



憑單收到 胡和道門牌第

先生宅租銀由東月

該租銀 仟 肆 佰 圓 毫正

訂明每月上期交租須以香港通用銀紙如租銀先一兩月通知

水電(清糞)等費用乃由

不准貯藏犯禁物品及窩娼聚賭如有違犯官究不貸不得頂與別人及拆毀屋內一

修物件交租時須經手收租人簽名

# THE ART OF COMMERCIAL LEASE

## 東覓西舖

一九六七年

年 月 日

二房東收銀人李

李

號 樓 房廳

日起至一九六八年 期七月一

Directed by: Albert Leung, Herbert Leung  
Length: 7min 22sec  
Language: Cantonese  
Production Year: 2016  
Genre: Action  
Email: albertkleung@outlook.com  
Tel: +852 9160-3144

# SYNOPSIS



Skyrocket commercial rent threaten culinary culture, distinctive local flavors run by small business owners are disappearing. Realtors are also fighting to survive in such difficult times, for some of them ethics violation are common practice to meet monthly quota, the world of realty agents are like the world of 'Wu Xia'. Realtors are like 'swordsmen' in the world of Wu Xia, some fight for good and some kill to make a living.

# ABOUT PRODUCTION

I've seen a lot of foreign tourists coming to Hong Kong to look for historic buildings and local culinary, but they came with disappointment. Every year many local shops and culinary are evicted from old buildings to get torn down for new malls. They evict them by driving the rent so high that small businesses can no longer afford them. Big corporate steps in to establish international shopping mall by attracting big brands and shops. Such movement drives many of the local shops and local culinary away and the city loses its flavor. I've seen many familiarities in different countries, same brand, and same shops everywhere as if I hadn't left my home country. Soon or later, there is no need to travel to other countries for vacation because everywhere will look the same.



# DIRECTOR'S STATEMENT

A friend of mine happens to operate a newly renovated mall who's looking for a short film to promote his mall. I asked him what's so special about his mall that's different from other malls around his area, later I learned that he's targeting for the small business owners who can't afford rent from the nearby big malls. There used to have a local beef brisket noodle shop nearby that everyone craved, it closed business as the old residential area got evicted. My friend contacted the beef brisket noodle owner and allow her to reopen her restaurant at his mall. His principle is to preserve heritage culinary, and or the last decade, large mall drives small local shops away. When the market turn sour, franchise closes many of their rental shops leaving vacant shops in downtown area, and yet, the landlords stand strong on their rental fees.

I have been looking for a story that involves martial art and I've just found my story. The unjust commercial rent is out of control and mixing it in the world of "WuXia", Chinese swordsmen ae like realty agents, some fight for good and some kill to make a living.



# ABOUT DIRECTOR

Albert Leung received his Bachelor's degree as an Electrical Engineering in University of Toronto. Due to his love of film making, he enrolled film studies at Sheridan College. His first film *Jinn* won the Best Actress Award in the 2006 Red Light Center Film Festival and the film was also officially selected to screen at the Vancouver Asian Film Festival in 2005.



In 2010, he received a grant from the Hong Kong Art Development Council to write and direct his second short film *Time Stopper*. The film became an official selection in multiple film festivals like Fresh Wave 2010 International Film Fest, New Filmmaker New York, 12<sup>th</sup> DC APA Film Festival and Boston Sci-Fi Film Festival 2012. The film was also broadcasted in Mei-Ah movie channels and China Mobile's mobile SVOD platform. Albert was nominated by the Hong Kong Film Development Council to attend the PiFan's Network of Asian Fantastic Film Festival (NAFF) at Bucheon City in 2011. It was this event that brought Albert the opportunity to meet with a Hollywood producer, Mike Macari, whose credits include *The Invisible*, *Amusement* and *Shelter* starring Julianne Moore and Jonathan Rhys-Meyers. Mike is fascinated with the *Time Stopper* short film, and agreed to help develop *Time Stopper* into a feature length script. *Time Stopper* was later selected in the 2012 NAFF IT Project.

## Directed Films

- *Jinn* (2005) - won best actress awards in Red Light Film Fest
- *Time Stopper* (2010) - NAFF, DC APA, Fresh Wave, Boston Sci-Fi
- *Stuntman* (2014)
- *The Art of Commercial Lease* (2016)

# ABOUT DIRECTOR

Herbert graduated from the film program at Ryerson University, he began working in various production companies and local television station in Hong Kong. In 2006, Herbert was invited by Hong Kong Celebrity Sammi Cheng, to join the production of her short film *Lau Fong Yun* 《流芳怨》 as a Cinematographer.



In 2004 the Herbert wrote, directed, and produced the short film *Jinn*. The short film was an official selection at the Vancouver Asian Film Festival in 2005. The film won the Best Actress Award in Red Light Center Film Festival in 2006. In 2010 Herbert wrote and produced a short film *Time Stopper* and in 2015 he directed *Gloomy Sunday*.

## Directed Films

- *Jinn* (2005) - won best actress awards in Red Light Film Fest
- *Gloomy Sunday* (2015)
- *The Art of Commercial Lease* (2016)