

Fittings & Finishes Schedule

Common Area

External Finishes

Building facade finished primarily with combination of curtain wall system and aluminum cladding; others are laid with tiles or external paint.

Entrance and Main Lobby

Walls and floors finished with marble, granite, glass or timber where applicable. Lobby is fully air-conditioned, with suspended ceiling.

Typical Lift Lobby & Corridor

Floor finished with large size granite/ marble slabs. Walls finished with resin based reconstitute marble/ glass or timber where applicable. Ceiling finished with long strip suspended aluminum panel completed with energy saving type lighting and environmentally friendly A/C system.

Lifts Provision

There are a total of six high-speed passenger lifts comprising three low-zone lifts; three for high-zone lifts; one fireman lift serving all floors of the building. Two escalators are provided to link up G/F entrance and 1/F main lobby cum 1/F shopping arcade.

Lift interior decorated in combination of stone, glass and stainless steel finish, completed with air-conditioning, LCD digital display panels and duo colour floor selection buttons.

Common Lavatories

Walls and floors finished with resin based reconstitute marble and natural granite respectively; basins counter finished with marble/ natural granite; ceiling finished with suspended long strip aluminum ceiling; complete with high quality sanitary wares and fittings with compact laminated panel for cubicles.

Security System

CCTV system installed at strategic locations throughout the building; watchmen-tour system adopted; professional management team engaged to oversee the daily security requirements and house-keeping works.

Fire Safety

Automatic sprinkler system, hydrants and hose reels are installed on each floor. Smoke alarm and fire extinguishers are provided at various locations in accordance with the standards and requirements of Hong Kong Fire Services Department.

Telecommunications

Dual Telephone Lead-In Cable System and Fibre Optic riser installed; selection of FTNS operations available.

Electricity

2500 Amp 3 phase power supply for general lighting and power for G/F to 1/F shops.

200 Amp 3 phase power supply for general lighting and power per floor for 10/F to 19/F shops.

200 Amp 3 phase power supply for general lighting and power per floor for 20/F to 35/F office units.

2 numbers 2000A busway risers installed.

Water Supply and Pipes

Concealed/ semi-concealed copper pipes for potable water supply.

Refuse Collection

Refuse Storage & Material Recovery Chamber provided on G/F.

Water/ Electricity Meters

Individual owner of office and shop units is to connect his unit to the water supply meter and main electricity power supply meter at his own cost.

Individual Unit

Main Door

Wood grain PVC laminated film finishes with fire rated timber entrance door for 20/F to 31/F office units.

Glass doors installed for 1/F to 19/F shop units.

Internal Finishes

Walls and columns finished with emulsion paint on cement/ sand plaster to office/ shop units.

Flooring

Raised floor system at 100mm high (inclusive of material) on monolithic concrete troweled surface (access boxes and Grommets not provided) is provided for office units at 20/F to 35/F. Cement and sand screeding finishing is provided for shop units at G/F to 2/F and 10/F to 19/F

Curtain Walls

Curtain wall system completed with a combination of fixed windows and lockable openable windows. Curtain wall is composed of single or double glazed energy-saving low-E coated temper glass.

Air-conditioning

Environmentally friendly water-cooling packaged air-conditioners installed to individual office/ shop and pipe-connected to 24-hours service centralised main water cooling towers located on the roof of the building. Individual owner will need to connect his unit to respective electricity power supply at his own cost.

Sprinkler system

Automatic sprinkler system installed to the satisfaction of the Hong Kong Fire Services Department.

Remarks

The Vendor reserves the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above Fittings & Finishes Schedule.

All the above information and the others which are not listed are subject to the final plans to be approved by relevant Government departments.

The fittings and finishes as listed out above shall be in accordance with terms of Formal Agreement for Sale and Purchase. Due to nature of the building materials, these provisions may have a slight variation in the colour, measurement, grain, texture and/ or workmanship.

Information for Reference

Standard Information about the Development

Name of Development

10 Shing Yip Street

Address

No. 10 Shing Yip Street, Kwun Tong, Kowloon.

Lot No.

The Remaining Portion of Kun Tong Inland Lot No.63.

Current Government Rent

3% per annum of the rateable value from time to time of the subject lot.

User Restriction

Non-residential purposes excluding i) hotel, petrol filling station and residential care home; ii) any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance (Cap.132), or any enactment amending the same or substituted therefor; and iii) the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance (Cap.295), or any enactment amending the same or substituted therefor, except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance or any regulations made thereunder or any other ordinances shall be permitted.

