" type="checkbox"/> IDD                     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove              |
| <input type="checkbox"/> Conventional oven                  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                  |
| <input checked="" type="checkbox"/> Cutlery                 | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils   |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Dry cleaning and valet services     | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* at California Fitness (free)

### Additional Information

- ◆ Non-smoking building
- ◆ Tattomi
- ◆ In-house VCD/DVD movie library

Remarks: All rates are subject to change without any prior notice

## KUSH-LIVING, 111 High Street

111 High Street, Sai Ying Pun, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	750	\$32,000 up	Included in rentals
2 Bedrooms	750	\$32,000 up	Included in rentals
<b>Total number of units</b>	<b>24</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input checked="" type="checkbox"/> Surveillance TV   | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input checked="" type="checkbox"/> Fax machine    | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Daily maid service (except Sundays & public holidays)
- ◆ Linen change twice a week

Remarks: All rates are subject to change without any prior notice

# Manhattan Heights

28 New Praya, Kennedy Town, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	610 - 699	\$19,000 - \$26,000	Included in rentals
2 Bedrooms	948	\$29,000 - \$34,000	Included in rentals
3 Bedrooms	948	\$29,000 - \$34,000	Included in rentals
<b>Total number of units</b>	<b>260</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month (1 month nego.)
- ◆ Deposit : 1 month's rent for Licence Agreement of up to 1 year  
2 months' rent deposit for Tenancy Agreement of 1 year and over
- ◆ Payment : Monthly rent includes management fee, Government rates, Government rents, utilities (gas and water), local calls but excludes electricity and IDD  
Advance electricity payment: HK\$1,500 (up to 1 year lease term); HK\$2,500 (1 year and over)

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV              | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Swimming pool      | <input checked="" type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |   |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Beauty Salon        | <input type="checkbox"/> Jacuzzi                | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop          | <input checked="" type="checkbox"/> Sauna rooms | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges           | <input checked="" type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop            | <input checked="" type="checkbox"/> Sun decks   | <input type="checkbox"/> Food and beverage lounge            |
| <input checked="" type="checkbox"/> Car park |   |  |

## Additional Information

- ◆ Free shuttle bus service for tenants
- ◆ Monthly rent includes free access for tenants to gymnasium, outdoor swimming pool and sauna but there are hourly charges for guests at these and also hourly charges for both tenants and guests for snooker, squash and table tennis.

Remarks: All rates are subject to change without any prior notice

## 2 MacDonnell Road

2 MacDonnell Road, Mid Levels, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	336	\$17,000 up	Included in rentals
Superior Studio	336	\$18,000 up	Included in rentals
Junior Suite	470	\$24,000 up	Included in rentals
Business Suite	560	\$32,000 up	Included in rentals
Deluxe Suite	650	\$38,000 up	Included in rentals
Family Suite (2 Bedrooms)	750	\$47,000 up	Included in rentals
<b>Total number of units</b>	<b>213</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month to 12 months
- ◆ Deposit : 1 month
- ◆ Payment : Monthly rental includes Government rates, all utilities including water supply, Town gas, electricity, local calls & broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine         | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input checked="" type="checkbox"/> Dehumidifier | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set       | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV         | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD          | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven       | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery      | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |   |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon        | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop          | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room            |
| <input type="checkbox"/> Pro shop            | <input type="checkbox"/> Sun decks    | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park |                                       |  |

\* In some units only

### Additional Information

- ◆ Free Shuttle service to Central and Admiralty
- ◆ Daily maid service, three times a week
- ◆ Linen change twice a week
- ◆ Free use of Gymnasium
- ◆ DVD player in all suite
- ◆ Carpark at \$2,800 per month

Remarks: All rates are subject to change without any prior notice

## Lily Court I & II

28 Robinson Road, Mid Levels, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	520	\$20,800 up	Included in rentals
I Bedroom	620 - 720	\$32,500	Included in rentals
<b>Total number of units</b>	<b>46 (Lily Court I)</b>		
	<b>50 (Lily Court II)</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : No deposit required, \$2,000 deposit for IDD and laundry
- ◆ Payment : Monthly rent includes all utilities (electricity, gas, water, local telephone calls), service charge and government charge

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Washing machine    | <input checked="" type="checkbox"/> Tumble dryer            | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater                  | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV            | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input checked="" type="checkbox"/> Intercom                | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine                        | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven          | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery                | <input checked="" type="checkbox"/> Cooking utensils |
| <input type="checkbox"/> Full audio-visual  | <input checked="" type="checkbox"/> Free broadband internet | <input checked="" type="checkbox"/> Newspaper        |

#### General Facilities

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |   |

#### Services

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                         |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic                    |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room          |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks            | <input type="checkbox"/> Food and beverage lounge          |
| <input type="checkbox"/> Car park     | <input checked="" type="checkbox"/> Wine Shop | <input checked="" type="checkbox"/> In room dining service |

### Additional Information

- ◆ Maid services are provided daily (except Sunday and public holidays) and bed linen is changed twice a week
- ◆ Specialist shops for food, wines, flowers and gifts are just around the corner

Remarks: All rates are subject to change without any prior notice

# Orchid

22 Mosque Street, Mid Levels, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	480	\$18,000 - \$25,000	Included in rentals
<b>Total number of units</b>	<b>44 (Liliy Court 1)</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : No deposit required, \$2,000 deposit for IDD and laundry
- ◆ Payment : Monthly rent includes all utilities (electricity, gas, water, local telephone calls), service charge and government charge

## FACILITIES AND SERVICES

### In-house Facilities

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Washing machine    | <input checked="" type="checkbox"/> Tumble dryer            | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater                  | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV            | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input checked="" type="checkbox"/> Intercom                | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine                        | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven          | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery                | <input checked="" type="checkbox"/> Cooking utensils |
| <input type="checkbox"/> Full audio-visual  | <input checked="" type="checkbox"/> Free broadband internet | <input checked="" type="checkbox"/> Newspaper        |

### General Facilities

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |   |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                         |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic                    |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room          |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks            | <input type="checkbox"/> Food and beverage lounge          |
| <input type="checkbox"/> Car park     | <input checked="" type="checkbox"/> Wine Shop | <input checked="" type="checkbox"/> In room dining service |

Remarks: All rates are subject to change without any prior notice

## Shama Mid-Levels

6-8 Hospital Road, Mid-Levels, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	470	\$25,200 - \$31,000	Included in rentals
Studio with terrace	470	\$27,500	Included in rentals
<b>Total number of units</b>	<b>48</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities a a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.

