

新華埠

NEW CHINATOWN





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*They were pioneers, dreamers and sailors, looking
for adventure and fortune beyond the horizon.*

*Following the trail of the dragon, swift as the
wind, they crossed the heavens and mighty oceans
until at length they came to a distant shore and a
great port city where they made a home.*

*And here the dragon rested with them, and it
became for them a memory of who they were and
the land they had left behind.*

Till something far off stirred.

*From their ancient home a distant thunder
echoed and a new spirit arose that was the
wonder of the world.*

The dragon awakes

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Sharing a vision for the future

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01

NEW
CHINATOWN





New Chinatown

New Chinatown is one of the most important and exciting development projects in the UK today.

With the support of the UK Government the project is one of the big ideas underpinning their vision for a Northern Powerhouse. As the UK becomes the number one destination for Chinese investment, no other project offers an opportunity to change the face of a major city and create a development with such iconic and symbolic significance.

The beginning of a new chapter in the relationship between the UK and China

New Chinatown is a city within a city. It is the burgeoning energy and dynamism of modern China transplanted into the heart of an historic World Heritage City. Home to Europe's oldest Chinatown, today Liverpool is the beginning of a new chapter in the relationship between the UK and China.

This is an historic moment.

This is a unique investment opportunity.



02

**EUROPE'S
OLDEST
CHINATOWN**





Building on a 200-year friendship

For more than two centuries Chinese people have been a vital part of the life of Liverpool. One of the great trading cities of the world, Liverpool was a melting pot and a meeting place for nations and peoples.

The Chinese impact on Liverpool's history, commerce and culture has been immense. Liverpool's Chinese sailors were vital in sustaining trade and keeping open Britain's lifeline during the Second World War. Chinese businesses and cultural celebrations brought energy and colour to the city's growing Chinatown.

The Chinese impact on Liverpool's history, commerce and culture has been immense

Chinese citizens have been prominent in Liverpool life, making outstanding contributions to business, science and the performing arts. Chinese New Year is one of Liverpool's great public events, bringing all the city's citizens together to celebrate the contribution of one of its oldest and proudest communities.



中國城

CHINESE RESTAURANT



Making new connections

The city's long-established trading and human relationships with China were reflected in an historic twinning agreement with the great city of Shanghai and the gift from Shanghai of Liverpool's magnificent Arch.

In 2010 Liverpool was the only UK city to have its own pavilion at the Shanghai World Expo and it has built on relationships established there to become a major destination for Chinese investment into the UK.

For 200 years our destinies have been entwined

A new generation of Chinese people are discovering Liverpool as a vibrant tourist destination and as one of the most popular places to study in the UK. Indeed, the University of Liverpool has opened its own campus in Suzhou and views its relationship with the world's largest economy to be vital to its future growth and success.

For 200 years our destinies have been entwined, and now we embark on another adventure to create a new kind of modern Chinatown as a place for commerce, culture and people – a trailblazing development in a pioneering city.

03

LOCATION





A heart at the centre

New Chinatown is at the beating heart of Liverpool. Close to the city's historic Chinese quarter, the development sits at the intersection of many of Liverpool's most vibrant districts and close to its many outstanding landmarks and attractions.

In the shadow of the city's magnificent Anglican cathedral and on the edge of the fashionable Baltic Quarter, New Chinatown is only a short walk from Liverpool's bustling retail area and its World Heritage waterfront. Surrounded by stunning architectural landmarks and cutting-edge cultural attractions, New Chinatown is the last piece in the jigsaw in the multi-billion pound transformation of Liverpool City Centre following its designation as a European Capital of Culture.

As the city centre expands south to meet historic dockland neighbourhoods, plans are afoot to create a new metro station to connect New Chinatown and The Baltic to the city's established urban rail network.

New Chinatown will be the new jewel in the city's offer – a unique destination celebrating Liverpool's historic links to China, but also signalling a new era of partnership and investment.



