

绿景NEO

L.gem绿景
构筑喜悦

香港九龍東·全海景智慧金融中心
A Full Seaview Grade A Office in Kowloon East

L.gem绿景 | 绿景NEO
构筑喜悦

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世界的視野

NEO Vision of the World



啟德發展區
Kai Tak Development Area

九龍灣商貿區
Kowloon Bay Business Area

JP Morgan

Citibank

Manulife

绿景NEO

觀塘商貿區
Kwun Tong Business Area

啟德郵輪碼頭
Kai Tak Cruise Terminal

Victoria Harbour
維多利亞港

觀塘海濱花園
Kwun Tong Promenade

本圖是設計者依據項目發展圖景所著，已從總計算機技術化處理後呈現的效果图，僅供參考。
The photos/images represent the artist's conceptual impression of the development. They may have been processed with advanced computerized techniques and are for reference only.



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九龍東全海景智慧金融中心 創造商業新標準

綠景NEO，
傲居九龍東金融街中心位置，攬永久性無遮擋維多利亞海港景觀。
受益於政策支持，九龍東蛻變新型核心商業區，
承接世界級經濟樞紐，享成熟基建配套、先進設施及優越服務，
成就高品質商務生活圈。
以超甲級寫字樓標準，締造新辦公體驗，釋放商務發展新動能。

A Full Seaview Grade A Office in Kowloon East The New Standard of Business Lifestyle

Located in the premium location of the “CBD2 Finance Street”, NEO embraces a panoramic view of the Victoria Harbour. In addition to the supporting policies from the Energizing Kowloon East Office (“EKEO”), Kowloon East has been transforming into a vibrant workplace for coexistence of modernity, smart technology, eco–design and business opportunities. As the first office development in Hong Kong, NEO is rated as a smart office space supported with intelligent facilities, innovative technologies and a professional management team, presenting a brand new office standard that far exceeds expectation.



踞大灣區城市新商業核心，貫通國際

Situated in the Guangdong-Hong Kong-Macau Greater Bay Area, Connecting the World

粵港澳大灣區建設，被納入“國家十三五規劃”及“一帶一路”國家戰略，加強基礎設施互聯互通，重點建設“一中心三網”，形成輻射國內外的綜合交通體系。港珠澳大橋連通三地，建成後將成為世界最長的跨海大橋，各類跨國金融和貿易機構共赴大灣區，吸引全球資本關注。

With the adoption of “The Belt and Road Initiative” and “The 13th Five-year Plan” strategy by the Chinese government, the Greater Bay Area has become a critical piece for China’s Economic Growth. The strategies focus on infrastructure investment to enhance regional connectivity. As part of the major infrastructure investment, the Hong Kong–Zhuhai–Macau Bridge will establish a wide-spread and efficient land transport link between the east and west banks of the Pearl River, further promoting foreign investment and sustainable development in the Greater Bay Area.





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起動九龍東 從工業區到新核心商業區CBD2的蛻變

Energizing Kowloon East, Transformation from an Industrial Area to a Core Business District

九龍東，包括觀塘和九龍灣區，是上世紀香港工業起飛的據點，見證香港製造業的黃金時代。2011 年，香港政府發布“起動九龍東”計劃，宣布加快九龍東轉型，打造第二個富有吸引力的核心商業區，以支持香港經濟發展。

政策計劃覆蓋觀塘商務區、九龍灣商貿區、啟德發展區和新蒲崗商貿區等地，規模龐大。隨著金融業、服務業持續旺盛，傳統商業區已難滿足辦公需求，九龍東 CBD2 有望發展為集商業、旅遊、休閒、住宅於一體的成熟商業中心。

In the last century, Kowloon East, comprising the Kwun Tong business area and the Kowloon Bay business area, witnessed the rapid growth of an important industrial base in the heyday of Hong Kong’s manufacturing industries. To capitalize on the business opportunities and sustain Hong Kong’s position as an international financial centre, in 2011, the government announced the launch of “Energizing Kowloon East” project to transform Kowloon East into a CBD2. Under this initiative, Kowloon East CBD2 is emerging into the next core business district in Hong Kong.

CBD2金融街

《財富》500 強及跨國企業新焦點

CBD2 Finance Street, The New Focus to Fortune 500 Companies

綠景 NEO 所處在的觀塘海濱道，集中雲集多家世界金融名業，被譽為“CBD2 金融街”，開放對話經濟態勢，共建金融新生態。片區毗鄰政府辦事處、濱海公園，周邊規劃及配套不斷完善，辦公環境日益成熟，為各類跨國金融和貿易機構創造發展機遇，現時多家《財富》500 強和知名企業已經落戶九龍東。

NEO is strategically located on Hoi Bun Road, Kwun Tong, envisioned as “CBD2 Finance Street” for its abundance of conglomerates and finance companies. With EKEO’s revitalization projects taking shape and the opening of the Kwun Tong Promenade, this district will have more mature business environment, attracting many Fortune 500 companies to call Kowloon East home.

已進駐九龍東CBD2的《財富》500強知名企業

Some of the Fortune 500 Companies already in Kowloon East CBD2

Leo Burnett	Adidas	Citibank	Artesyn
JEC	Ricoh	AIA	Neonlite Electronic & Lighting
AXA	Chevron	Wework	Connexions
HSBC	JP Morgan	ICBC Bank	Taste of Japan Group
Cigna	Standard Chartered Bank	Prudential	Wilhelmsen Ship Services
CMA CGM	PricewaterhouseCoopers	Regus International	Siemens
Chubb UTC	Manulife	Vera Bradley	Best Express (HK) Ltd
Hugo Boss	Johnson Controls	Starbucks	Mouser electronics
DBS Bank	The Bank of East Asia	Gap International Sourcing Ltd	Fubon Bank
Hamburg Sud	Kone Elevator	Apple Asia Ltd	Sainsbury's Asia Ltd
Black & Veatch	J Roger Preston	Mainfreight	Tricor Service Ltd
T S Line	Sabre Travel Network	SmarTone Mobile Communications Ltd	Mott MacDonald
VF Asia	Victory Concept Electronics Ltd	Hempel	Carter's Global Sourcing Ltd
Supermax Global	Tesco International Sourcing Ltd	ZIM Integrated Shipping	Commscope Int’l
Bank of Communications	Connexus Travel	Allianz	TFS Global Company Ltd