Remarks: All rates are subject to change without any prior notice

# Domus Mercury

23 Mercury Street, North Point, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Standard Studio	495 - 714	\$15,000 - \$20,000	Nil
Studio with balcony	650 - 870	\$17,000 - \$20,000	Nil
Studio with seaview	495 - 520	\$16,300 - \$20,000	Nil
Apartment with 2 queen beds	898 - 981	\$15,000 - \$18,000	Nil
2 Bedrooms	981	\$26,900	Nil
<b>Total number of units</b>	<b>69</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month
  - ◆ Deposit : 2-month rental
  - ◆ Payment : By cash or cheque;
- Monthly rental includes management fee, government rates and rent, electricity and water supply, local telephone services, maid and linen services, NOW TV

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> NOW TV           |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

### Services

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

## Additional Information

- ◆ Non-smoking building
- ◆ Heat Recovery Ventilation (HRV) system
- ◆ Dedicated 100M broadband
- ◆ Wi-Fi services
- ◆ NOW TV channels like ESPN, HBO, etc.
- ◆ Spectacular harbor view
- ◆ Sky garden

Remarks: All rates are subject to change without any prior notice

# Harbour Grand Hong Kong

23 Oil Street, North Point, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	333	\$19,500 up	Nil
1 Bedroom	646 - 1,011	\$39,000 up	Nil
2 Bedroom	666	\$70,000 up	Nil
2 Bedroom Executive	1,075	\$70,000 up	Nil
<b>Total number of units</b>	<b>828</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : No security deposit
- ◆ Payment : By cash or cheque. Monthly rental includes management fee, government rates & rent, electricity and water charges

## FACILITIES AND SERVICES

### In-house Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater         | <input type="checkbox"/> Refrigerator                |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV   | <input type="checkbox"/> Cable TV                    |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Swimming pool      | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |  |

### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

Remarks: All rates are subject to change without any prior notice

## Shama Fortress Hill

147-151 King's Road, North Point, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	382 - 612	\$17,000 - \$26,000	Included in rentals
1 Bedroom with balcony	422 - 702	\$19,800 - \$33,000	Included in rentals
Luxury 1 Bedroom	702 - 885	\$30,000 - \$35,400	Included in rentals
2 Bedroom	931 - 960	\$38,000 - \$43,000	Included in rentals
2 Bedroom with terrace	931 - 1,481	\$48,000	Included in rentals
<b>Total number of units</b>	<b>115</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |   |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities on a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.

Remarks: All rates are subject to change without any prior notice

## Kornhill Apartments

2 Kornhill Road, Quarry Bay, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	400 - 600	\$16,000 - \$17,000	Included in rentals
1 Bedroom	700 - 1,000	\$25,000 - \$29,000	Included in rentals
2 Bedrooms	800 - 1,250	\$36,000 - \$58,000	Included in rentals
3 Bedrooms	1,100	\$60,000	Included in rentals
<b>Total number of units</b>	<b>450</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / legal fees, Government rates, stamp duty, electricity, water supply local call charges and broadband internet connection.

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Washing machine (some units) | <input checked="" type="checkbox"/> Tumble dryer*                | <input checked="" type="checkbox"/> Air conditioner          |
| <input type="checkbox"/> Dehumidifier                            | <input type="checkbox"/> Heater                                  | <input checked="" type="checkbox"/> Refrigerator             |
| <input checked="" type="checkbox"/> TV set                       | <input checked="" type="checkbox"/> Satellite TV (some channels) | <input checked="" type="checkbox"/> Cable TV (some channels) |
| <input checked="" type="checkbox"/> Surveillance TV              | <input checked="" type="checkbox"/> Intercom                     | <input checked="" type="checkbox"/> Telephone                |
| <input checked="" type="checkbox"/> IDD                          | <input type="checkbox"/> Fax machine                             | <input type="checkbox"/> Stove                               |
| <input type="checkbox"/> Conventional oven                       | <input checked="" type="checkbox"/> Microwave oven               | <input type="checkbox"/> Toaster oven                        |
| <input checked="" type="checkbox"/> Cutlery                      | <input checked="" type="checkbox"/> Crockery                     | <input checked="" type="checkbox"/> Cooking utensils         |

#### General Facilities

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Gymnasium (at 9/F club) | <input checked="" type="checkbox"/> Swimming pool (club)          | <input checked="" type="checkbox"/> Squash court (club) |
| <input type="checkbox"/> Tennis court                       | <input checked="" type="checkbox"/> Aerobic room (club)           | <input type="checkbox"/> Conference room                |
| <input type="checkbox"/> Chapel                             | <input checked="" type="checkbox"/> Self service laundry & drying |   |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning  | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Beauty Salon                                      | <input checked="" type="checkbox"/> Jacuzzi (club)     | <input type="checkbox"/> Solariums                                  |
| <input type="checkbox"/> Video shop  | <input checked="" type="checkbox"/> Sauna rooms (club) | <input type="checkbox"/> Massage clinic                             |
| <input checked="" type="checkbox"/> Steam rooms (club)                     | <input type="checkbox"/> Cold plunges                  | <input checked="" type="checkbox"/> Billiards / snooker room (club) |
| <input type="checkbox"/> Pro shop  | <input checked="" type="checkbox"/> Sun decks          | <input type="checkbox"/> Food and beverage lounge                   |
| <input checked="" type="checkbox"/> Car park (next to Kornhill Apartments) |  |   |

\* At self service laundry room

### Additional Information

- ◆ Newspaper \$6-8 per copy
- ◆ Cleaning service twice a week
- ◆ Self-service laundry (full service) \$6 per cycle
- ◆ Additional cleaning service (full service) \$85-\$200 per service

Remarks: All rates are subject to change without any prior notice

## Domus U

79 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	410 - 480	\$22,000	Nil
I Bedroom Duplex	950 - 1,200	\$30,000 - \$37,000	Nil
<b>Total number of units</b>	<b>34</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 2-month rental
- ◆ Payment : By cash or cheque. Monthly rental includes management fee, government rates & rent, electricity and water supply, local telephone service, maid and linen service

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Non-smoking building
- ◆ Roof garden / terrace
- ◆ 100M broadband

