價單 Price List

第一部份：基本資料　　Part 1: Basic Information

發展項目名稱 Name of Development	天晉 IIIA THE WINGS IIIA	期數 (如有) Phase No. (if any)	-- --
發展項目位置 Location of Development	唐賢街19號 19 Tong Yin Street		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		960	

印製日期 Date of Printing	價單編號 Number of Price List
20 September 2014	5

修改價單 (如有)　Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「√」標示 Please use "√" to indicate changes to prices of residential properties
		價錢 Price
08 October 2014	5A	√
20 April 2015	5B	√

Price List No. 5B

第二部份：面積及售價資料　　Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1A座 Tower 1A	2	C	31.914 (344) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	5,356,000	167,826 (15,570)	-	-	-	2.818 (30)	-	-	-	-	-	-
第1B座 Tower 1B	33	A#	83.924 (903) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	18,080,000	215,433 (20,022)	-	-	-	17.847 (192)	-	-	-	-	-	-
第1B座 Tower 1B	32	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	8,002,000	168,669 (15,659)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	31	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,970,000	167,995 (15,597)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,938,000	167,320 (15,534)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,907,000	166,667 (15,474)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,907,000	166,667 (15,474)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	27	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,844,000	165,339 (15,350)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1B座 Tower 1B	26	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,813,000	164,685 (15,290)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	25	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,781,000	164,011 (15,227)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	23	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,750,000	163,357 (15,166)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	22	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,720,000	162,725 (15,108)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	21	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,689,000	162,072 (15,047)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	20	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,658,000	161,418 (14,986)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	19	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,628,000	160,786 (14,928)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	18	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	7,628,000	160,786 (14,928)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1B座 Tower 1B	2	A	47.442 (511) 露台 Balcony:1.985 (21); 工作平台 Utility Platform:0.000 (0)	8,474,000	178,618 (16,583)	-	-	-	8.688 (94)	-	-	-	-	-	-
第1B座 Tower 1B	32	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,717,000	164,697 (15,310)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	31	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,675,000	164,052 (15,250)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,632,000	163,391 (15,189)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,589,000	162,730 (15,127)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,589,000	162,730 (15,127)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	27	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,505,000	161,439 (15,007)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	26	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,464,000	160,809 (14,949)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1B座 Tower 1B	25	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,422,000	160,164 (14,889)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	23	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,381,000	159,533 (14,830)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	22	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	~~10,339,000~~ ~~10,442,000~~ 10,547,000	~~158,888~~ ~~(14,770)~~ ~~160,471~~ ~~(14,917)~~ 162,084 (15,067)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	21	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,298,000	158,258 (14,711)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	20	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,256,000	157,612 (14,651)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	19	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,216,000	156,998 (14,594)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	18	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,216,000	156,998 (14,594)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1B座 Tower 1B	2	B	65.071 (700) 露台 Balcony:2.232 (24); 工作平台 Utility Platform:1.385 (15)	10,590,000	162,745 (15,129)	-	-	-	6.449 (69)	-	-	-	-	-	-
第1B座 Tower 1B	32	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,515,000	168,169 (15,624)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	31	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,473,000	167,427 (15,555)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	30	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,431,000	166,684 (15,486)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	29	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,388,000	165,924 (15,415)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	28	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,388,000	165,924 (15,415)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	27	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,304,000	164,440 (15,278)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	26	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,263,000	163,715 (15,210)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1B座 Tower 1B	25	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,220,000	162,955 (15,140)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	23	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,179,000	162,230 (15,072)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	22	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,138,000	161,506 (15,005)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	21	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,097,000	160,781 (14,938)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	20	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,057,000	160,074 (14,872)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	19	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,016,000	159,350 (14,805)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	18	D	56.580 (609) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:1.419 (15)	9,016,000	159,350 (14,805)	-	-	-	-	-	-	-	-	-	-
第1B座 Tower 1B	2	D	54.874 (591) 露台 Balcony:2.018 (22); 工作平台 Utility Platform:0.000 (0)	~~8,532,000~~ 8,617,000	~~155,483~~ ~~(14,437)~~ 157,032 (14,580)	-	-	-	1.657 (18)	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2A座 Tower 2A	17	A	50.502 (544) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.433 (15)	7,933,000	157,083 (14,583)	-	-	-	-	-	-	-	-	-	-
第2A座 Tower 2A	16	A	50.502 (544) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.433 (15)	7,902,000	156,469 (14,526)	-	-	-	-	-	-	-	-	-	-