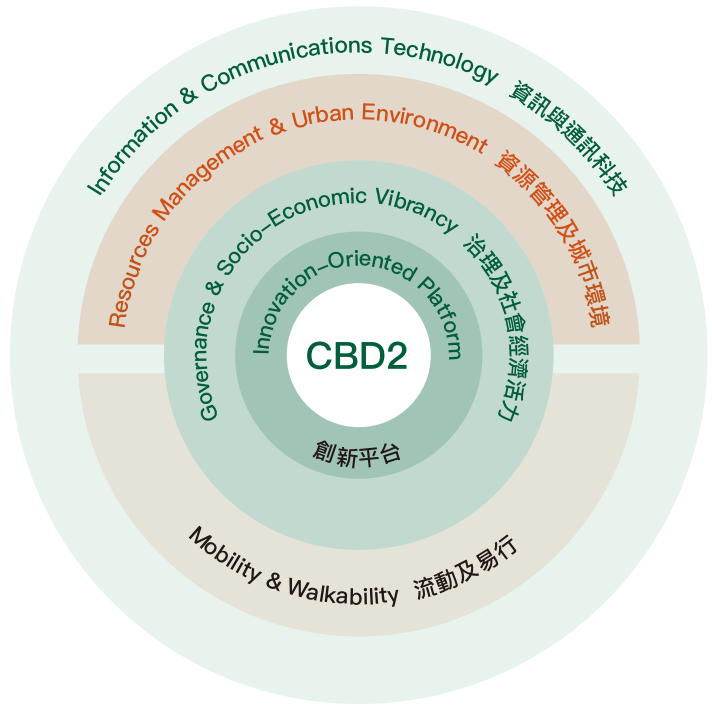


智慧城市@九龍東 創綠色辦公體驗

Smart City @ Kowloon East, Constructing a Green Office Experience

九龍東是香港發展智慧城市的試點。2016 年，政府發布智慧城市，以智慧、創新和可持續發展為主軸，延續九龍東的“創造精神”，強化周邊生態建設和科創投入，推動多項以人為本的措施，締造智慧型的綠色核心商業區。

Kowloon East is the pilot area for development of a Smart City in Hong Kong. In 2016, the government released the Conceptual Master Plan 5.0 version, which interweave the concept of smart, innovative and sustainable development to build another premier business district for Hong Kong. This holistic strategy strengthens the surrounding ecological construction, promotes integration of business and innovation and lays a solid foundation for the development of a green CBD2.



九龍東概念總綱計畫 5.0
Kowloon East Conceptual Master Plan 5.0

資料來源：起動九龍東（2017年8月） <http://www.ekeo.gov.hk/tc/home/index.html>.
Source of Information/ Photos: Energizing Kowloon East Office (2017, August). Retrieved from <http://www.ekeo.gov.hk/en/home/index.html>.



綠化景觀建設

重整海濱道基礎設施，增加綠化面積及提高景觀質素。

Green Developments

Increase green area and improve urban landscape along the Hoi Bun Road, shaping a green business environment at CBD2.

倡導低碳環保

採用低碳環保設計，創建智能綠色辦公體系。

Low Carbon Environment

Adopt sustainable designs, create a business hub with low carbon footprint.



推行智慧易行

提供智慧導航、實時交通資訊；增設公共交通，舒緩區內擠塞。

Intelligent Transport system

Launch of navigation system and "Smart Parking Mobile App" Scheme to provide real-time parking vacancy data. Drivers can use the "My Kowloon East" mobile app to find vacant parking space to save journey in turn to reduce traffic congestion.

四維路網，與世界僅舉步之遙

Integrated Transportation Network

項目地處九龍東核心地帶，交通便捷，四通八達。步行約 3 分鐘可達港鐵站，公交線路及巴士線路貫穿，通達全城。新開通的香港西九龍站，可乘坐廣深港高速鐵路快速抵達內地。未來，屯馬線和中九龍幹線竣工後，項目與周邊核心區域的交通距離將進一步縮短。

NEO is conveniently located in Kowloon East with easy access by various transport from all parts of Hong Kong. It is a 3-minute walk from the MTR, and adjacent to a wide-range of city-wide public bus and mini bus routes. The Hong Kong West Kowloon Station is within the proximity that allows fast access to the Mainland via Express Rail Link. Upon completion of the Tuen Ma Line and Central Kowloon Route, the transit time to all major economic districts will be further reduced.

5 條鐵路線：觀塘綫、東鐵綫、將軍澳綫、屯馬線（2021年）、九龍東環保連接系統（規劃中）

4 大城際通車：粵港直通車、京九直通車、滬九直通車、廣深港高速鐵路

3 條主幹線：觀塘繞道、東區海底隧道、中九龍幹線（2025/2026 年）

2 大國際樞紐：香港國際機場、啟德郵輪碼頭

5 MTR Routes: Kwun Tong Line, East Rail Line, Tseung Kwun O Line, Tuen Ma line (Anticipated Completion in 2021), Environmentally Friendly Linkage System (Under Planning)

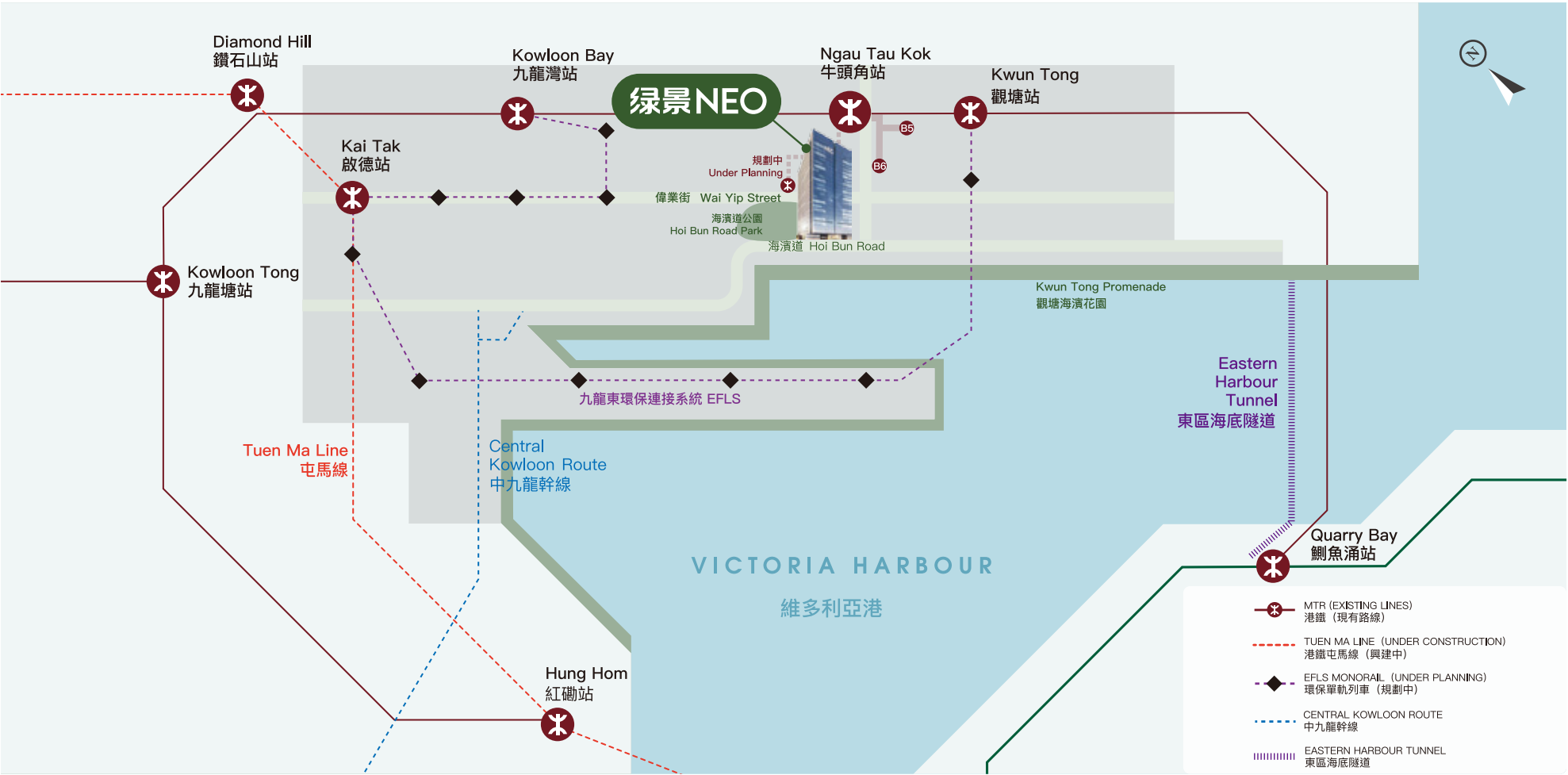
4 Intercity Railways: Guangdong–Hong Kong, Beijing–Hong Kong, Shanghai–Hong Kong, Guangzhou–Shenzhen–Hong Kong Express Rail Link