## De Ricou, The Repulse Bay

109-110 Repulse Bay Road, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
2 Bedrooms	2,243	\$69,000 - \$83,000	Included in rentals
2 Bedrooms plus 1 Study room	2,185	\$74,000 - \$79,000	Included in rentals
2 Bedrooms	2,020	\$69,000 - \$76,000	Included in rentals
<b>Total number of units</b>	<b>68</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 2 years
- ◆ Deposit : Monthly rent (amount depends on lease term)
- ◆ Payment : Monthly rent includes management fees and rates

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV              | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium    | <input checked="" type="checkbox"/> Swimming pool                 | <input checked="" type="checkbox"/> Squash court |
| <input checked="" type="checkbox"/> Tennis court | <input checked="" type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room         |
| <input type="checkbox"/> Chapel                  | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Beauty Salon           | <input checked="" type="checkbox"/> Jacuzzi     | <input checked="" type="checkbox"/> Solariums                |
| <input checked="" type="checkbox"/> Video shop  | <input checked="" type="checkbox"/> Sauna rooms | <input type="checkbox"/> Massage clinic                      |
| <input checked="" type="checkbox"/> Steam rooms | <input type="checkbox"/> Cold plunges           | <input checked="" type="checkbox"/> Billiards / snooker room |
| <input checked="" type="checkbox"/> Pro shop    | <input checked="" type="checkbox"/> Sun decks   | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park    |   |  |

### Additional Information

- ◆ Membership to The Repulse Bay Club. The Club encompasses 60,000 sq ft area on top of the car park building and over three levels.

Services provided at the club:

- ✓ Golf driving range
- ✓ Professional coaching services
- ✓ Sports rental shops
- ✓ Organized lessons and classes
- ✓ Children activities

Remarks: All rates are subject to change without any prior notice

# Hong Kong Parkview

88 Tai Tam Reservoir Road, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	770	\$33,000	Included in rentals
Business Suite	920	\$38,000 up	Included in rentals
Executive Suite	1,240	\$55,000	Included in rentals
Family Suite	1,320	\$63,000	Included in rentals
Studio + Executive Suite	2,010	\$100,000	Included in rentals
<b>Total number of units</b>	<b>Over 200</b>		

## Terms and Conditions

- ◆ Lease Term : Lease term negotiable 1 month minimum - 2 year
- ◆ Deposit : Tenants are required to pay a rental deposit, which is refundable on termination of the lease, providing there are no outstanding rentals or claims;  
1 month's rental for lease term lesser than 4 months and 2 months' rental for lease term over 4 months.
- ◆ Payment : Full payment in advance for lease less than 1 month  
Monthly rent payable in advance for lease over 1 month  
Monthly rent includes management fee, Government rates, regular housekeeping service, use of health club facilities, air-conditioning, electricity, water and local phone calls  
Subject to change without notice

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV              | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Gymnasium    | <input checked="" type="checkbox"/> Swimming pool      | <input checked="" type="checkbox"/> Squash court |
| <input checked="" type="checkbox"/> Tennis court | <input checked="" type="checkbox"/> Aerobic room       | <input type="checkbox"/> Conference room         |
| <input type="checkbox"/> Chapel                  | <input type="checkbox"/> Self service laundry & drying |  |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Beauty Salon           | <input checked="" type="checkbox"/> Jacuzzi     | <input type="checkbox"/> Solariums                           |
| <input checked="" type="checkbox"/> Video shop  | <input checked="" type="checkbox"/> Sauna rooms | <input checked="" type="checkbox"/> Massage clinic           |
| <input checked="" type="checkbox"/> Steam rooms | <input type="checkbox"/> Cold plunges           | <input checked="" type="checkbox"/> Billiards / snooker room |
| <input checked="" type="checkbox"/> Pro shop    | <input checked="" type="checkbox"/> Sun decks   | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park    |   |  |

## Additional Information

- ◆ The above rates are inclusive of:
  - Club membership privileges
  - Broadband internet access
  - Free use of Roman Bath
  - Free covered parking space
  - Bathroom amenities
  - Complimentary daily newspaper
  - DVD / CD Player
  - Welcome Fruit
  - Basketball
  - Racket Ball
  - Table Tennis
- ◆ Additional services and amenities for discerning guests stay at *Penthouse Suites*:  
 Unlimited access to House Laser Disc Library  
 Complimentary daily American Breakfast

Remarks: All rates are subject to change without any prior notice

## 338 Apartment

338 Queen's Road Central, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
1 Bedroom	547 - 695	\$21,000 - \$25,000 up	Included in rentals
2 Bedrooms	547 - 695	\$47,000 up	Included in rentals
<b>Total number of units</b>	<b>62</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 12 months
- ◆ Deposit : One month deposit for 1-11 months lease  
Two months deposit for 12 months lease
- ◆ Payment : T/T, cheque, credit card (Visa and Mastercard only)  
Monthly rental includes all utilities (electricity, gas, water, and local call)

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room            |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |  |

### Additional Information

- ◆ Free broadband internet access
- ◆ Free self serviced laundry/drying
- ◆ Complimentary breakfast

Remarks: All rates are subject to change without any prior notice

## CHI 120

120 Connaught Road West, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	1,050	\$29,600 - \$45,000	Inclusive
<b>Total number of units</b>	<b>19</b>		

### Terms and Conditions

- ◆ Lease Term : Monthly rentals
- ◆ Deposit : One month deposit for lease term of 1 month  
Two months deposit for lease term of over 3 months
- ◆ Payment : Cash, credit card, local cheque and bank transfer

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine         | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input checked="" type="checkbox"/> Dehumidifier | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set       | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV         | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD          | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven       | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery      | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium*   | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Pet friendly
- ◆ All units have full harbour view with a private balcony
- ◆ Broadband internet access
- ◆ In room air purifiers
- ◆ Daily housekeeping / linen changes twice a week
- ◆ Platinum gym membership (subject to availability)

## Como Como

118 Hollywood Road, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio,	650	\$21,000 up	Inclusive
Duplex (21/F)	1,200	\$33,500 up	Inclusive
<b>Total number of units</b>	<b>21</b>		

### Terms and Conditions

- ◆ Lease Term : At least 1 month
- ◆ Deposit : 1-month rental for lease term of 3 months or below  
Otherwise, 2-month rental
- ◆ Payment : By cheque or credit card (2% extra fee)  
Monthly rental including management fee, government rates and rent, \$1,000 electricity charge, water supply, local telephone service, maid service, one linen replacement per week and cable TV