BUSINESS DISTRICT

THREE GRACES

LIVERPOOL ONE

ALBERT DOCK

KINGS DOCK

BALTIC TRIANGLE

CHINATOWN

新華埠
NEW CHINATOWN

KNOWLEDGE QUARTER

CRUISE LIVERPOOL

MERSEY FERRIES

River Mersey

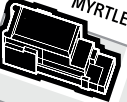
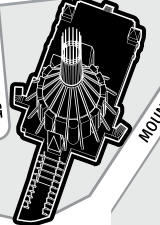
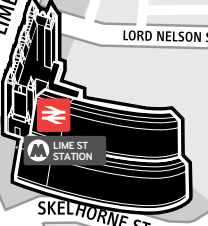
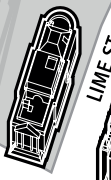
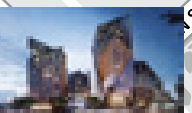
Canning Dock

Salthouse Dock

Wapping Basin

Wapping Dock

Queens Dock



04

A THRIVING
GLOBAL
CITY



The number of businesses in the city is at a

5 year high

The number of businesses set up in the last 12 months was

825

rising *faster* than national average

Liverpool attracts

30m



visitors every year

4.5 billion

of investment

has transformed the city with new **leisure, retail & commercial developments** bringing jobs and

economic prosperity

Why invest in Liverpool?

Liverpool has a growing and thriving economy

with a GVA of

10.6 billion

Residents' earnings growing at faster rate than those

nationally

over the past decade,

and the amount of gross disposable income per household has

risen by

14.2%

in the last five years

It supports a wealth management sector handling assets of some

120 billion

Growing, thriving, changing

Liverpool is one of the UK's fastest growing city economies. Having experienced growth at a rate only exceeded by London, the city has become an increasingly popular tourist destination.

Liverpool's renown is based on it being the birthplace of The Beatles and home to some of the world's great sporting brands, including two leading Premier League football clubs and the celebrated Grand National horse race.

A great trading port, the city has a sophisticated and diverse character

In addition to its outstanding sporting and musical heritage, Liverpool boasts an extraordinary wealth of historic architecture reflected in its status as a World Heritage City. A great trading port, the city has a sophisticated and diverse character with an array of international quality museums, galleries and theatres. Liverpool's cosmopolitan spirit is reflected also in its superb restaurants, diverse culture and warm, inclusive welcome.





Reaching out, looking forward

Liverpool's four universities enjoy excellent academic reputations and are a magnet for international students including more than 10,000 from China alone.

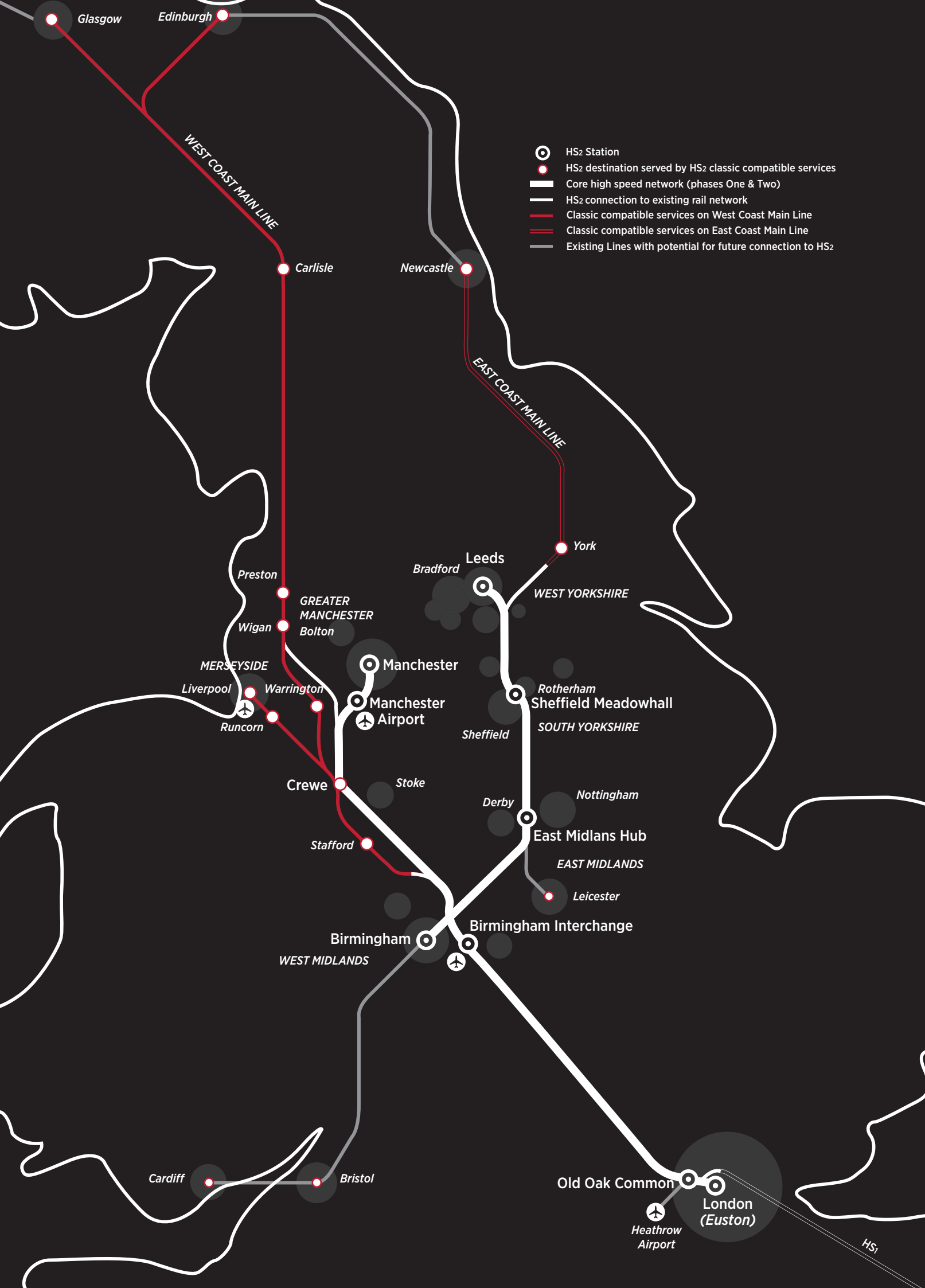
The European gateway for Atlantic and Pacific trade