第2A座 Tower 2A	15	A	50.502 (544) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.433 (15)	7,871,000	155,855 (14,469)	-	-	-	-	-	-	-	-	-	-
第2A座 Tower 2A	12	A	50.502 (544) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.433 (15)	7,839,000	155,222 (14,410)	-	-	-	-	-	-	-	-	-	-
第2A座 Tower 2A	11	A	50.502 (544) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.433 (15)	7,808,000	154,608 (14,353)	-	-	-	-	-	-	-	-	-	-
第2A座 Tower 2A	10	A	50.502 (544) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.433 (15)	7,777,000	153,994 (14,296)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	33	A##	114.244 (1,230) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	31,666,000	277,179 (25,745)	-	-	-	50.280 (541)	-	-	22.824 (246)	-	-	-
第2B座 Tower 2B	32	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,913,000	177,723 (16,507)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2B座 Tower 2B	31	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,762,000	176,037 (16,351)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	30	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,613,000	174,373 (16,196)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	29	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,465,000	172,720 (16,043)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	28	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,394,000	171,927 (15,969)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	27	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,172,000	169,448 (15,739)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	26	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,027,000	167,828 (15,588)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	2	B#	89.538 (964) 露台 Balcony:3.110 (33); 工作平台 Utility Platform:1.383 (15)	15,936,000	177,980 (16,531)	-	-	-	16.051 (173)	-	-	-	-	-	-
第2B座 Tower 2B	32	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	11,132,000	162,932 (15,146)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2B座 Tower 2B	31	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	11,083,000	162,215 (15,079)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	30	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	11,033,000	161,483 (15,011)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	29	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,983,000	160,751 (14,943)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	28	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,983,000	160,751 (14,943)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	27	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,885,000	159,317 (14,810)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	26	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,837,000	158,614 (14,744)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	25	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,787,000	157,882 (14,676)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	23	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,745,000	157,268 (14,619)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2B座 Tower 2B	22	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,702,000	156,638 (14,561)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	21	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,660,000	156,024 (14,503)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	20	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,617,000	155,394 (14,445)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	19	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,575,000	154,780 (14,388)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	18	C	68.323 (735) 露台 Balcony:2.314 (25); 工作平台 Utility Platform:1.382 (15)	10,575,000	154,780 (14,388)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	25	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,876,000	178,266 (16,552)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	23	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,855,000	177,629 (16,493)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	22	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,835,000	177,022 (16,437)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2B座 Tower 2B	21	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,815,000	176,415 (16,380)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	20	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,794,000	175,778 (16,321)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	19	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,774,000	175,171 (16,265)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	18	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,774,000	175,171 (16,265)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	17	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	~~5,729,000~~ 5,786,000	~~173,806~~ ~~(16,138)~~ 175,535 (16,299)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	16	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,706,000	173,108 (16,073)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	15	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,683,000	172,411 (16,008)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	12	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,666,000	171,895 (15,961)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2B座 Tower 2B	11	D	32.962 (355) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:0.000 (0)	5,649,000	171,379 (15,913)	-	-	-	-	-	-	-	-	-	-
第2B座 Tower 2B	2	E	61.617 (663) 露台 Balcony:2.131 (23); 工作平台 Utility Platform:0.000 (0)	9,250,000	150,121 (13,952)	-	-	-	2.376 (26)	-	-	-	-	-	-
第3A座 Tower 3A	33	A#	65.219 (702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	13,292,000	203,806 (18,934)	-	-	-	8.678 (93)	-	-	-	-	-	-
第3A座 Tower 3A	2	C#	82.847 (892) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:1.431 (15)	14,898,000	179,825 (16,702)	-	-	-	31.787 (342)	-	-	-	-	-	-
第3B座 Tower 3B	32	A#	78.803 (848) 露台 Balcony:2.645 (28); 工作平台 Utility Platform:1.382 (15)	12,960,000	164,461 (15,283)	-	-	-	-	-	-	-	-	-	-
第3B座 Tower 3B	31	A#	78.803 (848) 露台 Balcony:2.645 (28); 工作平台 Utility Platform:1.382 (15)	12,909,000	163,814 (15,223)	-	-	-	-	-	-	-	-	-	-
第3B座 Tower 3B	30	A#	78.803 (848) 露台 Balcony:2.645 (28); 工作平台 Utility Platform:1.382 (15)	12,857,000	163,154 (15,162)	-	-	-	-	-	-	-	-	-	-
第3B座 Tower 3B	29	A#	78.803 (848) 露台 Balcony:2.645 (28); 工作平台 Utility Platform:1.382 (15)	12,807,000	162,519 (15,103)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第3B座 Tower 3B	28	A#	78.803 (848) 露台 Balcony:2.645 (28); 工作平台 Utility Platform:1.382 (15)	12,807,000	162,519 (15,103)	-	-	-	-	-	-	-	-	-	-
第3B座 Tower 3B	27	A#	78.803 (848) 露台 Balcony:2.645 (28); 工作平台 Utility Platform:1.382 (15)	12,705,000	161,225 (14,982)	-	-	-	-	-	-	-	-	-	-
第3B座 Tower 3B	2	B#	58.015 (624) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	11,253,000	193,967 (18,034)	-	-	-	39.879 (429)	-	-	-	-	-	-
第3B座 Tower 3B	2	C	54.266 (584) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	8,208,000	151,255 (14,055)	-	-	-	3.590 (39)	-	-	-	-	-	-