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Washing machine 2 in 1                | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input checked="" type="checkbox"/> Heater (upon request)      | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV                          | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV   | <input checked="" type="checkbox"/> Intercom                   | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD    | <input checked="" type="checkbox"/> Fax machine (at reception) | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven             | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery                              | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* Free to use California Fitness if lease term of 3 months or more

Remarks: All rates are subject to change without any prior notice

## Domus Queen's

123 Queen's Road West, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	615	\$18,000 up	Nil
1 Bedroom	680	\$20,000 up	Nil
2 Bedrooms	950	\$28,000 up	Nil
L-shape Studio	645	\$22,000 - \$22,000 up	Nil
Executive Floor	1,200	\$54,000	Nil
<b>Total number of units</b>	<b>42</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 2-month rental
- ◆ Payment : By cash or cheque. Monthly rental includes management fee, government rates & rent, electricity and water supply, local telephone service, maid and linen service

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Non-smoking building
- ◆ Roof garden / terrace
- ◆ 100M broadband

## KUSH-LIVING, 255 Des Voeux Road West

255 Des Voeux Road West, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	550	\$20,000 up	Included in rentals
<b>Total number of units</b>	<b>10</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input checked="" type="checkbox"/> Surveillance TV   | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input checked="" type="checkbox"/> Fax machine    | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Daily maid service (except Sundays & public holidays)
- ◆ Linen change twice a week

Remarks: All rates are subject to change without any prior notice

## KUSH-LIVING, 222 Hollywood Road

222 Hollywood Road, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	650	\$28,500 up	Included in rentals
<b>Total number of units</b>	<b>48</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> NOWTV            |
| <input checked="" type="checkbox"/> Surveillance TV   | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input checked="" type="checkbox"/> Fax machine    | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Daily maid service (except Sundays & public holidays)
- ◆ Linen change twice a week

Remarks: All rates are subject to change without any prior notice

# Le Rivage

138 Connaught Road West, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	1,000	\$25,000 up	Nil
<b>Total number of units</b>	<b>50</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : No security deposit
- ◆ Payment : By cash or cheque. Monthly rental includes management fee, government rates & rent, electricity and water charges

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner   |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator      |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV / NOW TV |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone         |
| <input type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                        |
| <input type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                 |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils  |

#### General Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

Remarks: All rates are subject to change without any prior notice

## Soho 69

69 Hollywood Road, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	380 - 510	\$15,500 - \$18,500	Nil
I Bedroom	650	\$21,500 - \$25,000	Nil
<b>Total number of units</b>	<b>55</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 2 years
- ◆ Deposit : 2-month rentals
- ◆ Payment : By cheque or in cash

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room            |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |  |

### Additional Information

- ◆ Non-smoking building

Remarks: All rates are subject to change without any prior notice

## The Putman

202 Queen's Road Central, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	335 - 420	\$21,000 - \$24,000	Inclusive
1 Bedroom	1,300	\$45,000 - \$78,000	Inclusive
<b>Total number of units</b>	<b>28</b>		

### Terms and Conditions

- ◆ Lease Term : Daily / Monthly (daily rate \$800 - \$1,000)
- ◆ Deposit : One month deposit for 1- and 2-month lease  
Two months deposit for over 2-month lease
- ◆ Payment : By cash, cheque and credit card and bank transfer

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> NOWTV            |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Non-smoking building
- ◆ Wi-Fi services
- ◆ babr bed: \$200 (one time charge)

Remarks: All rates are subject to change without any prior notice

## Treasure View - Sheung Wan

68 Wing Lok Street, Sheung Wan, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	520	\$13,000 - \$17,300	Included in rentals
<b>Total number of units</b>	<b>12</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates, local telephone line and unlimited broadband service

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine   | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier      | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set | <input type="checkbox"/> Satellite TV              | <input type="checkbox"/> Cable TV                    |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD    | <input checked="" type="checkbox"/> Fax machine    | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input type="checkbox"/> Cutlery           | <input type="checkbox"/> Crockery                  | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

Remarks: All rates are subject to change without any prior notice

## Eaton House Wanchai Apartments

3-5 Wanchai Gap, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	422	\$16,000 up + 10%	\$2,800 - \$3,050
1 Bedrooms	471	\$17,860 up + 10%	\$3,050
<b>Total number of units</b>	<b>71</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 2 years
- ◆ Deposit : 1 month deposit for lease less than 9 months  
2 months deposit for lease of 9 months and up
- ◆ Payment : Monthly rental includes Government rates, water supply, Town gas, local calls & broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* In some units only

### Additional Information

- ◆ Free use of Terrace Gym
- ◆ Daily maid service (exclusive of Sunday and public holidays)
- ◆ Linen change twice a week; towels change three times a week
- ◆ Electricity charge on consumption basis
- ◆ <http://www.eatonhousehk.com>

Remarks: All rates are subject to change without any prior notice

## Fraser Suites Hong Kong

74-80 Johnston Road, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom Deluxe	566	\$31,500 up	Included in rentals
I Bedroom Premier	577	\$34,500 up	Included in rentals
I Bedroom Deluxe with terrace	800	\$38,000 up	Included in rentals
I Bedroom Premier with terrace	840	\$39,000 up	Included in rentals
I Bedroom Executive with terrace	1,010	\$41,000 up	Included in rentals
<b>Total number of units</b>	<b>87</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1-month rental
- ◆ Payment : Monthly rental inclusive of management fee, government rates and broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer      | <input checked="" type="checkbox"/> Air conditioner          |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater            | <input checked="" type="checkbox"/> Refrigerator             |
| <input checked="" type="checkbox"/> TV set          | <input type="checkbox"/> Satellite TV (some channels) | <input checked="" type="checkbox"/> Cable TV (some channels) |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                     | <input checked="" type="checkbox"/> Telephone                |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine                  | <input checked="" type="checkbox"/> Stove                    |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven    | <input checked="" type="checkbox"/> Toaster oven             |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery          | <input checked="" type="checkbox"/> Cooking utensils         |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium (on 2/F) | <input checked="" type="checkbox"/> Swimming pool (club)          | <input type="checkbox"/> Squash court (club) |
| <input type="checkbox"/> Tennis court                  | <input type="checkbox"/> Aerobic room (club)                      | <input type="checkbox"/> Conference room     |
| <input type="checkbox"/> Chapel                        | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Dry cleaning             | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Beauty Salon                           | <input checked="" type="checkbox"/> Jacuzzi (club) | <input type="checkbox"/> Solariums                       |
| <input type="checkbox"/> Video shop                             | <input type="checkbox"/> Sauna rooms (club)        | <input type="checkbox"/> Massage clinic                  |
| <input type="checkbox"/> Steam rooms (club)                     | <input type="checkbox"/> Cold plunges              | <input type="checkbox"/> Billiards / snooker room (club) |
| <input type="checkbox"/> Pro shop                               | <input type="checkbox"/> Sun decks                 | <input type="checkbox"/> Food and beverage lounge        |
| <input type="checkbox"/> Car park (next to Kornhill Apartments) |  |  |