Lease Term of Land Grant

21 years commencing from the 1st day of July 1955 with a right of renewal for a further term of 21 years less the last 3 days thereof. The said further term of 21 years has been extended until the 30th day of June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150).

Vendor

Earn Power Development Limited

Vendor's Solicitor

Mayer Brown JSM
16th – 19th Floors,
Prince's Building, 10 Chater Road,
Central, Hong Kong
Tel: 2843 2211 Fax: 2845 9121

Architect

Andrew Lee King Fun & Associates-Architects Limited

Authorised Person

Mr. Lee Kar Yan Douglas

Structural Engineer

Paul Wong Consulting Engineers Limited

Main Superstructure Contractor

Wing Sum Construction & Engineers Limited

Mortgagee Bank

The Hong Kong and Shanghai Banking Corporation Limited

Sales Office

32/F, Billion Plaza 2, 10 Cheung Yue Street, Cheung Sha Wan, Kowloon

Building Design

No. of Tower

1

No. of Shops

6 shops, 2 restaurants with kitchens on G/F
4 shops on 1/F

No. of Storeys for Retail Shop

8 storeys (10/F to 19/F).

No. of Storeys for Office

14 storeys (20/F to 35/F).

No. of Car Parking Storeys

6 storeys (2/F, 3/F, 5/F, 6/F, 7/F and 8/F).

Storey Height (Floor to Floor)*

G/F : 4.633 meters
1/F : 4.450 meters
10/F to 35/F : 4.050 meters for each floor

Notes:

(1) *means the height being measured from one structural floor level to the next structural floor level directly above (where applicable, includes the

thickness of the floor slab or roof slabs, all beams, ceiling bulkheads and/or any concrete structure in between) and subject to final Government approved building plans.

(2) 9/F is refuge floor. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

No. of Private Car Parking Spaces

119 nos. (Dimension: approximately 2.5m X 5.0m)

No. of Accessible (Disabled) Car Parking Spaces

2 nos. (Dimension: approximately 3.5m X 5.0m)

No. of Motor Cycle Parking Spaces

13 nos. (Dimension: approximately 2.4m X 1.0m)

No. of Lorry Parking Spaces

3 nos. for Heavy Goods Vehicles
(Dimension: approximately 3.5m X 11m)
4 nos. for Light Goods Vehicles
(Dimension: approximately 3.5m X 7m)

No. of Loading/ Unloading Spaces

2 nos. for Heavy Goods Vehicles
(Dimension: approximately 3.5m X 11m)
5 nos. for Light Goods Vehicles
(Dimension: approximately 3.5m X 7m)

Property Management

Building Manager

The Manager shall mean "Savills Billion Property Management Limited" or any manager as from time to time being appointed as Building Manager of the Development under the Deed of Mutual Covenant and Management Agreement ("DMC") in respect of the Development and in accordance with the Building Management Ordinance (Cap. 344).

Terms of Appointment of the Manager

The initial term shall be TWO (2) years from date of the DMC, and such appointment shall continue thereafter until terminated by the Owners' Committee or the Manager in accordance with the DMC. The appointment of the Manager may be terminated by 3 months' written notice given by either the Manager or the Owners' Committee in the circumstances and manner as provided in the DMC. The annual remuneration of the

Manager shall be 15% of the actual annual management expenses (excluding manager's remuneration and expenditure of a capital nature reasonably and necessarily incurred in the management of the Development).

Monthly Management Fees

Based on the annual budget prepared by the Manager, each Owner shall contribute to the management expenses in proportion to the undivided shares allocated to his unit in accordance with the DMC. It is estimated to be approximately HK\$2.15 per sq.ft. on average for office and shop units from 10/F to 35/F and approximately HK\$1.90 per sq.ft. on average for shop units on G/F and approximately HK\$2.00 per sq.ft. on average for shop units on 1/F.

The above is an estimation based on 2014 expenditure level. Adjustment may be required upon completion and in accordance with the DMC.

Initial Payments upon Handover are as follows:

- a) Management Fee Deposit (transferable but not refundable)
– a sum equivalent to 3 months' management fee;
- b) Capital Equipment Fund (non-refundable and non-transferable)
– a sum equivalent to 2 months' management fee;
- c) For Restaurants, Kitchen, Office or Shops, Debris Removal Fee (non-refundable and non-transferable)
– a sum equivalent to 1 month's management fee;
- d) Management Fee payable in advance
– a sum equivalent to 1 month's management fee;
- e) A proportionate share of deposits payable for electricity and water meters & other utilities deposits.

