



MONACO

KAI TAK HARBOUR



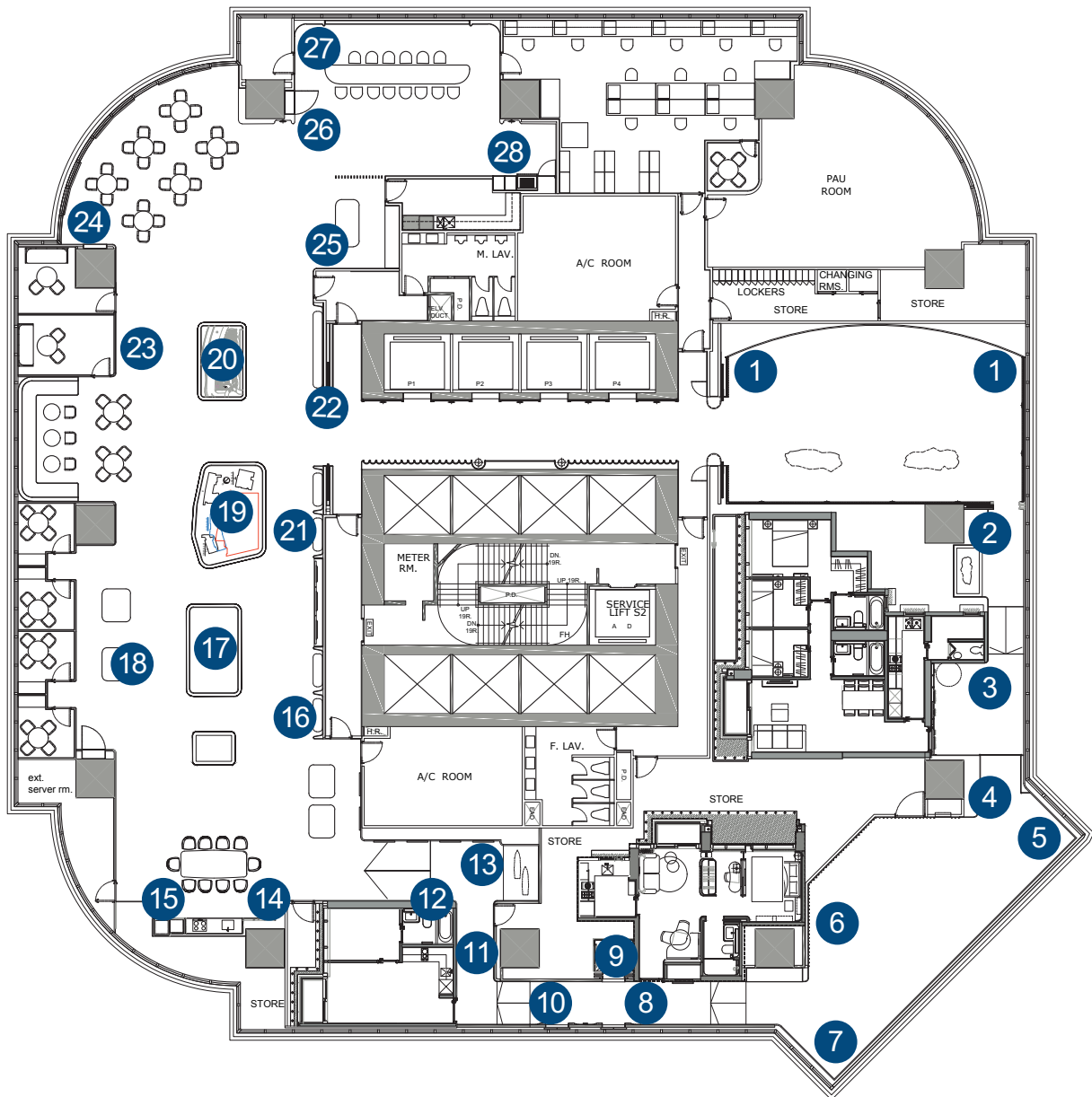
GRANDE MONACO

KAI TAK HARBOUR

Marketing Suite

展覽廳

# Location of Notices 告示位置



## Notice(s) 告示 1

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均不構成亦不得詮釋或作出任何不論明示或隱含之要約、陳述、承諾或保證。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

## Notice(s) 告示 1

This Display Area is not a reproduction of any part of the Development and/or the Phase. The design and layout, including all the fittings, finishes, materials and appliances provided in this Display Area, are provided for the purpose of this Display Area only, and may not be the same as that provided in any other part of the Development and/or the Phase. Prospective purchasers shall not consider this Display Area as indicative of the actual provisions of any other part of the Development and/or the Phase. This Display Area shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressed or implied, by the vendor.

此陳列場地並非發展項目及/或期數其任何部分的複製品。此陳列場地的設計及布局，包括所有裝置、裝修物料、材料及設備，乃專為此陳列場地而提供，未必會出現於發展項目及/或期數其任何其他部分。準買家勿以此陳列場地作為發展項目及/或期數其任何其他部分實際提供的示意。此陳列場地並不構成亦不應詮釋為賣方任何不論明示或隱含之要約、承諾、陳述或保證。

## Notice(s) 告示 1

This area of the sales office is not a mock-up of the clubhouse or any other part of the Development and/or the Phase and is not produced according to the clubhouse or the Development and/or the Phase or any part thereof. It does not reflect the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities, specifications, appearance, view, facilities and the like of the clubhouse or the Development and/or the Phase or any part thereof. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects in this area may not necessarily be provided in the clubhouse or the Development and/or the Phase or any part thereof upon completion. Names of the clubhouse and facilities are for promotional purpose only and will not appear in any building plans, deed of mutual covenant or other title deed or legal documents. Clubhouse facilities may not be immediately available for use upon the delivery of vacant possession of the units. The opening time and use of different facilities may change from time to time, and are subject to the relevant laws and terms of the land grant and the deed of mutual covenant and the condition of the premises. The vendor reserves the rights to make modifications and changes to the facilities in the clubhouse from time to time. The use of clubhouse and different recreational facilities may be subject to charges. The design of the Phase and the Development shall be subject to the final approval of the relevant government departments. The vendor reserves the right to amend the building plans and other plans of the Phase or the Development or any part thereof. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

售樓處此部分並非模擬發展項目及/或期數之會所或任何其他部分，亦非依據會所或發展項目及/或期數或其任何部分製作，並不作顯示會所或發展項目及/或期數或其任何部分的布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施、規格、外觀、景觀及設施等。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的會所或發展項目及/或期數或其任何部分提供。會所及設施之命名僅作推廣之用，未必會用於或出現在建築圖則、公契或其他業權文件或其他法律文件。會所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可能不時更改，並受相關法律、批地文件及公契條款及現場環境狀況限制。賣方保留權利不時更改會所設施。會所及不同康樂設施可能需要另行收費。期數及發展項目設計以相關政府部門最終批准為準。賣方保留權利更改期數或發展項目或其任何部分之建築圖則及其他圖則。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

## Notice(s) 告示 1

Name of the Phase of the Development: MONACO (“Phase”), Phase 1 of MONACO Development | District: Kai Tak | Name of the street at which the Phase is situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed.) | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.monaco.hk](http://www.monaco.hk)

This venue is the sales office of the Phase, for the carrying out of advertising and promotional activities.

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.

To the best of the vendor’s knowledge, the estimated material date for the Phase: 31 December 2022 (“Material date” means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for the Phase: Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited

This advertisement / promotional information is published by the vendor.

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

Date of production: 23 October 2020

## Notice(s) 告示 1

發展項日期數名稱：MONACO（「期數」），MONACO發展項目的第1期 | 區域：啟德 | 期數所位於的街道名稱及門牌號數(臨時)：沐泰街12號(此臨時門牌號數有待期數建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：[www.monaco.hk](http://www.monaco.hk)

本場地乃期數的售樓處，以進行廣告及宣傳推廣活動。

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。

盡賣方所知，期數的預計關鍵日期：2022年12月31日。（「關鍵日期」指批地文件的條件就本期數而獲得符合的日期。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。） | 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 期數的認可人士：吳國輝 | 期數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：梁黃顧建築師(香港)事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告/宣傳資料由賣方發布。

賣方建議準買方參閱售樓說明書，以了解期數的資料。

印製日期：2020年10月23日

## Notice(s) 告示 1

Name of the Phase of the Development: GRANDE MONACO (“Phase”), Phase 2 of MONACO Development | District: Kai Tak | Name of the street at which the Phase is situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed.) | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.grandemonaco.hk](http://www.grandemonaco.hk)\*

This venue is the sales office of the Phase, for the carrying out of advertising and promotional activities.

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. To the best of the vendor’s knowledge, the estimated material date for the Phase: 30 December 2022 (“Material date” means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for the Phase: Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited

This advertisement/promotional material and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of the Phase and any part thereof from time to time. The design of the Phase shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. This advertisement/promotional material is published by the vendor. Prospective purchasers are advised to refer to the sales brochure\* for any information on the Phase. Please refer to the sales brochure\* for details. \* The sales brochure and the website designated for the Phase have not been made available.

Date of printing of this advertisement/promotional material: 5 February 2021



## Notice(s) 告示 1

發展項日期數名稱：GRANDE MONACO（「期數」），MONACO發展項目的第2期 | 區域：啟德 | 期數所位於的街道名稱及門牌號數(臨時)：沐泰街12號(此臨時門牌號數有待期數建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：[www.grandemonaco.hk](http://www.grandemonaco.hk)\*

本場地乃期數的售樓處，以進行廣告及宣傳推廣活動。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。

盡賣方所知，期數的預計關鍵日期：2022年12月30日。（「關鍵日期」指批地文件的條件就本期數而獲得符合的日期。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。） | 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 期數的認可人士：吳國輝 | 期數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：梁黃顧建築師(香港)事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告/宣傳資料及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)，賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。 | 賣方保留權利不時改動期數及其任何部分之建築圖則及其他圖則及設計，期數之設計以政府相關部門最後批准之圖則為準。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告/宣傳資料由賣方發布。賣方建議準買方參閱售樓說明書\*，以了解期數的資料。詳情請參閱售樓說明書\*。\*期數的售樓說明書及就期數指定的互聯網網站尚未發布。

印製日期：2021年2月5日

## Notice(s) 告示 2

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均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。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

## Notice(s) 告示 2

This area of the sales office is not a mock-up of the clubhouse or any other part of the Development and/or the Phase and is not produced according to the clubhouse or the Development and/or the Phase or any part thereof. It does not reflect the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities, specifications, appearance, view, facilities and the like of the clubhouse or the Development and/or the Phase or any part thereof. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects in this area may not necessarily be provided in the clubhouse or the Development and/or the Phase or any part thereof upon completion. Names of the clubhouse and facilities are for promotional purpose only and will not appear in any building plans, deed of mutual covenant or other title deed or legal documents. Clubhouse facilities may not be immediately available for use upon the delivery of vacant possession of the units. The opening time and use of different facilities may change from time to time, and are subject to the relevant laws and terms of the land grant and the deed of mutual covenant and the condition of the premises. The vendor reserves the rights to make modifications and changes to the facilities in the clubhouse from time to time. The use of clubhouse and different recreational facilities may be subject to charges. The design of the Phase and the Development shall be subject to the final approval of the relevant government departments. The vendor reserves the right to amend the building plans and other plans of the Phase or the Development or any part thereof. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

售樓處此部分並非模擬發展項目及/或期數之會所或任何其他部分，亦非依據會所或發展項目及/或期數或其任何部分製作，並不作顯示會所或發展項目及/或期數或其任何部分的布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施、規格、外觀、景觀及設施等。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的會所或發展項目及/或期數或其任何部分提供。會所及設施之命名僅作推廣之用，未必會用於或出現在建築圖則、公契或其他業權文件或其他法律文件。會所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可能不時更改，並受相關法律、批地文件及公契條款及現場環境狀況限制。賣方保留權利不時更改會所設施。會所及不同康樂設施可能需要另行收費。期數及發展項目設計以相關政府部門最終批准為準。賣方保留權利更改期數或發展項目或其任何部分之建築圖則及其他圖則。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

## Notice(s) 告示 2

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### Notice(s) 告示 3

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均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。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

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## Notice(s) 告示 4

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## Notice(s) 告示 8

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## Notice(s) 告示 8

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本部分為電梯大堂及電梯的大概外觀想像，並非發展項目及/或期數的電梯大堂或電梯之模擬，僅供參考。部分設施可能簡化或並無於此展示。本電梯大堂及電梯部分的設計，包括但不限於布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施及規格等，可能有別於發展項目及/或期數內提供的電梯大堂及電梯。真正於發展項目及/或期數中安裝的電梯的品牌名稱或產品型號可能不同。詳情請參閱售樓說明書。賣方保留權利不時修改本發展項目及/或期數的電梯大堂及電梯的布局、設計、裝置、裝修物料及設備。本部分僅供參考，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、保證或合約條款。

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## Notice(s) 告示 11

The projected approximate location of the ceiling of a certain part of the master bedroom (if any) and bedroom(s) of some residential units\* (“Relevant Residential Units”) is indicated in this mirror reflection by the strip.

