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1. 資料來源：立法會民政及文化體育事務委員會—立法會CB(2)365/2023(05)號文件：

<https://www.legco.gov.hk/yr2023/chinese/panels/ha/papers/ha20230508cb2-365-5-c.pdf>（最後擷取日期：2025年1月22日）。前述網站所述的內容可能不時更改，賣方對該等內容不作出任何不論明示或隱含之要約、承諾、陳述或保證。

2. 資料來源：土木工程拓展署安達臣道石礦場用地發展—第十二期工程通訊：

[http://www.arqs.hk/les/docs/25112020_newsletter12%20-%204-paged%20version_A3-Chinese\(merged\)\(FINAL\).pdf](http://www.arqs.hk/les/docs/25112020_newsletter12%20-%204-paged%20version_A3-Chinese(merged)(FINAL).pdf)（最後擷取日期：2025年1月22日）。前述網站所述的內容可能不時更改，賣方對該等內容不作出任何不論明示或隱含之要約、承諾、陳述或保證。

3. 資料來源：新地2.96億奪安達臣道商業地：

<https://std.stheadline.com/daily/article/2498429/%E6%97%A5%E5%A0%B1-%E5%9C%B0%E7%94%A2-%E6%96%B0%E5%9C%B0-96%E5%84%84%E5%A5%AA%E5%AE%89%E9%81%94%E8%87%A3%E9%81%93%E5%95%86%E6%A5%AD%E5%9C%B0>（最後擷取日期：2025年1月22日），領展中標安達臣道首幅商業用地：
<https://www.linkreit.com/tc/media/news-releases/link-wins-anderson-road-first-commercial-site/>（最後擷

取日期：2025年1月22日），立法會發展事務委員會—立法會CB(1)276/2022(03)號文件：

<https://www.legco.gov.hk/yr2022/chinese/panels/dev/papers/dev20220524cb1-276-3-c.pdf>（最後擷取日期：2025年1月22日），前述網站所述的內容可能不時更改，賣方對該等內容不作出任何不論明示或隱含之要約、承諾、陳述或保證。

◎上述擬建中之新鴻基及領展兩大商業用地及擬建中之聯用大樓可能不時更改，將來之規劃及完成後之狀況可能與本宣傳資料所述有所不同，詳情以政府或相關機構最後決定及／或公布為準。就該工程最終是否落成或何時落成或該工程其他資料，賣方並不作出任何不論明示或隱含之要約、陳述、承諾或保證。上述基建項目及／或商業項目及／或方案及／或擬建建築物及設施等仍在興建中／規劃中，可能不時更改，於發展項目入伙時亦可能尚未完成和啟用，其最終之規劃、設計、落成、啟用日期及實際情況（包括但不限於建造、規劃、位置、面積、設計及竣工與落成日期等）均以政府及相關機構最後決定及／或公布為準，完成後之狀況與本廣告／宣傳資料所述者可能不同。

4. 資料來源：立法會交通事務委員會鐵路事宜小組委員會2024年10月4日資料文件(立法會CB(3)683/2024(02)號文件)，擷取自https://www.legco.gov.hk/yr2024/chinese/panels/tp/tp_rsc/papers/tp_rsc20241004cb3-683-2-c.pdf（最後擷取日期：2025年2月19日），T2主幹路及茶果嶺隧道：<https://www.trunkroadt2.hk>（最後擷取日期：2025年1月22日），僅供參考。上述擬建中的東九龍及啟德智慧綠色集體運輸系統可能不時更改，將來之規劃及完成後之狀況可能與本宣傳資料所述有所不同，詳情以政府或相關機構最後決定及／或公布為準。就該工程最終是否落成或何時落成或該工程其他資料，賣方並不作出任何不論明示或隱含之要約、陳述、承諾或保證。上述六號幹線仍在施工興建中，可能不時更改，於發展項目入伙時亦可能尚未完成和啟用，完成後之狀況與本廣告／宣傳資料所述者可能有所不同。上述基建項目及／或商業項目及／或方案及／或擬建建築物及設施等仍在興建中／規劃中，可能不時更改，於發展項目入伙時亦可能尚未完成和啟用，其最終之規劃、設計、落成、啟用日期及實際情況（包括但不限於建造、規劃、位置、面積、設計及竣工與落成日期等）均以政府及相關機構最後決定及／或公布為準，完成後之狀況與本廣告／宣傳資料所述者可能不同。

5. 所述之時間為採用港鐵行程指南的建議路綫的預計乘車時間。資料來源港鐵網站：<https://www.mtr.com.hk>。

6. 交通時間乃由發展項目主入口分別前往各指明地方（尖沙咀及中環）之大概行車時間，有關行車時間按最短路程及合法車速計算，並不包括因交通擠塞及燈號所等候的時間，預計時間擷取來源：香港出行易：

<https://www.hkemobility.gov.hk/tc/route-search/driving>（最後擷取日期：2025年1月22日），上述所有行車時間資料僅供參考，實際交通時間受繁忙時段、設施、車速、路綫、人流、天氣、路面、實際交通情況、個人因素及其他相關情況等限制而有所不同。

7. 相關的社區設施、環境、設備、基建、商業項目及服務等並不構成發展項目一部分，亦與發展項目無關。相關資料乃反映本廣告／宣傳資料印製日期之狀況，因應各種因素不時變更而可能不再適用。發展項目周邊地區用地規劃及用途可能不時改變，並以政府相關部門最終公布及批准為準。賣方就此並不作出任何不論明示或隱含之要約、承諾、陳述或保證。

* 發展項目：朗然 | 區域：觀塘(北部) | 發展項目所位於的街道名稱及由差餉物業估價署署長編配的門牌號數：安禧街18號^{*} | 賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址[^]：