(The purchaser should pay the above amounts notwithstanding that the exact amount of such amounts is yet to be finalised).

Buildings Rules and Fitting Out Rules

The Owners and occupiers shall observe and obey the Building Rules and Fitting Out Rules and shall submit detailed plans and drawings (supported by written information on all proposals) to the Manager for approval before carrying out fitting out works.

Matters Relating to Purchase Money

1. All deposits and purchase money paid by the Purchasers will be deposited in the stakeholders account opened by the Vendor's solicitors with a licensed bank and be held by the Vendor's solicitors as stakeholders. The Vendor's solicitors will release the monies in the stakeholders account in accordance with the terms and conditions of the Formal Agreements for Sale and Purchase.
2. No interest on the deposits shall be paid to the prospective purchasers.

Saleable Area

"Saleable area" (as defined in the Formal Agreement for Sale and Purchase) means:

- (i) in relation to a unit enclosed by walls, the floor area of such unit (which shall include the floor area of any balconies and verandahs), measured from the exterior of the enclosing walls of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit; but shall exclude the common parts outside the enclosing walls of such unit Provided That if any of the enclosing walls abut onto a common area, then the whole thickness of the enclosing walls which so abut shall be included;
- (ii) in relation to any cockloft, the floor area of such cockloft measured from the interior of the enclosing walls of such cockloft;
- (iii) in relation to any bay window which does not extend to the floor level of a unit, the area of such bay window measured from the exterior of the enclosing walls or glass windows of such bay window and from the point where the bay window meets the wall dropping to the floor level of a unit but excluding the thickness of such wall;
- (iv) in relation to any carparking space, the area of such carparking space (the dimensions of which are more particularly set out in Schedule 3 of the Formal Agreement for Sale and Purchase) measured from the interior of its demarcating lines or enclosing walls, as the case may be;

(v) in relation to any yard, terrace, garden, flat roof or roof, the area of such yard, terrace, garden, flat roof or roof measured from the interior of their boundary lines, and where the boundary consists of a wall, then it shall be measured from the interior of such wall.

(vi) The internal areas of units on upper floors will generally be slightly larger than lower floors due to reducing thickness of structural walls on upper levels.

Information to Note

1. Prospective purchasers are advised to conduct on-site visit of the Development for a better understanding of the development site, its surrounding areas and environment and public facilities nearby as well as making reference to the building model placed at the sales office for the physical appearances and/ or architectural features of the Development especially those of or affecting the units they intend to purchase.
2. The Vendor will pay/ has paid all outstanding Government rent in respect of the Lot from the date of the grant of the Lot up to and including the date of the respective Assignments.
3. There are curtain walls or non-structural pre-fabricated external walls in the office units. The saleable area of an office unit is measured from the exterior of such walls.

Outline Zoning Plan



Part of the Kowloon Planning Area No.14 - Kwun Tong (South) Outline Zoning Plan S/K14S/19 dated 18/07/2014

摘錄自2014年07月18日印刷之香港城市規劃委員會依據城市規劃條例擬備的觀塘南部(九龍規劃區第14區部份)分區計劃大綱圖 - 圖則編號 S/K14S/19

Location Plan



Source of information: Survey sheet No.11-NE-23B dated 11/08/2014

資料來源：測繪圖編號11-NE-23B，修訂於11/08/2014

Information For Other Enquiries

1. Consumer Council:
Enquiry Hotline: 2929 2222
Fax: 2590 6271
Website: <http://www.consumer.org.hk>
2. Transport and Housing Bureau:
Enquiry Hotline: 2186 8322
Fax: 2509 3770
Website: <http://www.thb.gov.hk>
3. Estate Agents Authority:
Enquiry Hotline: 2111 2777
Fax: 2598 9596
Website: <http://www.eaa.org.hk>
4. The Real Estate Developers Association of Hong Kong
Enquiry Hotline: 2826 0111
Fax: 2845 2521
Website: <http://www.reda.hk>

been extended until the 30th day of June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150).

3. The annual Government rent of the Land is 3% of the rateable value from time to time of the Lot.
4. The Land shall not be used for any purpose other than for Non-Residential purposes excluding :
 - (i) hotel, petrol filling station and residential care home;
 - (ii) any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Municipal Services Ordinance (Cap.132), or any enactment amending the same or substituted therefor; and
 - (iii) the use or storage of any dangerous goods as defined in the Dangerous Goods Ordinance (Cap.295), or any enactment amending the same or substituted therefor, except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance or any regulations made thereunder or any other ordinances shall be permitted.