部分住宅單位\* (「有關住宅單位」) 之主人睡房 (如有) 及睡房一部分之天花之預計大概位置於鏡中映像內以實線標示。

\* The Relevant Residential Units include the following flats:

### **Tower 2A**

All Flats of 3/F, 5/F-12/F, 15/F-23/F, 25/F -33/F & 35/F-36/F  
(indicated by the strip in the mirror reflection)

### **Tower 2B**

Flats A, B, C, D, E & G of 3/F, 5/F-12/F, 15/F-23/F, 25/F -33/F & 35/F-36/F  
(indicated by the strip in the mirror reflection)

\* 有關住宅單位包括下列單位：

### **第2A座**

3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓所有單位  
(於鏡中映像內以實線標示)

### **第2B座**

3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓  
A、B、C、D、E及G單位  
(於鏡中映像內以實線標示)

The projected approximate locations are for reference only and do not reflect the actual floor-to-ceiling heights of any part of the actual Relevant Residential Units, and are not applicable to each part of the actual Relevant Residential Units or other residential properties. Furthermore, due to the normal construction deviation and variations in the thickness of finishes, it is possible that there will be a difference between the locations of the ceiling of the relevant parts of the actual Relevant Residential Units and the location thereof being mocked up here. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

此等預計大概位置僅供參考，並不反映實際有關住宅單位任何部分之實際樓底高度 (地面量度至天花板計)，亦不適用於實際有關住宅單位每一部分或其他住宅物業。且因正常施工誤差及裝修物料厚薄不一，於實際有關住宅單位內相關部分之天花位置可能會與此等位置所模擬者不同。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。



## Notice(s) 告示 11

Due to the physical constraints of the venue, the floor-to-ceiling height of parts of the show flat of Flat B on 28/F of Tower 2B and Flat C on 28/F of Tower 2B (the “Residential Property Concerned”) is less than the corresponding projected height of the actual Residential Property Concerned as specified in the sales brochure. The projected approximate location of the ceiling of a certain part of the bedroom(s) of the actual Residential Property Concerned is being mocked up here - such approximate location is indicated by this strip in blue colour in the mirror reflection. It is for reference only and does not reflect the actual floor-to-ceiling height of any part of the actual Residential Property Concerned, and is not applicable to each part of the actual Residential Property Concerned or other residential properties. Furthermore, due to the normal construction deviation and variations in the thickness of finishes, it is possible that there will be a difference between the locations of the ceiling of the relevant parts of the actual Residential Property Concerned and the locations thereof being mocked up here. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

由於場地環境的限制，第2B座28樓B單位及第2B座28樓C單位（「相關住宅物業」）之示範單位的部分樓底高度（地面量度至天花板計），低於售樓說明書內指明實際相關住宅物業的相應預計高度。此處模擬實際相關住宅物業睡房一部分之天花之預計大概位置，鏡中映像內以藍色線標示該大概位置，僅供參考，並不反映實際相關住宅物業任何部分之實際樓底高度（地面量度至天花板計），亦不適用於實際相關住宅物業每一部分或其他住宅物業。且因正常施工誤差及裝修物料厚薄不一，於實際相關住宅物業內相關部分之天花位置可能會與此等位置所模擬者不同。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

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## Notice(s) 告示 13

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均不構成亦不得詮釋或作出任何不論明示或隱含之要約、陳述、承諾或保證。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

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## Notice(s) 告示 14

This Display Area is not a reproduction of any part of the Development and/or the Phase. The design and layout, including all the fittings, finishes, materials and appliances provided in this Display Area, are provided for the purpose of this Display Area only, and may not be the same as that provided in any other part of the Development and/or the Phase. Prospective purchasers shall not consider this Display Area as indicative of the actual provisions of any other part of the Development and/or the Phase. This Display Area shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressed or implied, by the vendor.

此陳列場地並非發展項目及/或期數其任何部分的複製品。此陳列場地的設計及布局，包括所有裝置、裝修物料、材料及設備，乃專為此陳列場地而提供，未必會出現於發展項目及/或期數其任何其他部分。準買家勿以此陳列場地作為發展項目及/或期數其任何其他部分實際提供的示意。此陳列場地並不構成亦不應詮釋為賣方任何不論明示或隱含之要約、承諾、陳述或保證。

## Notice(s) 告示 14

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## Notice(s) 告示 15

This area of the sales office is not a mock-up of the clubhouse or any other part of the Development and/or the Phase and is not produced according to the clubhouse or the Development and/or the Phase or any part thereof. It does not reflect the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities, specifications, appearance, view, facilities and the like of the clubhouse or the Development and/or the Phase or any part thereof. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects in this area may not necessarily be provided in the clubhouse or the Development and/or the Phase or any part thereof upon completion. Names of the clubhouse and facilities are for promotional purpose only and will not appear in any building plans, deed of mutual covenant or other title deed or legal documents. Clubhouse facilities may not be immediately available for use upon the delivery of vacant possession of the units. The opening time and use of different facilities may change from time to time, and are subject to the relevant laws and terms of the land grant and the deed of mutual covenant and the condition of the premises. The vendor reserves the rights to make modifications and changes to the facilities in the clubhouse from time to time. The use of clubhouse and different recreational facilities may be subject to charges. The design of the Phase and the Development shall be subject to the final approval of the relevant government departments. The vendor reserves the right to amend the building plans and other plans of the Phase or the Development or any part thereof. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

售樓處此部分並非模擬發展項目及/或期數之會所或任何其他部分，亦非依據會所或發展項目及/或期數或其任何部分製作，並不作顯示會所或發展項目及/或期數或其任何部分的布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施、規格、外觀、景觀及設施等。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的會所或發展項目及/或期數或其任何部分提供。會所及設施之命名僅作推廣之用，未必會用於或出現在建築圖則、公契或其他業權文件或其他法律文件。會所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可能不時更改，並受相關法律、批地文件及公契條款及現場環境狀況限制。賣方保留權利不時更改會所設施。會所及不同康樂設施可能需要另行收費。期數及發展項目設計以相關政府部門最終批准為準。賣方保留權利更改期數或發展項目或其任何部分之建築圖則及其他圖則。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

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## Notice(s) 告示 16

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均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。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

## Notice(s) 告示 17

This model is prepared based on the Approved Kai Tak Outline Zoning Plan (Plan No. S/K22/6) gazetted on 25th May 2018 and Notes. The proposed or uncompleted railways, roads, buildings, facilities and regional development etc. in this model are for reference only. Details (including but not limited to implementation, name, location, design, stations, station entrances, route, number of stations nearby, distances and completion and opening time) shall be subject to the final decision of the government or relevant authorities. They may not be completed before the completion of the Phase 1 and/or Phase 2 of the Development and the details of such railways, roads, buildings, facilities and regional development etc. upon completion may be different from that shown in this model. The vendor does not give any express or implied offer, representation, undertaking or warranty as to the implementation of the proposed development plan and its details of any uncompleted railways, roads, buildings, facilities and regional development etc. (whether it is related to the view or not).

The lighting effect of this model is the designer's imagination only and may have been edited and processed with certain modeling techniques. The model only shows the simplified appearance of the Phase 1 and/or Phase 2 of the Development, and may be subject to change from time to time. The distances, heights and sizes of all buildings and facilities within the Kai Tak Development Area are prepared based on the latest government proposal regarding the development of the area and may not be in scale or proportion. All other buildings in this model may not be in scale or proportion and/or may be shown in compressed heights. This model is simplified and only shows or highlights part of the buildings, facilities, roads, environment and development in the area. It does not show all of the surrounding buildings, facilities, roads, environment and development of the Phase 1 and/or Phase 2 of the Development, all of which may be subject to change from time to time. This model is for reference only. This model does not constitute and shall not be constructed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the vendor. The vendor does not give any warranty or representation whatsoever whether expressly or implied as to whether this model or any part thereof is made to scale. It does not reflect the actual height, design, user, condition or architecture of the area or buildings surrounding of the Phase 1 and/or Phase 2 of the Development. The purchasers are reminded not to rely in this model for any use or purpose whatsoever. For detail information of the Phase 1 and/or Phase 2 of the Development, please make reference to the sales brochures. The vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

In particular, the actual development of the area covered by this Community Model may be materially different from any forecast, opinion or expectation expressed on this Community Model. The vendor also advises prospective purchasers to make their own assessment of this information indicated in this Community Model and to verify such information by making reference, for example, to original publications of such information and obtaining independent advice before acting upon it.

Source from:

1. Station Square at Kai Tak: <https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/46Tro.aspx> (Date of retrieval: 28 October 2020)
2. Kai Tak Sports Park: <https://kaitaksportspark.hk/ct/facilities> (Date of retrieval: 27 October 2020)
3. SOGO: [https://media.lifestylehk.com.hk/2019032519250100103435923\\_tc.pdf](https://media.lifestylehk.com.hk/2019032519250100103435923_tc.pdf) (Date of retrieval: 27 October 2020)
4. Runway Precinct: <https://www.legco.gov.hk/yr15-16/chinese/panels/dev/papers/devcb1-775-1-c.pdf> (Date of retrieval: 28 October 2020)
5. Avenue Park at Kai Tak: <https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/436ro.aspx> (Date of retrieval: 24 November 2020)
6. Kai Tak Runway Park: <https://www.legco.gov.hk/yr11-12/chinese/fc/pwsc/papers/p12-29c.pdf> (Date of retrieval: 24 November 2020)
7. AIRSIDE: <https://www.nanfung.com/tc/property/hong-kong/airside/> (Date of retrieval: 24 November 2020)
8. Kai Tak Cruise Terminal: <https://www.lcsd.gov.hk/tc/parks/ktctp/> (Date of retrieval: 1 December 2020)
9. Metro Park: <https://www.legco.gov.hk/yr06-07/chinese/panels/plw/papers/plw1024cb1-163-1-c.pdf> (Date of retrieval: 28 October 2020)

Date of model production: 15 December 2020

此模型是根據2018年5月25日刊憲之啟德分區計劃大綱核准圖(圖則編號為S/K22/6)及註釋而製作。此啟德發展區或發展規劃之模型內所展示的擬建中或未落成的鐵路、道路、建築物、設施及區域發展等僅供參考，其詳情(包括但不限於落實、名稱、位置、設計、車站、車站入口、路線、途經車站數目及距離、竣工及啟用時間等)均以政府或相關機構之最終決定為準，於發展項目第1期及/或第2期落成及入伙時可能尚未完成或被放棄興建，即使落成後其詳情亦可能與本模型之顯示有所不同。賣方對政府會否落實擬議中的啟德發展區或發展規劃或任何未落成的鐵路、道路、建築物、設施及區域發展等及其詳情(包括其完成狀況及啟用日期)，賣方並不作出不論明示或隱含之要約、陳述、承諾、保證或合約條款(不論與景觀是否有關)。

此模型燈光效果為設計師之構想，並可能經過製造模型技術上的修飾處理。此模型只顯示發展項目第1期及/或第2期之大概外型，並可能不時改變。啟德發展區內所有建築物及設施的距離、高度及大小按照政府就該發展區最新之計劃製作，並不一定按照比例。此模型中的其他全部建築物均不一定按照比例，及/或可能以壓縮高度顯示。由於此模型經簡化處理，只顯示或突顯部分區內建築物、設施、道路、環境及發展，並未有顯示發展項目第1期及/或第2期鄰近之所有建築物、設施、道路、環境及發展，並可能不時改變，本模型僅供參考。此模型並不構成亦不得詮釋作任何賣方明示或隱含的要約、陳述、承諾或保證。賣方並不承諾或保證(不論明示或暗示)此模型或其他任何部分為依比例製作，並不反映發展項目第1期及/或第2期周邊地區或建築物之真實高度、設計、用途、狀況或建築。任何買家請勿依賴此模型作任何用途或目的。有關發展項目第1期及/或第2期的詳細資料請參閱售樓說明書。賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。