<https://hemmaamber.hkhs.com> | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：香港房屋協會 | 賣方的控權公司：不適用 | 發展項目的認可人士：柯華雄先生 | 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：王董建築師事務所有限公司 | 發展項目的承建商：協興工程有限公司 | 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：貝克·麥堅時律師事務所 | 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用 | 已為發展項目的建造提供貸款的其他人：不適用 | 盡賣方所知的發展項目的預計關鍵日期：2027年3月31日（「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。） | 本廣告由賣方發布，或在賣方的同意下由另一人發布。 | 賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。 | [^]載有售樓說明書、價單、成交紀錄冊、銷售安排、公契及鳥瞰照片之電子版本的網址。 | ^{*}此臨時門牌號數有待發展項目建成時確認。 | 印製日期：2025年3月14日

8. 以上地圖資料來源為地理資訊地圖：<https://www.map.gov.hk/gm/map/>（最後擷取日期：2025年1月22日），以上地圖純屬畫家的藝術創作，並非以發展項目及發展地盤四周範圍作依據製作，及非反映發展項目或其任何部分之外觀和景觀或展示發展項目任何部分之裝置、裝修物料或設備，亦與發展項目無關，本繪圖非按照比例，另經電腦作畫面處理以達致較佳視覺效果，僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之要約、陳述、承諾或保證。發展項目的周邊環境、建築物及設施會不時改變。相關的社區設施、環境、設備、基建、商業項目及服務等並不構成發展項目一部分，亦與發展項目無關。相關資料乃反映本廣告/宣傳資料製作日期之狀況，因應各種因素不時變更而可能不再適用。有關本發展項目及其周邊地區環境之整體發展規劃當按照政府有關部門最後之批准及修訂為準。賣方並不就發展項目及附近地段的周邊環境、建築物及設施的現在或將來的使用、處置、發展或其他方面作出任何不論明示或隱含之要約、承諾、陳述或保證（不論與景觀是否有關），賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

9. 資料來源：九巴網頁：<https://search.kmb.hk/KMBWebSite/>（最後擷取日期：2025年1月22日），城巴網頁：<https://mobile.citybus.com.hk/nwp3/>（最後擷取日期：2025年1月22日），小巴薈網頁：https://www.16seats.net/chi/gmb/gk_list.html（最後擷取日期：2025年1月22日），前述網站所述的內容可能不時更改，賣方對該等內容不作出任何不論明示或隱含之要約、承諾、陳述或保證。

10. 以上交通路線圖不按比例製作，並經簡化處理及電腦修飾，並無顯示有關港鐵路線沿綫所有車站，亦無顯示全部路線及/或全部轉車站，亦非作顯示發展項目的位置之用。從觀塘港鐵站出發前往上述部份港鐵車站須轉綫。

11. 本頁所示各圖片為發展項目其中部份及其會所及康樂設施之模擬效果圖，非在或自發展項目實地拍攝亦並非按照比例繪製，純屬製作者對發展項目其中部份的大概狀況及其會所及康樂設施之想像，且經電腦合成修飾及簡化處理，亦未顯示發展項目內的其他建築物及設施，僅供參考。模擬效果圖並未顯示（或簡化處理）發展項目附近

的道路、建築物及環境，亦未反映可能出現在發展項目外牆之冷氣機、喉管、格柵及其他設施。發展項目仍在興建中，模擬效果圖僅作顯示發展項目落成後的大概外觀之用，並不反映發展項目落成後之實際景觀、外觀、最後完成之面貌或周邊環境。不構成亦不得被詮釋成賣方就發展項目或其任何部份作出任何不論明示或隱含之要約、承諾、陳述或保證（不論是否有關發展項目的景觀或周邊地區）。模擬效果圖中所示之會所設計、布局、間隔、規格、尺寸、顏色、用料、建築、位置、特色、圖則、裝置、裝修物料、設備、燈飾、燈光效果、家具、裝飾物、樹木、植物、園景、設施、擺設及其他物件未必會在日後落成發展項目範圍內或其附近出現或提供，賣方亦保留其更改或變更之一切權利，事前無需通知任何買家。賣方並不承諾或保證（不論明示或暗示）模擬效果圖的內容或其任何部份乃依據發展項目的會所之實際高度、用料、設計、用途、狀況或建築所製造，落成後之詳情與實際狀況亦可能與模擬效果圖所顯示者不同。賣方保留權利改動建築圖則，以修改發展項目及 / 或其任何部份（包括會所及康樂設施）之設計、布局、用途及名稱，以政府有關部門最後批准的圖則為準，並以買賣合約條款為準。買家切勿依賴模擬效果圖作任何用途或目的。有關發展項目的詳細資料，請參閱售樓說明書。會所及 / 或康樂設施於發展項目入伙時未必能即時使用。會所及康樂設施之開放時間及使用受相關法律、批地文件、公契條款及現場環境狀況限制。使用會所及不同康樂設施可能需要另行收費。管理人提供或安排之服務可能不時改變或終止，相關服務之細節及提供以管理公司及 / 或有關服務供應商之安排與決定為準。賣方不就其提供、服務時間、收費及其他細節作出任何不論明示或隱含之要約、陳述、承諾或保證。會所及 / 或康樂設施的名稱僅於推廣資料中顯示，將不會在發展項目的建築圖則、主公契、副公契（如有）、樓契、買賣合約或其他業權或法律文件中顯示，有關名稱可能在發展項目落成時或其後有所改變，亦未必與會所日後啟用時的設施名稱相同，賣方並無作出任何不論明示或隱含之要約、陳述、承諾或保證。部分設施的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留權利修改住客會所及康樂設施設計、改動及增減任何設施。

