

Houston Association of REALTOR (HAR) International Council
CCIM Institute &
Asian American Real Estate Association (AAREA)

Present

The 12 Days China & Pearl River Delta Real Estate Trade Development Tour
(Featuring Beijing, Shanghai, Shenzhen, & Hong Kong)

Dates: November 5th, 2005 (Sat) → November 16th, 2005 (Wed)

Tour Features:

- Ability to learn about the Chinese business culture, particularly in regards to real estate development in Beijing, Shanghai, Shenzhen and Hong Kong.
- Experienced and knowledgeable tour guides throughout China.
- All Five Star Hotel Accommodations.
- Fine meals (breakfast, lunch, & dinner) daily including local specialty cuisines.
- Special entertainments at Beijing-Chinese acrobatics show & Shanghai dinner show.
- Travel Protection Insurance will be provided at no additional cost if full payment is received 45 days prior to departure or September 20th, 2005.
- This tour is being led by Lauris Tam, 2005 President of AAREA and REALTOR, who has led 4 tours to China in the past 10 years.
- Special site visits arranged by CCIM Institute Beijing and Shanghai Chapters. Also, special site visits arranged by Centaline Property Agency Ltd. in Hong Kong.
- Seminars in Real Estate development in Beijing, Shanghai, Shenzhen, and Hong Kong.
- Real Estate Development Business Trip & Seminar: Tax deductible.

Itinerary:

<u>Date</u>	<u>Description / Activities</u>	<u>Hotel</u>
Nov. 5 (Sat)	CO 89 IAH → EWR 6:30am To Newark, NJ CO 89 EWR → PEK 12:00noon To Beijing Pass International Date Line	On the plane
Nov. 6 (Sun)	Arrive Beijing, late afternoon city tour & transfer to hotel.	New Otani Chang Fu Gong Hotel 5* (or similar)
Nov. 7 (Mon)	Beijing, Breakfast Buffet <u>Site Visit: China Central Plaza – One million square meter architectural complex</u> Afternoon: Tiananman Square & Forbidden City Tour Evening: Acrobatic Show	New Otani Chang Fu Gong Hotel 5* (or similar)

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<u>Date</u>	<u>Description / Activities</u>	<u>Hotel</u>
Nov. 8 (Tue)	Beijing, Breakfast Buffet <u>Site Visit:</u> <u>Park Avenue – Condominium project by Hines</u> Afternoon: The Great Wall of China Tour	New Otani Chang Fu Gong Hotel 5* (or similar)
Nov. 9 (Wed)	Beijing, <u>Breakfast Seminar:</u> Real Estate Development In Beijing Late morning flight to Shanghai: Half day sightseeing tour. Visiting The Bund, And the Nanjing Road Shopping Strip	Sheraton Hotel 5* (or similar)
Nov. 10 (Thur)	Shanghai, Breakfast Buffet <u>Site Visit:</u> <u>SIP Suzhou Industrial Park</u> Half day sight-seeing tour to Suzhou and Pudong business development in Shanghai. Evening dinner show / dance performance.	Sheraton Hotel 5* (or similar)
Nov. 11 (Fri)	Shanghai, <u>Breakfast Seminar:</u> Real Estate Development In Shanghai Late morning flight to Shenzhen Afternoon <u>Site Visit:</u> <u>Resort Project in Shenzhen</u>	Shangri La Shenzhen 5* (or similar)
Nov. 12 (Sat)	Shenzhen, <u>Breakfast Seminar:</u> Real Estate Development In Shenzhen Crossing border to Hong Kong by motor coach, Evening: Night tour to Victoria Peak (include one way Peak Tram Ride). Set dinner at Café Deco.	Sheraton (or similar)
Nov. 13 (Sun)	Hong Kong, Breakfast Buffet <u>Site Visit:</u> <u>The “Arch” -- the most expensive residential Development in Asia</u> Lunch: Dim Sum at Jumbo “Floating” Restaurant in Aberdeen Afternoon: Hong Kong Island half day tour include “Sampan” ride	Sheraton (or similar)
Nov. 14 (Mon)	Hong Kong, Breakfast Buffet <u>Site Visit:</u> <u>Hong Kong Government residential public Housing Project</u> Afternoon: New Territories half day tour & Disneyland (HK) site (no inside visit) Evening: Seafood dinner at Lamma Island	Sheraton (or similar)
Nov. 15 (Tue)	Hong Kong. <u>Breakfast Seminar:</u> Real Estate Development In Hong Kong Afternoon: Leisure shopping day. Farewell Dinner at The China Club (14 th floor private room) Set Menu	Sheraton (or similar) (continued on next page)

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Nov. 16 (Wed) Early morning breakfast at the hotel On the plane
Morning Check out and transfer to airport:
CO 98 HKG → EWR 12:15p.m. Hong Kong to Newark, NJ
CO 51 EWR → IAH 4:50p.m. Newark to Houston (ETA 8:05p.m.)