3 Main Expressways: Kwun Tong By-pass, Eastern Harbour Tunnel, Central Kowloon Route (Anticipated Completion in 2025/2026)

2 International Transportation Hubs: Hong Kong International Airport, Kai Tak Cruise Terminal

資料來源：
路政署（2018年1月） <https://www.hyd.gov.hk/tc/home/>；
香港鐵路有限公司（2018） <http://www.mtr.com.hk/ch/customer/main/index.html>；
九龍東環保連接系統（2017年7月） <http://www.ktd.gov.hk/efls/tc/home.html>.

Source of information：
Highways Department (2018, Jan 31). Retrieved from <https://www.hyd.gov.hk/en/home/>；
MTR Corporation (2018). Retrieved from <http://www.mtr.com.hk/en/customer/main/index.html>；
EFLS(2017. Jul). Retrieved from <http://www.ktd.gov.hk/efls/en/home.html> .



步行 ON FOOT

3分鐘 / 牛頭角站
3 mins / Ngau Tau Kok MTR Station

地鐵 BY MTR

10分鐘 / 港島東 10 mins / Island East	18分鐘 / 尖沙咀 18 mins / Tsim Sha Tsui	22分鐘 / 銅鑼灣 22 mins / Causeway Bay	28分鐘 / 中環 28 mins / Central	55分鐘 / 香港國際機場 55 mins / Airport
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乘車 BY CAR

5分鐘 / 啟德站 5 mins / Kai Tak Station	10分鐘 / 香港西九龍站 10 mins / HK West Kowloon Station	40分鐘 / 香港國際機場 40 mins / Airport	45分鐘 / 福田口岸 45 mins / Futian Checkpoint	45分鐘 / 羅湖口岸 45 mins / Luohu Checkpoint
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地圖經簡化理及不按比例調整，所列出行時間僅供參考。
The map is a simplified version and not drawn to scale. The travel time is for reference only.



千億配套，優越資源 Superior Amenities

鄰近政府辦事處、海濱公園，優享成熟配套服務

逾 40 間品牌餐飲
逾 6 間銀行
逾 4 間星級酒店
逾 2 間健身會

NEO is ideally located in a convenient location of CBD2, which embodies a combination of business facilities and infrastructures including the Government Offices, 40 Restaurants, 6 Banks, 4 Star-rated Hotels, 2 Fitness Centres, all within 450m from NEO.



450m內
Within 450m

EMBRACE VICTORIA HARBOUR



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坐落維港邊，九龍東CBD2中心地標 NEO – The New Landmark at the CBD2

綠景 NEO 全海景智慧金融中心，地處九龍東 CBD2 金融街中心位置，毗鄰濱海長廊綠化帶，欣賞永久性無遮擋的維港景觀，擁灣而立，豁達視野。25 層超甲級寫字樓，敞闊辦公空間，配備國際化智能設備與高端商務服務，滿足智慧辦公體驗需求，致力於打造九龍東新商務的品質典範。

Situated in the heart of CBD2, NEO enjoys the spectacular seaview of the Victoria Harbour and the surrounding greenery. By integrating intelligent building facilities, advance technologies and differentiated management services, NEO benchmarks the best Grade A Office in the city, presenting new office experience that far exceeds expectation.



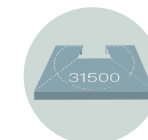
270°無遮擋維多利亞海景
270° Unobstructed Seaview of
the Victoria Harbor



25層超甲級寫字樓
25–Storey Grade A Office Building



總建築面積約600,000平方呎
Approx. 600,000 sq. ft. in GFA



超大樓面，約31,500平方呎
Sizable Floor Plate, approx. 31,500sq. ft. per floor



382個充裕停車位
382 Ample Parking Spaces



綠色建築雙預認證
LEED Platinum & BEAM Plus Gold Pre–certification



HARBOURSIDE OFFICE

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4.2米特高樓層，享無邊維港景致

4.2 Meters Super High Headroom for Wide View

寬敞辦公空間，樓層高約 4.2 米（淨樓層高約 3 米），採用全景式落地玻璃窗設計，開闊視野，擁賞永久無遮擋維多利亞海港景觀。

NEO features a spacious office with approx. 4.2m floor-to-floor height (approx. 3m clear height) on typical floors, offering flexibility on creative office design.

雙層隔熱Low-E玻璃幕牆 營造極致璀璨夜景

Low-E Double Glazed Curtain Wall, Showcasing Magnificent Night Scene

樓面整體採用雙層隔熱玻璃幕牆，超強抗風力，具備有效隔熱及防水性能，臨海幕牆設有 63 米高 LED 燈光，矚目維港。

The best-in-class Low-E double glazed curtain wall is designed to resist strong wind with excellent heat insulation and waterproofing performance. 63m height LED panels are installed on the building facade, catching extensive attention from the Harbour.