12. 會所及 / 或康樂設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在發展項目的建築圖則、主公契、副公契（如有）、樓契、買賣合約或其他業權或法律文件中顯示，有關名稱可能在發展項目落成時或其後有所改變，賣方並無作出任何不論明示或隱含之要約、陳述、承諾或保證。住客會所及康樂設施的名稱未必與會所日後啟用時的設施名稱相同。設施於入伙時未必能即時使用。不同設施之開放時間及使用受相關法律、批地文件及公契條款及其實際狀況限制。部分設施的使用或操作可能受制於政府有關部門發出之同意書或許可證。賣方保留權利修改住客會所及康樂設施設計、改動及增減任何設施。部分設施可能需要另行收費。賣方保留權利不時改動建築圖則及其他圖則，發展項目設計以有關政府部門最後批准之圖則為準。賣方保留權利更改及 / 或以其他裝置、裝修物料及設備代替本廣告內所述發展項目或其任何部分的裝置、裝修物料及設備。裝置、裝修物料及設備等以買賣合約條款為準。

13. 「LAGOM」及「LAGOM series」相關名稱僅作宣傳用途，未必會出現於發展項目的公契或其他業權文件內。本頁所示之圖片為庫存圖片，並非於發展項目中任何部份或其附近拍攝，並經過電腦修飾處理，亦非用作顯示發展項目之最終狀況、景觀、設施、周邊建築物及或環境，與發展項目無關，僅供參考。相關圖片及描述並不構成亦不得詮釋成賣方作出任何明示或隱含之要約、陳述、承諾、保證或合約條款（不論與景觀是否有關）。

14. 會所及設施之命名僅作推廣之用，未必會用於或出現在公契或其他業權文件或文件。會所及設施之資料僅供參考。賣方保留權利不時改動建築圖則（包括但不限於會所之面積、設計、布局及設施）而毋須事先通知任何買家，並以相關政府部門最終批准之圖則為準。會所及設施未必能於發展項目的住宅物業入伙時即時啟用。部分設

施及 / 或服務的使用或操作受制於相關法律、批地文件、公契條款、會所守則及設施的使用守則、相關政府部門發出的同意書或許可証及現場環境狀況，並可能需要額外付費。相關服務之細節及提供亦以管理公司及 / 或有關服務供應商之安排與決定為準。賣方就此並不作出亦不得被詮釋成作出任何不論明示或隱含之要約、陳述、承諾或保證（不論是否有關景觀）。賣方建議準買家參閱售樓說明書，以了解發展項目的資料。

15. 發展項目仍在興建中，賣方保留權利變更、修改和更改發展項目任何部分的設計、布局、用料、裝置、裝修物料及設備及住宅物業的數目及戶型。賣方建議準買家參閱售樓說明書，以了解發展項目的資料。

本页播放的片段为库存影片，并非于发展项目中任何部份或其附近拍摄，并经过电脑修饰处理，亦非用作显示发展项目之最终状况、景观、设施、周边建筑物及/或环境，与发展项目无关，仅供参考。相关片段及描述并不构成亦不得诠释成卖方作出任何明示或隐含之要约、陈述、承诺、保证或合约条款（不论与景观是否有关）。

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1. 资料来源：立法会民政及文化体育事务委员会—立法会CB(2)365/2023(05)号文件：

<https://www.leqco.gov.hk/yr2023/chinese/panels/ha/papers/ha20230508cb2-365-5-c.pdf>（最后撷取日期：2025年1月22日）。前述网站所述的内容可能不时更改，卖方对该等内容不作任何不论明示或隐含之要约、承诺、陈述或保证。

2. 资料来源：土木工程拓展署安达臣道石矿场用地发展—第十二期工程通讯：

[http://www.args.hk/.les/docs/25112020_newsletter12%20-%204-paged%20version_A3-Chinese\(merged\)\(FINAL\).pdf](http://www.args.hk/.les/docs/25112020_newsletter12%20-%204-paged%20version_A3-Chinese(merged)(FINAL).pdf)（最后撷取日期：2025年1月22日）。前述网站所述的内容可能不时更改，卖方对该等内容不作任何不论明示或隐含之要约、承诺、陈述或保证。

3. 资料来源：新地2.96亿夺安达臣道商业地：

<https://std.stheadline.com/daily/article/2498429/%E6%97%A5%E5%A0%B1-%E5%9C%B0%E7%94%A2-%E6%96%B0%E5%9C%B0->

<96%E5%84%84%E5%A5%AA%E5%AE%89%E9%81%94%E8%87%A3%E9%81%93%E5%95%86%E6%A5%AD%E5%9C%B0>（最后撷取日期：2025年1月22日），领展中标安达臣道首幅商业用地：

<https://www.linkreit.com/tc/media/news-releases/link-wins-anderson-road-first-commercial-site/>（最后撷取日期：2025年1月22日），立法会发展事务委员会—立法会CB(1)276/2022(03)号文件：

<https://www.legco.gov.hk/yr2022/chinese/panels/dev/papers/dev20220524cb1-276-3-c.pdf>（最后撷取日期：2025年1月22日），前述网站所述的内容可能不时更改，卖方对该等内容不作出任何不论明示或隐含之要约、承诺、陈述或保证。

