

## 2 Moorfields Liverpool



<b>Section 1 – Basic Information</b>	
Developer	<b>G-Suite Holdings Ltd</b>
Project Location	<b>Liverpool L2, 2BS, United Kingdom</b>
Land Usage	Residential

<b>Section 2 – Property Details</b>	
Property Name	<b>2 Moorfields Liverpool</b>
Completion Date	September 2015
Term of lease	999 years, start from 1 Jan 2014
Total Gross Floor Area	5,680 square meters (61,170 square foot).
Total NET Area	4,300 square meters (46,250 square foot)
Ratio	76%
Floor	4-storey building
Total number of units	135 apartments
Saleable area of units	25 to 43 square meters
Types of units	Studio Apartment
Is public area (eg. Elevator and walls) included in the area stated in title deed?	Area stated in the title deed is the NET area.

<p>Period of Lease? Rate of return? How to rent the unit out after period of lease? How much shall be charged?</p>	<p>Period of lease is 2 years. Within this period, Developer will provide 7% guarantee rental return, lettings fee will be waived. Service charge, ground rent and management fee will be chargeable in accordance.</p> <p>Details of the charge of Service Fee and specific service are listed on page 7.</p> <p>If property owner requests GSG to continue provide Letting Services after 2 years, discussion can be carried out before the contract end. Management Company will charge on one-off payment of 8% of the whole term rental for providing rental services to clients. For instance, if period of lease is 12 months, 8% of the total 12 months rental shall be charged afterward.</p> <p>Management Company provides Letting Service to owners by charging 8% of the whole term rental. Details of Letting Services are listed on pg. 7-8.</p>
<p>What are the charges for reselling of the unit?</p>	<p>Clients can freely transfer or resell the units by engaging a UK solicitor of which fees may amount up to GBP2,500. It is advisable to reiterate the fees with client's preferred UK solicitor.</p> <p>2% of the selling price will be payable as handling fee to G-Suite should G-Suite be engage for the resale (1% each for both parties - buyer and seller)</p>
<p>Installation of heating and cooling system</p>	<p>Central System is equipped.</p>
<p>Complimentary Facilities</p>	<p>Wi-Fi, Laundry Service and 24 hours security services.</p>
<p>Building Insurance</p>	<p>Investor has bought Home Building Insurance (Property owners can buy other relevant insurance for their own units).</p>

Fully Furnished Package	<ul style="list-style-type: none"> <li>• Refrigerator</li> <li>• LED Television</li> <li>• Microwave</li> <li>• Induction Cooker</li> <li>• 3 pieces Cookware Set</li> <li>• Dining table</li> <li>• Writing desk with chair</li> <li>• Bed</li> <li>• Closet</li> <li>• Blinds and sheers</li> </ul>
Unit Finishes	<p>Living Room/ Bedroom: Floor- Laminate Floor Wall- Paint Finishes Ceiling-Paint Finishes</p> <p>Bathroom: High quality sanitary fittings Modern finishes with chrome metals Floor and wall finished with specialized tiles</p> <p>Kitchen: Floor- Laminate Floor Wall- Paint Finish Ceiling- Paint finish Others- Cabinet and sink</p> <p>NOTE: The Developer shall have the discretion to provide alternative furniture and fixture design to achieve equivalent quality of the time of turnover.</p>

Section 3 – Transportation and Community Facilities		
Transportation	Right next to Moorfields Station	
Community Facilities	2 Moorfields Liverpool is located in Liverpool city center district.	
Location	Nature	Walking Distance (mins)
Liverpool Lime Station (to London Station)	Train Station	6 – 8
TESCO Express	Supermarket	1
Yorkshire Bank (ATM)	Bank	10 seconds (Ground Floor of 2 Moorfields Liverpool)
HSBC	Bank	6 - 8
Liverpool One	Mall	5