Salient Points Of The Land Grant

Extracts from Conditions of Sale deposited and registered in the Land Registry as Conditions of Sale No. 5643 dated 1st April 1957 as varied or modified by a Modification Letter dated 26th October 2012 and registered in the Land Registry by Memorial No. 12103001730023 and further varied or modified by a Modification Letter dated 10th July 2014 and registered in the Land Registry by Memorial No.14071101490010 (the "Land Grant") in respect of Kun Tong Inland Lot No. 63 (the "Lot").

Expressions used in this "Salient Points of the Land Grant" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/ or used in the Land Grant.

1. The Development is constructed on the Remaining Portion of Kun Tong Inland Lot No.63.
2. Lease term: 21 years commencing from the 1st day of July 1955 with a right of renewal for a further term of 21 years less the last 3 days thereof. The said further term of 21 years has

5. Special Condition No.(28) of the Land Grant stipulates that an owner shall not assign mortgage charge underlet or part with possession of any parking space of the Development or enter into any agreement so to do except (i) together with undivided shares in the Land and the right to the exclusive use and occupation of a unit in the Development, or (ii) to any person who is already the owner of a unit in the Development.

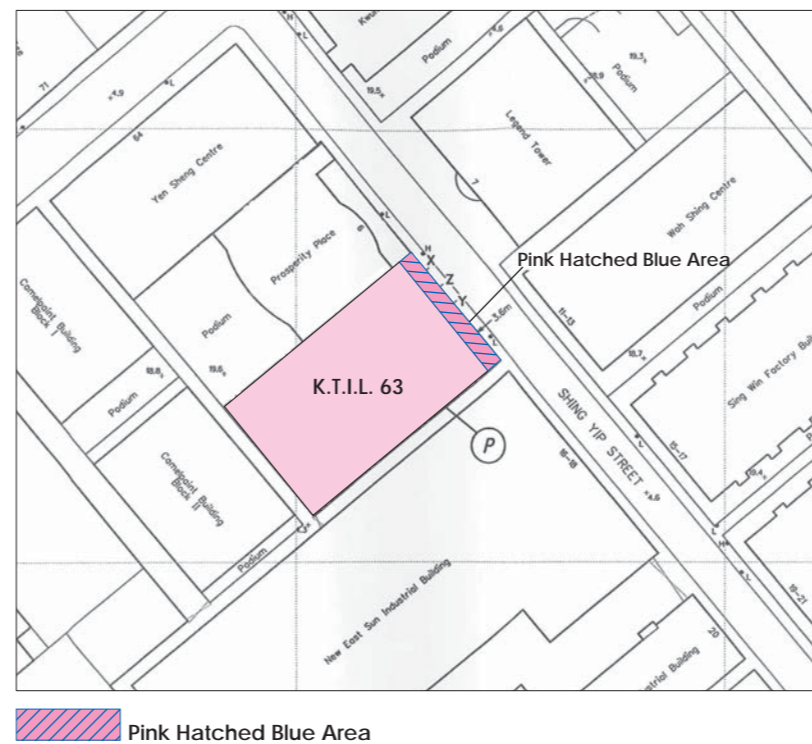
6. Special Condition No.(27)(i) of the Land Grant stipulates that the Parking Spaces shall not be used for any purposes other than for the parking, loading and unloading of motor vehicles licensed under the Road Traffic Ordinance (Cap.374) and belonging to the owners or occupiers of the Development and their bona fide visitors or invitees. The Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

7. Special Condition No.(34)(a) of the Land Grant stipulates that the owners shall take such action as shall be necessary to avoid soil and groundwater contamination to the Land and any adjacent Government land or building thereon arising out of the use of the Land and shall at his own expense carry out all necessary works ("Preventive Works") to prevent such soil and groundwater contamination occurring.
8. Special Condition No.(34)(b) of the Land Grant provides that the owners shall within 18 months, or such shorter period as specified by the Director of Lands, before the expiration of the term granted by the Land Grant carry out at his own expense a soil and groundwater contamination assessment ("Contamination Assessment") to the satisfaction of the Director of Environmental Protection and thereafter submit a report on the Contamination Assessment to the Director of Lands not later than 12 calendar months before the expiration or such other date as may be specified by the Director of Lands. Upon demand by the Director of Lands the owners shall at their own expense carry out such decontamination or other works as may be required by the Director of Lands ("Decontamination Works") to the satisfaction of the Director of Environmental Protection.
9. Special Condition No.(34)(c) of the Land Grant provides that if the owners shall fail to carry out the Preventive Works, Contamination Assessment or Decontamination Works (collectively "Required Works") :-
 - i) the Director of Lands may at his sole discretion execute and carry out the Required Works and the owners shall on demand pay the cost thereof as certified by the Director of Lands on a full indemnity basis; or
 - ii) the owners shall on demand pay to the Director of Lands in one lump sum the estimated cost of carrying out the Required Works as may be determined by the Director of Environmental Protection at his sole discretion. In the event that the lump sum payment being insufficient to cover the cost of carrying out the Required Works, the owners shall on demand pay the shortfall on a full recovery basis.