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4. 资料来源：立法会交通事务委员会铁路事宜小组委员会2024年10月4日资料文件(立法会CB(3)683/2024(02)号文件)，撷取自https://www.legco.gov.hk/yr2024/chinese/panels/tp/tp_rsc/papers/tp_rsc20241004cb3-683-2-c.pdf（最后撷取日期：2025年2月19日），T2主干路及茶果岭隧道：<https://www.trunkroadt2.hk>（最后撷取日期：2025年1月22日），仅供参考。上述拟建中的东九龙及启德智能绿色集体运输系统可能不时更改，将来之规划及完成后之状况可能与本宣传资料所述有所不同，详情以政府或相关机构最后决定及 / 或公布为准。就该工程最终是否落成或何时落成或该工程其他资料，卖方并不作出任何不论明示或隐含之要约、陈述、承诺或保证。上述六号干线仍在施工兴建中，可能不时更改，于发展项目入伙时亦可能尚未完成和启用，完成后之状况与本广告 / 宣传资料所述者可能有所不同。上述基建项目及 / 或商业项目及 / 或方案及 / 或拟建建筑物及设施等仍在兴建中 / 规划中，可能不时更改，于发展项目入伙时亦可能尚未完成和启用，其最终之规划、设计、落成、启用日期及实际情况（包括但不限于建造、规划、位置、面积、设计及竣工与落成日期等）均以政府及相关机构最后决定及 / 或公布为准，完成后之状况与本广告 / 宣传资料所述者可能不同。

5. 所述之时间为采用港铁行程指南的建议路线的预计乘车时间。资料来源港铁网站：<https://www.mtr.com.hk>。

6. 交通时间乃由发展项目主入口分别前往各指明地方（尖沙咀及中环）之大概行车时间，有关行车时间按最短路程及合法车速计算，并不包括因交通挤塞及灯号所等候的时间，预计时间撷取来源：香港出行易：

<https://www.hkemobility.gov.hk/tc/route-search/driving>（最后撷取日期：2025年1月22日），上述所有行车时间资料仅供参考，实际交通时间受繁忙时段、设施、车速、路线、人流、天气、路面、实际交通情况、个人因素及其他相关情况限制而有所不同。

7. 相关的社区设施、环境、设备、基建、商业项目及服务等并不构成发展项目一部分，亦与发展项目无关。相关资料乃反映本广告 / 宣传资料印制日期之状况，因应各种因素不时变更而可能不再适用。发展项目周边地区用地规划及用途可能不时改变，并以政府相关部门最终公布及批准为准。卖方就此并不作出任何不论明示或隐含之要约、承诺、陈述或保证。

* 发展项目：朗然 | 区域：观塘 (北部) | 发展项目所位于的街道名称及由差饷物业估价署署长编配的门牌号数：安禧街18号* | 卖方为施行《一手住宅物业销售条例》第2部而就发展项目指定的互联网网站的网址^：

<https://hemmaamber.hkhs.com> | 本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：香港房屋协会 | 卖方的控权公司：不适用 | 发展项目的认可人士：柯华雄先生 | 发展项目的认可人士以其专业身分担任经营者、董事或雇员的商号或法团：王董建筑师事务有限公司 | 发展项目的承建商：协兴工程有限公司 | 就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所：贝克·麦坚时律师事务所 | 已为发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构：不适用 | 已为发展项目的建造提供贷款的其他人：不适用 | 尽卖方所知的发展项目的预计关键日期：2027年3月31日 (「关键日期」指批地文件的条件就发展项目而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。) | 本广告由卖方发布，或在卖方的同意下由另一人发布。| 卖方建议准买方参阅有关售楼说明书，以了解发展项目的资料。|^载有售楼说明书、价单、成交纪录册、销售安排、公契及鸟瞰照片之电子版本的网址。|^*此临时门牌号数有待发展项目建成时确认。| 印制日期：2025年3月14日

8. 以上地图资料来源为地理资讯地图：<https://www.map.gov.hk/gm/map/> (最后撷取日期：2025年1月22日)，以上地图纯属画家的艺术创作，并非以发展项目及发展地盘四周范围作依据制作，及非反映发展项目或其任何部分之外观和景观或展示发展项目任何部分之装置、装修物料或设备，亦与发展项目无关，本绘图非按照比例，另经电脑作画面处理以达致较佳视觉效果，仅供参考，并不构成亦不得诠释成作出任何不论明示或隐含之要约、陈述、承诺或保证。发展项目的周边环境、建筑物及设施会不时改变。相关的社区设施、环境、设备、基建、商业项目及服务等并不构成发展项目一部分，亦与发展项目无关。相关资料乃反映本广告 / 宣传资料制作日期之状况，因应各种因素不时变更而可能不再适用。有关本发展项目及其周边地区环境之整体发展规划当按照政府有关部门最后之批准及修订为准。卖方并不就发展项目及附近地段的周边环境、建筑物及设施的现在或将来的使用、处置、发展或其他方面作出任何不论明示或隐含之要约、承诺、陈述或保证 (不论与景观是否有关)，卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

9. 资料来源：九巴网页：<https://search.kmb.hk/KMBWebSite/> (最后撷取日期：2025年1月22日)，城巴网页：<https://mobile.citybus.com.hk/nwp3/> (最后撷取日期：2025年1月22日)，小巴荟网页：https://www.16seats.net/chi/gmb/gk_list.html (最后撷取日期：2025年1月22日)，前述网站所述的内容可能不时更改，卖方对该等内容不作出任何不论明示或隐含之要约、承诺、陈述或保证。

10. 以上交通路线图不按比例制作，并经简化处理及电脑修饰，并无显示有关港铁路沿线所有车站，亦无显示全部路线及 / 或全部转车站，亦非作显示发展项目的位置之用。从观塘港铁站出发前往上述部份港铁车站须转线。