The city has rebuilt its economy in recent decades with outstanding strengths in digital creativity, bio-sciences and advanced manufacturing, whilst the status and importance of its great port will be massively enhanced by the impact of the Liverpool Two post-Panamax facility. Liverpool will become one of only a handful of ports capable of docking a new generation of carriers following the widening of the Panama Canal, making it the European gateway for Atlantic and Pacific trade.

05

**A CITY
BUILT ON
CONNECTIONS**





Connected to the world

Liverpool's wealth was based on the breadth and quality of its connections and today it remains one of the best connected cities in the UK. Liverpool boasts two international airports within a 30 minute drive time from the city centre. Liverpool John Lennon Airport and Manchester Airport offer connections to hundreds of global connections including direct flights to China.

One of the best connected cities in the UK

Liverpool is at the heart of the UK's motorway network and has excellent rail connections being only two hours from London. The Liverpool City Region benefits from one of the most comprehensive and well-used urban rail networks in the UK serving the city region's two million people and with good integration with its near neighbour, Manchester. Together the two cities' metropolitan areas have a population of five million and are the second biggest economic zone in the UK with a GDP the size of several European countries.

As befitting a great port city, Liverpool enjoys excellent maritime connections and is an increasingly important terminus for European cruise liners and has ferry connections to both Northern Ireland and The Republic of Ireland.



06

VISION





A city within a city

New Chinatown creates a new standard for city centre development. It brings the intensity and energy of modern China into the heart of an historic European city. This is a place to live, work, visit, relax and wonder.

New Chinatown is a distinctively Chinese urban quarter in terms of design, character and spirit.

A place to live, work, visit, relax and wonder

The design philosophy has been influenced both by modern Chinese architecture, traditional Chinese design philosophy and the ancient art form of zhezhi. Underpinning the whole masterplan is the idea and motif of the awakening dragon – a powerful symbol of China's resurgence and status as a new global power.





A vibrant commercial hub

The development has been influenced by consultation with Liverpool's Chinese community and will create new spaces for local businesses and cultural organisations.

An exciting and dynamic destination

However, we are also creating an entirely new kind of Chinatown – a home for Chinese businesses to establish themselves in the UK with characteristic retail bazaars and vibrant sunken streets. New Chinatown will be an exciting, colourful and dynamic destination and an utterly unique shopping experience.



阿宗麵線

阿宗麵線

Jewellery

新明堂

燒餅牛軋糖



Redefining urban living

We are providing 790 apartments over the three phases of New Chinatown which will create a new city centre community and set a new benchmark for urban living.