第5A座 Tower 5A	33	A##	102.015 (1,098) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	25,257,000	247,581 (23,003)	-	-	-	25.305 (272)	-	-	-	-	-	-
第5A座 Tower 5A	32	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	13,762,000	173,526 (16,115)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	31	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	13,574,000	171,155 (15,895)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	28	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	13,390,000	168,835 (15,679)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5A座 Tower 5A	27	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	13,209,000	166,553 (15,467)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	23	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	12,972,000	163,565 (15,190)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	22	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	12,853,000	162,064 (15,050)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	19	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	12,621,000	159,139 (14,779)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	18	A#	79.308 (854) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:1.404 (15)	12,561,000	158,383 (14,708)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	2	A#	77.904 (839) 露台 Balcony:2.765 (30); 工作平台 Utility Platform:0.000 (0)	12,841,000	164,831 (15,305)	-	-	-	10.036 (108)	-	-	-	-	-	-
第5A座 Tower 5A	32	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	10,384,000	172,009 (15,975)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	31	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	10,291,000	170,468 (15,832)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5A座 Tower 5A	30	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	10,201,000	168,977 (15,694)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	29	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	10,110,000	167,470 (15,554)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	28	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	10,065,000	166,725 (15,485)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	27	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,975,000	165,234 (15,346)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	26	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,930,000	164,488 (15,277)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	25	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,885,000	163,743 (15,208)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	23	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,842,000	163,031 (15,142)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	22	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,797,000	162,285 (15,072)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5A座 Tower 5A	21	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,753,000	161,556 (15,005)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	20	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,710,000	160,844 (14,938)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	19	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,666,000	160,115 (14,871)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	18	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,666,000	160,115 (14,871)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	17	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,409,000	155,858 (14,475)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	16	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,372,000	155,245 (14,418)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	15	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,334,000	154,616 (14,360)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	12	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,306,000	154,152 (14,317)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5A座 Tower 5A	11	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,278,000	153,688 (14,274)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	10	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,250,000	153,224 (14,231)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	9	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,223,000	152,777 (14,189)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	8	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,223,000	152,777 (14,189)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	7	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,186,000	152,164 (14,132)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	6	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,167,000	151,849 (14,103)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	5	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,149,000	151,551 (14,075)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	3	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,131,000	151,253 (14,048)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5A座 Tower 5A	2	B	60.369 (650) 露台 Balcony:2.080 (22); 工作平台 Utility Platform:0.000 (0)	9,992,000	165,515 (15,372)	-	-	-	7.028 (76)	-	-	-	-	-	-
第5A座 Tower 5A	32	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,867,000	156,591 (14,542)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	31	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,835,000	155,955 (14,482)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	30	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,805,000	155,357 (14,427)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	29	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,774,000	154,740 (14,370)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	28	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,774,000	154,740 (14,370)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	27	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,712,000	153,506 (14,255)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	26	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,681,000	152,889 (14,198)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price ($)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第5A座 Tower 5A	25	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,651,000	152,292 (14,142)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	23	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,620,000	151,675 (14,085)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	22	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,590,000	151,078 (14,030)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	21	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,559,000	150,461 (13,972)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	20	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,530,000	149,884 (13,919)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	19	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,500,000	149,286 (13,863)	-	-	-	-	-	-	-	-	-	-
第5A座 Tower 5A	18	C	50.239 (541) 露台 Balcony:1.990 (21); 工作平台 Utility Platform:1.431 (15)	7,500,000	149,286 (13,863)	-	-	-	-	-	-	-	-	-	-

