



# PHOENIX PARK INDUSTRIAL ESTATE

## *Frequently Asked Questions*

- **What fees will be applicable upon signing of a Letter of Offer?**
  - Land Site: One time premium, 1<sup>st</sup> year's annual rent, legal and survey fees.
  - Factory Shell: 1<sup>st</sup> month's rent, security deposit, legal fees. Survey fees may be applicable also.
- **What are the Common Area Maintenance (CAM) fees?**
  - These fees are currently being developed under the park regulations and will soon be shared.
- **Is there the ability to negotiate rates and contract?**
  - Negotiations can be made through e Teck, the Park's landlord.
- **What approvals are required?**
  - The landlord is responsible for overall statutory pre and post approvals for the estate. e Teck will provide all the relevant post construction approvals of the site/estate to the tenant. The tenant will be responsible for obtaining statutory pre and post approvals for their allocated individual lot or factory shell.
- **Are there any restrictions/ stipulations on the type of structures that can be built on the land lots?**
  - A Park Regulations document is currently being produced and will include e Teck's standards and guidelines for the Park. Any restrictions will be highlighted in this document. However, all tenants are to comply with the requirements of the relevant statutory approval agencies.