



 **JLL** SEE A BRIGHTER WAY

Sole Agent

35-36 Connaught Road West, Hong Kong

CONNAUGHT HARBOURFRONT HOUSE

OFFICE

FOR SALE BY ORDER OF THE RECIEVERS

Subject to Contract
Property Reference Number: HK-002UqVKA0
Company Licence No. C-003464

PROPERTY SUMMARY

THE PROPERTY:	CONNAUGHT HARBOURFRONT HOUSE, No.35-36 Connaught Road West, Sheung Wan
LOT NO.:	Marine Lot Nos. . 523 & 524
LAND TENURE:	999 years commencing from 08/08/1901
CLASS OF SITE:	Class A site
SITE AREA:	2,440 sq. ft.
GROSS FLOOR AREA:	36,516 sq. ft. (According to the Approved Building Plan)
COMPLETION DATE:	1982
MAJOR LEASE RESTRICTION:	Offensive Trade License to carry out trades of sugar baker, oilman, butcher, victualler and tavern-keeper (1 August 2011)
TOWN PLANNING:	Commercial (APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/34 Dated November 2020 Maximum building height of 120 m above HKPD
No. of LIFTS:	2
BASIS of SALE	“as is’ basis and under Order 88, The High Court has ordered vacant possession of the subject property to be delivered.
BUILDING DESCRIPTION:	Connaught Harbourfront House is a 22-storey commercial building completed in 1982. It is situated on Connaught Road West with 5-minute walk to the MTR Sheung Wan station. The Property has a total approved GFA of 36,516 sq. ft with most floors enjoying full or partial sea view.

PROPERTY SUMMARY

Connaught Harbourfront House, No. 35-36 Connaught Road West, Sheung Wan

PROPERTY DESCRIPTION

Details of the Property are as follows:

Floor	Usage	Approved GFA (sq.ft.)	Ceiling Height (m)
Roof	Telecom equipment room	846	2.9 m
5/F – 22/F	Office	26,352 (1,464 x 18)	2.9 m
4/F (with flat roof)	Office	1,464	2.9 m
1/F - 3/F	Office	5,801 (1,934 x 3)	2.9 m
G/F	Shop / Foyer	2,060	5.5 m
Total		36,516	

