



仲量聯行

Sole Agent
獨家代理

Prime Commercial Enbloc in Wan Chai

No. 189 Johnston Road

Wan Chai, Hong Kong

*Achieve
Ambitions*

Company License No.: C-003464

Property Reference No.: HK-007o1xOAAQ



Investment Highlights



Small lumpsum commercial site for Ginza-type, office and hotel development located at the heart of Wan Chai;



Site for redevelopment as single lot with added potential to agglomerate with adjacent lots for large-scale redevelopment project;



Great accessibility – 3-minute walk from MTR Wan Chai Station and 10-minutes to Wan Chai Ferry Pier and HKCEC;



Good natural lighting – double frontage site (Johnston Road & Thomson Road); and



High exposure – situated in the intersection of major roads in Wan Chai.



Photos of the Property



Exterior facing Johnston Road



Exterior facing Thomson Road



Roof Flat

Photos of the Property



Typical Interior Condition

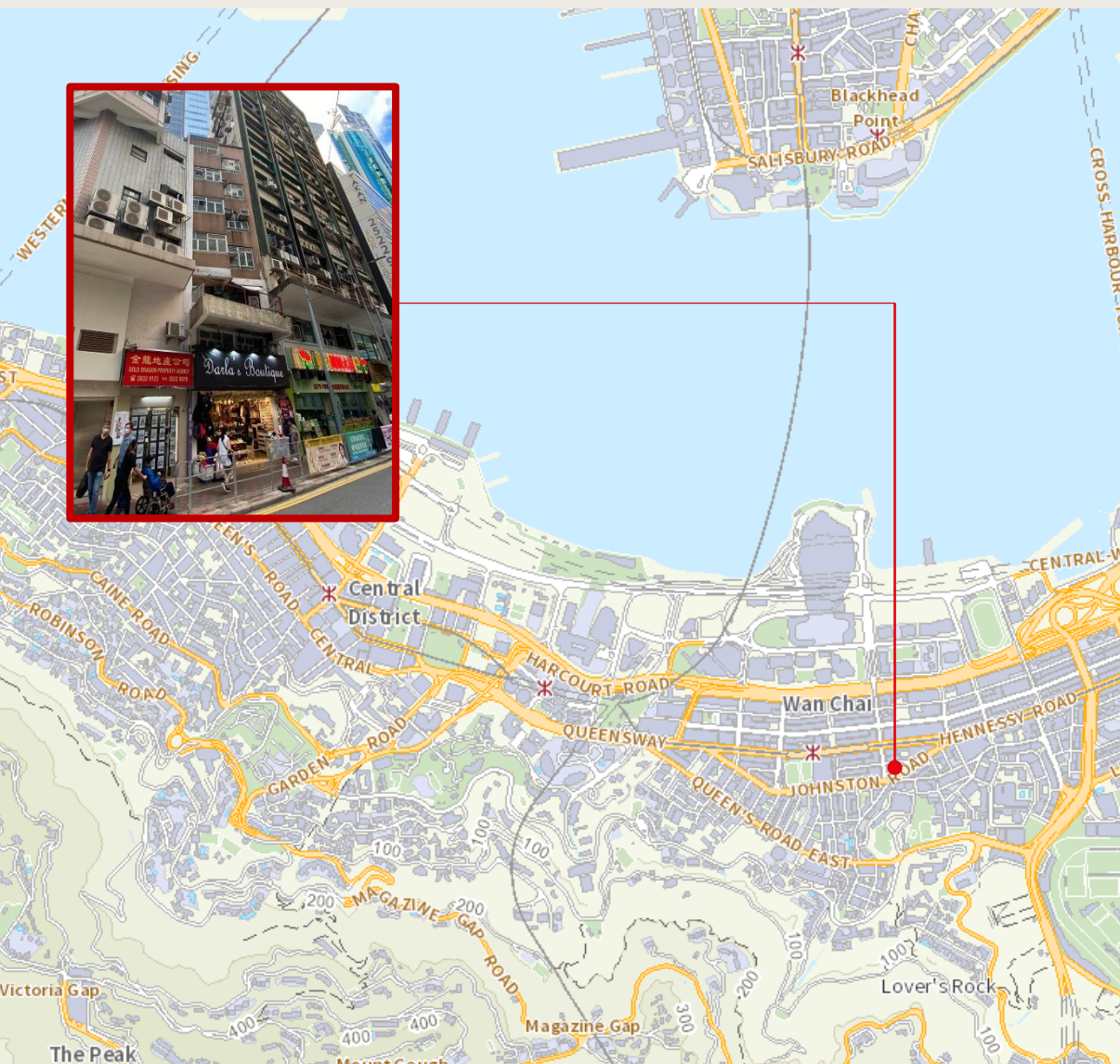










Typical Interior Condition



Roof Flat with View

Property Particulars



The Property	No. 189 Johnston Road, Wan Chai, Hong Kong (the "Property").
 Lot No.:	Inland Lot No. 3292.