Price List No. 5B

第三部份:其他資料　　Part 3:Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)
如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(A6) 優越現金付款計劃
Superior Cash Payment Plan

此付款計劃只適用於購買售價為港幣$7,500,000 以下的住宅物業(但不包括第(4)(E6)段所述之特選住宅物業)之買方。
This payment plan is only applicable to the Purchaser of a residential property with the price below HK$7,500,000 (but excluding the Privilege Residential Properties as set out in paragraph (4)(E6)).

註：在第(4)(A6)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In paragraph (4)(A6), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK$100,000 made payable to "MAYER BROWN JSM" for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於買方簽署買賣合約時繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 90 日內繳付。
   5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付。
   85% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

如買方選擇第(4)(A6)段所述的付款計劃，可獲 5%售價折扣優惠。
A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A6).

2. 置業售價折扣
Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲2.38%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 2.38% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(A6)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業，買方只可享有置業售價折扣或第(4)(A6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A6)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 置輕鬆售價折扣
Relaxing-Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置輕鬆售價折扣，買方可獲2.5%售價折扣優惠。
If the Purchaser chooses the Relaxing-Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 2.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置輕鬆售價折扣，則買方可向賣方指定財務機構(『指定財務機構』) 申請第(4)(A6)(iii)2段所述之首24個月免息免供第二按揭貸款。為免疑問，就每個住宅物業，買方只可享有置輕鬆售價折扣 或申請第(4)(A6)(iii)2段所述之首24個月免息免供第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Relaxing-Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the First 24 Months Payment Holiday Second Mortgage Loan set out in paragraph (4)(A6)(iii)2. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either enjoy the Relaxing-Purchase Price Discount or

apply for the First 24 Months Payment Holiday Second Mortgage Loan as set out in paragraph (4)(A6)(iii)2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(A6)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A6)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

(I) 在買方按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate ("Stamp Duty Cash Rebate") offered by the Vendor equal to the amount of 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

(II) 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。
Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor's solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

(III) 買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(IV) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的從價印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the ad valorem stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(V) 印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.

(b) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A6)(ii)2段所述之置業售價折扣或第(4)(A6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A6)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首 24 個月免息免供第二按揭貸款
First 24 Months Payment Holiday Second Mortgage Loan

買方可向賣方的指定財務機構申請第二按揭貸款，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier).

(b) 第二按揭貸款首24 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.5% p.a.，利率浮動，期後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.5% p.a., subject to fluctuation, thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

(c) 第二按揭貸款最高金額為淨樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(A6)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 20% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A6)(iii)1(a).

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly repayment(s) (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就申請第二按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(k) 為免疑問，就每一個住宅物業的買賣，買方只可享有第(4)(A6)(ii)3段所述之置輕鬆售價折扣 或申請首24個月免息免供第二按揭貸款。買方須於同一份臨時買賣合下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either enjoy the Relaxing-Purchase Price Discount as set out in paragraph (4)(A6)(ii)3 or apply for the First 24 Months Payment Holiday Second Mortgage Loan. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(l) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

若買方成功申請首 24 個月免息免供第二按揭貸款，賣方將以現金回贈方式將首 24 個月(『優惠期』)內每月第二按揭供款的總金額(將以第二按揭貸款金額為淨樓價的 20%、按揭利率 2.5%p.a 及年期 20 年為計算首 24 個月供款的金額的方法)，於買方付清樓價後的一個月內，支付到買方的第二按揭自動供款帳戶內，作為有關優惠期內之供款。惟若因與上述計算方法有所差異包括但不限於按揭利率及/或年期差異而令有關回贈金額不足以支付首 24 個月第二按揭之供款，則買方須負責有關供款差額。