10. Special Condition No.(23) of the Land Grant stipulates that the owner shall maintain at his own expense the Pink Hatched Blue Area or those parts thereof which have not yet been surrendered to the Government together with such culverts, pavements or such other structures as the Director of Lands in his sole discretion may require, and surface, kerb and channel the Pink Hatched Blue Area and provide the same with gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director of Lands may require until such time as the whole of the Pink Hatched Blue Area (or such part or parts thereof as the case may be) has been surrendered to the Government.

The above information is for reference only. For full details, please refer to the Land Grant and any other document affecting the Lot.

Lot Plan of The Remaining Portion of Kun Tong Inland Lot No.63



Salient Points Of The Deed Of Mutual Covenant and Management Agreement ("DMC")

Expressions used in this "Salient Points of the Deed of Mutual Covenant and Management Agreement" section shall, unless otherwise specifically defined or re-defined in this section or the context otherwise requires, have the same meanings defined and/ or used in the DMC in respect of the Development.

1. Each Owner has to contribute towards the Management Expenses of the Development in proportion to the undivided shares allocated to his Unit.
2. Management fees are payable in advance on the first day of each month.
3. The first manager for the Development will be appointed for an initial term of 2 years from the date of the DMC.
4. The Manager's annual remuneration for managing the Development will not exceed 15% of the total annual Management Expenses.
5. The following covenants and restrictions are to be included:
 - (a) No Owner shall make any structural alteration to his Unit which will damage or interfere with the use and enjoyment of other parts of the Development.
 - (b) No Owner shall use or permit or suffer his Unit to be used for any illegal or immoral purposes.
 - (c) No Owner shall use or permit or suffer his Unit to be used except in accordance with the Land Grant, the DMC or other Ordinances and Regulations applicable thereto.
 - (d) No Owner (other than Owners of the Signage Units) shall do anything that may change or alter the external appearance or facade of the Development.
 - (e) No air-conditioning unit or other fixtures shall without the prior written consent of the Manager be installed through any window or external wall of the Development.
 - (f) No Owner shall keep any live poultry, birds or other animals which cause a nuisance in any part of the Development.

6. Common Areas and Facilities

Common Areas and Facilities will comprise the Building Common Areas and Facilities, the Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities and the Office Common Areas and Facilities. Building Common Areas and Facilities shall include, among other things, corridors, lobbies, passages, foundations and structures, external walls or curtain walls (excluding the curtain walls forming part of the any Signage Units), refuge floor, the refuse storage, the entrances, lifts and lift lobbies and other common areas and facilities in the Development designated from time to time for common use and benefit of Building as a whole and not just any particular Unit. Commercial Common Areas and Facilities shall include, among other things, the arcade, passages, corridors, lobbies, escalators, staircases, lavatories, PAU room, plant rooms and other facilities installed for the use and benefit of the Commercial Accommodation. Office Common Areas and Facilities shall include, among other things, passages, corridors, lift lobbies, lavatories and other ancillary areas and other facilities installed for the use and benefit of the Office Accommodation. Carpark Common Areas and Facilities shall include, among other things, car ramps, driveways, circulation areas, passages, car park guard room (if any) serving the Parking Space and other facilities installed for the use and benefit of the Carpark.

7. Manager's Power

The Manager shall have the power to enter with or without agents workmen and others at all reasonable times on reasonable notice (except in case of emergency) into and upon any Unit or any part thereof for the purposes of repairing or maintaining such Unit or the Development or any part thereof or any of the Common Areas and Facilities.

8. Manager's Duty

The Manager shall be responsible for the management of the Building and the Development and shall hold the Common Areas and Facilities, upon assignment of the same by the Vendor to the Manager, as trustee and for the general benefit of all the Owners.