此社區模型所覆蓋的範圍的實際發展可能與此社區模型所表達的任何預測、意見或期望存在重大差異。賣方亦建議準買家自行評估此社區模型所顯示的資料，並加以核實，例如參閱該資料的原本發佈的版本，以及在根據此資料行事之前徵詢獨立意見。

資料來源：

1. 車站廣場：<https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/46Tro.aspx> (擷取日期：2020年10月28日)
2. 啟德體育園：<https://kaitaksportspark.hk/ct/facilities> (擷取日期：2020年10月27日)
3. SOGO崇光百貨：[https://media.lifestylehk.com.hk/2019032519250100103435923\\_tc.pdf](https://media.lifestylehk.com.hk/2019032519250100103435923_tc.pdf) (擷取日期：2020年10月27日)
4. 跑道休閒區：<https://www.legco.gov.hk/yr15-16/chinese/panels/dev/papers/devcb1-775-1-c.pdf> (擷取日期：2020年10月28日)
5. 啟德大道公園：<https://www.archsd.gov.hk/tc/projects/capital-projects-under-construction/436ro.aspx> (擷取日期：2020年11月24日)
6. 跑道公園：<https://www.legco.gov.hk/yr11-12/chinese/fc/pwsc/papers/p12-29c.pdf> (擷取日期：2020年11月24日)
7. AIRSIDE：<https://www.nanfung.com/tc/property/hong-kong/airside/> (擷取日期：2020年11月24日)
8. 啟德郵輪碼頭：<https://www.lcsd.gov.hk/tc/parks/ktctp/> (擷取日期：2020年12月1日)
9. 都會公園：<https://www.legco.gov.hk/yr06-07/chinese/panels/plw/papers/plw1024cb1-163-1-c.pdf> (擷取日期：2020年10月28日)

模型製作日期：2020年12月15日

## Notice(s) 告示 17

The relevant community facilities, environment, equipment, infrastructure and services do not form part of the Phase 1 and/or Phase 2 of the Development, and they are not related to the Phase 1 and/or Phase 2 of the Development. The relevant information reflects the status of the printing date of this advertisement/promotional material, and may no longer be applicable due to changes from time to time due to various factors. This advertisement/promotional material does not make any offer, undertaking, representation or warranty, whether express or implied. In this regard, it is recommended prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its/their landscape, surrounding area environment and nearby public facilities.

相關的社區設施、環境、設備、基建及服務等並不構成發展項目第1期及/或第2期一部分，亦與發展項目第1期及/或第2期無關。相關資料乃反映本廣告/宣傳資料印刷日期之狀況，因應各種因素不時變更而可能不再適用。賣方並不就其提供作任何要約、承諾、陳述或保證，不論明示或隱含。賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。

## Notice(s) 告示 17

The above-mentioned infrastructure projects and/or commercial projects and/or plans and/or proposed buildings and facilities are still under construction/planning, may be changed from time to time, and may not have been completed and opened when the Phase 1 and/or Phase 2 of the Development is completed, and their final planning, design, completion dates and commissioning dates are subject to the final decision of relevant government departments or private organizations. This advertisement/promotional material does not make any offer, undertaking, representation or warranty, whether express or implied, whether the infrastructure project and/or commercial project and/or plan will finally be implemented and its final planning, design, completion date and commissioning date. The condition after completion may be different from that described in this advertisement.

Note: This notice applies to infrastructure projects and/or commercial projects and/or plans and/or proposed buildings and facilities that are under planning, under construction and/or estimated to be completed, including those projects indicated as “集團合資商住項目” which are currently under planning/construction.

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，於發展項目第1期及/或第2期入伙時亦可能尚未完成和啟用，其最終之規劃、設計、落成及啟用日期以有關政府部門或私人機構最終公佈為準。本廣告/宣傳資料對該基建項目及/或商業項目及/或方案最終是否會落實及其最終之規劃、設計、落成及啟用日期並不作出任何不論明示或隱含之要約、承諾、陳述或保證。完成後之狀況與本廣告所述者可能不同。

註：此告示適用於規劃中、興建中及/或預計落成的基建項目及/或商業項目及/或方案及/或擬建建築物及設施，包括標示為「集團合資商住項目」之正處於規劃/興建階段的該等項目。

## Notice(s) 告示 17

To the extent that this model constitutes an advertisement or promotional materials for the development of OASIS KAITAK, this notice shall apply:

District: Kai Tak | Street name and street number allocated by the Commissioner of Rating and Valuation: 10 Muk Ning Street | Address of the website of the development: [www.oasiskaitak.hk](http://www.oasiskaitak.hk). Vendor: Handy Solution Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Oasis Heart Limited, Ironhead Holdings Limited, Spring Colour Limited | Authorized Person for the development: Chan Wan Ming | The firm or corporation of which an Authorized Person for the development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited | Building Contractor for the development: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Bank of Tokyo-Mitsubishi UFJ, Ltd., DBS Bank Ltd., Hong Kong Branch, Australia and New Zealand Banking Group Limited (Note: the loan has been repaid in full) | Any other person who has made a loan for the construction of the development: Wheelock Finance Limited | This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation and warranty, whether express or implied (whether related to view or not). | The vendor reserves the right to alter the building plans and other plans and the design of the Development and any part thereof from time to time. The design of the Development shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the development. | Please refer to the sales brochure for details. | This advertisement is published by the vendor. | Date of Last update: 23 October 2020

如本模型被視作構成對OASIS KAITAK發展項目的廣告或宣傳資料，則本告示適用：

區域：啟德 | 街道名稱及由差餉物業估價署署長編配的門牌號數：沐寧街10號 | 發展項目的互聯網網站網址：[www.oasiskaitak.hk](http://www.oasiskaitak.hk) | 賣方：Handy Solution Limited | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Oasis Heart Limited、Ironhead Holdings Limited、Spring Colour Limited | 發展項目的認可人士：陳韻明 | 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：巴馬丹拿建築及工程師有限公司 | 發展項目的承建商：協興建築有限公司 | 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的名稱：The Bank of Tokyo-Mitsubishi UFJ, Ltd.、DBS Bank Ltd.、Hong Kong Branch、澳新銀行集團有限公司（註：該貸款已全數清償） | 已為發展項目的建造提供貸款的任何其他人：Wheelock Finance Limited | 本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證（不論是否有關景觀）。 | 賣方保留權利不時改動建築圖則及其他圖則，發展項目之設計以政府相關部門最後批准之圖則為準。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。 | 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。 | 詳情請參閱售樓說明書。 | 本廣告由賣方發布。 | 最後更新日期：2020年10月23日

# Notice(s) 告示 17

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Development: MONACO Development ("Development"), Phase 1 of which is called MONACO | District: Kai Tak | Name of the street at which Phase 1 and Phase 2 of the Development are situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development are completed.) | The address of the website designated by the vendor for Phase 1 and Phase 2 of the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.monaco.hk](http://www.monaco.hk)\*

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. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022.

To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for Phase 1 and Phase 2 of the Development: Ng Kwok Fai | The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for Phase 1 and Phase 2 of the Development: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 and Phase 2 of the Development: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Wheelock Finance Limited

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of Phase 1 and Phase 2 of the Development and any part thereof from time to time. The design of Phase 1 and Phase 2 of the Development shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

This advertisement is published by the vendor.

Prospective purchasers are advised to refer to the sales brochures\* for any information on Phase 1 and Phase 2 of the Development. The vendor has not yet obtained the pre-sale consent for the residential units of Phase 2 of the Development from the Director of Lands.

\* The sales brochures of Phase 1 and Phase 2 of the Development and the website designated for Phase 2 of the Development have not been made available. The website address may be subject to change, and the website address stated on the Sales of First-hand Residential Properties Electronic Platform shall prevail.

Date of production of this advertisement: 15 December 2020

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目名稱：MONACO發展項目("發展項目")，第1期稱為MONACO | 區域：啟德 | 發展項目第1期及第2期所位於的街道名稱及門牌號數(臨時)：沐泰街12號(此臨時門牌號數有待發展項目第1期及第2期建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就發展項目第1期及第2期指定的互聯網網站網址：[www.monaco.hk](http://www.monaco.hk)\*

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。盡賣方所知，發展項目第1期的預計關鍵日期：2022年12月30日。盡賣方所知，發展項目第2期的預計關鍵日期：2022年12月30日。(「關鍵日期」指批地文件的條件就發展項目第1期或第2期(視屬何情況而定)而獲得符合的日期。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。)| 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 發展項目第1期及第2期的認可人士：吳國輝 | 發展項目第1期及第2期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：梁黃顧建築師(香港)事務所有限公司 | 發展項目第1期及第2期的承建商：Gammon Engineering & Construction Company Limited | 就發展項目第1期及第2期中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為發展項目第1期及第2期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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為發展項目第1期及第2期的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)，賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。| 賣方保留權利不時改動發展項目第1期及第2期及其任何部分之建築圖則及其他圖則及設計，發展項目第1期及第2期之設計以政府相關部門最後批准之圖則為準。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告由賣方發布。

賣方建議準買方參閱售樓說明書\*，以了解發展項目第1期及第2期的資料。賣方仍未獲得地政總署署長就發展項目第2期之住宅單位發出之預售樓花同意書。

\* 發展項目第1期及第2期的售樓說明書及就發展項目第2期指定的互聯網網站尚未發布。互聯網網站網址可能有所改變，以一手住宅物業銷售資訊網為準。

廣告製作日期：2020年12月15日

## Notice(s) 告示 17

The walking time referred to in “步行約5分鐘即達港鐵啟德站” was assessed and calculated by an independent traffic consultant (Date of assessment: 5 February 2020) with the starting point at the main entrance of MONACO Development, and is for reference only. The actual walking time required is subject to the pace, route, weather and actual traffic conditions.

「步行約5分鐘即達港鐵啟德站」所指之步行時間由獨立交通顧問評估及計算得出（評估日期：2020年2月5日），並以MONACO發展項目主入口為起點計算，僅供參考。實際所需時間受步速、路線、天氣及實際路面狀況等影響及限制。



## Notice(s) 告示 18

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: MONACO ("Phase"), Phase 1 of MONACO Development | District: Kai Tak | Name of the street at which the Phase is situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed.) | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.monaco.hk](http://www.monaco.hk)\*

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. | To the best of the vendor's knowledge, the estimated material date for the Phase: 30 December 2022 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Scareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for the Phase: Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of the Phase and any part thereof from time to time. The design of the Phase shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

This advertisement is published by the vendor.

Prospective purchasers are advised to refer to the sales brochure\* for any information on the Phase.

The vendor has not yet obtained the pre-sale consent for the residential units and parking spaces of the Phase from the Director of Lands.

\* The sales brochure and the website designated for the Phase have not been made available.

Date of production of this advertisement: 16 October 2020

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：MONACO (「期數」)，MONACO發展項目的第1期 | 區域：啟德 | 期數所位於的街道名稱及門牌號數 (臨時)：沐泰街12號 (此臨時門牌號數有待期數建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：[www.monaco.hk](http://www.monaco.hk)\*

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。| 盡賣方所知，期數的預計關鍵日期：2022年12月30日。(「關鍵日期」指批地文件的條件就本期數而獲得符合的日期。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。)| 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Scareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 期數的認可人士：吳國輝 | 期數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：梁黃顧建築師(香港)事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)，賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。| 賣方保留權利不時改動期數及其任何部分之建築圖則及其他圖則及設計，期數之設計以政府相關部門最後批准之圖則為準。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告由賣方發布。

賣方建議準買方參閱售樓說明書\*，以了解期數的資料。

賣方仍未獲得地政總署署長就期數之住宅單位及停車位發出之預售樓花同意書。

\* 期數的售樓說明書及就期數指定的互聯網網站尚未發布。

廣告製作日期：2020年10月16日

## Notice(s) 告示 18

The saleable area (including balcony, utility platform and verandah, if any) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer. The vendor reserves the right to alter the building plans in accordance with the provisions of the agreement for sale and purchase to amend the design, layout and use of the Development and/or the Phase or any part thereof. The design, layout and facilities shown in this model are for reference only and all such information are subject to the final approval of the relevant governmental departments. The layout, design, partition, furnishing, finishes, fittings, decorative features, appliances, etc. are for reference only and subject to the actual provision upon delivery of vacant possession of the residential units. The vendor does not make any offer, representation or warranty in respect of such layout, design, partition, furnishing, finishes, fittings, decorative features, appliances, etc. and/or their provisions. This model shall not constitute or be construed as constituting any offer, representation, undertaking, warranty or contractual term, whether expressly or impliedly, by the vendor in respect of the Development and/or the Phase or any part thereof. Please refer to the sales brochure for details.