 Land Tenure:	75 years renewable for 75 years commencing from 14 th December 1931.
 Class of Site:	Class A site.
 Site Area:	1,466 sq.ft. approx. (According to the Approved Building Plan).
 Completion Date:	3 rd December 1974 (According to Occupation Permit No. H240/74).
 Major Lease Restriction	"Non-Offensive Trade" clause.
 Town Planning:	Commercial (Under Wan Chai OZP No. S/H5/28 dated 4 th May 2018)
 Existing Approved GFA:	9,637 sq.ft. approx. (According to the Approved Building Plan).

Property Particulars



Details of the Property

Property Description: Existing building is a 6-storey (plus cockloft) commercial building completed in 1974.

Proposed Development Specifications:
(22-storey Ginza-type building)

Floor	Use	Proposed GFA* (sq. ft)
12/F – 25/F	Shop	909 x 11 = 9,999 sq.ft
11/F	Shop	912 sq.ft
9/F & 10/F	Shop	1,030 x 2 = 2,060 sq.ft
8/F	Shop	1,033 sq.ft
5/F – 7/F	Shop	1,211 x 3 = 3,632 sq.ft
3/F	Shop	1,007 sq.ft
1/F & 2/F	Shop	1,088 x 2 = 2,176 sq.ft
G/F	Lift lobby and shop	1,172 sq.ft
Total		21,990 sq.ft

4/F, 13/F, 14/F & 24/F are omitted.

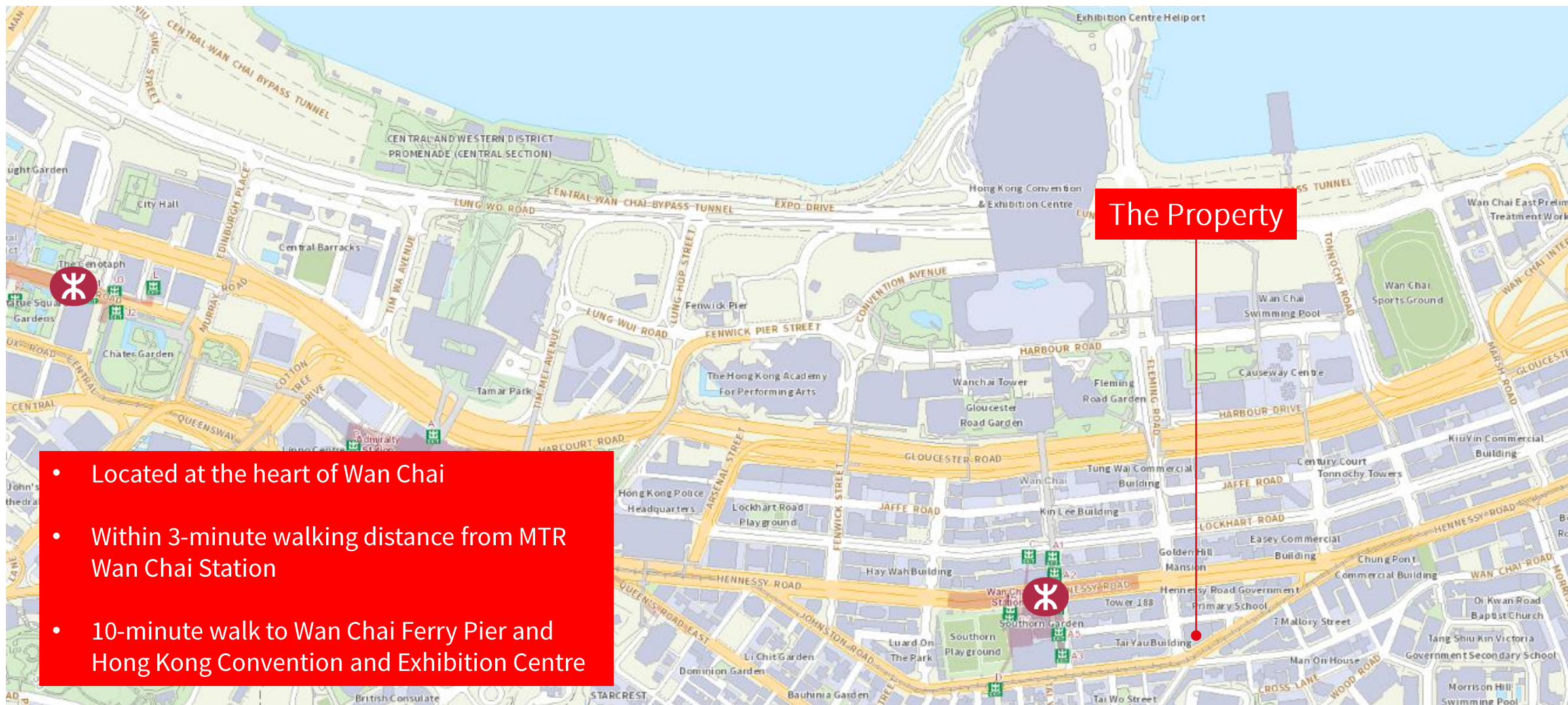
* According to the Approved Building Plan provided by the Vendor.