LOCATION MAP

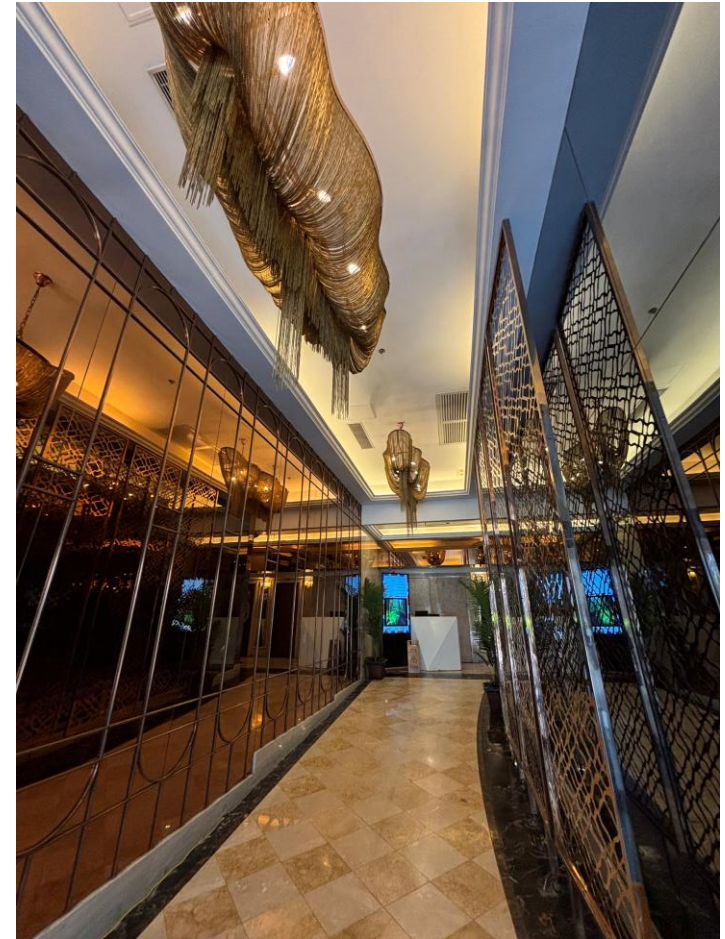




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PHOTOS



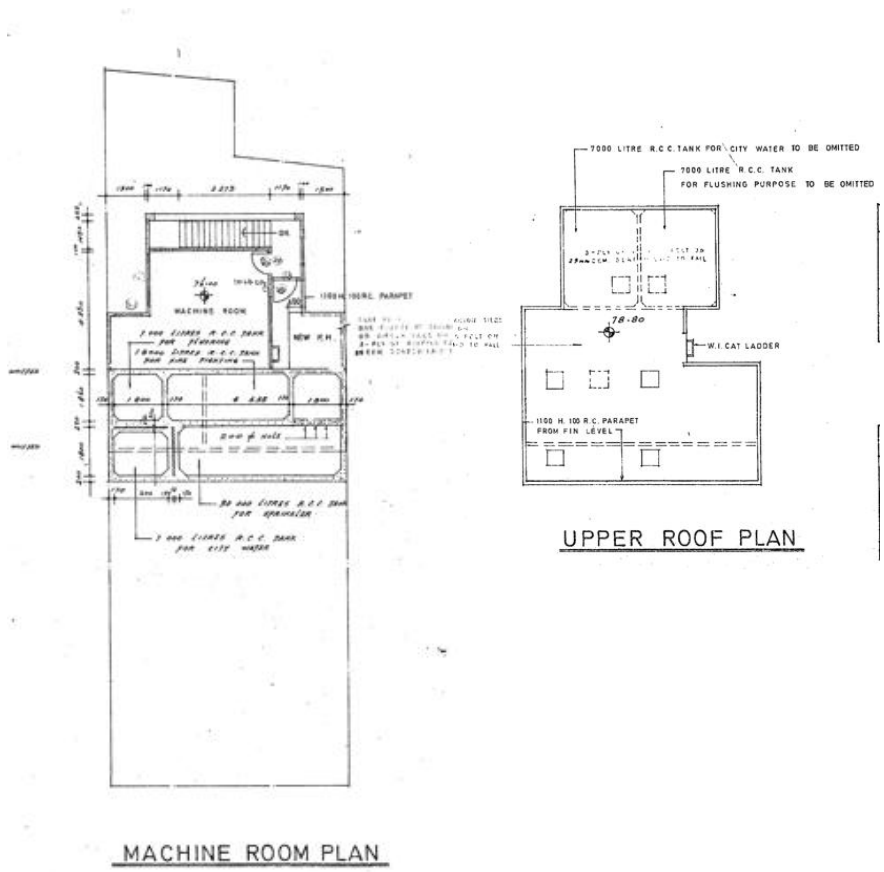