### Additional Information

- ◆ Fully furnished apartment
- ◆ Thrice weekly housekeeping service
- ◆ No pets

Remarks: All rates are subject to change without any prior notice

## GardenEast

222 Queen's Road East, Wan Chai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	395 - 401	\$17,400 - \$18,500	Included in rentals
Studio Deluxe	408 - 455	\$18,500 - \$22,500	Included in rentals
1-Bedroom Suite	571 - 575	\$24,100 - \$28,400	Included in rentals
Executive Suite	672	\$26,100 - \$29,800	Included in rentals
<b>Total number of units</b>	<b>216</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month up
- ◆ Deposit : Contract term below 6 months - 1-month room rate  
Contract term of 6 months or above - 2-month room rate
- ◆ Payment : Monthly rental includes management fee, government rates, water, gas, electricity, local telephone calls, wireless broadband internet and Cable & Satellite TV

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court         | <input checked="" type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying | <input checked="" type="checkbox"/> Massage Chair   |

#### Services

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Dry cleaning             | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |   |   |

### Additional Information

- ◆ Thrice weekly maid service
- ◆ Twice weekly linen & towels change

Remarks: All rates are subject to change without any prior notice

# Kapok Apartment

28 Harbour Road, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	459 - 505	\$15,000 - \$24,000	Included in rentals
<b>Total number of units</b>	<b>280</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1 months' rental. 2 months' rental if agreement is beyond 12 months
- ◆ Payment : Monthly rent includes management fee, governments rates, utilities (except electricity), house keeping service, local telephone calls, cable TV, broadband connection

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input checked="" type="checkbox"/> Dehumidifier    | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input checked="" type="checkbox"/> Surveillance TV | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Gymnasium | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                             | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying |   |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Beauty Salon                | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                           |
| <input type="checkbox"/> Video shop (free of charge) | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms                 | <input type="checkbox"/> Cold plunges | <input checked="" type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop                    | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge            |
| <input checked="" type="checkbox"/> Car park         |                                       |  |

## Additional Information

- ◆ Many units with full Victoria Harbour view

Remarks: All rates are subject to change without any prior notice

## Luard On The Park

5 Luard Road, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	320 - 500	\$15,000 - \$19,000 up	Included in rentals
I Bedroom	580 - 630	\$21,600 up	Included in rentals
<b>Total number of units</b>	<b>69</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month to 12 months maximum
- ◆ Deposit : Less than or equal to 6 months
- ◆ Payment : Monthly rental includes Government rates, all utilities including water supply, Town gas, electricity, local calls & broadband internet

### FACILITIES AND SERVICES

#### In-house Facilities

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Washing machine       | <input type="checkbox"/> Tumble dryer        | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier          | <input type="checkbox"/> Heater              | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set     | <input type="checkbox"/> Satellite TV        | <input type="checkbox"/> Cable TV                    |
| <input type="checkbox"/> Surveillance TV       | <input type="checkbox"/> Intercom            | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD        | <input type="checkbox"/> Fax machine         | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven     | <input type="checkbox"/> Microwave oven      | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery    | <input checked="" type="checkbox"/> Crockery | <input checked="" type="checkbox"/> Cooking utensils |
| <input checked="" type="checkbox"/> DVD Player | <input checked="" type="checkbox"/> NOW TV   |  |

#### General Facilities

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Daily maid service, twice a week (except Sundays and public holidays)
- ◆ Bed linen change once a week

Remarks: All rates are subject to change without any prior notice

## Shama Wanchai

I-3 Sik On Street, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
One bedroom	758 - 793	\$29,900 - \$30,900	Included in rentals
One bedroom with Terrace	718	\$34,000	Included in rentals
Two bedrooms Duplex Penthouse with Terrace	1,586	\$58,500	Included in rentals
<b>Total number of units</b>	<b>9</b>		

### Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : Lesser than or equal to 3 months lease term subject to 1 month's rental as deposit  
Up to or more than 3 months lease term subject to 2 months' rental as deposit
- ◆ Payment : Monthly rent includes management / service fees, water charges, broadband connection and electricity

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input type="checkbox"/> Cable TV                    |
| <input type="checkbox"/> Surveillance TV            | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input checked="" type="checkbox"/> Fax machine    | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi              | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms          | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges         | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input checked="" type="checkbox"/> Sun decks | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |   |   |

\* Provide by California Fitness at extra charge

### Additional Information

- ◆ A Platinum Membership to one of Hong Kong leading premier Health & Fitness facilities on a subscription basis.
- ◆ Daily maid service (except Sundays & public holidays) and linen change twice a week.

Remarks: All rates are subject to change without any prior notice

# The Burlington

51-53 Hennessy Road, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	303 - 375	\$12,320 - \$16,280	Included in rentals
Studio deluxe	450	\$17,600 - \$20,680	Included in rentals
1 bedroom	580 - 640	\$20,680 - \$24,200	Included in rentals
<b>Total number of units</b>	<b>44</b>		

## Terms and Conditions

- ◆ Lease Term : Minimum 1 month
- ◆ Deposit : 1 months' rental, 2 months' rental if agreement is beyond 12 months
- ◆ Payment : Rental inclusive of management fee, governments rates, and all utilities

## FACILITIES AND SERVICES

### In-house Facilities

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner |
| <input type="checkbox"/> Dehumidifier      | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator    |
| <input checked="" type="checkbox"/> TV set | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV        |
| <input type="checkbox"/> Surveillance TV   | <input type="checkbox"/> Intercom                  | <input type="checkbox"/> Telephone                  |
| <input checked="" type="checkbox"/> IDD    | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                      |
| <input type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven               |
| <input type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input type="checkbox"/> Cooking utensils           |

### General Facilities

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Gymnasium    | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court               |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                  | <input checked="" type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input type="checkbox"/> Self service laundry & drying |   |