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ENJOY CONCIERGE SERVICES

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9米高大堂，為賓客帶來尊貴體驗

9 Meters Height Elegant Lobby, an Extraordinary Sense of Arrival

入口大堂樓層高度約 9 米（淨樓層高度約 7.1 米），採用高級石材地臺，寬敞明亮。大堂接待處更為用戶提供尊尚禮賓服務，塑造高品質商務。

NEO features an elegant lobby with approx. 9m floor-to-floor height (approx. 7.1m clear height) and contemporary marble decoration at the grand entrance. Security turnstile system is installed with an integrated dispatch system to ensure fast access and top security. The reception at the lobby offers a wide range of concierge services.

設上落客專區，充裕停車位，滿足商務需求 Ample Parking Spaces with Grand VIP Drop-off Area

停車場提供 200 個私人停車位，182 個公共停車位，滿足不同用戶需求。另設全天候有蓋上落客專區，訪客可直接大堂門前落客。

The Carpark offers 200 private parking spaces and 182 public parking spaces to satisfy all the users and tenants' needs. The covered pick-up and drop-off area is available next to the main entrance, providing ease of access into the building.



17部高速電梯，高效運載

17 Nos. of High-Speed Lifts, Enhancing Efficiency

樓內共設 17 部高速電梯，選用 Schindler 品牌，採用智能控制，乘坐舒適，安全平穩；高低層分區運載，節省等候時間。

Featuring 17 nos. of high-speed lifts programmed with intelligent control system to ensure swift and safe access to each floor and minimizing waiting time.



時尚質感洗手間，創造舒適空間

Luxurious Washrooms, Manifest Exquisite Style

每層樓各設有兩組男女洗手間及行政人員洗手間，配備淋浴設施，選用高級石材，精緻體驗。

Each floor is built with two sets of male and female washrooms, and executive toilets with shower facilities that provides convenience for top executives.











COMBINE
ARCHITECTURE
WITH NATURE



綠色建築雙預認證

LEED Platinum and BEAM Plus Gold Pre-certification

秉承綠色辦公理念，NEO 在建築規劃設計上，致力達到可持續發展的最高標準。
With a commitment to the environment, the building is designed with an aim to achieve the highest standard in sustainability.

 <p>電動車充電裝置 EV Charger</p>	 <p>綠化天台、平台花園 Green Roof Garden</p>	 <p>有機建材、減少廢料丟棄率 Reducing disposal rate of used building material</p>	 <p>節能燈具、智能調控 Energy-Saving Lighting</p>
 <p>高反射建材 High Reflective Building Materials</p>	 <p>空氣淨化器 Air Purifiers</p>	 <p>雨水、廢水循環再用 Reclamation of Rain and Waste Water</p>	 <p>環保運輸工具配套設施 Equipment for Environmental Transportation</p>



與香港本地同體量商用建築耗能相比

Compared with the energy consumption of similar buildings in Hong Kong

節省用電量 3,582,091 千瓦小時
3,582,091 kWh of electricity saved

CO₂

每年減少二氧化碳排放量
約 2.525 噸
A reduction of 2.525
tons of CO₂ per year

\$

每年節省電費約 \$4.5 百萬元
A saving of HK\$4.5
million in electricity cost
per year



節省食水每年約 6.83 百萬公升
6.83 million litres of portable water saved



等同 2.7 個奧運會標準游泳
池的水容量
Equivalent to 2.7 nos. of
Olympic-sized swimming
pools of water



等同 3.1 萬人口的日耗水量總和
Equivalent to 31,000
persons' water
consumption per day



以上根據中電2018年的電價估算
Estimated as per CLP's electricity tariff in 2018
<https://www.clp.com.hk/customer-service/tariff/business-and-other-customers/non-residential-tariff>

八大先進功能系統，享智慧科技

Smart Integrated Technology System

1 智能化電梯系統

智能自動化安排訪客樓層，高速運載，最高速度為 6 米 / 秒，並附設電話訊號接收系統。

Intelligent Lift System

Allow access to the registered floor by automatic selecting control at a maximum speed of about 6 metres/second.

2 中央製冷系統

全座空調系統均為中央製冷系統，5 樓至 25 樓辦公層選用智能調控變風量及溫度的 VAV 系統。

Centralized Air–Conditioning System

Variable air volume (VAV) air box System is equipped for 5/F to 25/F. All chillers adopt environmentally–friendly refrigerants.

3 供電系統

5/F 至 25/F 均提供電力裝置 400 安培三相電掣，除緊急發電機組供應電源給消防系統外，另配置獨立備用發電機組，提供 24 小時電力裝置（63 安培三相）作供電之用。

Reliable Power Supply System

Average 400A, 3 Phase power supply on 5/F to 25/F; Emergency generator for building F.S. equipment and separate essential generator for essential chillers and tenant’s computer equipment (63A, 3 Phase).

4 消防自動報警系統

全座均設有火災探測和智能報警系統，自動噴淋滅火系統及消防栓和喉轆系統，符合香港消防條例標準及要求。

Automatic Fire Alarm System

The entire building is protected by an automatic fire detection and alarm system, and further protected by an automatic sprinklers system and FS System in accordance with FSD requirement.

5 樓宇自動化系統

監察及紀錄公共設施，機電系統，實時回饋所有機電系統運行情況並進行綜合協調及聯動高清視頻監控系統，確保寫字樓的安全性。

Building Automation System

An automated building management system monitors and supervises all facilities, fire, life and safety services. Also, the building is monitored by a network of HD digital security surveillance systems which covers all major entry / exit points and other common areas, ensures building security and safety at all times.

6 網絡系統

設有雙引入及雙上升電訊及網絡電線系統；高速流動通訊服務覆蓋全大樓，主要位置包括客用升降機和停車場，大堂處設有 WI–FI 系統。

Telecommunication System

The building is equipped with high speed mobile communication service. Wi–Fi Hot Spot is available at the main lobby. Also, public DTVs and interchange station of cable TVs are in place and available for tenant’s connection.

7 智慧車場系統

車場設有八達通收費系統，自助繳費。另透過智慧易行手機程式向駕駛者提供九龍東實時空置車位資訊。

Advance Parking System

Use of “Smart Parking Mobile App” to provide real–time parking vacancy information in Kowloon East. The Car Park Entrance is operated with “Octopus” system for efficient payment.