Deal Structure: Equity deal structure.

Basis of Sale: The Property is to be sold in “as-is” and vacant possession basis.

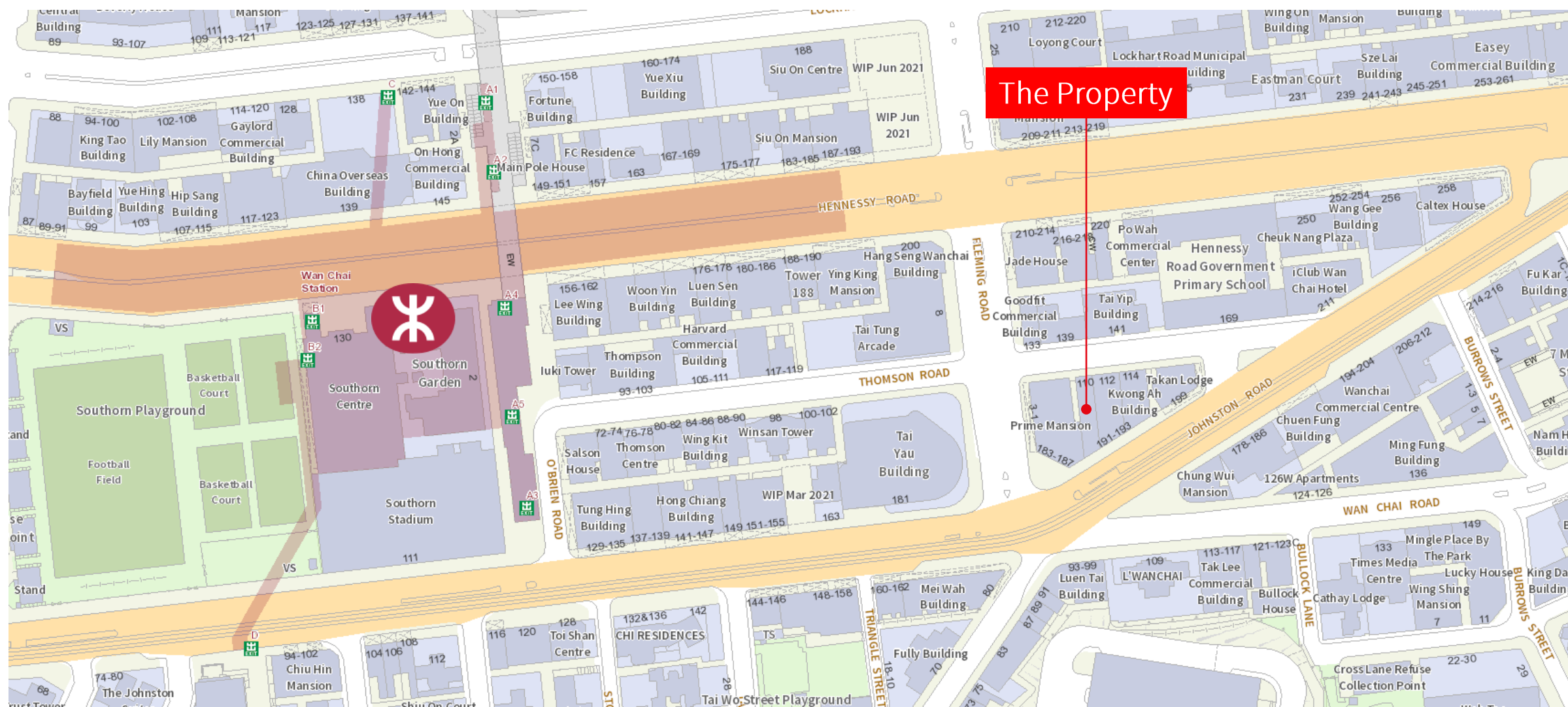
Price Indication: Upon application.