實用面積(包括露台、工作平台及陽台(如有))是按《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出的。以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算,並以四捨五入至整數。賣方保留權利按買賣合約規定改動建築圖則,以修改發展項目及/或期數、住宅單位或其任何部份之設計、布局及設計用途。本模型展示的設計、布局及設施僅供參考,一切資料以有關政府部門最後批准之圖則為準。本模型上所有布局、設計、間隔、陳設、裝修、裝置、裝飾、設備等僅供參考,並以入伙時所提供為準。賣方不就相關布局、設計、間隔、陳設、裝修、裝置、裝飾、設備等及/或其供給與否作出任何要約、陳述或保證。本模型並不構成亦不應詮釋為賣方對發展項目及/或期數或其任何部分作出任何不論明示或隱含的要約、陳述、承諾、保證或合約條款。詳情請參閱售樓說明書。

## Notice(s) 告示 18

This model is prepared in accordance with the latest approved building plans of Flat A on the 28th Floor of Tower 2A of the Phase. This model is for reference or identification purpose only, and only represents the model maker's impression of the unit(s) concerned (and not any other part of the Phase and/or the Development nor the surrounding environment of the Phase and/or the Development). The model may not be made to scale. Service pipes, utility lines, air conditioning units, other mechanical and electrical facilities and installations etc. which may exist on the external walls of the Phase and/or the Development have been omitted or modified. Fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features shown in this model are indicative only of a designer's design concept and may not be the same as those, if any, to be provided in the actual unit(s) concerned. The vendor reserves the right to make modifications and changes to these fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features, and to the general design layout without prior notice. Without prejudice to the generality of the foregoing, the furniture indicated in this model will not be provided at handover of the residential property to the purchaser. Actual provisions (if any) at handover of the residential property are subject to the agreements for sale and purchase. This model does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term whether expressed or implied. Prospective purchasers should make reference to the sales brochures for details of the Phase and/or 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.

此模型以期數第2A座28樓A單位之最新經批准的建築圖則為基礎製作。此模型只供參考或識別之用，亦純屬模型製作者對有關單位（及並非期數及/或發展項目任何其他部分及其周邊地區環境）之想像。模型可能並非按照比例製作。期數及/或發展項目外牆上可能存在之喉管、管線、空調機、其他機電設施及裝置等並無於此模型顯示或有所改動。此模型所展示之裝置、裝修物料、設備、傢具、家居用品、植物、園林設計及照明裝置只示意個別設計師的設計理念，並可能與實際單位所提供（如有）不同。賣方保留修改及轉換此等裝置、裝修物料、設備、傢具及家居用品以及整體設計布局而不作事先通知的權利。在不影響前述規定的一般性的前提下，在本模型所示的家具將不會於交付住宅物業予買方時提供。交付住宅物業時的實際提供（如有）以買賣合約為準。此模型並不構成亦不得被詮釋為構成任何要約、承諾、陳述、保證或合約條款（不論明示或暗示）。準買方如欲了解期數及/或發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展項目地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。

## Notice(s) 告示 19

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Phase of the Development: MONACO ("Phase"), Phase 1 of MONACO Development | District: Kai Tak | Name of the street at which the Phase is situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed.) | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.monaco.hk](http://www.monaco.hk)\*

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. | To the best of the vendor's knowledge, the estimated material date for the Phase: 30 December 2022 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Scareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for the Phase: Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of the Phase and any part thereof from time to time. The design of the Phase shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

This advertisement is published by the vendor.

Prospective purchasers are advised to refer to the sales brochure\* for any information on the Phase.

The vendor has not yet obtained the pre-sale consent for the residential units and parking spaces of the Phase from the Director of Lands.

\* The sales brochure and the website designated for the Phase have not been made available.

Date of production of this advertisement: 16 October 2020

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目期數名稱：MONACO (「期數」)，MONACO發展項目的第1期 | 區域：啟德 | 期數所位於的街道名稱及門牌號數 (臨時)：沐泰街12號 (此臨時門牌號數有待期數建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：[www.monaco.hk](http://www.monaco.hk)\*

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。| 盡賣方所知，期數的預計關鍵日期：2022年12月30日。(「關鍵日期」指批地文件的條件就本期數而獲得符合的日期。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。)| 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Scareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 期數的認可人士：吳國輝 | 期數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：梁黃顧建築師(香港)事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)，賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。| 賣方保留權利不時改動期數及其任何部分之建築圖則及其他圖則及設計，期數之設計以政府相關部門最後批准之圖則為準。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告由賣方發布。

賣方建議準買方參閱售樓說明書\*，以了解期數的資料。

賣方仍未獲得地政總署署長就期數之住宅單位及停車位發出之預售樓花同意書。

\* 期數的售樓說明書及就期數指定的互聯網網站尚未發布。

廣告製作日期：2020年10月16日

## Notice(s) 告示 19

This model represents the model maker's impression of the Development and/or the Phase or the part of the Development and/or the Phase concerned only (and not any other part of the Development and/or the Phase nor the surrounding environment and view of the Development and/or the Phase), and is for reference only. This model may not be made to scale. The relative height / level of the buildings of the Development and/or the Phases may not be to scale, and the landscape as displayed may be different from that at the time of handover of the buildings. The gondola systems, lightning rods, pipes, air conditioning units, grilles and louvres etc. which may exist on the external walls- flat roof, roof, upper roof or common areas of the Development and/or the Phase have been omitted. The surrounding environment and buildings of the Development and/or the Phase may have been simplified or omitted in this model (the streets adjacent to the Development and/or the Phase have not been shown). Certain doors which would actually exist in the clubhouse and clubhouse facilities are not provided in this model. Ceilings and beams are not provided in this model in order to show interior, the layout and partitions etc. of the clubhouse or the part of the Development and/or the Phase. This model does not represent the floor-to-ceiling height of the actual clubhouse and clubhouse facilities. The relative locations, heights, levels, orientation and distances between different parts of this model do not reflect the actual relative locations, heights, levels, orientation and distances of the clubhouse facilities and/or spaces shown. This model does not reflect the view from any part of the Development and/or the Phase or the present or future condition of the surrounding environment or buildings of the Development and/or the Phase, and it does not represent the final appearance of the Development and/or the Phase upon completion thereof. The vendor reserves the right to make modifications and changes to the design, landscape design and layout, paving materials and patterns, lighting, fittings and layout, colour, building design, specifications, features, floor plans, partition, dimension, fittings, finishes, appliances, etc. of the Development and/or the Phase and the intended use of all facilities. The layout, partition, specifications, dimension, colour, materials, fittings, finishes, appliances, furniture, household goods, clubhouse facilities, plant, landscaping, lighting features and lightings, etc. shown in/of this model may not be provided in the actual Development and/or the Phase or may be different from those, if any, to be provided in the actual Development and/or the Phase. The provision of fittings, finishes and appliances are subject to the terms of the agreement for sale and purchase. The lighting effect of this model is of the model maker's impression or is for facilitating the showing of this model, and is not for showing the actual condition of the Development and/or the Phase or the part thereof concerned. Among others, the number and location of the spot lights at the bottom of the swimming pool, the lamp posts in the common parts, the lighting features and lightings in the flats etc. may be different from those at the time of handover of the buildings. The garden area displayed in this model may not form part of the clubhouse. The trees and flowers displayed here may not be the same as those at the time of handover of the buildings. The vendor reserves the right to change the design of the garden area and the landscaped areas and the species and number of trees, flowers and plants to be provided from time to time. The provision of clubhouse and recreational facilities are subject to the terms and conditions of the agreement for sale and purchase and the final approvals of the relevant Government authorities. The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant, terms of the deed of mutual covenant and the actual conditions of the facilities. The use or operation of some facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. The vendor reserves its right to amend the use of the facilities and/or services which are shown in this model or which are not shown or specified therein. The names of the clubhouse and recreational facilities (if shown) are for promotional purpose only. The names of all facilities are pending determination. They are subject to change in the future, and may not be identical to the names of such facilities (including clubhouse and recreational facilities) when they are open and will not appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. Such facilities (including clubhouse and recreational facilities, etc.) may not be in operation when the Development and/or the Phase can be occupied. Part of the clubhouse and recreational facilities shown herein may be provided in Phase 2 of the Development but not Phase 1 of the Development. Please refer to the layout plan for the approximate phasing boundaries of different phases. The vendor reserves its rights to alter the clubhouse facilities and the names, partition, design, layout and use thereof. Fees may be charged on the use of the clubhouse and different recreational facilities. This model is produced with reference to the latest approved building plans as at the production date. The vendor reserves the right to alter the building plans and other plans (including without limitation the area, location and layout, etc. of the landscaping) and the design of the Development and/or the Phase and any part thereof from time to time. The building plans are subject to the final approvals of the relevant Government authorities. The naming in the model is for promotional purpose only, and may not necessarily be used or appear in the building plans, title deeds or other legal documents of the Development and/or the Phase. This model does not and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether relating to views or not). Prospective purchasers should not consider this model as indicative of the actual provision. Please refer to the sales brochures for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and public facilities nearby. Model Scale: 1:30

本模型純屬模型製作者對發展項目及/或期數或發展項目及/或期數相關部份(及並非發展項目及/或期數任何其他部份及其周邊地區環境和景觀)之想像, 僅供參考。此模型並非按照比例製作, 發展項目及/或期數的建築物的相對高度/水平可能不合比例, 所示地貌與交樓時的狀況亦可能不相同。發展項目及/或期數外牆、平台、天台、上層天台或公共地方上可能存在之吊船系統、避雷針、喉管、空調機、格柵及氣窗等並無於此模型顯示。發展項目及/或期數周邊地區環境及建築物可能經簡化處理或並無於此模型顯示(發展項目及/或期數毗鄰街道並無顯示)。此模型中有部分將會實際出現於會所及會所設施的門戶在此並無設置。此模型並無設置天花及橫樑, 以便顯示會所或發展項目及/或期數相關部分的內部狀況、布局及間隔等。此模型並不作展示實際會所及會所設施的樓底高度之用。此模型不同部分之相對位置、高度、樓層、方向和距離並不反映所示之相關會所設施及/或空間之實際相對位置高度、樓層、方向和距離。此模型並非模擬亦不反映發展項目及/或期數任何部分之景觀或發展項目及/或期數周邊地區環境或建築物現在或將來之狀況, 亦非用以說明發展項目及/或期數最後完成之面貌。賣方保留權利修改及更改發展項目及/或期數的設計、園林設計及布局、鋪裝材料及圖案、照明、裝置和布局、顏色、建築設計、規格、裝飾、平面圖、間隔、尺寸、裝置、裝修物料、設備等及所有設施的用途。此模型所示之布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、家具、家居用品、會所設施、植物、園景、燈飾及照明等未必會在實際發展項目及/或期數提供或可能會與實際發展項目及/或期數所提供者(如有)不同。裝置、裝修物料及設備之提供以買賣合約條款為準。此模型之燈光效果純屬模型製作者之想像或以便展示模型, 並非展示發展項目及/或期數或其相關部份實際狀況, 其中泳池底部射燈、公用部分燈柱、單位內之燈飾及照明等的數量及位置與交樓時的狀況可能不相同。此模型所展示的園林範圍可能並不屬於會所的一部分, 在此展示的樹木及花卉植物與交樓時的狀況可能不相同, 賣方保留權利不時改動園林及園景範圍之設計及所提供之樹木、花卉及植物的品種及數量。會所及康樂設施之提供以買賣合約條款及條件及政府有關部門最後批准者為準。不同會所及康樂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。部分設施及/服務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。賣方保留修改此模型所顯示的及一切未顯示或列舉的設施及/或服務的用途之權利。會所及康樂設施名稱(如有顯示)僅作宣傳用途, 所有設施的名稱有待決定, 可能會於日後更改及未必與實際設施(包括會所及康樂設施)日後啟用時的設施名稱相同, 且不會出現於發展項目及/或期數的建築圖則、業權文件或其他法律文件中。該等設施(包括會所及康樂設施等)於發展項目及/或期數入伙時未必能即時啟用。部分在此顯示或不作顯示的會所及康樂設施可能設於發展項目第2期而非發展項目第1期。有關發展項目各期數的大概界線, 詳情請參閱布局圖。賣方保留權利更改會所及康樂設施及其名稱、間隔、設計、佈局及用途。會所及不同康樂設施可能需要另行收費。此模型參考製作當日最新之經批准的建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則(包括但不限於園景之範圍、位置及布局等)及發展項目及/或期數及其任何部分之設計。建築圖則以有關政府部門最後批准者為準。模型中之命名僅作宣傳推廣之用, 未必會用於或出現在發展項目及/或期數的建築圖則、業權文件或其他法律文件。此模型並不構成亦不得詮釋為任何不論明示或隱含之要約、陳述、保證或合約條款(不論是否有關景觀)。準買家切勿以此模型作為實際提供的示意。請參閱售樓說明書, 以了解發展項目及/或期數的詳情。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、其周邊地區環境和景觀及附近的公共設施有較佳了解。模型比例: 1:30