Exchange Station	Commercial	1
The Plaza	Commercial	5
St Paul's Square	Commercial	5
Cunard Building	Commercial	8
Port of Liverpool Building	Commercial	8
Royal Liver Building	Commercial	8
Central Library	Education	7
Liverpool John Moores University	Education	3
University of Liverpool	Education	7
Walker Art Gallery	Art	7
World Museum	Art	7
St. John's Gardens	Tourist Attraction	7
Albert Dock Liverpool	Tourist Attraction	10 - 15
Echo Arena Liverpool	Performance & Exhibition Venues	15 - 18
BT Convention Centre	Performance & Exhibition Venues	15 - 18
China Town	Others	19
The Royal Liverpool University Hospital	Hospital	23
Liverpool FC stadium	Football	20



Section 4 – Property Management Company	
Service Fee Charges	GBP3 per square meter
Service Fee Services	24HRS security services, lighting in public area, cleaning, maintenance and management
Payable tax when renting out units	<p><b>1. Income Tax</b></p> <p>In United Kingdom, non-resident British property owners are required to file their respective rental income. 20% of the rental income shall be withheld by management company as payable income tax provided client has been approved as a non-resident Landlord by HM Revenue &amp; Custom (<a href="https://www.gov.uk/government/organisations/hm-revenue-customs">https://www.gov.uk/government/organisations/hm-revenue-customs</a>). Clients are advised to engage their own tax advisors.</p> <p><b>2. Council Tax</b></p> <p>Council tax shall be charged on tenants instead of owners if the units are on renting purpose.</p> <p>Council tax varies in different properties in United Kingdom. Specific amount of charge shall be informed before flat intake. Charge shall be paid by tenants and is unrelated to owners.</p>
Ground Rent	GBP400 per annum. Fees are paid on 1st January every year to Landlord regardless if property is leased.

<p><b>Letting Service:</b></p> <p>Management Company assists renting out property. A one-off payment of 8% of the whole term rental shall be charged as Letting Fee.</p> <p>No letting fee will be charged for owner occupied property or if owner engages another company for leasing of the property.</p>	<p>Services provided are as follows:</p> <ul style="list-style-type: none"> <li>✓ Full rental services;</li> <li>✓ Provide accurate and timely market information for owners;</li> <li>✓ Help owners to choose quality tenants;</li> <li>✓ Arrange apartment inspection for potential tenants;</li> <li>✓ Assist in signing lease and providing tenancy management service;</li> <li>✓ Maintain and repair the property during the lease period;</li> <li>✓ Monitor property condition during the lease period;</li> <li>✓ Protect rational and legitimate interests of owner;</li> <li>✓ Collect rental and receivables on behalf of owner;</li> <li>✓ Make payment of utility costs on behalf of owner;</li> <li>✓ Issue reminder for rental or other miscellaneous charges to tenants on behalf of the owners;</li> <li>✓ Receive tenants' requests and complaints on unit facilities, renovation and repair on behalf of the owners;</li> <li>✓ Make regular report to owners, concerning situation in collecting rental, conditions of internal facilities, water, electricity and maintenance expenses;</li> <li>✓ Maintain property in good condition.</li> </ul>
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Section 5 – Deposit, Reservation Forms, Sale and Purchase Agreement	
Fee to be paid by Purchaser	<b>Stamp Duty Land Tax</b>
	Other fees including solicitor fee, search fee, title deed registration fee, courier cost and ground rent.
Before signing the S&P Agreement, is it allowed to change the unit's number?	Yes, but the terms of condition may be changed due to variation in level, unit and view.
Who is responsible in handling the title deed?	Solicitors in United Kingdom are responsible.
Can the name be changed after signing the reservation form? How much is the processing fee?	Yes, Charges shall be further discussed.
Can customers add or reduce the number of names on the reservation form after signing it? How much is the processing fee?	Yes, Charges shall be further discussed.
Can customer get a copy of the S&P Agreement before signing contract for inspection?	Yes, customers will get an English version of the S&P Agreement.

When signing contract, is it a must for the customer to sign in person?	Yes, but it should be handled by legal representative.
When signing contract, is it possible to have a joint names? If possible, up to how many people can be included in the contract?	Yes, there is no limit.
Is it necessary to open an UK bank account?	No.
Is it necessary to open an UK bank account when selling the property?	No.
Can minors purchase unit in the name of individual? If yes, what kinds of materials have to be prepared?	Not allowed at the moment.
When will the deed be handled?	The estate of selling has already been registered. After the trade transaction, buyer's unit will be individually registered as a new estate number.