11. 本页所示各图片为发展项目其中部份及其会所及康乐设施之模拟效果图，非在或自发展项目实地拍摄亦并非按照比例绘制，纯属制作者对发展项目其中部份的大概状况及其会所及康乐设施之想象，且经电脑合成修饰及简化处理，亦未显示发展项目内的其他建筑物及设施，仅供参考。模拟效果图并未显示 (或简化处理) 发展项目附近的道路、建筑物及环境，亦未反映可能出现在发展项目外墙之冷气机、喉管、格栅及其他设施。发展项目仍在兴建中，模拟效果图仅作显示发展项目落成后的大概外观之用，并不反映发展项目落成后之实际景观、外观、最后完成之面貌或周边环境。不构成亦不得被诠释成卖方就发展项目或其任何部份作出任何不论明示或隐含之要约、

承诺、陈述或保证（不论是否有关发展项目的景观或周边地区）。模拟效果图所示之会所设计、布局、间隔、规格、尺寸、颜色、用料、建筑、位置、特色、图则、装置、装修物料、设备、灯饰、灯光效果、家具、装饰物、树木、植物、园景、设施、摆设及其他物件未必会在日后落成发展项目范围内或其附近出现或提供，卖方亦保留其更改或变更之一切权利，事前无需通知任何买家。卖方并不承诺或保证（不论明示或暗示）模拟效果图的内容或其任何部份乃依据发展项目的会所之实际高度、用料、设计、用途、状况或建筑所制造，落成后之详情与实际状况亦可能与模拟效果图所显示者不同。卖方保留权利改动建筑图则，以修改发展项目及 / 或其任何部份（包括会所及康乐设施）之设计、布局、用途及名称，以政府有关部门最后批准的图则为准，并以买卖合约条款为准。买家切勿依赖模拟效果图作任何用途或目的。有关发展项目的详细资料，请参阅售楼说明书。会所及 / 或康乐设施于发展项目入伙时未必能即时使用。会所及康乐设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。使用会所及不同康乐设施可能需要另行收费。管理人提供或安排之服务可能不时改变或终止，相关服务之细节及提供以管理公司及 / 或有关服务供应商之安排与决定为准。卖方不就其提供、服务时间、收费及其他细节作出任何不论明示或隐含之要约、陈述、承诺或保证。会所及 / 或康乐设施的名称仅于推广资料中显示，将不会在发展项目的建筑图则、主公契、副公契（如有）、楼契、买卖合约或其他业权或法律文件中显示，有关名称可能在发展项目落成时或其后有所改变，亦未必与会所日后启用时的设施名称相同，卖方并无作出任何不论明示或隐含之要约、陈述、承诺或保证。部分设施的使用或操作可能受制于政府有关部门发出之同意书或许可证。卖方保留权利修改住客会所及康乐设施设计、改动及增减任何设施。

12. 会所及 / 或康乐设施的名称为推广名称并仅于推广资料中显示，将不会在发展项目的建筑图则、主公契、副公契（如有）、楼契、买卖合约或其他业权或法律文件中显示，有关名称可能在发展项目落成时或其后有所改变，卖方并无作出任何不论明示或隐含之要约、陈述、承诺或保证。住客会所及康乐设施的名称未必与会所日后启用时的设施名称相同。设施于入伙时未必能实时使用。不同设施之开放时间及使用受相关法律、批地文件及公契条款及其实际状况限制。部分设施的使用或操作可能受制于政府有关部门发出之同意书或许可证。卖方保留权利修改住客会所及康乐设施设计、改动及增减任何设施。部分设施可能需要另行收费。卖方保留权利不时改动建筑图则及其他图则，发展项目设计以有关政府部门最后批准之图则为准。卖方保留权利更改及 / 或以其他装置、装修物料及设备代替本广告内所述发展项目或其任何部分的装置、装修物料及设备。装置、装修物料及设备均以买卖合约条款为准。

13. 「LAGOM」及「LAGOM series」相关名称仅作宣传用途，未必会出现于发展项目的公契或其他业权文件内。本页所示之图片为库存图片，并非于发展项目中任何部份或其附近拍摄，并经过电脑修饰处理，亦非用作显示发展项目之最终状况、景观、设施、周边建筑物及或环境，与发展项目无关，仅供参考。相关图片及描述并不构成亦不得诠释成卖方作出任何明示或隐含之要约、陈述、承诺、保证或合约条款（不论与景观是否有关）。

14. 会所及设施之命名仅作推广之用，未必会用于或出现在公契或其他业权文件或文件。会所及设施之资料仅供参考。卖方保留权利不时改动建筑图则（包括但不限于会所之面积、设计、布局及设施）而毋须事先通知任何买家，并以相关政府部门最终批准之图则为准。会所及设施未必能于发展项目的住宅物业入伙时即时启用。部分设施及 / 或服务的使用或操作受制于相关法律、批地文件、公契条款、会所守则及设施的使用守则、相关政府部门发出的同意书或许可证及现场环境状况，并可能需要额外付费。相关服务之细节及提供亦以管理公司及 / 或有关服务供货商之安排与决定为准。卖方就此并不作出亦不得被诠释成作出任何不论明示或隐含之要约、陈述、承诺或保证（不论是否有关景观）。卖方建议准买家参阅售楼说明书，以了解发展项目的资料。

15. 发展项目仍在兴建中，卖方保留权利变更、修改和更改发展项目任何部分的设计、布局、用料、装置、装修物料及设备住宅物业的数目及户型。卖方建议准买家参阅售楼说明书，以了解发展项目的资料。

The video clip shown on this page is a stock video and was not taken from or at any part of the Development or its vicinity. This video clip has been edited and processed with computerized imaging techniques, and is not for the purpose of showing the actual condition, view, facilities, surrounding buildings and/or environment.