If the Purchaser has successfully applied for the First 24 Months Payment Holiday Second Mortgage Loan, the Vendor will deposit the total amount of the second mortgage monthly instalments for the first 24 months ("privilege period") (the calculation method of the amount of the first 24 months monthly instalments will be based on the second mortgage loan amount equivalent to 20% of the net purchase price, 2.5% p.a mortgage rate and tenor of 20 years) by way of cash rebate into the second mortgage auto-pay

account of the Purchaser for the instalment repayment during the privilege period within one month after the Purchaser has fully settled the outstanding balance of the purchase price. However, in the event that the cash rebate amount is insufficient to cover the second mortgage instalment for the first 24 months due to any deviation from the above-mentioned calculation method including but not limited to mortgage rate and/or tenor, the Purchaser shall be responsible for the payment of the difference.

如買方不選擇置輕鬆售價折扣及沒有使用首24個月免息免供第二按揭貸款，在買方按買賣合約付清樓價餘額的情況下，可獲相等於樓價2.5%現金回贈優惠(『2.5%現金回贈』)。
If the Purchaser has not chosen the Relaxing-Purchase Price Discount and has not utilized the First 24 Months Payment Holiday Second Mortgage Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, a cash rebate equivalent to 2.5% of the purchase price ("2.5% Cash Rebate") would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請2.5%現金回贈 ，賣方會於收到申請並確認有關資料無誤後將2.5%現金回贈 直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the 2.5% Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the 2.5% Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，買方只可選擇使用首24個月免息免供第二按揭貸款或2.5%現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, the Purchaser can only choose either to utilize the First 24 Months Payment Holiday Second Mortgage Loan or to obtain the 2.5% Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the development (whichever is earlier) rectify any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：
Notes:
1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或

優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser as specified in the agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty

and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased

(4)(B6) 優越靈活付款計劃
Superior Flexible Payment Plan

此付款計劃只適用於購買售價為港幣$7,500,000 以下的住宅物業(但不包括第(4)(E6)段所述之特選住宅物業)之買方。
This payment plan is only applicable to the Purchaser of a residential property with the price below HK$7,500,000 (but excluding the Privilege Residential Properties as set out in paragraph (4)(E6)).

註：在第(4)(B6)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In paragraph (4)(B6), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK$100,000 made payable to "MAYER BROWN JSM" for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於買方簽署買賣合約時繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付。
   5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5%於簽署臨時買賣合約的日期後 360 日內繳付。
   5% of the purchase price shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80%(樓價餘額)於賣方就其有能力將發展項目中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified property in the development to the Purchaser.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

無
Nil

2. 置業售價折扣
Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲2.38%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 2.38% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B6)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業，買方只可享有置業售價折扣或第(4)(B6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B6)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(B6)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B6)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

(I) 在買方按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate ("Stamp Duty Cash Rebate") offered by the Vendor equal to the amount of 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

(II) 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。
Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor's solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

(III) 買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(IV) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B6)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(B6)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

(V) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的從價印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the ad valorem stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

(b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

(II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

(III) 過渡性貸款金額相等於就買賣合約應付的從價印花稅的70%。
The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty chargeable on the agreement for sale and purchase.

(IV) 過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.

(V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息**。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived**.

(VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

(VII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(VIII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣$5,000現金回贈(『港幣$5,000現金回贈』)。
If the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK$5,000 for each residential property ("HK$5,000 Cash Rebate") would be offered to the Purchaser.
買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the HK$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B6)(ii)2段所述之置業售價折扣或第(4)(B6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B6)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 提前付清樓價現金回贈
Early Settlement Cash Rebate

(a) 如選擇第(4)(B6)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。
Where the Purchaser chooses the payment plan stated in paragraph (4)(B6), and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 360 日內 Within 360 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 5% 5% of the purchase price

(b) 買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

(c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(B6)(iii)2(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(B6)(iii)2(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

3. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

(a) 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少60 日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier).
(b) 第二按揭貸款將全期為香港上海匯豐銀行有限公司不時報價之港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (subject to fluctuation) for the whole tenor of the second mortgage loan. The final interest rate will be subject to approval by the designated financing company.
(c) 第二按揭貸款最高金額為淨樓價的20%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(B6)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B6)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。

The maximum second mortgage loan amount shall be 20% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B6)(iii)1(a) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(B6)(iii)2.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就申請第二按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(k) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

4. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the development, (whichever is earlier), rectify any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser as specified in the agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C6) 至尊現金付款計劃
Supreme Cash Payment Plan

此付款計劃只適用於購買售價為港幣$7,500,000 或以上的住宅物業(但不包括第(4)(E6)段所述之特選住宅物業)之買方。
This payment plan is only applicable to the Purchaser of a residential property with the price at HK$7,500,000 or above (but excluding the Privilege Residential Properties as set out in paragraph (4)(E6)).

註：在第(4)(C6)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In paragraph (4)(C6), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK$100,000 made payable to "MAYER BROWN JSM" for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 60 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 120 日內繳付。
   5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付。
   85% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

如買方選擇第(4)(C6)段所述的付款計劃，可獲 5%售價折扣優惠。
A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(C6).

2. 置業售價折扣
Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲2.68%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 2.68% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(C6)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業，買方只可享有置業售價折扣或第(4)(C6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(C6)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(C6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 置輕鬆售價折扣
Relaxing-Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置輕鬆售價折扣，買方可獲3%售價折扣優惠。
If the Purchaser chooses the Relaxing-Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置輕鬆售價折扣，則買方可向賣方指定財務機構(『指定財務機構』) 申請第(4)(C6)(iii)2段所述之首24個月免息免供第二按揭貸款。為免疑問，就每個住宅物業，買方只可享有置輕鬆售價折扣 或申請第(4)(C6)(iii)2段所述之首24個月免息免供第二按揭貸款。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Relaxing-Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the First 24 Months Payment Holiday Second Mortgage Loan set out in paragraph (4)(C6)(iii)2. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either enjoy the Relaxing-Purchase Price Discount or

apply for the First 24 Months Payment Holiday Second Mortgage Loan as set out in paragraph (4)(C6)(iii)2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(C6)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(C6)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

(I) 在買方按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%，上限為樓價的12%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate ("Stamp Duty Cash Rebate") offered by the Vendor equal to the total amount of 70% of ad valorem stamp duty and (if applicable) 70% of buyer's stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 12% of the purchase price.

(II) 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。
Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor's solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

(III) 買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(IV) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C6)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(C6)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

(V) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(VI) 印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.

(b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

(II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

(III) 過渡性貸款金額相等於就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%，上限為樓價的12%。
The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty and (if applicable) 70% of buyer's stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 12% of the purchase price.

(IV) 過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.

(V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息**。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived**.

(VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

(VII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(VIII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣$5,000現金回贈(『港幣$5,000現金回贈』)。
If the Purchaser has chosen the Stamp Duty Offer(s) but has not not utilized the Transitional Loan, subject to settlement of the balance of the purchaser price in accordance with the agreement for sale and purchase, an extra cash rebate of HK$5,000 for each residential property ("HK$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣$5,000現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the HK$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(C6)(ii)2段所述之置業售價折扣或第(4)(C6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(C6)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(C6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首 24 個月免息免供第二按揭貸款
First 24 Months Payment Holiday Second Mortgage Loan

買方可向賣方的指定財務機構申請第二按揭貸款，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company for a second mortgage loan. Key terms are as follows:

(a) 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier).

(b) 第二按揭貸款首24 個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.5% p.a.，利率浮動，期後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.5% p.a., subject to fluctuation, thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

(c) 第二按揭貸款最高金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的85%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(C6)(iii)1(a)段所述的印花稅現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(C6)(iii)1(a).