## Notice(s) 告示 19

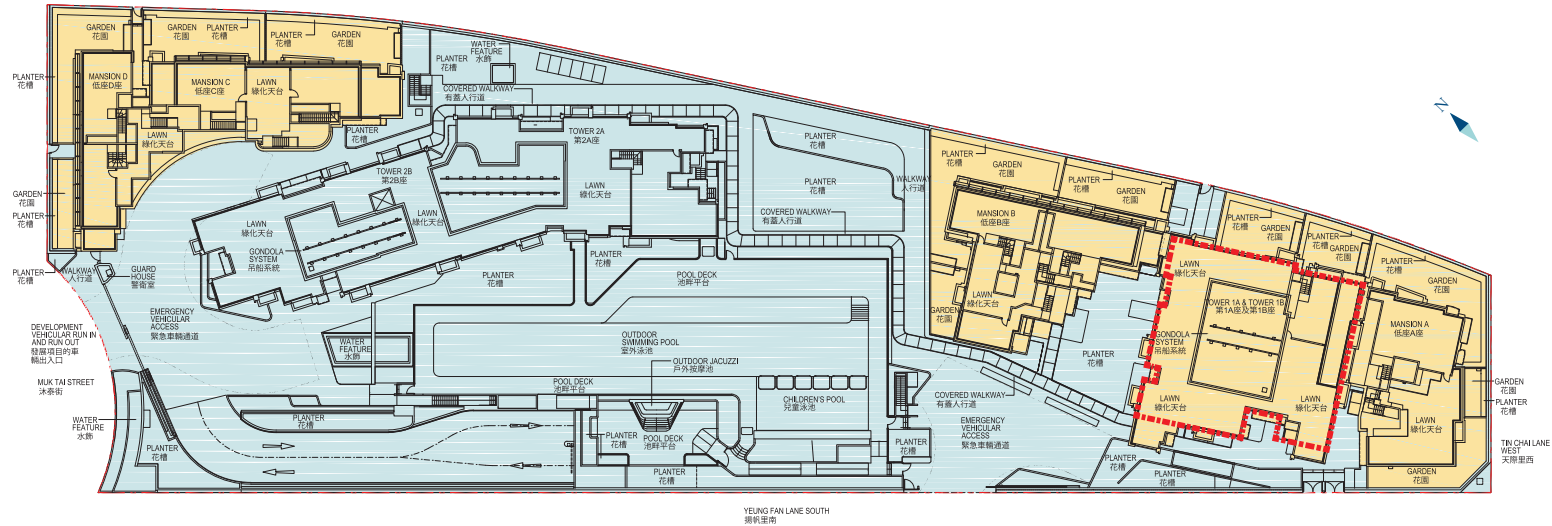
TOWER 1A and TOWER 1B (Phase 2 of the Development)  
第1A座及第1B座（發展項目第2期）

After the completion of the Development and/or the Phase, this area will be located at 2/F of Tower 1A and Tower 1B. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，此部分將位於第1A座及第1B座之2樓。請同時參考會所模型的其他備註。

# Notice(s) 告示 19

## Clubhouse and Recreational Facilities 會所及康樂設施 Tower 1A & Tower 1B, 2nd Floor 第1A座及第1B座二樓



Scale : 0M/米  
比例 : 40M/米

- Legend 圖例**
- - - - Boundary of the Development  
發展項目的界線
  - Phase 1 of the Development  
發展項目第一期
  - Phase 2 of the Development  
發展項目第二期
  - · - · - · Identification Line for Partial Clubhouse Model  
局部會所模型指示線

The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with red dotted line on the plan. Such part of the clubhouse and recreational facilities is situate in the phase(s) of the Development as indicated on the plan. 會所模型只展示發展項目部分之會所及康樂設施，其兩部分於圖中以紅色虛線顯示。該會所及康樂設施之兩部分位於圖中顯示的發展項目之期數中。

Notes:  
1. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
2. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.  
The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant of the Development and/or the Phases and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details.

備註:  
1. 盡賣方所知，發展項目第1期的預計開工日期：2022年12月30日。盡賣方所知，發展項目第2期的預計開工日期：2022年12月30日。（「開工日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計開工日期是受到買賣合約所允許的任何延期所規限的。）  
2. 本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並未顯示。  
會所及康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或層之公契條款和實際情況所規定和限制。會所或康樂設施可能需收費方可使用。會所及康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及康樂設施的名稱僅用於宣傳推廣目的，未必會使用或出現於建築圖則、業權文件或其他法律文件上。有關名稱可能於發展項目及/或期數落成時及其後有所改變。賣方保留作出任何不獲指示或暗示的權利。賣方保留權利變更、修改或更改會所及康樂設施的設計、布局、間隔、用途及名稱。本圖僅供參考之用並受相關部門批准此准之圖則為準。相關服務之細節及提供以管理公司及/或有關係服務商之安排與決定為準。相關服務可能需另付收費。賣方不負其提供、服務時間、收費及其他細節作出任何要約、承諾、陳述或保證。

## Notice(s) 告示 19

TOWER 2A and TOWER 2B (Phase 1 of the Development)  
第2A座及第2B座（發展項目第1期）

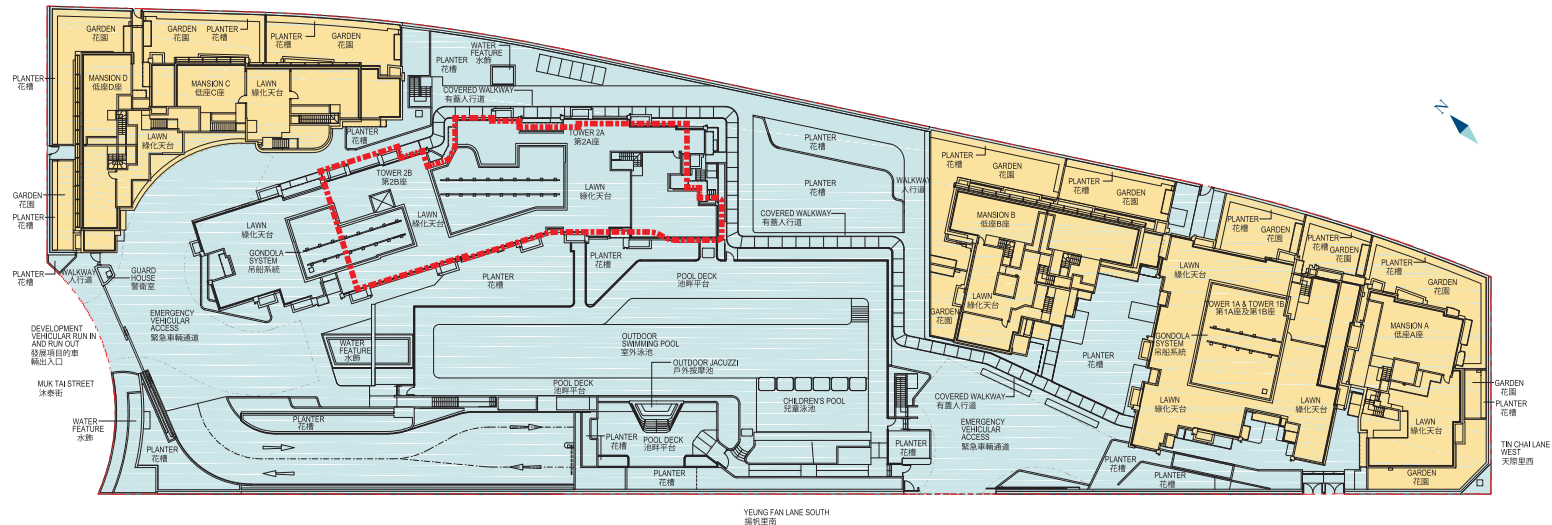
After the completion of the Development and/or the Phase, this area will be located at 1/F of Tower 2A and Tower 2B. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，此部分將位於第2A座及第2B座之1樓。請同時參考會所模型的其他備註。



# Notice(s) 告示 19

## Clubhouse and Recreational Facilities 會所及康樂設施 Tower 2A & Tower 2B, 1st Floor 第2A座及第2B座一樓



- Legend 圖例**
- - - - Boundary of the Development  
發展項目的界線
  - Phase 1 of the Development  
發展項目第一期
  - Phase 2 of the Development  
發展項目第二期
  - · - · - · Identification Line for Partial Clubhouse Model  
局部會所模型指示線

The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with red dotted line on the plan. Such part of the clubhouse and recreational facilities is situate in the phase(s) of the Development as indicated on the plan.  
會所模型只展示發展項目部分之會所及康樂設施，其局部位於圖中以紅色虛線顯示。該會所及康樂設施之局部位於圖中顯示的發展項目之期數中。

**Notes:**  
1. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
2. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.  
The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details.

**備註:**  
1. 盡賣方所知，發展項目第一期之預計開工日期：2022年12月30日。盡賣方所知，發展項目第二期之預計開工日期：2022年12月30日。（「開工日期」指批地文件的條件就發展項目第一期或第二期（視屬何情況而定）而獲得符合的日期。預計開工日期是受到買賣合約所允許的任何延期所規限的。）  
2. 本圖僅顯示上述鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。  
會所及康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目/或期數之公契條款和實際情況所規定和限制。會所或康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及康樂設施的名稱僅用於宣傳推廣目的，未必會使用或用於建築圖則、業權文件或其他法律文件上。有關名稱可能在發展項目及/或期數落成時及其後有所改變。賣方無意作出任何明示或暗示的承諾、保證或擔保。賣方保留修改會所及康樂設施的設計、布局、間隔、用途及名稱。本圖僅提供參考之用並受到相關政府部門批准之圖則為準。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。相關服務可能需要另行收費。賣方不就此提供、服務時間、收費及其他細節作出任何要約、承諾、陳述或保證。

## Notice(s) 告示 19

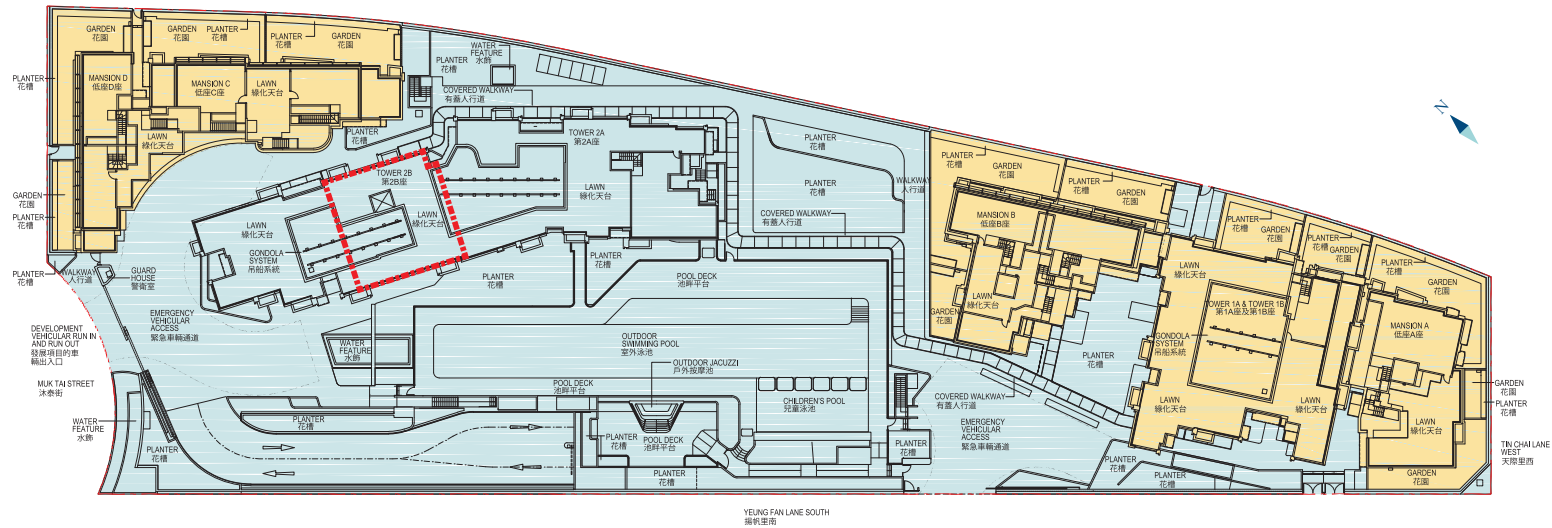
TOWER 2A and TOWER 2B (Phase 1 of the Development)  
第2A座及第2B座（發展項目第1期）