A superb array of leisure facilities

Beautifully designed living space, five-star management and concierge service and a superb array of leisure facilities, including a luxury spa, will make New Chinatown one of the UK's most luxurious and desirable residential destinations.





A new city landmark

Sitting beneath the majesty of Liverpool's magnificent Anglican Cathedral, New Chinatown will create another great architectural landmark in a city already boasting World Heritage status.

Where the cultures of East and West fuse

New Chinatown is not only a dramatic interface between the old and the new, it is also the point where the cultures of East and West fuse to create a new urban experience – a place like nowhere else on earth.





A unique destination

New Chinatown will become a must-see attraction in a city that is already one of the UK's most popular visitor destinations.

One of the world's great Chinatowns

Residents and visitors can choose from an array of outstanding international restaurants, and, of course, the very finest Chinese cuisine in one of the world's great Chinatowns.





An oasis of serenity

Above the hubbub and noise of a thriving urban centre, New Chinatown's roof terraces are an oasis of serenity and quiet beauty.

Vistas over Liverpool's waterfront

They are a place to chill-out, connect or simply dream. From here residents can enjoy panoramic vistas over Liverpool's historic waterfront and its epic architectural backdrops.





Life in harmony

As important as the buildings, are the gardens and public spaces which provide New Chinatown with vital places for relaxation, enjoyment and reflection.

A balance of beauty and harmony

Beauty and harmony, energy and vitality are balanced and reconciled in the city within the city.



07

PHASE 1





Changing the face of the city

New Chinatown is one of the most ambitious city centre development projects being delivered in the UK today. We are creating a new, dynamic urban quarter that will change the physical and economic fabric of the city.

New Chinatown will be delivered in three initial phases whilst we create a masterplan for the wider Chinatown area and identify opportunities for further phases of development.

We are creating a new, dynamic urban quarter

Planning for all three phases has now been secured with work on phase 1 due to start before the end of 2015.

Phase 1

Phase 2

Phase 3













08

APARTMENT
TYPES



01

Three-bed Townhouse

Ideal as a family home, or perfect for a group of friends to share. These properties consist of three storeys and have front door access at street level. They also come with a front garden.

At the top of the property is a master bedroom which has the additional benefit of a balcony out on to Hardy Street.

At 118.3 sq m these offer a generous amount of living space within this exciting development.





02

Ground Floor Two-bed Duplex

The ground and first floor two-bedroom duplex offers south-facing external terraces with views over the podium landscaped deck as part of a versatile home.





03

One-bed Accessible Apartment

A number of one-bedroom apartments will be fully accessible making the development open to all.

The apartments feature fully integrated kitchens and well-designed circulation through all areas including the bathroom, kitchen, living and study spaces.





04

One-bed Apartment

These are perfect for people wanting to work in the city but then be in the heart of its attractions.

In this case, at the centre of the most eagerly anticipated new development for years - combining homes with leisure, retail and entertainment opportunities.

Spacious at between 34.7 and 55.9 sq m, the apartments feature fully integrated kitchens and well-designed circulation through all areas including the bathroom, kitchen, living and study spaces.





05

Two-bed Apartment

For friends sharing or a couple wanting extra space, our two-bedroom apartments represent a very attractive offer.

Superbly designed and finished to a high quality specification, they also come with awe-inspiring views of the Grade I Listed Anglican Cathedral.

The apartments include a kitchen, bathrooms, living and study space as well as the two bedrooms, and range in size from 59.2 - 88.1 sq m.