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@ This image is a rendering drawing of the Development. It is not taken at or from the Development and only represents an artist's impression of the Development and its surrounding environment, and is not drawn to scale. The image has been generated and processed with computerized imaging techniques, and is for reference only. The Development is still under construction. This rendering drawing is only for showing the general appearance of the completed Development and/or the buildings, facilities and environment surrounding the Development, and does not reflect the actual view, external appearance, the final completed facade or surrounding environment upon completion of the Development. The construction, features, colours, materials, facilities, fittings, finishes, appliances, equipment, decorations, plants, landscaping and other objects are not standard provisions upon delivery of vacant possession of units, and they may not actually appear in the Development or any part thereof. Pipes, conduits, air-conditioning units, grilles, gondolas, cat-ladders etc. that may exist at the external walls, flat roof and roofs of the Development as well as the buildings, facilities and environment surrounding the Development are not fully reflected on this rendering drawing. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development, its surrounding environment and the public facilities nearby. This image is for reference only and it does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty (whether or not related to the view of the Development or the surrounding areas), whether express or implied, by or on the part of the Vendor in respect of the Development or any part thereof. The Vendor reserves the right to amend the building plans and other plans from time to time to alter or amend the design, layout, partition, designed use, areas, saleable areas, flat types or numbering etc. of any part of the Development. The design of the Development is subject to the final plans approved by the relevant governmental authorities and the terms of the agreement for sale and purchase. The Vendor reserves the right to change the fittings, finishes and appliances in the Development or any part thereof as referred to in this advertisement and/or the right to substitute the fittings, finishes and appliances in the Development or any part thereof as referred to in this advertisement with other fittings, finishes and appliances. Provision of the fittings, finishes and appliances etc. are subject to the terms of the agreement for sale and purchase.

1. Source of information: Panel on Home Affairs, Culture and Sports of the Legislative Council – LC Paper No.CB(2)365/2023(05), <https://www.legco.gov.hk/yr2023/chinese/panels/ha/papers/ha20230508cb2-365-5-c.pdf> (Date of last retrieval: 22 January 2025). The contents in the aforementioned website may change from time to time, and no offer, undertaking, representation or warranty, whether express or implied, is given by the Vendor in respect of such contents.

2. Source of information: Civil Engineering and Development Department, About Development of Anderson Road Quarry Site – Newsletter No.12, [http://www.arqs.hk/files/docs/25112020_newsletter12%20-%204-paged%20version_A3-Chinese\(merged\)\(FINAL\).pdf](http://www.arqs.hk/files/docs/25112020_newsletter12%20-%204-paged%20version_A3-Chinese(merged)(FINAL).pdf) (Date of last retrieval: 22 January 2025). The contents in the aforementioned website may change from time to time, and no offer, undertaking, representation or warranty, whether express or implied, is given by the Vendor in respect of such contents.

3. Source of information: Sun Hung Kai Properties acquires Commercial Land on Anderson Road for 296 Million, <https://std.stheadline.com/daily/article/2498429/%E6%97%A5%E5%A0%B1-%E5%9C%B0%E7%94%A2-%E6%96%B0%E5%9C%B0-96%E5%84%84%E5%A5%AA%E5%AE%89%E9%81%94%E8%87%A3%E9%81%93%E5%95%86%E6%A5%AD%E5%9C%B0> (Date of last retrieval: 22 January 2025), Link Wins Anderson Road First Commercial Site, <https://www.linkreit.com/en/media/news-releases/link-wins-anderson-road-first-commercial-site/> (Date of last retrieval: 22 January 2025), Panel on Development of the Legislative Council – LC Paper No. CB(1)276/2022(03), <https://www.legco.gov.hk/yr2022/chinese/panels/dev/papers/dev20220524cb1-276-3-c.pdf> (Date of last retrieval: 22 January 2025). The contents in the aforementioned website may change from time to time, and no offer, undertaking, representation or warranty, whether express or implied, is given by the Vendor in respect of such contents.

© The abovementioned proposed two commercial sites by Sun Hung Kai Properties and Link REIT and a planned joint user complex may change from time to time. The future planning and the actual condition upon completion thereof may differ from what is stated in this promotional material, details of which are subject to the final decision and/or announcement of the government or relevant organizations. No offer, representation, undertaking, or warranty, whether express or implied, is given by the Vendor as to whether the said works will be completed or as to the time of completion of the said works or as to other information about such works. The abovementioned infrastructure project(s) and/or commercial project(s) and/or plan(s) and/or proposed buildings and facilities are still under construction/planning, and may change from time to time and may not have been completed and opened for use when the Development is completed and vacant possession of units is delivered. The final planning, design, completion, opening date and the actual condition (including, without limitation, the construction, planning, location, area, design and the completion date thereof, etc.) are subject to the final decision and/or announcement of the government and relevant organizations. The actual conditions upon completion may differ from what is stated in this advertisement/promotional material.

4. Sources of information: Panel on Transport, Subcommittee on Matters Relating to Railways, 4 October 2024 – LC Paper No. CB(3)683/2024(02), retrieved from https://www.legco.gov.hk/yr2024/chinese/panels/tp/tp_rsc/papers/tp_rsc20241004cb3-683-2-c.pdf (Date of last retrieval: 19 February 2025), Trunk Road T2 and Cha Kwo Ling Tunnel, <https://www.trunkroadt2.hk> (Date of last retrieval: 22 January 2025), and are for reference only. The abovementioned proposed East Kowloon and Kai Tak Smart and Green Mass Transit may change from time to time. The future planning and the actual condition upon completion thereof may differ from what is stated in this promotional material, details of which are subject to the final decision and/or announcement of the government or relevant organizations. No offer, representation, undertaking, or warranty, whether express or implied, is given by the Vendor as to whether the said works will be completed or as to the time of completion of the said works or as to other information about such works. The abovementioned Route 6 is still under construction and may change from time to time and may not have been completed and opened for use when the Development is completed and vacant possession of units is delivered. The actual conditions upon its completion may differ from what is stated in this advertisement/promotional material. The abovementioned infrastructure project(s) and/or commercial project(s) and/or plan(s) and/or proposed buildings and facilities are still under construction/planning, and may change from time to time and may not have been completed and opened for use when the Development is completed and vacant possession of units is delivered. The final planning, design, completion, opening date and the actual condition (including, without limitation, the construction, planning, location, area, design and the completion date thereof, etc.) are subject to the final decision and/or announcement of the government and relevant organizations. The actual conditions upon completion may differ from what is stated in this advertisement/promotional material.