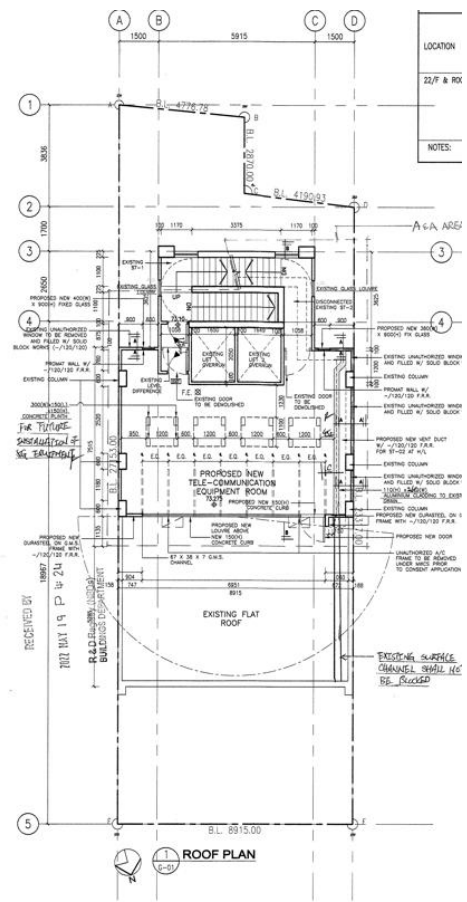
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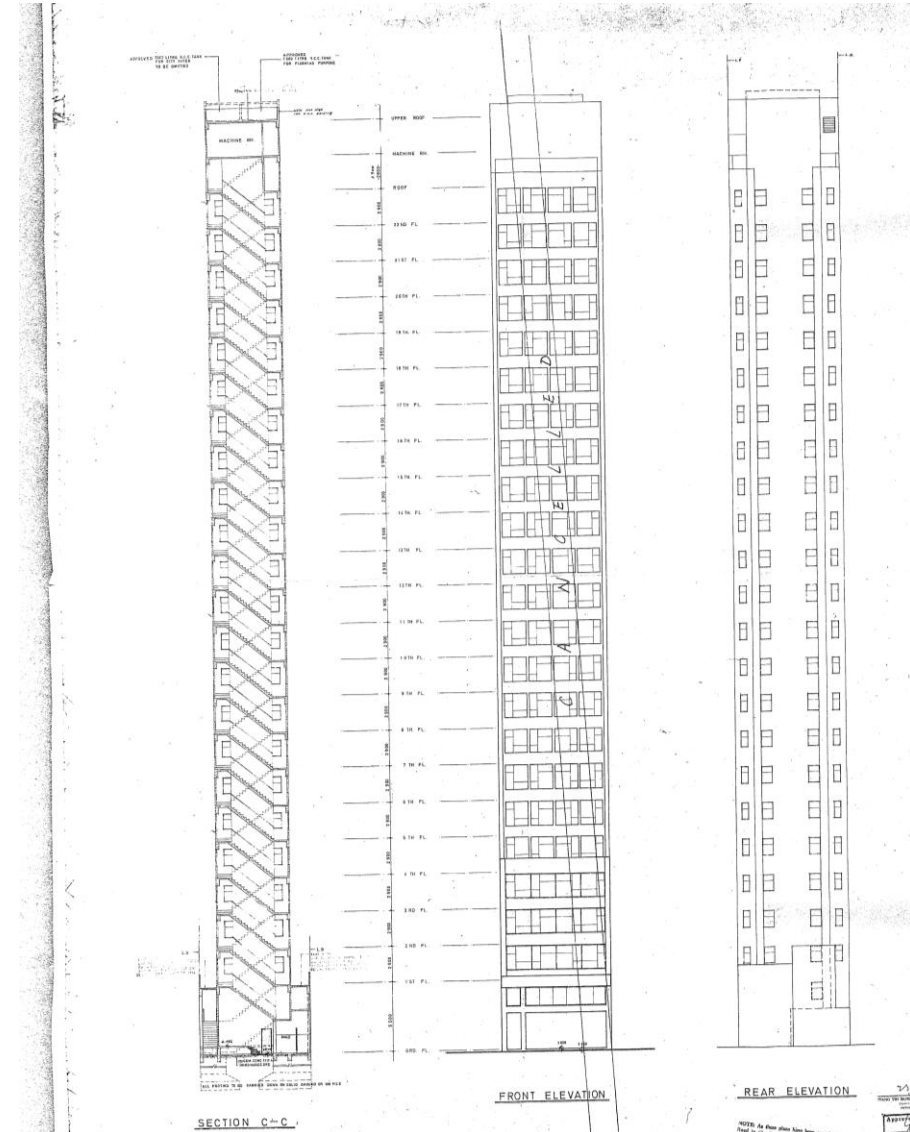