Cost: \$4,500 with double occupancy. (Single supplement: \$850.00)

Deposit and application for tour: Please contact respective Association (HAR, CCIM, & AAREA)

A non-refundable deposit of \$500 in check payment needed to be paid on or before August 3rd, 2005

Tour fare includes:

- All meals (breakfast, lunch, and dinner per day), sightseeing tour, local motor coach transportation, economy class round trip air tickets and in-land China domestic flights as specified in the itinerary.
- Hotel accommodation is based on one room for 2 adults. A room surcharge of \$850.00 will be applied for single occupancy rooms.
- For China Domestic Flight: Allow one luggage not exceeding 44 lb or 20 kilo (kg) and one carry on for each person. However, for international flight, please allow 2 luggages not exceeding 70 lb each for each person. Airport taxes, airline fuel surcharge or other related taxes.
- Gratuity for local guides, drivers and tour escorts.

Tour fare does not include:

- Phone calls, beverages, laundry, additional travel insurance, all purely personal incidental and/or items not specified in the itinerary.
- Extra luggage handling fee for China domestic flight will be applied if total weights exceed the limit.
- Optional tours and any other sightseeing tours and entrance fee.
- China Visa application fees (approximately \$60 US dollars including the handling fees)

REMARKS:

- Business First category on Continental Airlines can be arranged with additional charge depending on availability.
- An alternative flight schedule will be set up if other airlines are used.
- 2 check-in pieces of luggage are permitted on international flights, each of them not exceeding 70 lb (32 kg).
- All site visits & real estate development tours are subject to change by local sponsor.
- Itinerary is subject to change until final version is confirmed.

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General Conditions and Responsibility for traveler:

- **The initial deadline date for reservation is August 3rd, 2005 (Wed); a non-refundable deposit of \$500 in check payment and full name as appear on passport are required to make the reservation.**
- Due to limited seating, first come first serve. **Deposit of \$500.00 in check payment** needs to be paid when making reservation **and the balance must be paid 35 days prior departure date.** Failure to comply with deposit and final payment requirement will result in automatic cancellation of the reservation and penalty on cancellation will apply. Once tour confirmed, deposit paid will be 100% non-refundable and non-transferable.
- Grand Holidays shall use its best effort for arranging and planning the tour itinerary and hotel accommodation. Grand Holidays reserves the right to make any changes to the itinerary, attractions visited, and hotel accommodations without any abatement in price.
- Should weather or other unforeseen circumstances cause a delay in transportation before the tour's departure, Grand Holidays reserves the right to postpone or cancel the tour, any loss or additional expenses incurred shall be bound by the participants.
- No refund shall be given for any portions of the package unused by the participant of his/her own accord.
- Should political upheavals, bad weather conditions or the like arise, local agents conducting the tour reserve the right to alter the itinerary as necessary, any additional expenses incurred shall be charged to participants.
- Participants should strictly abide by the laws and regulations promulgated by the government country of the visiting country, including but not limited to immigration and Customs Laws and Regulations. Grand Holidays will not be responsible for any and all penalties due to any regulations of the government of the visiting country.
- Grand Holidays reserves the right to cancel the tour prior to departure, and refund payment for any reason. Company's sole liability shall be to refund the actual cost of the tour paid only.
- Based on local fire safety regulation, no rooms can exceed 2 beds. Triple or quad-room based on two twin beds only.
- All tour arrangements will be subject to the itinerary and Grand Holidays accepts no responsibilities for consequences due to any conditions such as severe weather, riots, strikes, damage or loss of travel document and unexpected non-availability of local hotels that are beyond our control. If any change or delay cause by the above, Grand Holidays reserves the right to substitute with similar itinerary and hotel accommodation.
- Grand Holidays acts only as agent for the transportation companies and assumes no responsibility for any injury or loss arising out of the independent transportation company, these issues are subject to those terms and contracts under which these services are provided.
- Grand Holidays accepts no responsibility for value, reliability, quality or authenticity of any goods purchases while on tour.