8 環保與節能系統

全座使用具能源效益標籤認證之電力裝置及供水配置；採用雨水回收系統以供灌溉之用；冷卻塔泄放水循環系統用作沖廁之用；部份車位提供電動車充電配套設施；設有綠化園、垂直綠牆及環保廢物回收設施。

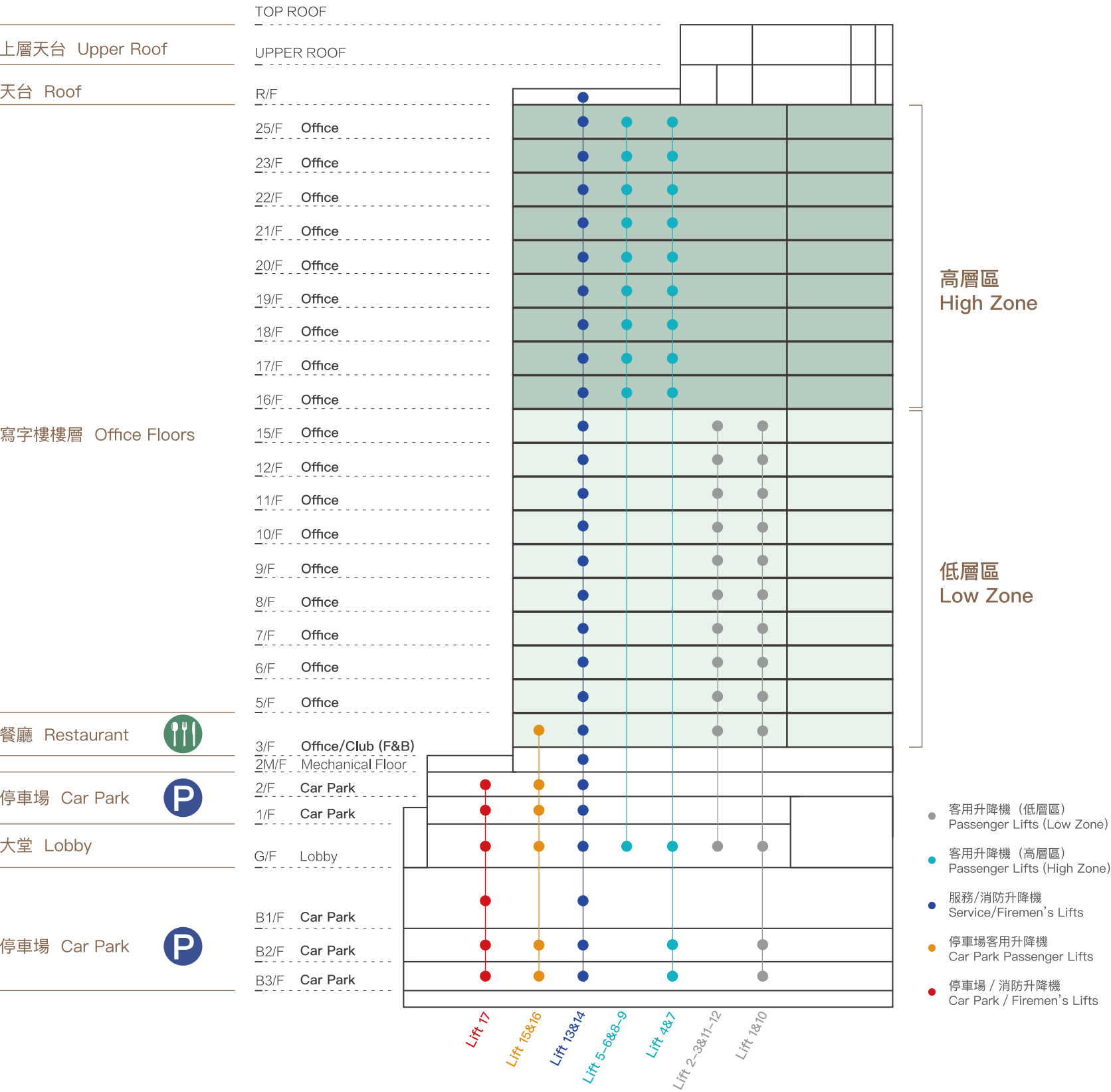
Eco–Friendly System

Provide efficient electrical appliances certified with EMSD Energy Label; WSD Water Efficiency Certificate for sanitary fittings; Rainwater harvested for irrigation; Bleed–off water from cooling tower recycled as flushing water; Partial car parking spaces are provided with electric vehicle (EV) charging station; Greenery including horizontal and vertical greenery; Provided with waste materials recycling depot.