After the completion of the Development and/or the Phase, this area will be located at 2/F of Tower 2A and Tower 2B. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，此部分將位於第2A座及第2B座之2樓。請同時參考會所模型的其他備註。

# Notice(s) 告示 19

## Clubhouse and Recreational Facilities 會所及康樂設施 Tower 2A & Tower 2B, 2nd Floor 第2A座及第2B座二樓



Scale : 0M/米 40M/米  
比例 :

- Legend 圖例**
- - - - - Boundary of the Development  
發展項目的界線
  - Phase 1 of the Development  
發展項目第一期
  - Phase 2 of the Development  
發展項目第二期
  - - - - - Identification Line for Partial Clubhouse Model  
局部會所模型指示線

The Clubhouse Model shows only parts of the clubhouse and recreational facilities of the Development, a part of which is indicated with red dotted line on the plan. Such part of the clubhouse and recreational facilities is situate in the phase(s) of the Development as indicated on the plan.  
會所模型只展示發展項目部分之會所及康樂設施，其局部位於圖中以紅色虛線顯示。該會所及康樂設施之局部位於圖中顯示的發展項目之期數中。

**Notes:**  
1. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
2. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.  
The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details.

**備註:**  
1. 盡賣方所知，發展項目第1期的預計開工日期：2022年12月30日。盡賣方所知，發展項目第2期的預計開工日期：2022年12月30日。（「開工日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計開工日期是受到買賣合約所允許的任何延期所規限的。）  
2. 本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。  
會所及康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目/或期數之公共條款和實際情況所規定和限制。會所或康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及康樂設施的名稱僅用於宣傳推廣目的，未必會使用或用於建築圖則、業權文件或其他法律文件上。有關名稱可能在發展項目及/或期數落成時及其後有所改變。賣方無意作出任何明示或暗示的承諾、保證或擔保。賣方保留修改會所及康樂設施的設計、布局、間隔、用途及名稱。本圖僅提供參考之用並以相關政府部門最後批准之圖則為準。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。相關服務可能需另計收費。賣方不就此提供、服務時間、收費及其他細節作出任何要約、承諾、保證或擔保。

## Notice(s) 告示 19

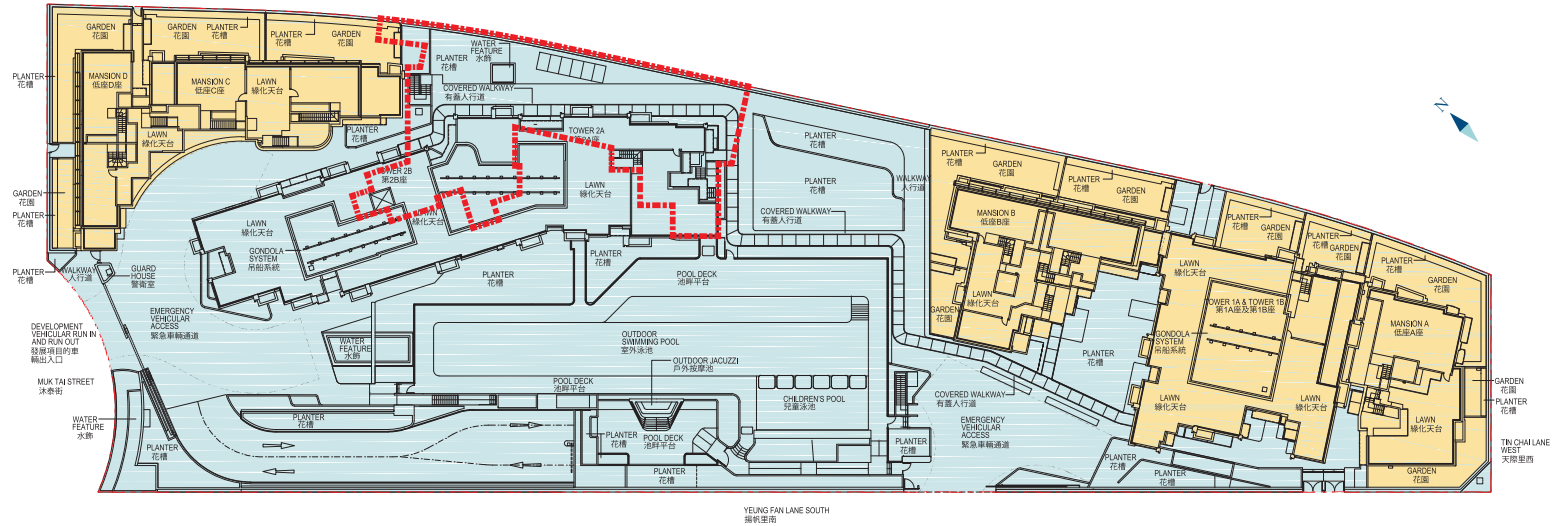
B1/F  
地庫1樓

After the completion of the Development and/or the Phase, this area will be located at B1/F of the Development. Such recreational/clubhouse facilities (including the indoor swimming pool) are indoor facilities. Please also refer to other notes at the clubhouse model.

於發展項目及/或期數落成後，此部分將位於發展項目地庫1樓。該等康樂/會所設施（包括室內游泳池）為室內設施。請同時參考會所模型的其他備註。

# Notice(s) 告示 19

## Clubhouse and Recreational Facilities 會所及康樂設施 Basement 1 Floor 地庫一樓



- Legend 圖例**
- - - - Boundary of the Development  
發展項目的界線
  - Phase 1 of the Development  
發展項目第一期
  - Phase 2 of the Development  
發展項目第二期
  - - - - Identification Line for Partial Clubhouse Model  
局部會所模型指示線

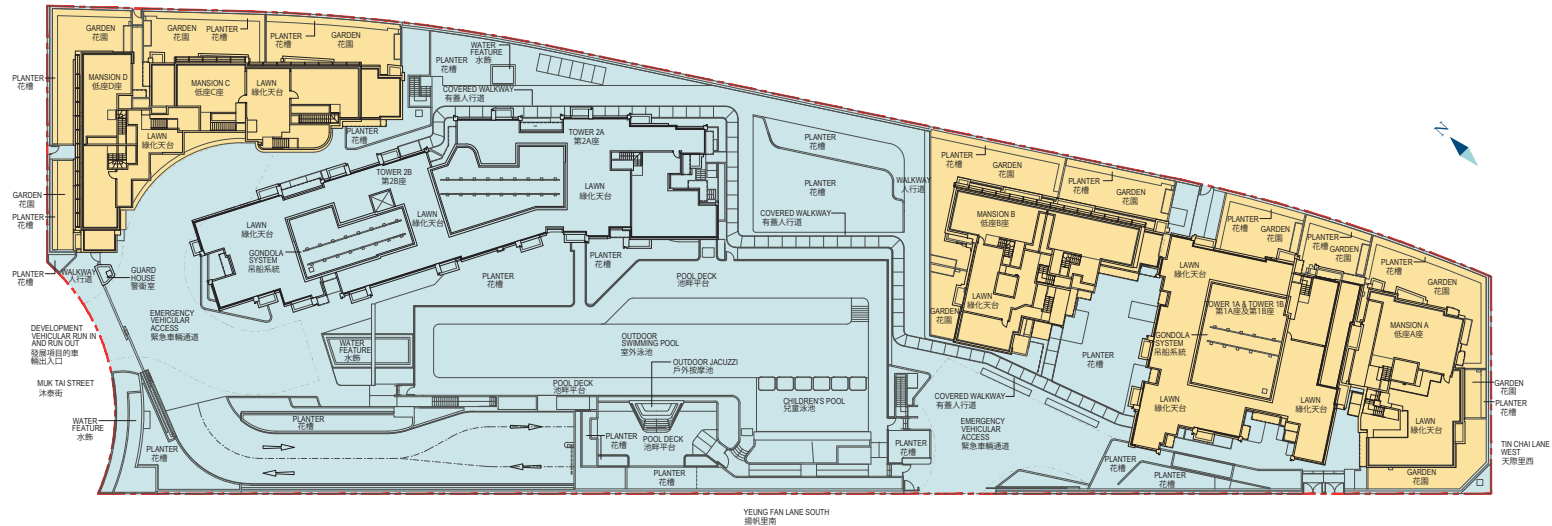
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會所模型只展示發展項目部分之會所及康樂設施，其局部位於圖中以紅色虛線顯示。該會所及康樂設施之局部位於圖中顯示的發展項目之期數中。

Notes:  
1. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
2. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.  
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備註：  
1. 盡賣方所知，發展項目第1期的預計開工日期：2022年12月30日。盡賣方所知，發展項目第2期的預計開工日期：2022年12月30日。（「開工日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計開工日期是受到買賣合約所允許的任何延期所規限的。）  
2. 本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並未顯示。  
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# Notice(s) 告示 19

## Layout Plan of the Development 發展項目的布局圖



### Legend 圖例

- - - Boundary of the Development  
發展項目的界線
- Phase 1 of the Development  
發展項目第一期
- Phase 2 of the Development  
發展項目第二期

Scale: 0M/米  
比例:  40M/米

### Notes 備註:

1. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

盡賣方所知，發展項目第1期的預計關鍵日期：2022年12月30日。盡賣方所知，發展項目第2期的預計關鍵日期：2022年12月30日。（「關鍵日期」指此地圖的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所限制的。）

2. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.

本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。部分會所及康樂設施於本圖並無顯示。

The opening hours and the use of the clubhouse and/or the recreational facilities are subject to the relevant laws, the conditions of the land grant, the provisions of the deed of mutual covenant of the Development and/or the Phase and the actual condition. Fees may be charged for the use of the clubhouse or the recreational facilities. The clubhouse and/or the recreational facilities may not be immediately available for use upon the delivery of vacant possession of the units of the Development and/or the Phase. The names of the clubhouse and/or the recreational facilities herein are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The names may be changed upon or after completion of the Development and/or the Phase and no offer, undertaking, representation or warranty has been given by the Vendor whether express or implied. The Vendor reserves the right to alter, amend and change the design, layout, partition, use and name of the clubhouse and the recreational facilities. The model is for reference only and is subject to the final approval of the relevant governmental departments. The details of the relevant services and the provision are subject to the arrangement and decision of the management company and/or the relevant service providers. The relevant services may be subject to additional charges. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details.

會所及/或康樂設施的開放時間和使用均受相關法律、批地文件條件、發展項目及/或期數之公契條款和實際情況所規定和限制。會所或康樂設施可能需收取費用方可使用。會所及/或康樂設施於發展項目及/或期數入伙時未必能即時使用。會所及/或康樂設施的名稱僅用於宣傳推廣目的，未必會使用或出現於建築圖則、業權文件或其他法律文件上。有關名稱可能在發展項目及/或期數落成時或其後有所改變。賣方並無作出任何不論明示或暗示的妥約、承諾、陳述或保證。賣方保留權利變更、修改和更改會所及康樂設施的設計、布局、間隔、用途及名稱。本模型僅供參考之用並以相關政府部門最後批准之圖則為準。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。相關服務可能需要另行收費。賣方不就其提供、服務時間、收費及其他細節作出任何妥約、承諾、陳述或保證。

## Notice(s) 告示 20

To the extent that this model constitutes an advertisement or promotional materials, this notice shall apply:

Name of the Development: MONACO Development ("Development"), Phase 1 of which is called MONACO | District: Kai Tak | Name of the street at which Phase 1 and Phase 2 of the Development are situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development are completed.) | The address of the website designated by the vendor for Phase 1 and Phase 2 of the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.monaco.hk](http://www.monaco.hk)\*

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. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022.