5. The traveling time as mentioned is the estimated traveling time by taking the suggested route(s) provided by the MTR Train Trip Planner. Source of information: MTR website, <https://www.mtr.com.hk>.

6. The traveling time refers to the respective estimated driving time departing from the main entrance of the Development to each of the specified designations (Tsim Sha Tsui and Central). The relevant driving time is calculated based on the shortest distance for travel and on legal driving speed, and does not include the waiting time due to traffic congestion and light signals. The estimated traveling time has been retrieved from HKeMobility, <https://www.hkemobility.gov.hk/en/route-search/pt> (Date of last retrieval: 22 January 2025). The abovementioned traveling time is for reference only. The actual traveling time may be affected by rush hours, facilities, speed, route, pedestrian flow, weather, road conditions, actual traffic conditions, personal factors and other related circumstances and may differ accordingly.

7. The relevant community facilities, environment, equipment, infrastructure, commercial projects and services etc. do not form part of the Development, and they are not related to the Development. The relevant information reflects the status as of the production date of this advertisement/promotional material, and may no longer be applicable due to changes from time to time as a result of various factors. The land use planning and use of the areas surrounding the Development may change from time to time and shall be subject to the final announcement and approval by the relevant government authorities. No offer, undertaking, representation or warranty, whether express or implied, is given by the Vendor in these respects.

* Name of the Development: Hemma Amber | District: Kwun Tong (North) | Name of the street at which the Development is situated and Street Number allocated by the Commissioner of Rating and Valuation: 18 On Hei Street[✳] | Address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance[^]: <https://hemmaamber.hkhs.com> | The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Hong Kong Housing Society | Holding Company of the Vendor: Not applicable | Authorized Person for the Development: Mr. ORR Wah Hung David | The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building Contractor for the Development: Hip Hing Engineering Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Baker & McKenzie | Authorized Institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Other person who has made a loan for the construction of the Development: Not applicable | The estimated material date for the Development to the best of the Vendor's knowledge: 31 March 2027 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | [^]Website containing electronic version of sales brochure, price list, register of transactions, sales arrangements, deed of mutual covenant and aerial photographs. | [✳]This provisional street number is subject to confirmation when the Development is completed. | Date of printing: 2025-03-14

8. Source of information on above map: Geoinfo Map, <https://www.map.gov.hk/gm/map/> (Date of last

retrieval: 22 January 2025). The above map is only an artistic creation of an artist, and is not produced with reference to the Development and the surrounding areas of the development site. It does not reflect the external appearance and view of the Development or any part thereof, nor does it show the fittings, finishes or appliances of any part of the Development, and is not related to the Development. This image is not drawn to scale and has been processed with computerized imaging techniques for better visual presentation. This image is for reference only and does not constitute and shall not be construed as constituting any offer, representation, undertaking or warranty, whether express or implied. The environment, buildings and facilities surrounding the Development will change from time to time. The relevant community facilities, environment, equipment, infrastructure, commercial projects and services etc. do not form part of the Development, and they are not related to the Development. The relevant information reflects the status as of the production date of this advertisement/promotional material, and may no longer be applicable due to changes from time to time as a result of various factors. The development planning of the Development and its surrounding areas as a whole shall be subject to the final approval and modification by the relevant government authorities. No offer, undertaking, representation or warranty (whether related to the view or not), whether express or implied, is given by the Vendor in respect of the present or future use, disposal, development or otherwise regarding the surrounding environment, buildings and facilities of the Development and nearby lots. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

9. Sources of information: Website of Kowloon Motor Bus, <https://search.kmb.hk/KMBWebSite/> (Date of last retrieval: 22 January 2025), Website of Citybus, <https://mobile.citybus.com.hk/nwp3/> (Date of last retrieval: 22 January 2025), Website of 16SEATS.NET, https://www.16seats.net/eng/gmb/gk_list.html (Date of last retrieval: 22 January 2025). The contents in the aforementioned websites may change from time to time, and no offer, undertaking, representation or warranty, whether express or implied, is given by the Vendor in respect of such contents.

10. The above transport route map is not drawn to scale and has been simplified and processed with computerized imaging techniques. It has not shown all MTR stations along the relevant lines, nor has it shown all the lines and/or all interchange stations. This map is not for showing the location of the Development. For one who travels from Kwun Tong MTR Station to certain MTR stations mentioned above, a change of line(s) would be necessary.

