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^ 以上圖片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。

@ 本圖片為發展項目模擬效果圖，並非在或自發展項目實地拍攝，純屬畫家對發展項目及其周邊環境之想像，亦非按比例繪畫，並經電腦合成及修飾處理，僅供參考。發展項目仍在興建中，此模擬效果圖僅作顯示發展項目落成後及 / 或其附近建築物、設施及環境的大概外觀之用，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。模擬效果圖內的建築、特色、顏色、用料、設施、裝置、裝修物料、設備、裝飾物、植物、園景及其他物件等並非交樓標準，未必會在發展項目或其任何部份實際出現。發展項目的外牆、平台及天台可能存在之喉管、管線、冷氣機、格柵、吊船、爬梯等及發展項目的周邊建築物、設施和環境並無完全顯示。賣方建議準買家到發展項目之地盤作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。本圖像僅供參考，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）。賣方保留權利不時改動建築圖則及其他圖則，以修改及變更發展項目內任何部份的設計、布局、間隔、設計用途、面積、實用面積、單位戶型或編號等，發展項目設計以有關政府部門最後批准之圖則為準，且受制於買賣合約之條款。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。

1. 資料來源：北區區議會轄下交通及運輸委員會文件第 1/2023 號：

https://www.districtcouncils.gov.hk/north/doc/2020_2023/tc/committee_meetings_doc/ttc/22633/n_ttc_2023_001_ch.pdf（最後擷取日期：2025 年 1 月 22 日），僅供參考。上述擬建中的有蓋行人天橋可能不時更改，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。此外，賣方保留權利不時修改及變更發展項目商場的設計、布局、間隔、用途等（包括但不限於是否會與有關擬建中的行人天橋系統接駁），商場之用途、設計及擬建中的行人天橋系統接駁的方案與以有關政府部門最後批准之用途、設計及圖則為準。商場於入伙時未必能即時開放。

2. 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。

3. 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。

4. 資料來源：康樂及文化事務署網頁—北區公園簡介：

<https://www.lcsd.gov.hk/tc/parks/ndp/background.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。資料來源：財務委員會公務小組委員會討論文件 PWSC(2023-24)13—粉嶺第 11 區新界東文化中心：

<https://www.legco.gov.hk/yr2023/chinese/fc/pwsc/papers/P23-13c.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。上述新界東文化中心仍在興建中，可能不時更改，於發展項目入伙時亦可能尚未完成和啟用，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. 所述步行時間是按一般情況下由發展項目為起點計算的大約步行時間，參考自香港出行易：

<https://www.hkemobility.gov.hk/tc/route-search/pt>（最後擷取日期：2025年1月22日），僅供參考，實際所需時間可能因應步速、路線、天氣及實際路面狀況而有所不同。

6. 交通時間乃由發展項目主入口分別前往香園圍 / 蓮塘口岸或西九龍高鐵站或香港國際機場之大概行車時間，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/pt> (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、路線、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. 所述之時間為採用港鐵行程指南的建議路線的預計乘車時間。資料來源港鐵網站：<https://www.mtr.com.hk>。

8. 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綫沿綫所有車站，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。從粉嶺港鐵站出發前往上述部份港鐵車站須轉綫。

9. 資料來源：香港巴士大典網頁—新界專線小巴 52A / 54A / 56A 線：

<https://hkbus.fandom.com/wiki/%E6%96%B0%E7%95%8C%E5%B0%88%E7%B6%AB%E5%B0%8F%E5%B7%B452A/54A/56A%E7%B7%9A> (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。香港巴士大典網頁—翠麗花園 (馬會道) 路線資料：

[https://hkbus.fandom.com/wiki/%E7%BF%A0%E9%BA%97%E8%8A%B1%E5%9C%92_\(%E9%A6%AC%E6%9C%83%E9%81%93\)](https://hkbus.fandom.com/wiki/%E7%BF%A0%E9%BA%97%E8%8A%B1%E5%9C%92_(%E9%A6%AC%E6%9C%83%E9%81%93)) (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. 資料來源：北部都會區網頁：<https://www.nm.gov.hk/tc/northern-metropolis#s3> (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。