9. Change of Ownership

Each Owner shall notify the Manager in writing of any change of ownership within one month from the date of the assignment.

10. All Owners shall observe and comply with all provisions of the Land Grant and the DMC so long as they remain as owners of the Development.

Please refer to the latest draft of the DMC for details. A full script of the latest draft of the DMC is available for inspection in the sales office upon request and copies will be provided on payment of photocopying charges.

Preliminary Agreement For Sale and Purchase and Legal Representation

In respect of the Preliminary Agreement for Sale and Purchase, please read the following carefully.

WARNING TO PURCHASERS PLEASE READ CAREFULLY

對買方的警告買方請小心閱讀

(a) Before you execute the formal agreement for sale and purchase which you have to sign if you go on with your purchase you should instruct a solicitor to protect your interests and to ensure that your purchase is properly completed.

如你繼續進行購買本物業，你便須簽署正式買賣合約，在你簽立正式買賣合約之前，你應聘用律師，以保障你的權益，和確保妥善完成購買本物業。

(b) You can instruct your own independent solicitor to act for you to conduct the purchase or you can instruct the Vendor's solicitor to act for you as well as for the Vendor.

你可聘用你自己的獨立律師，以代表你進行購買本物業，你亦可聘用賣方的律師以同時代表你和賣方行事。

(c) YOU ARE RECOMMENDED TO INSTRUCT YOUR OWN SOLICITOR, who will be able, at every stage of your purchase, to give you independent advice.

現建議你聘用你自己的律師，你自己聘用的律師能在你購買本物業的每個階段，向你提供獨立意見。

(d) If you instruct the solicitor for the Vendor to act for you as well and if a conflict arises between you and the Vendor the solicitor may not be able to protect your interests and you will then have to instruct your own solicitor anyway, in which case the total fees you will have to pay may be higher than the fees which you would have had to pay if you had instructed your own solicitor in the first place.

倘若你聘用賣方的代表律師同時代表你行事，如你與賣方之間出現衝突，該律師未必能保障你的權益，屆時你始終需要聘用你自己的律師，在此情況下，你須支付的律師費總額，可能高於若你一開始便聘用你自己的律師的話會須支付的費用。

(e) You are free to choose whichever option you prefer. Please think carefully before deciding whether to instruct your own independent solicitor, or the Vendor's solicitor, to protect your interests.

你可自由選擇。請在決定聘用你自己的獨立律師或賣方的律師以保障你的權益之前，詳加考慮。

I/ We acknowledge receipt of a copy of this warning and fully understand the contents thereof.

我/我們已收到此警告之副本及完全明白此警告之內容。

Dated this day of
公曆 年 月 日

A potential purchaser may wish to make any enquiry with The Law Society of Hong Kong.

The contact details are set out below:

Enquiry Telephone Number: 2846 0500

Website address: www.hklawsoc.org.hk

準買家可向香港律師會查詢，該會聯絡方法如下：

查詢電話：2846 0500

網址：www.hklawsoc.org.hk

IMPORTANT NOTES

1. All parties engaged in the production of this brochure have made their best efforts to ensure the highest accuracy of all information herein as of the date of printing and to minimise the existence of clerical errors. Prospective purchasers are invited to make enquires to sales personnel or consult relevant professionals for verification of doubts or particulars of specific items.

2. All photos, maps, charts, plans, artist's impressions etc. (if any) are for reference and information only.

Some photos and plans have been tuned by computer retouching for better visual effect. For pertinent information on the Development, its surroundings and environment, a visit in person is strongly advised.

3. The Development, its surrounding areas and environment are subject to change or modification and to final approval and amendments(s) by the relevant Government authorities.

4. Date of printing of this Brochure : November, 2014

重要聲明

1. 參與本售樓書製作之所有人等均已悉心維持所有資料在付印日期時之最佳準確程度及盡力減低文誤之可能性。如有疑問或欲知個別內容之詳情，請向售樓人員或有關行業之專業人士詢問查證。

2. 本售樓書內所載相片、地圖、圖表、平面圖、印象示意圖等〔如有〕均僅供參考用途，部份相片及平面圖已由電腦作畫面處理以達至較佳之視覺效果。

如需要清晰了解發展項目之實地情況及環境，務請親自視察為要。

3. 有關本發展項目及其周邊地區環境之整體發展規劃或將更改或修訂，當按照政府有關部門最後之批准及修訂為準。

4. 本售樓書付印日期：二零一四年十一月