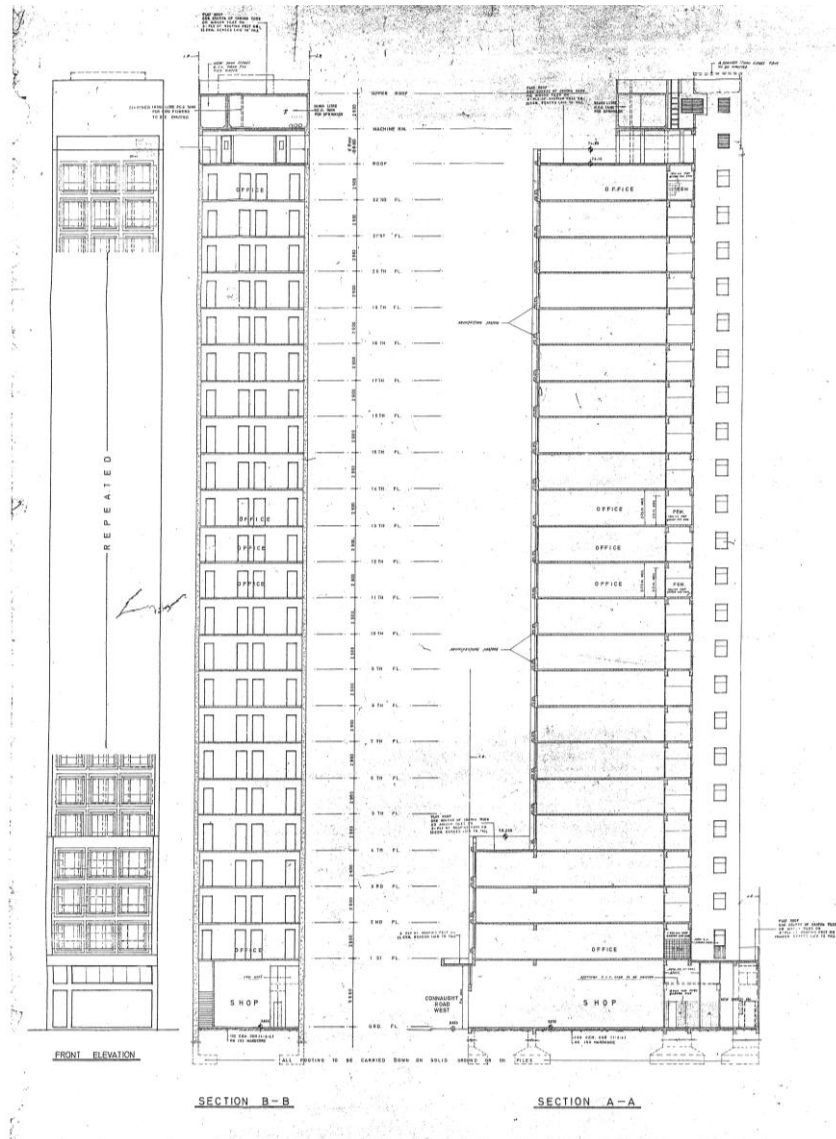
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FIRE SERVICES DEPART
REF. NO. 8/7045