寫字樓物業規格

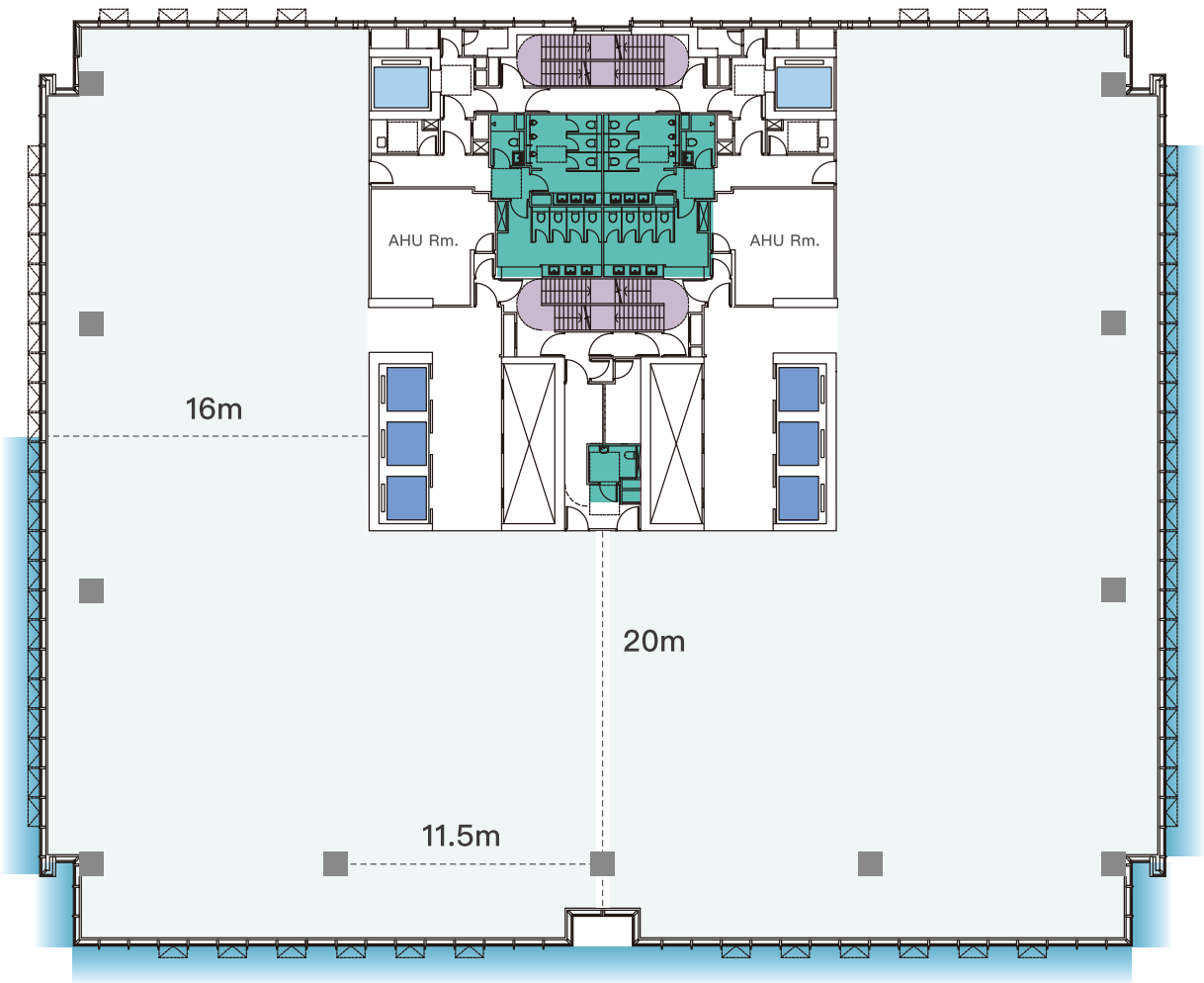
Office Specifications

總建築面積 Total GFA	約600,000平方呎 Approx. 600,000 sq. ft.
寫字樓層數 Office Floors	19層（3樓至25樓，不設4 / 13 / 14 / 24樓） 19 floors (3/F to 25/F, without 4/F, 13/F, 14/F, 24/F)
標準樓層面積 Standard Floor Plate	約31,500平方呎 Approx. 31,500 sq. ft.
標準樓層層高 Standard Slab-to-Slab Height	約4.2m Approx. 4.2 meters
標準樓層淨高 Standard Clear Ceiling Height	約3m Approx. 3 meters
網絡地板 Raised Floor	約160mm Approx. 160 millimeters
天花材料 Ceiling Materials	鋁製天花以及照明裝置 Aluminum ceiling and lighting devices
玻璃幕牆 Curtain Wall	雙層隔熱低輻射玻璃 Low-E double glazed curtain wall system
標準寫字樓樓板承重 Floor Loading	約3+1.6kPa About 3+1.6kPa
升降機品牌 Lift Brand	Schindler
升降機數量 Lifts	6部低區高速客用升降機，6部高區高速客用升降機，2部服務 / 消防升降機，2部停車場客用升降機及1部停車場/消防升降機 6 high speed passenger lifts for low zone; 6 high speed passenger lifts for high zone; 2 service/firemen's lifts; 2 carpark passenger lifts; 1 carpark / firemen's lift.
平面進深 Plane Depth	6/F–15/F(橫16米 直20米)， 16/F–25/F(橫23米 直20米) Approx. 16–23 meters
空調系統 Air Conditioning System	水冷節能中央空調系統及智能VAV送風系統 VAV Central Air Conditioning System
停車位 Parking Spaces	共382（私人車位 200個；公眾車位 182個） 382 Parking Spaces（including 200 private spaces and 182 public spaces）
綠色建築獎項 Green Building Awards	美國綠色建築協會能源與環境先導設計@結構版的預審鉑金級認證及香港綠色建築議會綠色建環評1.2版（新建築）的暫定金級認證 LEED Platinum & Beam Plus Gold Pre-certification
備用電源 Essential Power Supply	約63A 3相/層 Approx. 63A–3 Phases / Floor