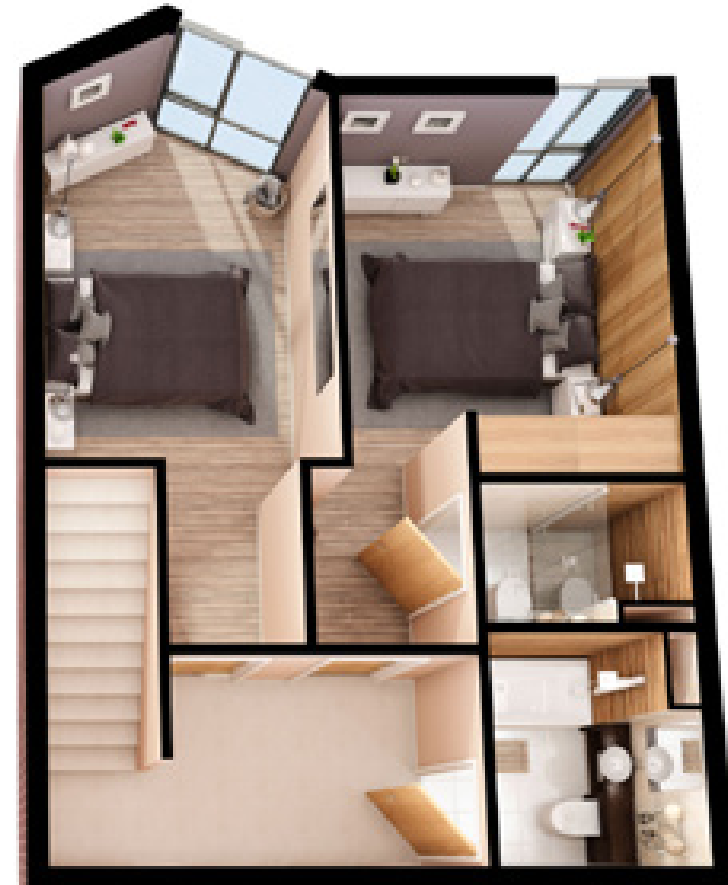
06

Top Floor Two-bed Duplex

Anyone seeking out incredible views will want to see the duplex apartments on the fifth and six floors.

These duplexes offer dual aspect views to two of the city's most formidable assets – its Anglican Cathedral to the east and the River Mersey to the west.

Allied to the views is a private rooftop deck amenity space which will be landscaped to provide a welcoming zone in which to relax.





07

Three-bed Duplex

A property of the highest quality, this luxury top-floor duplex is certain to attract the attention of discerning buyers looking for an apartment of distinction and character.

With three bedrooms and being split over two levels, it has plenty of flexibility and also enjoys outstanding views across the city. Additionally, there's a South West facing top floor terrace overlooking the ground floor landscaped deck.

Extremely spacious, it will provide much sought after living accommodation at the pinnacle of the city's most exciting new residential, leisure and commercial destination.





09

**ESSENTIAL
DETAILS**



FAQ's & Payment Terms

When do we enter into a binding contract to purchase?

As soon as you sign the contract and pay the deposit to the solicitors it is treated as your authority to proceed to exchange of contracts. Any money paid is retained by solicitors in a secure stakeholder account and only released in accordance with the contract terms.

When do I make the instalment payment?

The contract provides that you make your instalment payment in accordance with the terms you have agreed after exchange of contracts. We will send you a reminder as to the payment and instructions on how the payment is to be made once the contracts are exchanged. It is essential that the payment is not delayed outside the deadline otherwise you will be in breach of the contract terms and at risk of losing the Unit. Again any money paid is retained by solicitors in a secure stakeholder account and only released in accordance with the contract terms.

When do we make our final payment?

The builders anticipate the units will be available by Q2 2017 or before giving one month's notice of PC. The unit will be

available to you once the Build Supervisor has issued a Completion Certificate. As soon as this Certificate is issued we shall notify you that the balance is due and payable. The balance must be paid within 10 working days after the date of issue of the Certificate. The payment of the balance of monies and release of the Unit will trigger the rental guarantee period which will run for two years from the date of completion of the transfer of the unit to you.

What happens to the reservation fee?

The reservation fee is part of the purchase price and the purchase price will make allowance for all sums paid by you whether to the agent or via your solicitors.

How is the Assured Rent guaranteed?

The Assured Rent of 7% net per annum is payable throughout the rental guarantee period by the managing agents, a company known as Urban Lifestyle. The only condition of payment of the Assured Rental Guarantee is that you enter into the Property Management Agreement with the preferred agent. The Developer will upon completion, provide a bond to the managing agent of £300,000 if they need to draw down funds to pay you and there is any shortfall on your unit. This is your security and guarantee.

How and when will I receive my Assured Rent?

Under the Property Management Agreement you will be paid the Assured Rent quarterly in arrears by banker's order direct to your account. The amount of the assured rent is specified in the agreement for sale and the property management agreement.

Will there be any deductions from the Assured Rent?

The only deduction from the assured rent will be the ground rent.

Who will manage the Building after completion?