### Services

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dry cleaning and valet services | <input type="checkbox"/> Electronic safe         | <input type="checkbox"/> Laundry services         |
| <input type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service | <input checked="" type="checkbox"/> Linen service |

### Other Facilities

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon                | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop (free of charge) | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms                 | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop                    | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park                    |                                       |   |

## Additional Information

- ◆ Daily maid service
- ◆ Linens & towels change twice a week

Remarks: All rates are subject to change without any prior notice

## V Wanchai

180 Jaffe Road, Wanchai, Hong Kong

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	500 - 800	\$18,800 - \$32,000	Nil
<b>Total number of units</b>	<b>25</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 24 months
- ◆ Deposit : 1-month rental
- ◆ Payment : Cash, cheque and bank-in  
Credit card: VISA, MC (+3% service charge), AE (+3.5% service charge)

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine                    | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                       | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set                  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> NOW TV           |
| <input checked="" type="checkbox"/> Surveillance TV (lobby) | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD                     | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven                  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery                 | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Dry cleaning and valet services     | <input checked="" type="checkbox"/> Electronic safe | <input type="checkbox"/> Laundry services         |
| <input checked="" type="checkbox"/> General business service | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service |

#### Other Facilities

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon                | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop (free of charge) | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms                 | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop                    | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park                    |                                       |   |

\* at California Fitness (free)

### Additional Information

- ◆ Non-smoking building
- ◆ In-house VCD/DVD movie library
- ◆ Two terraced garden apartment on 4/F, boasting full outdoor dining areas (700 or 800 sq ft)

Remarks: All rates are subject to change without any prior notice

# CHI 314

314 Nathan Road, Jordan, Kowloon

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	430 - 490	\$15,600 - \$19,600	Inclusive
1 Bedroom	410	\$16,000 - \$29,000	Inclusive
Luxury 1 Bedroom	900	\$33,600 - \$34,000	Inclusive
2 Bedrooms	1,400	\$146,200	Inclusive
<b>Total number of units</b>	<b>57</b>		

## Terms and Conditions

- ◆ Lease Term : Monthly rentals
- ◆ Deposit : One month deposit for lease term of 1 month  
Two months deposit for lease term of over 3 months
- ◆ Payment : Cash, credit card, local cheque and bank transfer

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium*   | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

## Additional Information

- ◆ Broadband internet access
- ◆ In room air purifiers
- ◆ Daily housekeeping / linen changes twice a week
- ◆ Platinum gym membership (subject to availability)

# Gateway Apartments

Harbour City, Tsim Sha Tsui, Kowloon

Room Type	Size (Sq ft)	Monthly	Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
	<b>Hampton Court</b>	<b>Sutton Court</b>		
Studio	712 - 891	712 - 891	\$35,500 - \$37,700	Included in rentals
1 Bedroom	995 - 1,266	995 - 1,266	\$42,100 - \$58,400	Included in rentals
1 Bedroom + Study Room	1,444	1,444	\$53,700 - \$54,700	Included in rentals
2 Bedrooms	1,629 - 1,738	1,629 - 1,741	\$77,500 - \$83,200	Included in rentals
2 Bedrooms + Study Room	1,907	1,736 - 1,900	\$81,300 - \$88,200	Included in rentals
3 Bedrooms	2,274 - 2,326	N/A	\$102,500 - \$106,000	Included in rentals
Penthouse (from studio to 3-Bedroom)	1,072 - 2,931	1,072 - 2,931	\$40,500 - \$155,700	Included in rentals
<b>Total number of units</b>	<b>499</b>			

## Terms and Conditions

- ◆ Lease Term : 1 month - 24 months
- ◆ Deposit : Rental deposit required
- ◆ Payment : Monthly rent includes management fees, Government rates, and utilities (water, gas and electricity) and local calls

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine   | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier                 | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set            | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV              | <input checked="" type="checkbox"/> Intercom       | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD               | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input checked="" type="checkbox"/> Conventional oven | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery           | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Gymnasium    | <input checked="" type="checkbox"/> Swimming pool                 | <input checked="" type="checkbox"/> Squash court |
| <input checked="" type="checkbox"/> Tennis court | <input checked="" type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room         |
| <input type="checkbox"/> Chapel                  | <input checked="" type="checkbox"/> Self service laundry & drying |  |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Beauty Salon | <input checked="" type="checkbox"/> Jacuzzi     | <input type="checkbox"/> Solariums                           |
| <input checked="" type="checkbox"/> Video shop   | <input checked="" type="checkbox"/> Sauna rooms | <input type="checkbox"/> Massage clinic                      |
| <input type="checkbox"/> Steam rooms             | <input type="checkbox"/> Cold plunges           | <input checked="" type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop                | <input checked="" type="checkbox"/> Sun decks   | <input checked="" type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park     |   |  |

## Additional Information

- ◆ Full harbour or park views
- ◆ Exclusive entrance lobby
- ◆ Optional car park
- ◆ Membership of Pacific Club
- ◆ Kid's bedroom
- ◆ Shuttle bus to Central and Admiralty

Remarks: All rates are subject to change without any prior notice

## Shama TST

74-78 Nathan Road, Tsim Sha Tsui, Kowloon

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio	320 - 577	\$15,800 - \$26,700	Inclusive
1 Bedroom	490 - 849	\$24,000 - \$38,000	Inclusive
Luxury 1 Bedroom	874	\$43,000 - \$44,000	Inclusive
2 Bedrooms	1,075	\$50,000	Inclusive
<b>Total number of units</b>	<b>87</b>		

### Terms and Conditions

- ◆ Lease Term : 1 month - 12 months
- ◆ Deposit : One month deposit for lease term of 1 - 3 months  
Two months deposit for lease term of over 3 months
- ◆ Payment : Cash, credit card, local cheque and bank transfer

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input type="checkbox"/> IDD                | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Gymnasium* | <input type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court          | <input type="checkbox"/> Aerobic room                  | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel                | <input type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input type="checkbox"/> General business service                   | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

\* Free to use gymnasium in any Shamas

### Additional Information

- ◆ Complimentary laundry room

Remarks: All rates are subject to change without any prior notice

## CHI 279

279 Shanghai Street, Yau Ma Tei, Kowloon

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	500 - 750	\$19,500 - \$26,100	Inclusive
<b>Total number of units</b>	<b>22</b>		