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證及現場環境狀況，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）。

% 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）。

^ 以上图片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。

@ 本图片为发展项目模拟效果图，并非在或自发展项目实地拍摄，纯属画家对发展项目及其周边环境之想象，亦非按比例绘画，并经电脑合成及修饰处理，仅供参考。发展项目仍在兴建中，此模拟效果图仅作显示发展项目落成后及 / 或其附近建筑物、设施及环境的大概外观之用，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。模拟效果图内的建筑、特色、颜色、用料、设施、装置、装修物料、设备、装饰物、植物、园景及其他物件等并非交楼标准，未必会在发展项目或其任何部份实际出现。发展项目的外墙、平台及天台可能存在之喉管、管线、冷气机、格栅、吊船、爬梯等及发展项目的周边建筑物、设施和环境并无完全显示。卖方建议准买家到发展项目之地盘作实地考察，以对该发展项目、其周边地区环境及附近的公共设施有较佳了解。本图像仅供参考，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）。卖方保留权利不时改动建筑图则及其他图则，以修改及变更发展项目内任何部份的设计、布局、间隔、设计用途、面积、实用面积、单位户型或编号等，发展项目设计以有关政府部门最后批准之图则为准，且受制于买卖合同之条款。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同条款为准。

1. 资料来源：北区区议会辖下交通及运输委员会文件第 1/2023 号：

https://www.districtcouncils.gov.hk/north/doc/2020_2023/tc/committee_meetings_doc/ttc/22633/n_ttc_2023_001_ch.pdf（最后撷取日期：2025 年 1 月 22 日），仅供参考。上述拟建中的有盖行人天桥可能不时更改，

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。此外，卖方保留权利不时修改及变更发展项目商场的设计、布局、间隔、用途等（包括但不限于是否会与有关拟建中的行人天桥系统接驳），商场之用途、设计及拟建中的行人天桥系统接驳的方案与以有关政府部门最后批准之用途、设计及图则为准。商场于入伙时未必能实时开放。

2. 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。

3. 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。

4. 资料来源：康乐及文化事务署网页—北区公园简介：

<https://www.lcsd.gov.hk/tc/parks/ndp/background.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。资料来源：财务委员会公务小组委员会讨论文件 PWSC(2023-24)13—粉岭第11区新界东文化中心：

<https://www.legco.gov.hk/yr2023/chinese/fc/pwsc/papers/P23-13c.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。上述新界东文化中心仍在兴建中，可能不时更改，于发展项目入伙时亦可能尚未完成和启用，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. 所述步行时间是按一般情况下由发展项目为起点计算的大约步行时间，参考自香港出行易：

<https://www.hkemobility.gov.hk/tc/route-search/pt>（最后撷取日期：2025年1月22日），仅供参考，实际所需时间可能因应步速、路线、天气及实际路面状况而有所不同。

6. 交通时间乃由发展项目主入口分别前往香园围 / 莲塘口岸或西九龙高铁站或香港国际机场之大概行车时间，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/pt>（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. 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>。

8. 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线沿线所有车站，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。从粉岭港铁站出发前往上述部份港铁车站须转线。

9. 资料来源：香港巴士大典网页—新界专线小巴 52A / 54A / 56A 线：

<https://hkbus.fandom.com/wiki/%E6%96%B0%E7%95%8C%E5%B0%88%E7%B6%AB%E5%B0%8F%E5%B7%B452A/54A/56A%E7%B7%9A>（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。香港巴士大典网页—翠丽花园（马会道）路线资料：

[https://hkbus.fandom.com/wiki/%E7%BF%A0%E9%BA%97%E8%8A%B1%E5%9C%92_\(%E9%A6%AC%E6%9C%83%E9%81%93\)](https://hkbus.fandom.com/wiki/%E7%BF%A0%E9%BA%97%E8%8A%B1%E5%9C%92_(%E9%A6%AC%E6%9C%83%E9%81%93))（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. 资料来源：北部都会区网页：<https://www.nm.gov.hk/tc/northern-metropolis#s3>（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。

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）。模拟效果图中所示之会所设计、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，并以买卖合同条款为准。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、买卖合同或其他业权或法律文件中显示，有关名称可能与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、买卖合同或其他业权或法律文件中显示，有关名称可能与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同条款为准。

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实时启用。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、装修物料及设备以及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. This video clip is not related to the Development and is for reference only. Such relevant video clip 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.