Location Plan



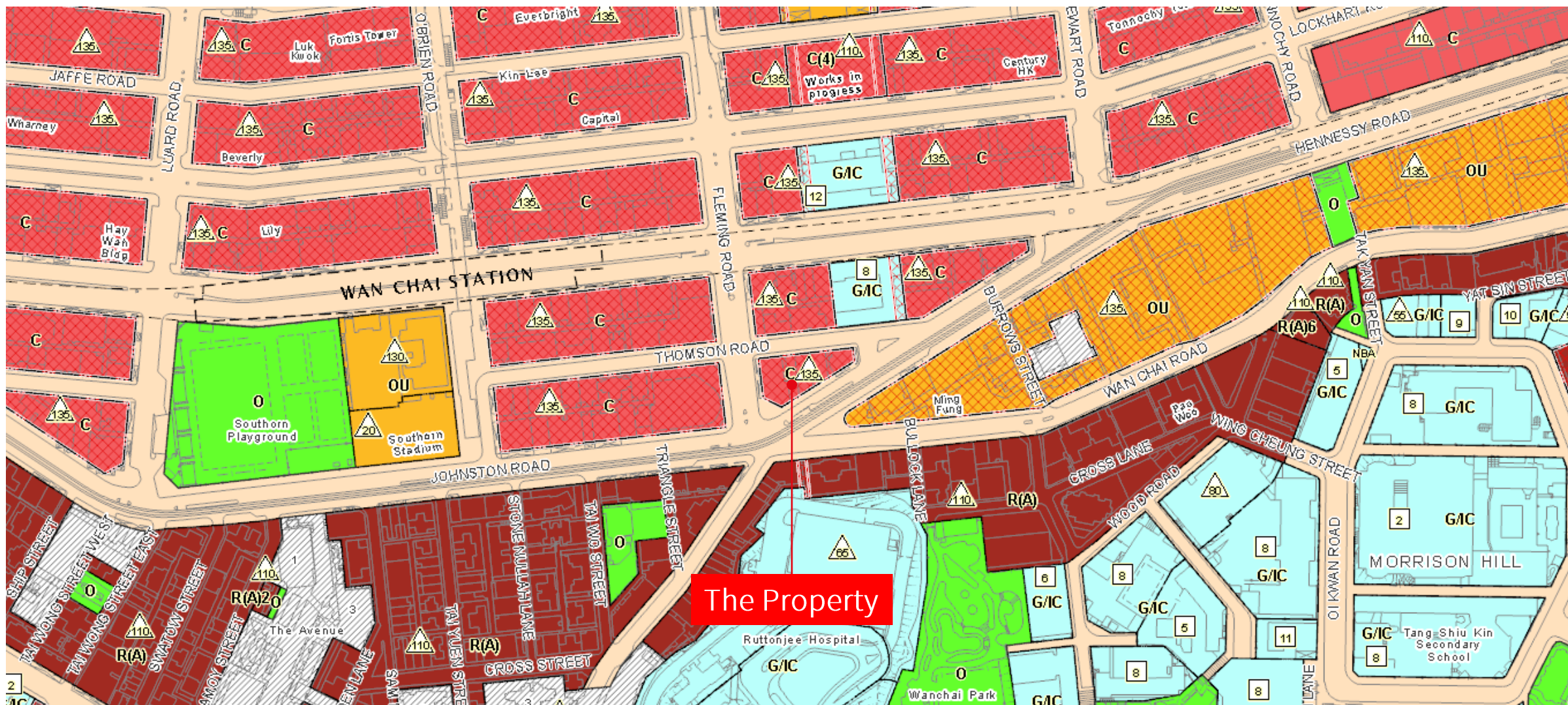
- Located at the heart of Wan Chai
- Within 3-minute walking distance from MTR Wan Chai Station
- 10-minute walk to Wan Chai Ferry Pier and Hong Kong Convention and Exhibition Centre