The Lease you enter into provides for a Management Company owned and controlled by the Buyers to run the building and look after the services, maintenance and repair of the common areas and supplies. So in effect this will be looked after by you. Initially during the Assured Rental Period Urban Lifestyle will manage the building on your behalf but ultimately the control rests with you so that you can decide collectively what to do about the building management.

Who is responsible for supervising the building works?

The building works will be supervised by the Build Supervisor. He is an experienced and qualified project manager who holds professional qualifications to manage developments of this size.

Will the construction work have a warranty?

The construction work will be covered by a 10-year insurance backed warranty.

What happens at the end of the rental guarantee period?

After two years the investor will be at liberty to renew the Property Management Agreement with the management company or they can make their own arrangements for the management of the unit.

Will my Unit be insured?

Under the terms of the Unit Lease the Developer will insure the building and under the terms of the Property Management Agreement this will include your Unit and any third party occupier's liability.

Can I sell the Unit during the Rental Guarantee Period?

Yes the benefit of the rental guarantee is transferable with the unit so long as the new owner takes on the Property Management Agreement.

*The above return ONLY applies to those buyers who have chosen to appoint on-site management.

Payment Terms

| Option | Deposit | 1 st Stage (exchange) | 2 nd Stage | Upon Completion |
|----------|---------------|----------------------------------|--------------------------------------|-----------------|
| A | £2,000 | 80% (less £2,000) | | 20% |
| B | £2,000 | 50%* (less £2,000) | 20% (3 months after exchange) | 30% |

A - 6% interest on deposit
B - 4% interest on deposit

Information provided by developer

Fact Sheet

Types of units

Studio apartments
One-bedroom apartments
Two-bedroom apartments
Two-bedroom duplex apartments
Three-bedroom duplex apartments
Three-bedroom town houses

Price

From £106,994

Size

306 sq ft - 1,363 sq ft

Car park

£16,500

Lease

Leasehold for 250 years

Build warranty

10 years

Service charge

£1.50 per sq ft pa

Ground rent

£350 for all unit types

(Payable by the investor to the freeholder during the period of tenancy)

Furniture pack (excl 20% vat)

Studio - £2,739 plus vat
One-bedroom - £3,224 plus vat
Two-bedroom - £3,999 plus vat
Three-bedroom - £5,669 plus vat