### Terms and Conditions

- ◆ Lease Term : Daily - monthly rentals
- ◆ Deposit : One month deposit for lease term of 1 month  
Two months deposit for lease term of over 3 months
- ◆ Payment : Cash, credit card, local cheque and bank transfer

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium*   | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Broadband internet access
- ◆ In room air purifiers
- ◆ Daily housekeeping / linen changes twice a week
- ◆ Platinum gym membership (subject to availability)

## CHI 393

393 Shanghai Street, Yau Ma Tei, Kowloon

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
I Bedroom	290	\$12,240 - \$14,000	Inclusive
<b>Total number of units</b>	<b>21</b>		

### Terms and Conditions

- ◆ Lease Term : Daily - monthly rentals
- ◆ Deposit : One month deposit for lease term of 1 month  
Two months deposit for lease term of over 3 months
- ◆ Payment : Cash, credit card, local cheque and bank transfer

### FACILITIES AND SERVICES

#### In-house Facilities

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Washing machine    | <input type="checkbox"/> Tumble dryer              | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier       | <input type="checkbox"/> Heater                    | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set  | <input type="checkbox"/> Satellite TV              | <input checked="" type="checkbox"/> Cable TV         |
| <input type="checkbox"/> Surveillance TV    | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD     | <input type="checkbox"/> Fax machine               | <input type="checkbox"/> Stove                       |
| <input type="checkbox"/> Conventional oven  | <input checked="" type="checkbox"/> Microwave oven | <input type="checkbox"/> Toaster oven                |
| <input checked="" type="checkbox"/> Cutlery | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

#### General Facilities

- |                                       |   |  |
|---------------------------------------|---|--|
| <input type="checkbox"/> Gymnasium*   | <input type="checkbox"/> Swimming pool                            | <input type="checkbox"/> Squash court    |
| <input type="checkbox"/> Tennis court | <input type="checkbox"/> Aerobic room                             | <input type="checkbox"/> Conference room |
| <input type="checkbox"/> Chapel       | <input checked="" type="checkbox"/> Self service laundry & drying |  |

#### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

#### Other Facilities

- |                                       |                                       |   |
|---------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> Beauty Salon | <input type="checkbox"/> Jacuzzi      | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop   | <input type="checkbox"/> Sauna rooms  | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms  | <input type="checkbox"/> Cold plunges | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop     | <input type="checkbox"/> Sun decks    | <input type="checkbox"/> Food and beverage lounge |
| <input type="checkbox"/> Car park     |                                       |   |

### Additional Information

- ◆ Broadband internet access
- ◆ Daily housekeeping / linen changes twice a week
- ◆ Self service laundry facilities
- ◆ Platinum gym membership (subject to availability)

# The HarbourView Place

1 Austin Road West, Kowloon

Room Type	Size (Sq ft)	Monthly Rental (HK\$)	Monthly Management Fee and Service Charge (HK\$)
Studio / Studio Deluxe	464 - 674	\$25,000 up	Included in rentals
One-Bedroom / One-Bedroom Deluxe	802 - 1,138	\$46,000 up	Included in rentals
Two-Bedroom Suite	1,153 - 1,263	\$87,000 up	Included in rentals
Three-Bedroom Suite	1,420 - 1,623	\$97,000 up	Included in rentals
Presidential Suite	2,290 - 3,270	\$230,000 up	Included in rentals
<b>Total number of units</b>	<b>266</b>		

## Terms and Conditions

- ◆ Lease Term : 1 month - 12 months
- ◆ Deposit : One-month room rate for company contract below 7 months  
Two-month room rate for company contract of 7 - 12 months  
Two-month room rate for personal contract
- ◆ Payment : N/A

## FACILITIES AND SERVICES

### In-house Facilities

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Washing machine | <input checked="" type="checkbox"/> Tumble dryer   | <input checked="" type="checkbox"/> Air conditioner  |
| <input type="checkbox"/> Dehumidifier               | <input checked="" type="checkbox"/> Heater         | <input checked="" type="checkbox"/> Refrigerator     |
| <input checked="" type="checkbox"/> TV set          | <input checked="" type="checkbox"/> Satellite TV   | <input checked="" type="checkbox"/> Cable TV         |
| <input checked="" type="checkbox"/> Surveillance TV | <input type="checkbox"/> Intercom                  | <input checked="" type="checkbox"/> Telephone        |
| <input checked="" type="checkbox"/> IDD             | <input type="checkbox"/> Fax machine               | <input checked="" type="checkbox"/> Stove            |
| <input type="checkbox"/> Conventional oven          | <input checked="" type="checkbox"/> Microwave oven | <input checked="" type="checkbox"/> Toaster oven     |
| <input checked="" type="checkbox"/> Cutlery         | <input checked="" type="checkbox"/> Crockery       | <input checked="" type="checkbox"/> Cooking utensils |

### General Facilities

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Gymnasium | <input checked="" type="checkbox"/> Swimming pool                 | <input type="checkbox"/> Squash court                                   |
| <input type="checkbox"/> Tennis court         | <input type="checkbox"/> Aerobic room                             | <input checked="" type="checkbox"/> Conference room                     |
| <input type="checkbox"/> Chapel               | <input checked="" type="checkbox"/> Self service laundry & drying | <input checked="" type="checkbox"/> Reading lounge with internet access |

### Services

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Dry cleaning and valet services | <input checked="" type="checkbox"/> Electronic safe | <input checked="" type="checkbox"/> Laundry services |
| <input checked="" type="checkbox"/> General business service        | <input checked="" type="checkbox"/> Maid service    | <input checked="" type="checkbox"/> Linen service    |

### Other Facilities

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Beauty Salon        | <input checked="" type="checkbox"/> Jacuzzi     | <input type="checkbox"/> Solariums                |
| <input type="checkbox"/> Video shop          | <input checked="" type="checkbox"/> Sauna rooms | <input type="checkbox"/> Massage clinic           |
| <input type="checkbox"/> Steam rooms         | <input type="checkbox"/> Cold plunges           | <input type="checkbox"/> Billiards / snooker room |
| <input type="checkbox"/> Pro shop            | <input type="checkbox"/> Sun decks              | <input type="checkbox"/> Food and beverage lounge |
| <input checked="" type="checkbox"/> Car park |   |   |

## Additional Information

- ◆ Nespresso coffee maker
- ◆ Wireless broadband available
- ◆ Personal storage space available

Remarks: All rates are subject to change without any prior notice

# APPENDIX II

## WHY SERVICED APARTMENTS?

### MARKET REVIEW

Serviced apartments are one of the most popular choices for residential accommodation, for many corporate tenants who want to have an extended length of stay from a few weeks to a period of more than three months in Hong Kong. Compared with the option of taking a standard two-year lease in non-serviced residential units or residing in hotels, serviced apartments are a more flexible and cost-effective option, especially for expatriates working in Hong Kong on medium-term assignments. Flexible length of lease terms available in serviced apartments not only provides tenants with extra convenience in setting up their business schedules, but also more value-added services and hospitality, which are rarely found in standard apartments.