Location Plan



For identification purposes only and not to scale.
只供參考用途，並不依照比例。

Outline Zoning Plan



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Outline Zoning Plan



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S/H5/28

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other
Government Use (not elsewhere specified)	Structure above Ground Level other than
Hotel	Entrances
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	Residential Institution
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

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COMMERCIAL (Cont'd)

Remarks
(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
(2) On land designated "Commercial (1)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic gross floor area of 78,740m ² , of which a gross floor area of not less than 1,961m ² at the lowest two levels (excluding basements) shall be used for Government uses. A public open space of not less than 1,160m ² shall be provided. A minimum setback of 1m from the lot boundary fronting Yen Wah Steps shall be provided.
(3) On land designated "Commercial (2)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic gross floor area of 183,589m ² . A public open space of not less than 3,017m ² shall be provided.
(4) On land designated "Commercial (3)" and "Commercial (5)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
(5) On land designated "Commercial (4)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater, and a maximum non-domestic plot ratio of 12.
(6) On land designated "Commercial (6)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, for sub-areas (a) and (b) as stipulated on the Plan, or the height of the existing building, whichever is the greater. A public open space of not less than 1,650m ² at street level shall be provided. A minimum setback of 1m from the lot boundary fronting Wing Fung Street shall be provided. In addition, for sub-area (b), planning permission is required for any in-situ conversion/redevelopment of an existing building from a residential building to a commercial/office building. Such application for planning permission shall be accompanied by a Traffic Impact Assessment.

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COMMERCIAL (Cont'd)

Remarks (Cont'd)
(7) In determining the maximum non-domestic plot ratio/gross floor area for the purposes of paragraphs (2), (3) and (5) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
(8) Based on the individual merits of development or redevelopment proposal, minor relaxation of the building height and plot ratio/gross floor area restrictions stated in paragraphs (1) to (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
(9) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirement stated in paragraphs (2) and (6) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Existing Approved Building Plan