Management fee

6% of rental income

Assured rent

7% over two years

Expected completion

Q2 2017

Developer

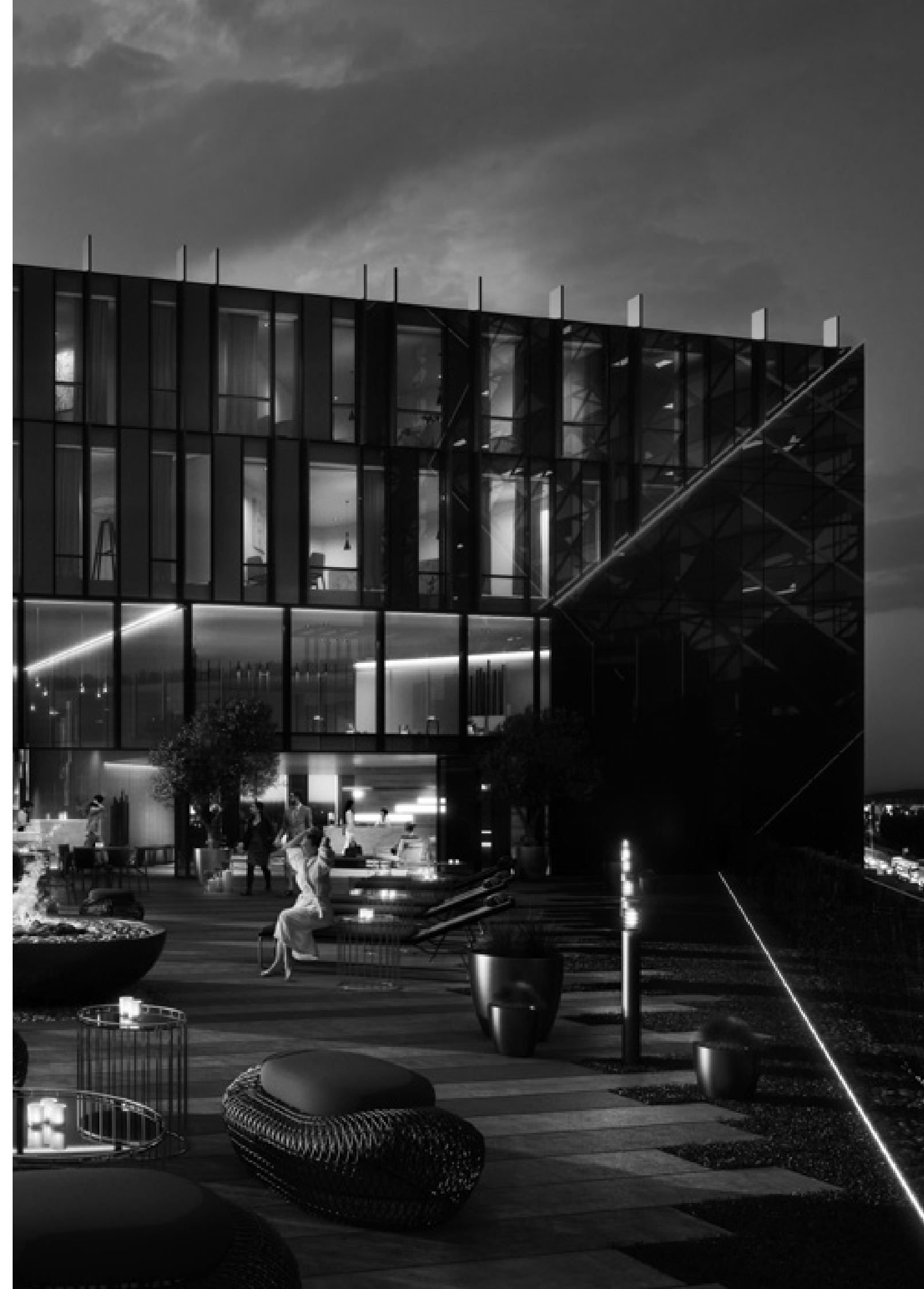
North Point Global

Management company

Urban Lifestyle

Architect

BLOK



10

THE
TEAM



North Point Global



North Point Global is an ambitious and progressive company delivering some of the UK's most innovative urban development projects.

North Point aims to be pioneering, versatile and responsible. It is part of an established team working with cutting-edge design associates BLOK Architecture and trusted construction partners to deliver stunning residential and mixed-use projects.

North Point Global's guiding aim is to create developments that maximise social as well as economic value - changing places and changing lives.

In summer 2015 North Point Global was selected as preferred developers for the prestigious £250 million New Chinatown development in Liverpool that aims to transform Europe's oldest Chinatown into a vibrant commercial, leisure and residential district.

North Point Global is developing its international profile through successful relationships with Chinese investment partners and the UKTI's Regeneration Investment Organisation (RIO).

BLOK Architecture

BLOK.

BLOK is an inventive architectural practice with a growing, talented team who offer a breadth of expertise in architecture, master planning, landscape and interior design.

They marry a deep respect for heritage and conservation with a commitment to contemporary design, innovative construction and environmental sustainability.

Their work includes large-scale residential projects, bespoke mixed-use developments, cultural and commercial buildings and individual private homes.

Their approach is underpinned by consistent principles and a robust, intelligent approach to design. They aim to make places and buildings that are original, beautiful and enjoyable.

Urban Lifestyle



New Chinatown residents can expect superb levels of property management from Urban Lifestyle – comparable to those found in leading hotels.

Urban Lifestyle will bring a culture of excellence in customer service to ensure residents are fully benefiting from all the advantages to be gained from living at a development like New Chinatown. A 24-hour manned reception/concierge will greet residents, help with restaurant and transport bookings, deal with delivery enquiries and provide the very latest information on where to go, what to see and how to get there.

Urban Lifestyle will be there for the fun things in life and to help ease the day-to-day burden. Organising everything from dog walking and dry cleaning collection – nothing will be too much trouble.







*They were pioneers, dreamers and sailors, looking for
adventure and fortune beyond the horizon.*

*Following the trail of the dragon, swift as the wind,
they crossed the heavens and mighty oceans until at
length they came to a distant shore and a great port
city where they made a home.*

*And here the dragon rested with them, and it became
for them a memory of who they were and the land
they had left behind.*

Till something far off stirred.

*From their ancient home a distant thunder echoed
and a new spirit arose that was the wonder of the
world.*

The dragon awakes.

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www.newchinatownliverpool.com