To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for Phase 1 and Phase 2 of the Development: Ng Kwok Fai | The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for Phase 1 and Phase 2 of the Development: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of Phase 1 and Phase 2 of the Development: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of Phase 1 and Phase 2 of the Development: Wheelock Finance Limited

This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of Phase 1 and Phase 2 of the Development and any part thereof from time to time. The design of Phase 1 and Phase 2 of the Development shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.

This advertisement is published by the vendor.

Prospective purchasers are advised to refer to the sales brochures\* for any information on Phase 1 and Phase 2 of the Development. The vendor has not yet obtained the pre-sale consent for the residential units of Phase 2 of the Development from the Director of Lands.

\* The sales brochures of Phase 1 and Phase 2 of the Development and the website designated for Phase 2 of the Development have not been made available. The website address may be subject to change, and the website address stated on the Sales of First-hand Residential Properties Electronic Platform shall prevail.

Date of production of this advertisement: 15 December 2020

如本模型被視作構成廣告或宣傳資料，則本告示適用：

發展項目名稱：MONACO發展項目("發展項目")，第1期稱為MONACO | 區域：啟德 | 發展項目第1期及第2期所位於的街道名稱及門牌號數(臨時)：沐泰街12號(此臨時門牌號數有待發展項目第1期及第2期建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就發展項目第1期及第2期指定的互聯網網站網址：[www.monaco.hk](http://www.monaco.hk)\*

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。盡賣方所知，發展項目第1期的預計關鍵日期：2022年12月30日。盡賣方所知，發展項目第2期的預計關鍵日期：2022年12月30日。(「關鍵日期」指批地文件的條件就發展項目第1期或第2期(視屬何情況而定)而獲得符合的日期。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。)| 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 發展項目第1期及第2期的認可人士：吳國輝 | 發展項目第1期及第2期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：梁黃顧建築師(香港)事務所有限公司 | 發展項目第1期及第2期的承建商：Gammon Engineering & Construction Company Limited | 就發展項目第1期及第2期中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為發展項目第1期及第2期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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為發展項目第1期及第2期的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告及其任何內容僅供參考，並不構成亦不得詮釋或作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)，賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。| 賣方保留權利不時改動發展項目第1期及第2期及其任何部分之建築圖則及其他圖則及設計，發展項目第1期及第2期之設計以政府相關部門最後批准之圖則為準。| 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告由賣方發布。

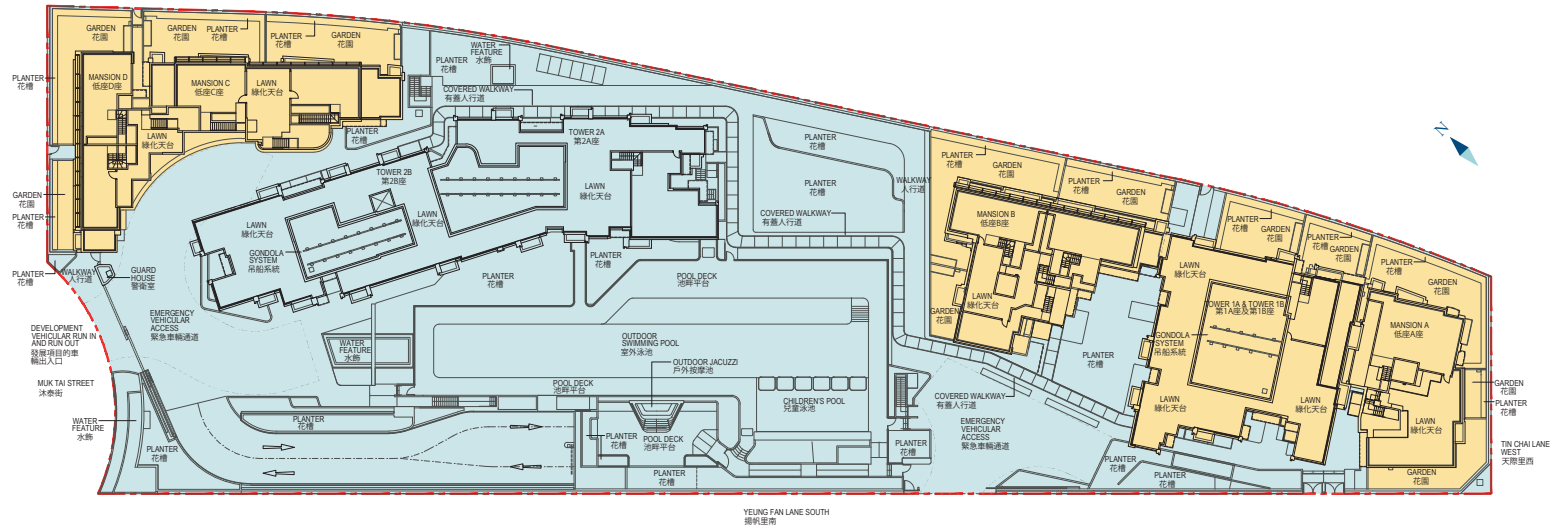
賣方建議準買方參閱售樓說明書\*，以了解發展項目第1期及第2期的資料。賣方仍未獲得地政總署署長就發展項目第2期之住宅單位發出之預售樓花同意書。

\* 發展項目第1期及第2期的售樓說明書及就發展項目第2期指定的互聯網網站尚未發布。互聯網網站網址可能有所改變，以一手住宅物業銷售資訊網為準。

廣告製作日期：2020年12月15日

# Notice(s) 告示 20

## Layout Plan of the Development 發展項目的布局圖



### Legend 圖例

- Boundary of the Development  
發展項目的界線
- Phase 1 of the Development  
發展項目第一期
- Phase 2 of the Development  
發展項目第二期

Scale : 0M/米 40M/米  
 比例：

### Notes 備註:

1. To the best of the vendor's knowledge, the estimated material date for Phase 1 of the Development: 30 December 2022. To the best of the vendor's knowledge, the estimated material date for Phase 2 of the Development: 30 December 2022. To ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 or Phase 2 (as the case may be) of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)  
 盡賣方所知，發展項目第1期的預計關鍵日期：2022年12月30日，盡賣方所知，發展項目第2期的預計關鍵日期：2022年12月30日。（「關鍵日期」指批地文件的條件就發展項目第1期或第2期（視屬何情況而定）而獲得符合的日期，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。）
2. This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown on this plan. Some of the clubhouse and recreational facilities have not been shown on this plan.  
 本圖僅顯示從上空鳥瞰可見之發展項目布局，各期數於不同樓層上的邊界和範圍可能與本圖所示者不同，部分會所及康樂設施於本圖並無顯示。



## Notice(s) 告示 20

This model is prepared in accordance with the latest approved building plans of the Development and/or the Phase. This model is for reference or identification purpose only, and only represents the model maker's impression of the Development and/or the Phase concerned. The model may not be made to scale. Air-conditioning units, service pipes and utility lines, other mechanical and electrical facilities and installations etc. which may exist on the external walls of the Development and/or the Phase have been omitted or modified. Fittings, finishes, appliances, furniture, household goods, planting and landscape and lighting features shown in this model may not be the same as those, if any, to be provided in the actual Development and/or the actual Phase. This model does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term whether expressed or implied. Prospective purchasers should not assume that this model represents the actual or final design or condition of the Development and/or the Phase. The vendor reserves the right to make modifications and changes to the overall design, landscape design and layout, paving materials and patterns, lighting fittings and layout, colour scheme, building design, specifications, features, floor plans, materials and the intended use of all facilities without prior notice. The opening hours and the use of the recreational facilities are subject to the relevant laws, the land grant, the provisions of the deed of mutual covenant of the Development and the actual condition. The vendor reserves the right to make changes to the recreational facilities and the partition, design, layout, and use thereof. Fees may be charged for the use of the recreational facilities. The recreational facilities may not be immediately available for use upon the delivery of vacant possession of the residential property of the Development and/or the Phase. The names of the recreational facilities in this model are for promotional purpose only, and may not be used or provided in the building plans, title deeds or other legal documents. The recreational facilities and the other facilities as displayed in this model are subject to the final approved building plans by the Building Department and/or Lands Department and/or other relevant Government departments and authorities. The external appearance of the residential floors including the residential properties shown in this model may have been simplified. Prospective purchasers shall not consider this model as indicative of the actual provision, and should refer to the sales brochure for details of the Development and/or the Phase. Surrounding buildings and environment are not shown in this model. 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.

此模型以發展項目及/或期數之最新經批准的建築圖則為基礎製作。此模型只供參考或識別之用，亦純屬模型製作者對有關發展項目及/或期數之想像。模型未必按照比例製作。發展項目及/或期數外牆上可能存在之空調機、喉管、管線、其他機電設施及裝置等並無於此模型顯示或有所改動。此模型所展示之裝置、裝修物料、設備、家具、家居用品、植物、園林設計及照明裝置可能與實際發展項目及/或實際期數所提供者(如有)不同。此模型並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。準買家不應視本模型為發展項目及/或期數之實際或最終設計或情況。賣方保留修改及變動發展項目及/或期數的整體設計、園林設計及佈置、鋪裝材料及圖案、照明裝置和布局、色調配搭、建築設計、規格訂明、特色設施、平面圖、用料及所有設施的用途而不作事先通知的權利。康樂設施的開放時間和使用均受相關法律、批地文件條件、公契條文和實際情況所規定和限制。賣方保留變動康樂設施及其分區、設計、布局和用途的權利。康樂設施可能需收取費用方可使用。康樂設施於發展項目及/或期數住宅物業入伙時未必能即時使用。此模型之康樂設施的名稱僅用於宣傳推廣目的，並未必會使用或出現於建築圖則、地契文件或其他法律文件上。此模型所顯示之康樂設施及其他設施，以屋宇署及/或地政總署及/或其他有關政府部門最終經批准的建築圖則為準。此模型展示之住宅樓層(包括住宅物業)的外觀可能經簡化處理。準買家切勿以此模型作為實際提供的示意，而應參閱售樓說明書，以了解本發展項目及/或期數的詳情。此模型並沒有顯示鄰近之建築物及環境，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。

## Notice(s) 告示 20

Mansion A (Phase 2 of the Development) : 4 storeys\*  
低座A座(發展項目第2期) : 4層\*

Mansion B (Phase 2 of the Development) : 5 storeys\*  
低座B座(發展項目第2期) : 5層\*

Mansion C (Phase 2 of the Development) : 5 storeys\*  
低座C座(發展項目第2期) : 5層\*

Mansion D (Phase 2 of the Development) : 5 storeys\*  
低座D座(發展項目第2期) : 5層\*

- \* – The above number of storeys for Mansion A and Mansion B does not include basement floor (B1/F)  
上述低座A座及低座B座的樓層數目不包括地庫樓層(地庫1樓)
- The above number of storeys for Mansion C and Mansion D does not include basement floors (B2/F & B1/F)  
上述低座C座及低座D座的樓層數目不包括地庫樓層(地庫2樓及地庫1樓)
- The above number of storeys for all Mansions does not include Roof  
上述各低座的樓層數目不包括天台

The vendor reserves the right to alter the building plans and other plans and the design of the Phase and Phase 2 of the Development and any part thereof from time to time. The design of the Phase and Phase 2 of the Development shall be subject to the final approved plans of the relevant Government departments.

賣方保留權利不時改動期數及發展項目第2期及其任何部分之建築圖則及其他圖則及設計，期數及發展項目第2期之設計以政府相關部門最後批准之圖則為準。

Those parts of clubhouse/residential properties/gardens marked with red dots “●” form part of Phase 2 of the Development. Please refer to the layout plan of the Development for details.

該等以紅色圓點“●”標示的會所/住宅物業/花園之部分為發展項目第2期之部分。詳情請參照發展項目的布局圖。

## Notice(s) 告示 20

“Naples” is a marketing name of Tower 2A only and will not appear in any building plans, deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, title deeds or other legal documents relating to the Development and/or the Phase.

\*Naples為第2A座市場推廣之用之名稱，並不會於有關發展項目及/或期數的任何建築圖則、公契、臨時買賣合約、買賣合約、轉讓契、業權文件或其他法律文件出現。

“Napoli” is a marketing name of Tower 2B only and will not appear in any building plans, deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, title deeds or other legal documents relating to the Development and/or the Phase.