The quality of services and the flexibility in lease term have made service apartments more attractive than standard units. This is demonstrated by the resilient rental performance of the serviced apartment sector in the past few years.

### GROWING DEMAND

The demand for serviced apartments has been growing over the past two decades but there has been a lack of new stock on the supply side. The first serviced residential apartment block was completed more than 20 years ago. The hotel/commercial complex in Tsim Sha Tsui, incorporating New World Apartments, was completed in early 1980. About ten years later, there were serviced residential units completed at The Atrium and Parkside in Admiralty, and Convention Plaza Apartments in Wan Chai. The two schemes share the same characteristic in that they are both located close to the core business districts and built within a commercial/hotel complex. They are perfect for corporate tenants who prefer to live near their offices in Central and Admiralty.

For end-users requiring a more spacious living environment whilst enjoying a similar level of hospitality, serviced suites at Hong Kong Parkview have always been a good choice. Of the total eighteen residential towers in the development, two of them are serviced blocks, providing about 200 serviced units at the edge of a country park in Southside.

These are the four major serviced apartments in Hong Kong. Although there are some other stand-alone serviced apartment blocks completed during the past years, the real supply of quality apartments with full access to hotel-like services has been limited.

### THE MARKET NICHE

Broadly speaking, apartments for lease can be categorized into furnished, unfurnished and fully-serviced. Furnished apartments are usually equipped with washer, dryer and air-conditioners. In addition to the above, fully-serviced units are provided with domestic equipment such as cooking utensils, crockery, and maid and linen services. The following table shows the range of services available in a serviced apartment compared to other unfurnished or furnished apartments. In essence, serviced apartments resemble the units in apartment hotels with the exception that the latter usually charges an additional hotel tax and a percentage for service charges.

Tenants of serviced apartments can enjoy a wide range of facilities, which are equivalent to those available in hotels. In addition, tenants can have a higher level of privacy similar to that in furnished apartments.

The table above outlines the major differences between the services generally available in hotels and apartments.

Depending on the custom of each individual city, serviced apartments can be referred to “Apartment Hotel”, “Residence Hotel”, “Suite Hotel” or “Residence Inn”. In Hong Kong, the local Government originally grouped serviced apartments into two categories - apartment-like and hotel-like serviced apartments. In terms of land use, the principal difference is that the former is basically built for residential purpose. The latter, on the other hand, operates like hotels and the land use of the development is zoned under hotel. However, in order to avoid confusion, the Government has scrapped using “serviced apartment” as one of the land-use types since June 2000 but the above two-tier classification remains being commonly used in the local market.

SERVICES AVAILABLE AT HOTELS AND SERVICED APARTMENTS

Service items and charges	Hotels		Apartments		
	Traditional hotel rooms	Apartment hotel*	Serviced apartment*	Furnished apartment	Unfurnished apartment
<b>Fees</b>					
Hotel tax and service charge	✓	✓			
Management fee			✓	✓	✓
Utilities fee			0	✓	✓
<b>Cooking facilities</b>					
Kitchen		✓	✓	✓	✓
Cooking utensils		✓	✓		
Crockery & cutlery		✓	✓		
<b>Domestic appliances &amp; services</b>					
Electronic appliances		✓	✓	✓	
Internal laundry facilities		✓	✓	✓	
Linen	✓	✓	✓		
Maid services	✓	✓	✓		
<b>Business Facilities</b>					
24-hour reception	✓	✓	0		
Business Centers or related facilities	✓	✓	0		

Note: ✓ = available; 0 = varies

Source: Colliers International (Hong Kong) Limited

\* Serviced apartments in Hong Kong refer to “Apartment hotel” and “Serviced apartment”. The former is generally referred to as “hotel-like” and the latter is known as “apartment-like”.

**COST SAVINGS CONSIDERATION**

Around the world, demand for serviced apartments is not just limited to business travelers, a substantial portion of the demand is attributed to families taking long holidays away from home and students studying overseas. As for Hong Kong, besides business travelers, a substantial portion of the demand is from expatriates who favour these fully equipped accommodation units because they are like “home away from home”. In considering the amount of potential cost savings, residing in serviced apartments are more attractive than the traditional hotels and non-serviced apartments. The major reason is that there is usually a substantial one-off spending on cooking facilities and domestic appliances in the case of taking a standard lease in a non-serviced residential unit.

**WHY SERVICED APARTMENTS?**

- Lease term**  
Firstly, lease term for hotel-like serviced apartments can be very flexible. The average length of lease tenure can vary from a week to a few days. Apartment-like serviced apartments are usually let on a monthly basis and the minimum term is usually six months. As most end-users are corporate tenants who are hired on a contract basis with a term of three months to two years, the lease flexibility available at serviced apartments are therefore more appealing than other forms of lease accommodation.

- Initial one-off cost**  
Unlike the typical initial deposits required by standard leases of apartment-like serviced units, there is usually a waiver clause in most cases for hotel-like serviced apartments. In addition, tenants are provided with other privileges in using the hotel clubhouse and enjoy some form of discounts offered by in-house restaurants.
- Notice period**  
By statutory requirements in Hong Kong, landlords of strata-title units have to serve renewal notice to tenants six months prior to the date of lease expiry. On the other hand, tenants are required to confirm the renewal at least one month before lease expiry. But in the case of serviced apartments, landlords are usually willing to accept short notice for renewal or an extended stay before lease expiry without asking for additional charges. Rentals are usually based on the past rates from the existing lease due for expiry, thus saving a lot of time and costs for both parties. For most corporate tenants working on a number of projects and traveling frequently in the region, the above flexibility is a definite advantage for them in business terms.

294 OFFICES IN 61 COUNTRIES ON  
6 CONTINENTS

USA 94  
Canada 22  
Latin America 17  
Asia Pacific 64  
EMEA 97

Revenue in 2008  
Over US\$1.6 billion

Property Management  
1.1 billion sq ft

12,700 Professionals

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