標準樓層平面圖
Typical Floor Plans

低層區：6/F-15/F Low Zone: 6/F – 15/F

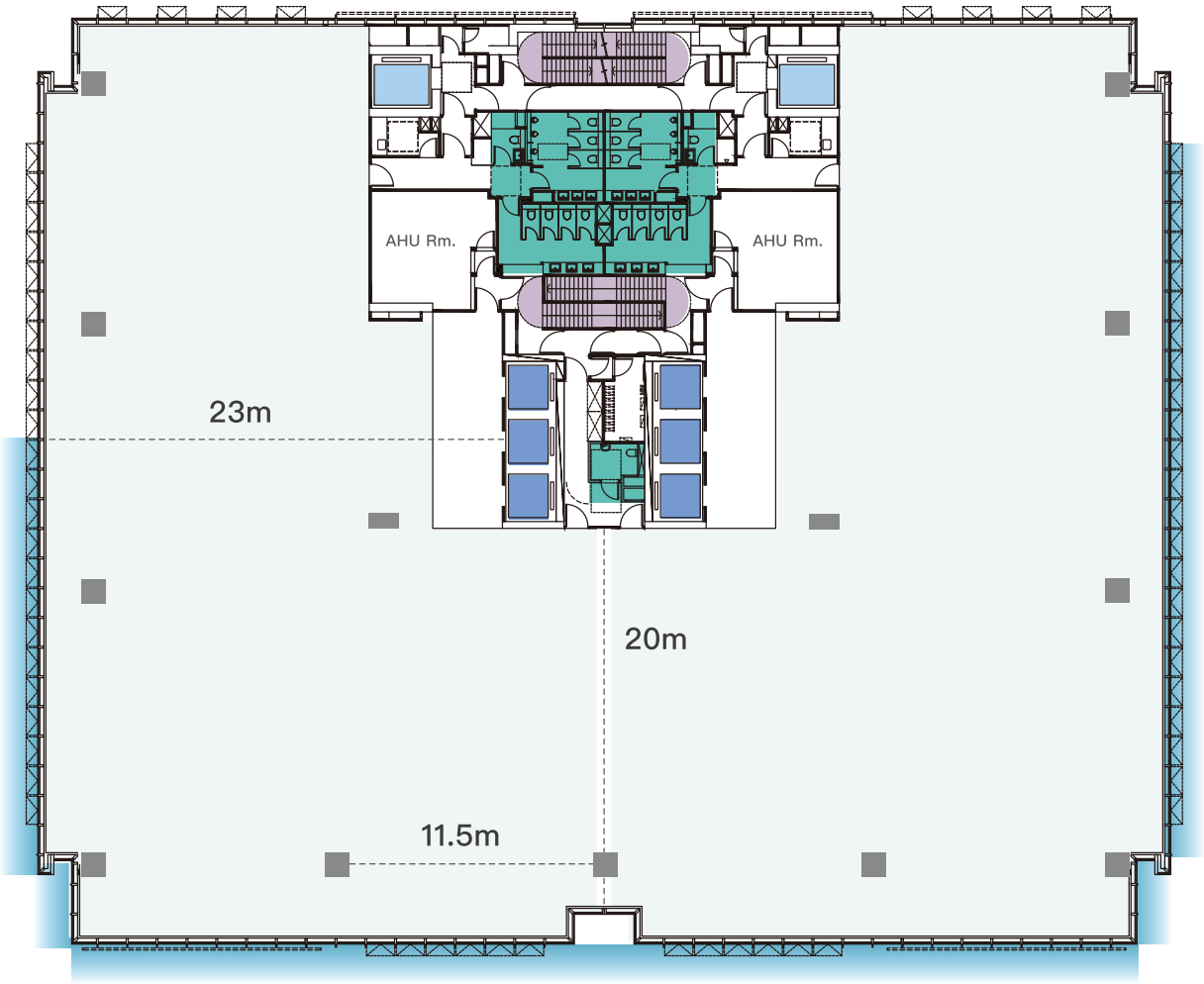


Harbour View

整層面積：約31,500平方呎建築面積
Whole Floor Area: approx. 31,500 sq. ft. Gross Area

半層面積：約15,750平方呎建築面積
Half Floor Area: approx. 15,750 sq. ft. Gross Area

高層區：16/F-25/F High Zone: 16/F – 25/F



Harbour View

健全商務配套，享你所想
Unique Business Amenities at NEO

服務中心
Concierge



餐廳 / 咖啡廳
Restaurant / Café



跨境巴士上落客點
Cross-Boundary Bus Pick-up
/Drop-off Point



共享單車停靠點
Shared-Bike Parking Point



運動健身館
Fitness Centre



自助便利店
Self-Service Store



產品發布中心
Product Launch Centre

綠景 NEO 設有大型產品發布中心，以維多利亞港為背景，提供優越配套，滿足租戶業務需求。

Aside from the basic business amenities, Product Launch Centre is a unique business amenity for NEO Tenants. Using Victoria Harbour as a backdrop, it provides an inspirational environment for product launches, events, presentations and seminars.



地區完善運動配套，创建工作生活平衡

Comprehensive Fitness Infrastructure Strike a Work-life Balance

香港政府在“起動九龍東”的倡議下，著力發展智能、創新及可持續的核心商業區，興建城市景觀基礎設施與運動配套。近年來，各項目已相繼落實規劃。NEO 毗鄰觀塘海濱長廊、海濱道公園等，方便租戶在業餘時間擇地休憩，觀賞綠色景觀，參與健康運動。

With a vision to develop a smart, innovative and sustainable CBD2 under the EKEO initiative, the government has massively invested on a number of landscape infrastructures and fitness facilities, which have been undergoing phase by phase in recent years. Set against the Kwun Tong Promenade, Hoi Bun Road Park and adjacent area, NEO Tenants can take advantage of the convenient location and enjoy the green scenery and fresh air or participate in fitness and wellness activities throughout during their free time.

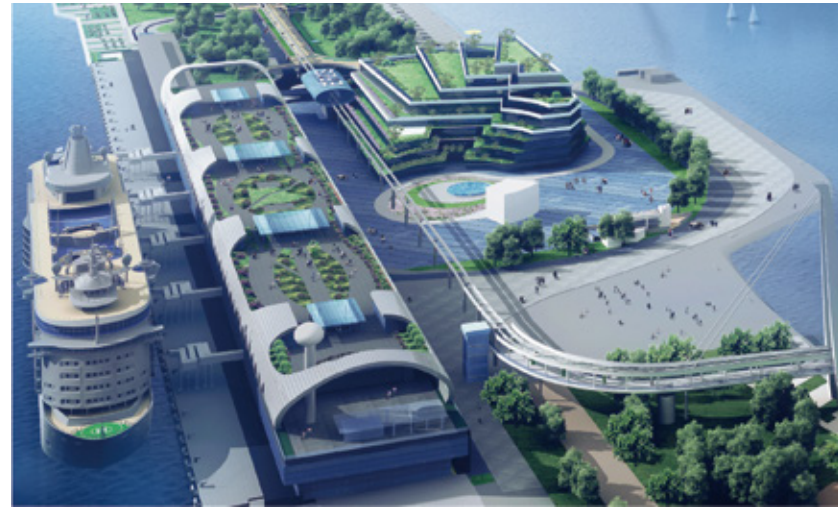
啟德體育園（興建中）
Kai Tak Sports Park (Under Construction)



資料來源：
起動九龍東（2017年8月）<http://www.ekeo.gov.hk/tc/home/index.html>.
啟德體育園（2016）<https://www.kaitakSPORTSPARK.hk/tc/index.html>.

Source of Information:
Energizing Kowloon East Office (2017, August). Retrieved from <http://www.ekeo.gov.hk/>.
Kai Tak Sports Park (2016). Retrieved from <https://www.kaitakSPORTSPARK.hk/en/in/index.html>.

郵輪碼頭公園（約23,000平方米）
Kai Tak Cruise Terminal Park (About 23,000 sq. m.)



11公里海濱長廊（約100公頃開放空間）
About 11 Kilometres Promenade (About 100 Hectares Open Space)



天際空中花園
Sky Roof Garden

NEO 擁約 8,150 平方呎綠化空間，眺望維港景色，為租戶提供有氧憩息空間。

8,150 square feet of green space, overlooking Victoria Harbour. Sky Roof Garden is a good place for NEO Tenants to relax and energize.



NEW ENTERPRISE OFFICE

本圖是設計者依據項目發展圖景所著，已經過計算機技術化處理後呈現的效果圖片，僅供參考。
The photos/images represent the artist's conceptive impression of the development. They may have been processed with advance computerized techniques and are for reference only.

新辦公體驗，啟未來商務

Elite Office Experience

- 開放空間，激發創造力
活躍開放的工作空間，鼓勵靈感及創意產生，釋放辦公人員的創造力。
- 信息互聯，促進協作力
推崇協作、交流、綠色、流動的精神理念，促進信息交流、推動團隊協作。
- 智能科技，打造差異化
融合高科技智能系統，打造差異化辦公產品， 創造個性化的第三類工作空間。

- Space–Motivating Creativity
A lively office area creates an environment of creativity for staff
- Floor Setup–Facilitating Cooperation
Promotes the spirit of collaboration, communication, environmental awareness, information exchange, and teamwork
- High–Tech Intelligent Office Experience
Integrates High–Tech intelligent systems into workplace



夏利文物業，優質服務

Professional Property Management - Harriman

夏利文物業管理成立於 1968 年，乃本港知名企業會德豐地產旗下的物業管理機構，曾獲選英國皇家特許測量師學會頒發的“最佳物業管理團隊”及“可持續發展成就大獎”，志在為客戶提供卓越品質、誠信及真摯的優質物業管理服務。

Harriman Property Management Limited was founded 1968, subsidiary of Wheelock Properties Limited, which also awarded the “The Best Property Management Institution” and “Achievement Award of Sustainable Development” from the Royal Institution of Chartered Surveyors. Harriman aims to provide excellent, faithful and sincere services.