\*Napoli為第2B座市場推廣之用之名稱，並不會於有關發展項目及/或期數的任何建築圖則、公契、臨時買賣合約、買賣合約、轉讓契、業權文件或其他法律文件出現。

## Notice(s) 告示 20

“Walking to Kai Tak MTR Station (Approximately 5 minutes)” is the estimated walking time calculated based on departure from the main entrance of MONACO Development, and assessed and calculated by independent traffic consultant (as of 5 February 2020), and is for reference only. The actual walking time is subject to volume of people, walking speed, route, weather, actual road condition as well as individual circumstances.

「步行至港鐵啟德站約5分鐘」指以MONACO發展項目主入口為起點計的預計步行時間，由獨立交通顧問評估及計算得出（2020年2月5日），僅供參考。實際步行時間受人流、步速、路綫、天氣、實際路面狀況及個人因素等限制。

# This information was retrieved from the Approved Kai Tak Outline Zoning Plan (Plan No. S/K22/6) gazetted on 25th May 2018 and Notes.

# 相關資料參考自2018年5月25日刊憲之啟德分區計劃大綱核准圖（圖則編號為S/K22/6）及註釋。

The above-mentioned projects and/or plans are still under planning, and their final planning, design, and completion dates are subject to the final decision of relevant government departments. The vendor does not give and will not give any offer, undertaking, representation or warranty, whether express or implied, as regards whether or not the aforesaid projects and/or plans will be implemented and/or as regards its final planning, design and completion date.

上述項目及/或方案仍在規劃中，其最終之規劃、設計及落成日期以有關政府部門最終公佈為準。賣方對該項目及/或方案最終是否會落實及/或其最終之規劃、設計及落成日期並不作出任何不論明示或隱含之要約、承諾、陳述或保證。



## Notice(s) 告示 21

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均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。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

## Notice(s) 告示 22

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

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## Notice(s) 告示 22

Name of the Phase of the Development: MONACO (“Phase”), Phase 1 of MONACO Development | District: Kai Tak | Name of the street at which the Phase is situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed.) | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.monaco.hk](http://www.monaco.hk)

This venue is the sales office of the Phase, for the carrying out of advertising and promotional activities.

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.

To the best of the vendor’s knowledge, the estimated material date for the Phase: 31 December 2022 (“Material date” means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for the Phase: Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited

This advertisement / promotional information is published by the vendor.

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

Date of production: 23 October 2020



## Notice(s) 告示 22

發展項日期數名稱：MONACO（「期數」），MONACO發展項目的第1期 | 區域：啟德 | 期數所位於的街道名稱及門牌號數(臨時)：沐泰街12號(此臨時門牌號數有待期數建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：[www.monaco.hk](http://www.monaco.hk)

本場地乃期數的售樓處，以進行廣告及宣傳推廣活動。

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。

盡賣方所知，期數的預計關鍵日期：2022年12月31日。（「關鍵日期」指批地文件的條件就本期數而獲得符合的日期。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。） | 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 期數的認可人士：吳國輝 | 期數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：梁黃顧建築師(香港)事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告/宣傳資料由賣方發布。

賣方建議準買方參閱售樓說明書，以了解期數的資料。

印製日期：2020年10月23日

## Notice(s) 告示 22

Name of the Phase of the Development: GRANDE MONACO (“Phase”), Phase 2 of MONACO Development | District: Kai Tak | Name of the street at which the Phase is situated and the street number (provisional): 12 Muk Tai Street (This provisional street number is subject to confirmation when the Phase is completed.) | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.grandemonaco.hk](http://www.grandemonaco.hk)\*

This venue is the sales office of the Phase, for the carrying out of advertising and promotional activities.

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. To the best of the vendor’s knowledge, the estimated material date for the Phase: 30 December 2022 (“Material date” means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) Vendor: Top Genius Holdings Limited | Holding companies of the vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Seareef Holdings Limited, Fabulous New Limited, Onwards Asia Limited | Authorized Person for the Phase: Ng Kwok Fai | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor for the Phase: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: BNP Paribas, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Phase: Wheelock Finance Limited

This advertisement/promotional material and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether express or implied (whether related to view or not), and the vendor is not seeking any general expression of intent or specific expression of intent on any property. | The vendor reserves the right to alter the building plans and other plans and the design of the Phase and any part thereof from time to time. The design of the Phase shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. This advertisement/promotional material is published by the vendor. Prospective purchasers are advised to refer to the sales brochure\* for any information on the Phase. Please refer to the sales brochure\* for details. \* The sales brochure and the website designated for the Phase have not been made available.

Date of printing of this advertisement/promotional material: 5 February 2021

## Notice(s) 告示 22

發展項日期數名稱：GRANDE MONACO（「期數」），MONACO發展項目的第2期 | 區域：啟德 | 期數所位於的街道名稱及門牌號數(臨時)：沐泰街12號(此臨時門牌號數有待期數建成時確認) | 賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站網址：[www.grandemonaco.hk](http://www.grandemonaco.hk)\*

本場地乃期數的售樓處，以進行廣告及宣傳推廣活動。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。

盡賣方所知，期數的預計關鍵日期：2022年12月30日。（「關鍵日期」指批地文件的條件就本期數而獲得符合的日期。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。） | 賣方：雅晉集團有限公司 | 賣方的控權公司：會德豐有限公司、Wheelock Investments Limited、Myers Investments Limited、會德豐地產有限公司、Seareef Holdings Limited、Fabulous New Limited、Onwards Asia Limited | 期數的認可人士：吳國輝 | 期數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：梁黃顧建築師(香港)事務所有限公司 | 期數的承建商：Gammon Engineering & Construction Company Limited | 就期數中的住宅物業的出售而代表擁有人行事的律師事務所：高李葉律師行 | 已為期數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：法國巴黎銀行、香港上海滙豐銀行有限公司、渣打銀行(香港)有限公司 | 已為期數的建造提供貸款的任何其他人：Wheelock Finance Limited

本廣告/宣傳資料及其任何內容僅供參考，並不構成亦不得詮釋成作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)，賣方亦不探求對任何物業的無明確選擇購樓意向或有明確選擇購樓意向。 | 賣方保留權利不時改動期數及其任何部分之建築圖則及其他圖則及設計，期數之設計以政府相關部門最後批准之圖則為準。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告/宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

本廣告/宣傳資料由賣方發布。賣方建議準買方參閱售樓說明書\*，以了解期數的資料。詳情請參閱售樓說明書\*。\*期數的售樓說明書及就期數指定的互聯網網站尚未發布。

印製日期：2021年2月5日

## Notice(s) 告示 22

This Display Area is not a reproduction of any part of the Development and/or the Phase. The design and layout, including all the fittings, finishes, materials and appliances provided in this Display Area, are provided for the purpose of this Display Area only, and may not be the same as that provided in any other part of the Development and/or the Phase. Prospective purchasers shall not consider this Display Area as indicative of the actual provisions of any other part of the Development and/or the Phase. This Display Area shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressed or implied, by the vendor.

此陳列場地並非發展項目及/或期數其任何部分的複製品。此陳列場地的設計及布局，包括所有裝置、裝修物料、材料及設備，乃專為此陳列場地而提供，未必會出現於發展項目及/或期數其任何其他部分。準買家勿以此陳列場地作為發展項目及/或期數其任何其他部分實際提供的示意。此陳列場地並不構成亦不應詮釋為賣方任何不論明示或隱含之要約、承諾、陳述或保證。

## Notice(s) 告示 23

There are advertisements, promotional materials, artwork and decorations in this sales office and the photographs, images, drawings, sketches, sculptures, models and the like in this sales office may not be taken at or from the Development and/or the Phase and may not be based on the Development and/or the Phase and may not be related to the Development and/or the Phase. These do not constitute any and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied. Prospective purchasers should not purchase any property in the Development and/or the Phase based on any of them or be affected by any of them or induced to purchase any property in the Development and/or the Phase in reliance of or based on any of them. Prospective purchasers should make reference to the sales brochure for details of the Development and/or the Phase. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and view and the public facilities nearby. Further, the fittings, finishes, appliances and decoration of this sales office do not constitute a mock-up and shall not be construed as constituting a mock-up of the lift lobbies, recreational facilities (if applicable) or any other part of the Development and/or the Phase.

本售樓處有廣告、宣傳資料、美術作品及裝飾。本售樓處內的相片、圖像、繪圖、素描、塑像及模型等可能並非於或自發展項目及/或期數拍攝及以發展項目及/或期數作依據製作，亦可能與發展項目及/或期數無關。任何以上所述者均不構成亦不得詮釋或作出任何不論明示或隱含之要約、陳述、承諾或保證。準買家請勿以任何以上所述者作依據購買發展項目及/或期數任何物業，亦請勿被任何以上所述者所誘使或影響購買發展項目及/或期數任何物業。準買家如欲了解發展項目及/或期數的詳情，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、其周邊地區環境和景觀及附近的公共設施有較佳了解。另本售樓處之裝置、裝修物料、設備及裝飾並不構成亦不得詮釋作模擬實際發展項目及/或期數電梯大堂、康樂設施(如適用)或任何其他部分。

## Notice(s) 告示 24

Images and videos are being monitored by Wheelock Properties (Hong Kong) Limited and recorded for the purposes of security, crime prevention and control of visitor traffic. For more information or matters relating to personal data privacy issues, please contact Personal Data Privacy Officer of Wheelock Properties (Hong Kong) Limited (address: 23rd Floor, Wheelock House, 20 Pedder Street, Central, Hong Kong (Marked "Confidential")).

會德豐地產(香港)有限公司就保安、防止犯罪及訪客人流控制目的作影像及錄影監察及紀錄。欲知進一步詳情或若有關於個人資料私隱問題，請聯絡會德豐地產(香港)有限公司個人資料私隱主任(地址：香港中環畢打街20號會德豐大廈23樓(註明「保密」字樣))。

## Notice(s) 告示 25

This area of the sales office is not a mock-up of the clubhouse or any other part of the Development and/or the Phase and is not produced according to the clubhouse or the Development and/or the Phase or any part thereof. It does not reflect the layout, materials, fittings, finishes, appliances, partition, space, dimension, facilities, specifications, appearance, view, facilities and the like of the clubhouse or the Development and/or the Phase or any part thereof. The existing design, layout, furniture, fittings, finishes, appliances, decorative items and other objects in this area may not necessarily be provided in the clubhouse or the Development and/or the Phase or any part thereof upon completion. Names of the clubhouse and facilities are for promotional purpose only and will not appear in any building plans, deed of mutual covenant or other title deed or legal documents. Clubhouse facilities may not be immediately available for use upon the delivery of vacant possession of the units. The opening time and use of different facilities may change from time to time, and are subject to the relevant laws and terms of the land grant and the deed of mutual covenant and the condition of the premises. The vendor reserves the rights to make modifications and changes to the facilities in the clubhouse from time to time. The use of clubhouse and different recreational facilities may be subject to charges. The design of the Phase and the Development shall be subject to the final approval of the relevant government departments. The vendor reserves the right to amend the building plans and other plans of the Phase or the Development or any part thereof. This area of the sales office does not and shall not constitute or be construed as constituting any offer, undertaking, representation, warranty or contractual term, whether expressed or implied.

售樓處此部分並非模擬發展項目及/或期數之會所或任何其他部分，亦非依據會所或發展項目及/或期數或其任何部分製作，並不作顯示會所或發展項目及/或期數或其任何部分的布局、材料、裝置、裝修物料、設備、間隔、空間、尺寸、設施、規格、外觀、景觀及設施等。於本範圍現存的設計、布局、傢具、裝置、裝修物料、設備、裝飾物及其他物件不一定在日後落成的會所或發展項目及/或期數或其任何部分提供。會所及設施之命名僅作推廣之用，未必會用於或出現在建築圖則、公契或其他業權文件或其他法律文件。會所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可能不時更改，並受相關法律、批地文件及公契條款及現場環境狀況限制。賣方保留權利不時更改會所設施。會所及不同康樂設施可能需要另行收費。期數及發展項目設計以相關政府部門最終批准為準。賣方保留權利更改期數或發展項目或其任何部分之建築圖則及其他圖則。售樓處此部分並不構成亦不應被詮釋為構成任何不論明示或隱含之要約、承諾、陳述、保證或合約條款。

## Notice(s) 告示 25

This Display Area is not a reproduction of any part of the Development and/or the Phase. The design and layout, including all the fittings, finishes, materials and appliances provided in this Display Area, are provided for the purpose of this Display Area only, and may not be the same as that provided in any other part of the Development and/or the Phase. Prospective purchasers shall not consider this Display Area as indicative of the actual provisions of any other part of the Development and/or the Phase. This Display Area shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressed or implied, by the vendor.

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