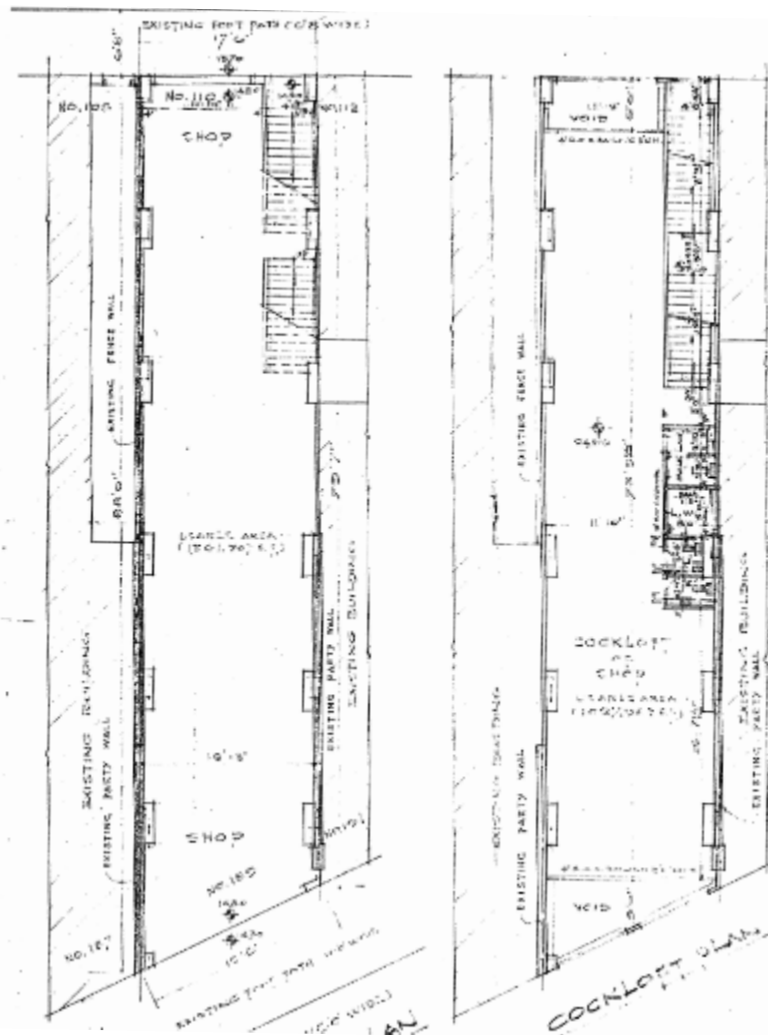
G/F

CL/F

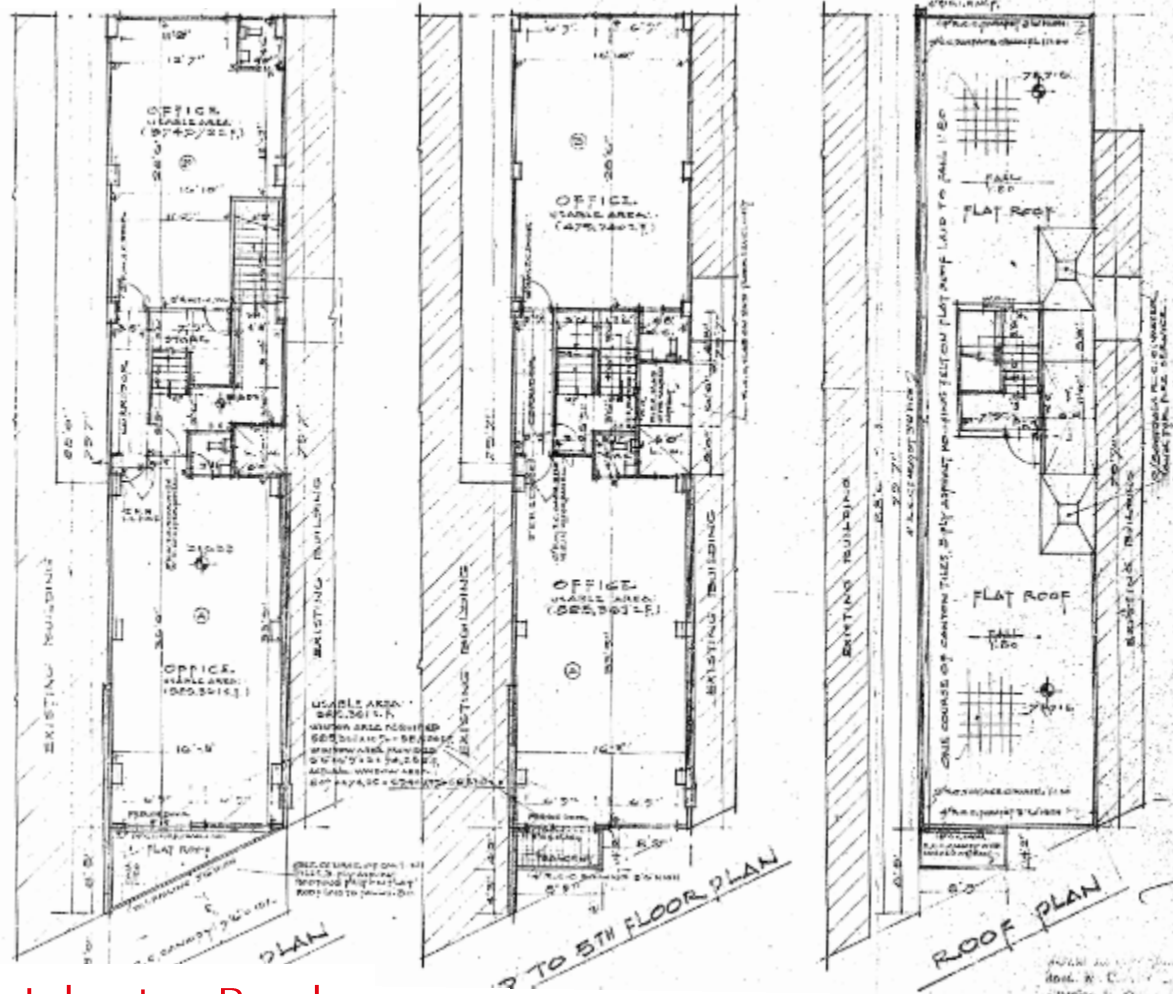
1/F

2/F – 5/F

R/F



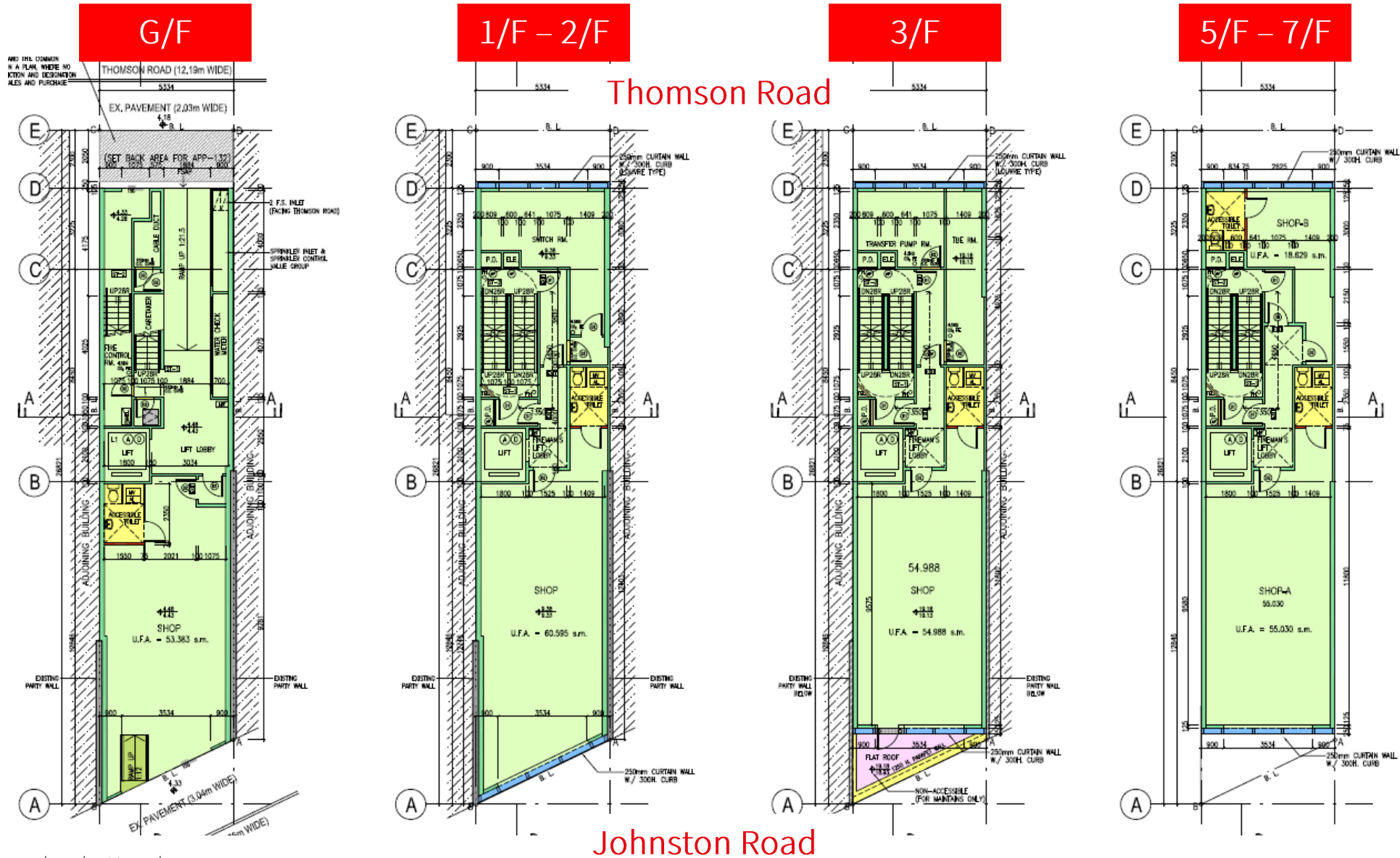
Thomson Road



Johnston Road

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Proposed