11. The images shown on this page are rendering drawings of part(s) of the Development and its clubhouse and recreational facilities. Each image was not taken at or from the Development and is not drawn to scale. It represents the creator's impression of the general appearance of part(s) of the Development and its clubhouse and recreational facilities only and was processed and simplified with computerized imaging techniques, and does not reflect the other buildings and facilities in the Development, and is for reference only. The roads, buildings and environment in the vicinity of the Development may have been omitted from this rendering drawing (or have been simplified), and the rendering drawing does not reflect the air-conditioning units, pipes, grilles and other facilities which may exist at the external walls of the Development. The Development is still under construction. This rendering drawing is only for showing the general appearance of the completed Development, and does not reflect the actual view, external appearance, the final completed facade or surrounding environment upon completion of the Development. This rendering drawing does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty (whether or not related to the view of the Development or the surrounding areas), whether express or implied, by or on the part of the Vendor in respect of the Development or any part thereof. The design, layout, partition, specification, dimensions, colours, materials, construction, locations, features, plans, fittings, finishes, appliances, lighting, lighting effects, furniture, ornaments, trees, plants, landscaping, facilities, decorations and other objects of the clubhouse as shown on this rendering drawing may not appear or be provided within the

completed Development or in its vicinity, and the Vendor reserves all the rights to alter or change the same without prior notification to any purchaser. No undertaking or warranty, whether express or implied, is given by the Vendor that the production or the content of this rendering drawing or any part thereof are based upon the actual height, materials, design, user, condition or construction of the clubhouse of the Development. The details and actual condition upon completion may differ from what is shown on the rendering drawing. Subject to the final plans approved by the relevant government authorities and the terms of the agreement for sale and purchase, the Vendor reserves the right to amend the building plans to change the design, layout, user and name(s) of the Development and/or any part thereof (including the clubhouse and recreational facilities). Purchasers should not rely on the rendering drawing for any use or purpose. For details of the Development, please refer to the sales brochure. The clubhouse and/or recreational facilities may not be immediately available for use upon delivery of vacant possession of the units in the Development. The opening hours and the use of the clubhouse and recreational facilities are subject to the relevant laws, the land grant, provisions of the deed of mutual covenant and the actual on-site condition. Fees may be separately charged for using the clubhouse and different recreational facilities. Services provided or arranged by the manager may from time to time change and terminate, and the particulars and provisions of the relevant services shall be subject to the arrangement and decision of the management company and/or the relevant service providers. No offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor in relation to the provision, service hours, fees and other particulars regarding the aforesaid facilities and services. The names of the clubhouse and/or recreational facilities will only be shown in promotional materials and will not appear in the building plans, principal deed of mutual covenant, sub-deed(s) of mutual covenant (if any), title deeds, agreement for sale and purchase or other title or legal documents of the Development. Such relevant names may change upon completion of the Development or thereafter and may differ from the names of the facilities when the clubhouse is opened for use in the future, and no offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor. The use or operation of some of the facilities may be subject to consents or permits issued by the relevant government authorities. The Vendor reserves the right to amend the design of the residents' clubhouse and recreational facilities and to alter and add/remove any facilities.

12. The names of the clubhouse and/or recreational facilities will only be shown in promotional materials and will not appear in the building plans, principal deed of mutual covenant, sub-deed(s) of mutual covenant (if any), title deeds, agreement for sale and purchase or other title or legal documents of the Development. Such relevant names may change upon completion of the Development or thereafter, and no offer, representation, undertaking or warranty, whether express or implied, is given by the Vendor. The names of the residents' clubhouse and recreational facilities may differ from the names of the facilities when the clubhouse is opened for use in the future. The facilities may not be immediately available for use upon delivery of vacant possession of the units in the Development. The opening hours and the use of different facilities are subject to the relevant laws, the land grant, provisions of the deed of mutual covenant and the actual on-site condition. The use or operation of some of the facilities may be subject to consents or permits issued by the relevant government authorities. The Vendor reserves the right to amend the design of the residents' clubhouse and recreational facilities and to alter and add/remove any facilities. Fees may be separately charged for using some of the facilities. The Vendor reserves the right to amend the building plans and other plans from time to time. The design of the Development is subject to the final plans approved by the relevant government authorities. The Vendor reserves the right to change the fittings, finishes and appliances in the Development or any part thereof as referred to in this advertisement and/or the right to substitute the fittings, finishes and appliances in the Development or any part thereof as referred to in this advertisement with other fittings, finishes and appliances. Provision of the fittings, finishes and appliances etc. are subject to the terms of the agreement for sale and purchase.

13. The descriptions of "LAGOM" and "LAGOM series" are for promotional purposes only and may not appear

in the Deed of Mutual Covenant or other title documents of the Development. The images shown on this page are stock images and were not taken from or at any part of the Development or its vicinity. These images have been edited and processed with computerized imaging techniques, and are not for the purpose of showing the actual condition, view, facilities, surrounding buildings and/or environment. These images are not related to the Development and are for reference only. Such relevant images and descriptions do not constitute and shall not be construed as constituting any offer, representation, undertaking, warranty or contractual terms (whether related to the view or not), whether express or implied, by or on the part of the Vendor.

14. The names of the clubhouse and facilities are for promotional purpose only and may not be used in or appear in the deed of mutual covenant or other title documents or documents. The information on the clubhouse and facilities are for reference only. The Vendor reserves its right to amend the building plans (including, without limitation, the area, design, layout and facilities of the clubhouse) from time to time without prior notification to any purchaser, subject to the final plans approved by the relevant government authorities. The clubhouse and facilities may not be immediately available for use upon delivery of vacant possession of the residential properties in the Development. The use or operation of some of the facilities and/or services are subject to the relevant laws, the land grant, provisions of the deed of mutual covenant, clubhouse rules and rules for using the facilities, consents or permits issued by the relevant government authorities and the actual on-site condition. Fees may be separately charged for using some of the facilities and/or services. Details of the services concerned and the provision thereof are also subject to the arrangement and decision of the management company and/or the relevant service providers. No offer, representation, undertaking or warranty (whether related to the view or not), whether express or implied, is given by the Vendor in this regard. Prospective purchasers are advised to refer to the sales brochure for any information on the Development.

15. The Development is still under construction. The Vendor reserves the right to amend, modify and change the design, layout, materials, fittings, finishes and appliances of any part of the Development and the number and flat types of residential properties. Prospective purchasers are advised to refer to the sales brochure for any information on the Development.