呂元祥建築，高水準設計

Superior Architectural Design - Ronald Lu & Partners

呂元祥建築師事務所 1976 年成立於香港，具備多元化的設計經驗，並多次獲得國際建築獎項。致力於為世界提供一流水準的設計作品，以及在亞洲人口稠密的城市環境中成為高密度綜合專案設計領域的佼佼者。

Ronald Lu & Partners was established in 1976, which is absorbed in provide top designs and works to the world and has awarded several architectural honours around the world with a diverse portfolio. In the high-density integrated project design field, Ronald Lu & Partners is one of the outstanding architectural design offices in Asia's densely populated city.

國際化團隊，協力共建

International Team Collaboration

業主 Owner	Olinda Limited 綠景(中國)地產投資有限公司(香港聯交所股份代號：00095)之間接全資附屬公司 An indirect wholly-owned subsidiary of LVGEM (China) Real Estate Investment Company Limited (HKEx :00095)
項目經理 Project Manager	會德豐地產（香港）有限公司 Wheelock Properties (Hong Kong) Limited
建築師 Architect	呂元祥建築師事務所（香港）有限公司 Ronald Lu & Partners (Hong Kong) Ltd.
建築認可人士 Architectural Authorized Person	呂元祥博士 Dr. Lu Yuen Cheung Ronald
結構工程顧問 Structural Engineer	黃志明建築工程師有限公司 C M Wong & Associates Ltd.
機電工程顧問 M&E Engineer	邁進機電工程師顧問有限公司 Meinhardt (M&E) Ltd.
可持續發展顧問 Building Sustainability Consultant	CO ₂ nnsulting Limited CO ₂ nnsulting Limited
室內設計師 Interior Designer	神州設計有限公司 ARK Associates Ltd.
工料測量師 Quantity Surveyor	利比有限公司 Rider Levett Bucknall Limited
總承建（上蓋工程） Main Contractor (Superstructure)	協興建築有限公司 Hip Hing Construction Company Ltd.
總承建（地基工程） Main Contractor (Substructure)	泰昇地基土力工程有限公司 Tysan Foundation Geotechnical Limited
市場推廣顧問 Marketing Consultant	高力國際物業代理有限公司 Colliers International Agency Limited



綠景集團

LVGEM Group

公司于 1984 年在深圳成立，1995 年創辦地產專業公司，2006 年組成集團。集團的戰略發展方向是以房地產為龍頭，金融和科技為兩翼，三大產業板塊協同，境內外兩大資本平臺互動，打造業務特色鮮明、產業結構高端、投融资能力强大的多元化國際化企業集團。集團秉承著“專為本，和致遠”的價值觀並且以持續提升城市價值為使命，立志成為最受尊敬的城市價值創造者。

In 1984, LVGEM Group was established in Shenzhen, founded as a real estate development company in 1995, and established a conglomerate in 2006. LVGEM Group sets real estate as its main focus with finance and technology as subsidiary powers to fuel with domestic and foreign capital. We have been a multi international business group by producing characteristic business, upscale industrial structure, and powerful investing and financing strengths. Upholding the value of “Profession and Faith”, LVGEM Group is on a mission to promote the value of city, to become the most respected city—value creator.

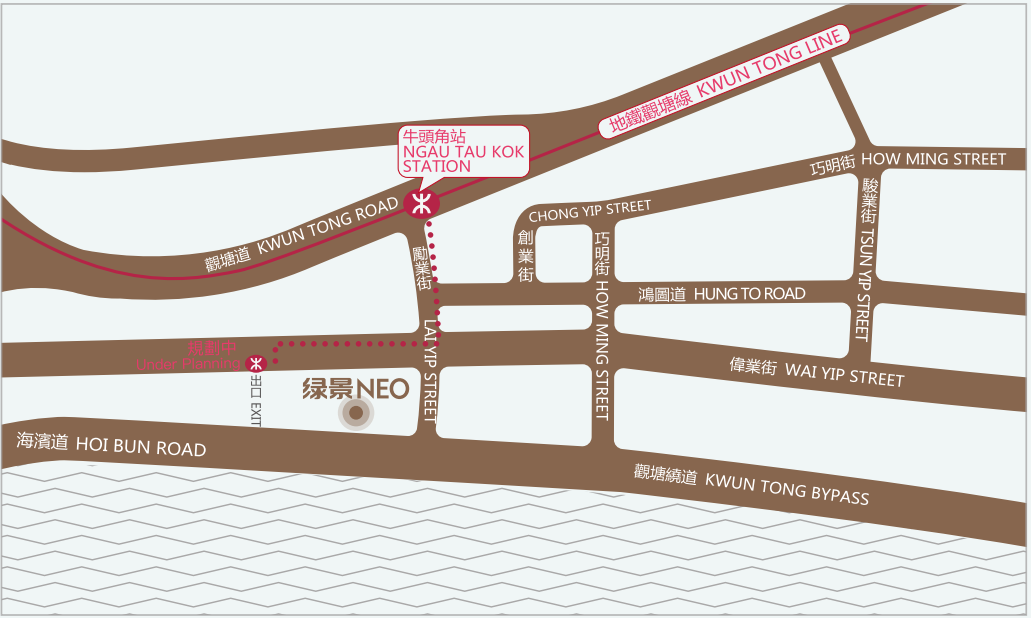
綠景（中國）地產

LVGEM (China)

綠景（中國）地產為綠景集團地產板塊的主要載體，涵蓋綜合性房地產開發、商業投資及運營、物業綜合服務三大業務板塊。公司成功運營二十餘年，連續多年蟬聯深圳市房地產綜合實力十強榜單，成為華南品牌企業前十強。2015 年，綠景（中國）地產實現在香港聯交所整體上市 [港交所代號：00095HK]，並在 2017 年度榮登“港股百強”榜單。

LVGEM (China) is a well-known real estate developer of Shenzhen established in 1995. The company comprises three core business segments—Property Development, Commercial Property Investment and Property Management Services. The company was ranked as one of the Top 10 Real Estate Developer of Shenzhen for consecutive years. In 2015, LVGEM (China) successfully listed on Hong Kong Stock Exchange (HKEx: 00095), and was honored to rank as one of the Top 100 Hong Kong Listed Companies in 2017.





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