% This image is a stock image and was not taken from or at any part of the Development or its vicinity. This image 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. This image is not related to the Development and is 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 expressed or implied, by or on the part of the Vendor.

^ The above image 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.

@ 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: Paper No.1/2023 of the Committee on Traffic and Transport under the North District Council, https://www.districtcouncils.gov.hk/north/doc/2020_2023/tc/committee_meetings_doc/ttc/22633/n_ttc_2023_001_ch.pdf (Date of last retrieval: 22 January 2025), and is for reference only. The abovementioned proposed covered footbridge may change from time to time. The future planning and the actual condition upon completion of the proposed covered footbridge 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. In addition, the Vendor reserves the right to amend and change the design, layout, partition, user etc. of the commercial accommodation in the Development (including, without limitation, whether the commercial accommodation will be connected to the relevant proposed footbridge system) from time to time. The user and design of the commercial accommodation and also the proposal to connect to the proposed footbridge system shall be subject to the final user, design and plans approved by the relevant government authorities. The commercial accommodation may not open immediately upon delivery of vacant possession of the units in the Development.

2. 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.

3. 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.

4. Source of information: Website of the Leisure and Cultural Services Department – Introduction of the North District Park, <https://www.lcsd.gov.hk/en/parks/ndp/background.html> (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.

Source of information: Discussion paper of the Public Works Subcommittee of the Finance Committee PWSC(2023-24)13 – New Territories East Cultural Centre in Area 11, Fanling, <https://www.legco.gov.hk/yr2023/chinese/fc/pwsc/papers/P23-13c.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 New Territories East Cultural Centre 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 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 walking time as mentioned is the estimated walking time departing from the Development under normal circumstances, taking reference from HKeMobility, <https://www.hkemobility.gov.hk/en/route-search/pt> (Date of last retrieval: 22 January 2025), and is for reference only. The actual walking time required is subject to pace, route, weather and actual traffic conditions and may differ accordingly.

6. The traveling time refers to the respective estimated driving time departing from the main entrance of the Development to Heung Yuen Wai/Liantang boundary control point or High Speed Rail West Kowloon Station or Hong Kong International Airport. 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 travelling time has been retrieved from HKeMobility,

<https://www.hkemobility.gov.hk/en/route-search/pt> (Date of last retrieval: 22 January 2025). The abovementioned travelling 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 travelling time as mentioned is the estimated travelling time by taking the suggested route(s) provided by the MTR Train Trip Planner. Source of information: MTR website, <https://www.mtr.com.hk>.

8. 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 Fanling MTR Station to certain MTR stations mentioned above, a change of line(s) would be necessary.

9. Source of information, Website of Hong Kong Buses Wiki – New Territories Green Minibuses Routes Nos. 52A/54A/56A,

<https://hkbus.fandom.com/wiki/%E6%96%B0%E7%95%8C%E5%B0%88%E7%B6%AB%E5%B0%8F%E5%B7%B452A/54A/56A%E7%B7%9A> (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. Website of Hong Kong Buses Wiki – Tsui Lai Garden (Jockey Club Road) route information,

[https://hkbus.fandom.com/wiki/%E7%BF%A0%E9%BA%97%E8%8A%B1%E5%9C%92_\(%E9%A6%AC%E6%9C%83%E9%81%93\)](https://hkbus.fandom.com/wiki/%E7%BF%A0%E9%BA%97%E8%8A%B1%E5%9C%92_(%E9%A6%AC%E6%9C%83%E9%81%93)) (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.

10. Source of information: Website on the Northern Metropolis, <https://www.nm.gov.hk/en/northern-metropolis#s3> (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.

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 type and number of residential units. The Vendor recommends prospective purchasers to refer to the sales brochure for detailed information about the Development.