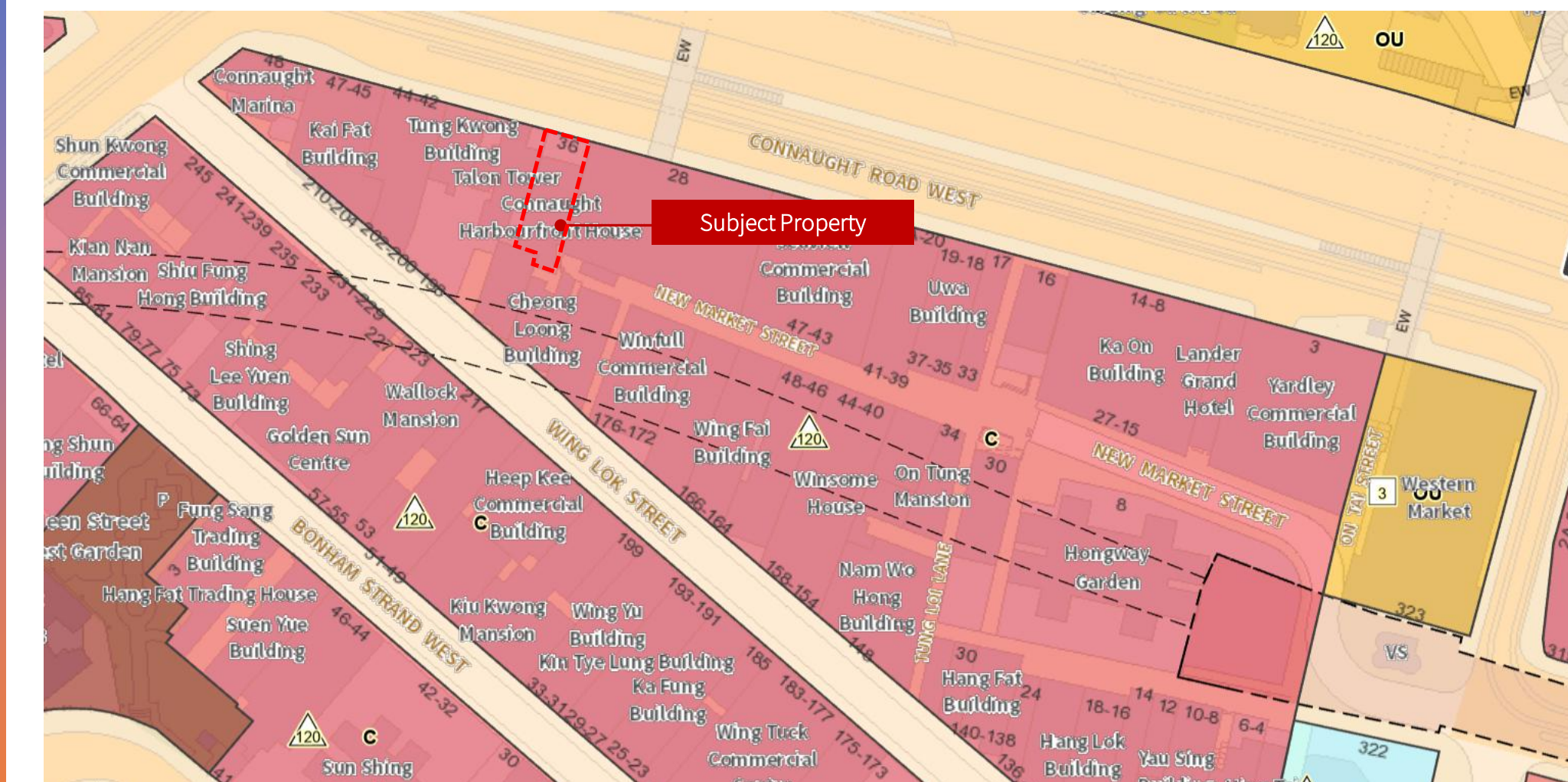
APPROVED BUILDING PLAN










APPROVED BUILDING PLAN



OUTLINE ZONING PLAN



Statutory Plans

	C	Commercial
	G/IC	Government, Institution or Community
	O	Open Space
	OU	Other Specified Uses
	R(A)	Residential (Group A)
	Maximum Building Height (In Number of Storeys)	
	Maximum Building Height (In Metres Above Principal Datum)	

OUTLINE ZONING PLAN

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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
Government Use (not elsewhere specified)	Other Structure above Ground Level
Hotel	other than 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	
Wholesale Trade	

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.

(Please see next page)

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 a maximum gross floor area of 113,376m², of which a gross floor area of not less than 507m² should be provided for Government, institution or community facilities. A public open space of not less than 800m² at Queen's Road Central level and an open plaza of not less than 1,350m² at Wing Lok Street level 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 a maximum gross floor area of 130,032m², of which a gross floor area of not less than 3,108m² should be provided for Government, institution or community facilities. A public open space of not less than 1,500m² at Queen's Road Central level shall be provided.
- (4) On land designated "Commercial (3)", a public open space of not less than 700m² shall be provided.
- (5) On land designated "Commercial (4)", a minimum setback of 0.5m from the lot boundary fronting Wellington Street, a minimum setback of 1.5m from the lot boundary of 28 Wellington Street fronting D'Aguilar Street and a minimum setback of 2m from the lot boundary of 17-41 D'Aguilar Street fronting D'Aguilar Street shall be provided.
- (6) On land designated "Commercial (5)", a minimum setback of 0.5m from the lot boundary fronting Gage Street shall be provided.
- (7) 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 a maximum gross floor area of 7,058m², of which not less than 220m² shall be provided for Government, institution or community facilities.
- (8) On land designated "Commercial (7)", 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 a maximum gross floor area of 5,308m², of which not less than 180m² shall be provided for Government, institution or community facilities.

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COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (9) In determining the maximum gross floor area for the purposes of paragraphs (2), (3), (7) and (8) 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 uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) to (3), (7) and (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (11) A minimum setback of 2m from the lot boundary above 15m measured from mean street level abutting Centre Street, Eastern Street, Wilmer Street, Queen Street, Morrison Street, Hillier Street, Rumsey Street, Gilman Street, Jubilee Street and Cochrane Street shall be provided.
- (12) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirements stated in paragraphs (5), (6), and (11) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



THANK YOU

For enquiries or inspection arrangement, please contact :
Jones Lang LaSalle Hong Kong Capital Markets (Investment)

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