Redevelopment Plan



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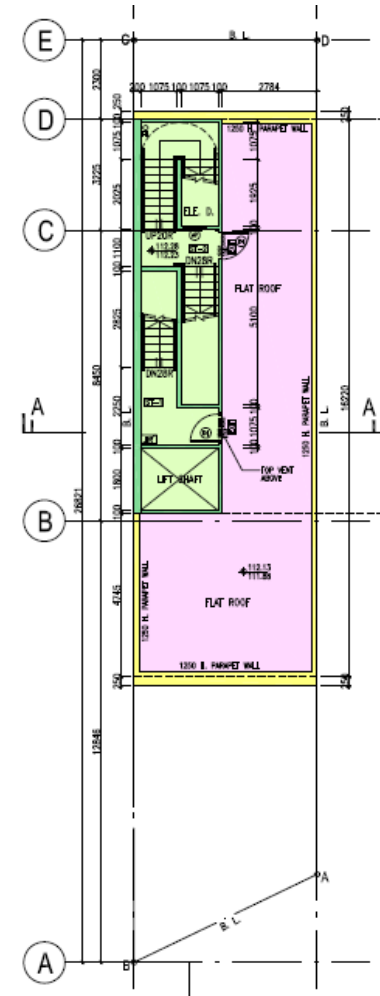
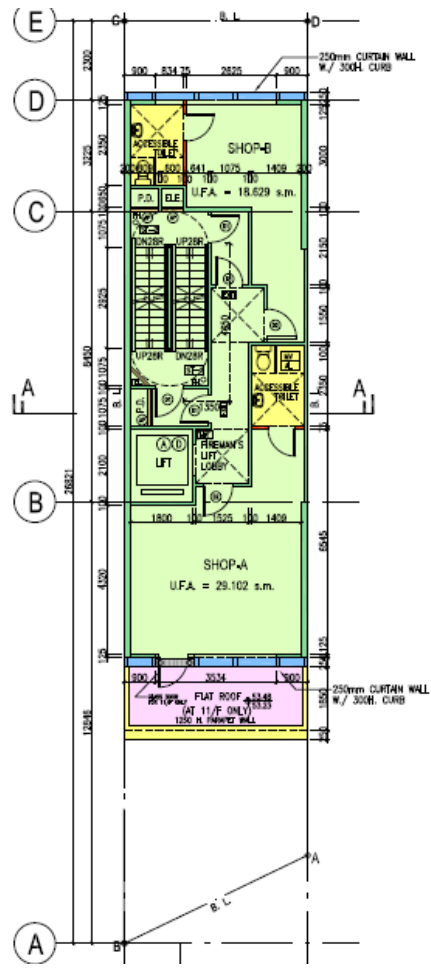
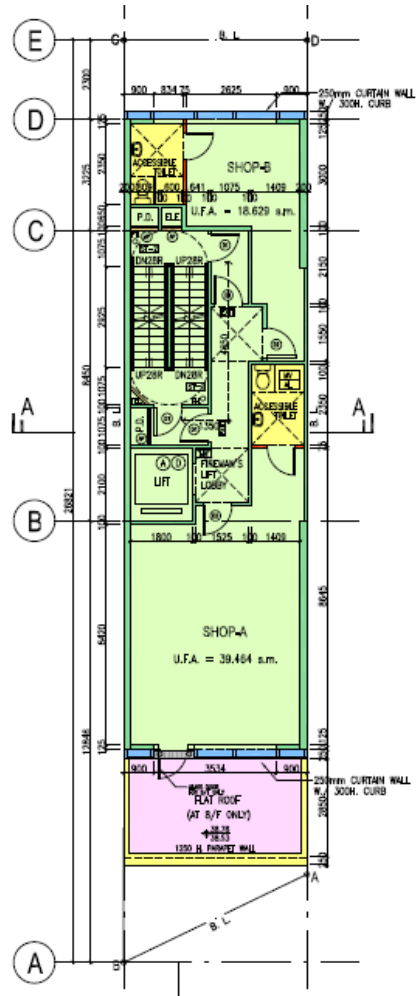
Proposed Redevelopment Plan

8/F – 10/F

11/F – 25/F

R/F

Thomson Road



Johnston Road

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For enquiries / inspection, please contact the sole agent
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