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly repayment(s) (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就申請第二按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(k) 為免疑問，就每一個住宅物業的買賣，買方只可享有第(4)(C6)(ii)3段所述之置輕鬆售價折扣 或申請首24個月免息免供第二按揭貸款。買方須於同一份臨時買賣合下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either enjoy the Relaxing-Purchase Price Discount as set out in paragraph (4)(C6)(ii)3 or apply for the First 24 Months Payment Holiday Second Mortgage Loan. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(l) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

若買方成功申請首 24 個月免息免供第二按揭貸款，賣方將以現金回贈方式將首 24 個月(『優惠期』)內每月第二按揭供款的總金額(將以第二按揭貸款金額為淨樓價的 25%、按揭利率 2.5%p.a 及年期 20 年為計算首 24 個月供款的金額的方法)，於買方付清樓價後的一個月內，支付到買方的第二按揭自動供款帳戶內，作為有關優惠期內之供款。惟若因與上述計算方法有所差異包括但不限於按揭利率及/或年期差異而令有關回贈金額不足以支付首 24 個月第二按揭之供款，則買方須負責有關供款差額。

If the Purchaser has successfully applied for the First 24 Months Payment Holiday Second Mortgage Loan, the Vendor will deposit the total amount of the second mortgage monthly instalments for the first 24 months ("privilege period") (the calculation method of the amount of the first 24 months monthly instalments will be based on the second mortgage loan amount equivalent to 25% of the net purchase price, 2.5% p.a mortgage rate and tenor of 20 years) by way of cash rebate into the second mortgage auto-pay account of the Purchaser for the instalment repayment during the privilege period within one month after the Purchaser has fully settled the outstanding balance of the purchase price. However, in the event that the cash rebate amount is insufficient to cover the second mortgage instalment for the first 24 months due to any deviation from the above-mentioned calculation method including but not limited to mortgage rate and/or tenor, the Purchaser shall be responsible for the payment of the difference.

如買方不選擇置輕鬆售價折扣及沒有使用首24個月免息免供第二按揭貸款，在買方按買賣合約付清樓價餘額的情況下，可獲相等於樓價3%現金回贈優惠(『3%現金回贈』)。

If the Purchaser has not chosen the Relaxing-Purchase Price Discount and has not utilized the First 24 Months Payment Holiday Second Mortgage Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, a cash rebate equivalent to 3% of the purchase price ("3% Cash Rebate") would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請3%現金回贈，賣方會於收到申請並確認有關資料無誤後將3%現金回贈 直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the 3% Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the 3% Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，買方只可選擇使用首24個月免息免供第二按揭貸款或3%現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, the Purchaser can only choose either to utilize the First 24 Months Payment Holiday Second Mortgage Loan or to obtain the 3% Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 住戶停車位優惠
Offer of Residential Car Parking Space(s)

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購發展項目的一個住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space.

選購於價單上設有符號"##"之住宅物業之買方，可享有認購發展項目的最多兩個住戶停車位的權利。
The Purchaser of a residential property that is marked with a "##" in the price list is entitled to have an option to purchase up to a maximum of TWO residential car parking space(s).

購買於價單上設有符號"#"或"##"之住宅物業的買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of the residential property marked with "#" or "##" in the price list can exercise his/her option to purchase residential car parking space(s) in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space(s) in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

4. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the development, (whichever is earlier), rectify any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：
Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser as specified in the agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(D6) 至尊靈活付款計劃
Supreme Flexible Payment Plan

此付款計劃只適用於購買售價為港幣$7,500,000 或以上的住宅物業(但不包括第(4)(E6)段所述之特選住宅物業)之買方。
This payment plan is only applicable to the Purchaser of a residential property with the price at HK$7,500,000 or above (but excluding the Privilege Residential Properties as set out in paragraph (4)(E6)).

註：在第(4)(D6)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In paragraph (4)(D6), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK$100,000 made payable to "MAYER BROWN JSM" for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 60 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 210 日內繳付。
   5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5%於簽署臨時買賣合約的日期後 390 日內繳付。
   5% of the purchase price shall be paid within 390 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80%(樓價餘額)於賣方就其有能力將發展項目中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified property in the development to the Purchaser.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

無
Nil

2. 置業售價折扣
Home Purchase Price Discount

(a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲2.68%售價折扣優惠。
If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 2.68% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(D6)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業，買方只可享有置業售價折扣或第(4)(D6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(D6)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(D6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(D6)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(D6)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

(I) 在買方按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%，上限為樓價的12%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate ("Stamp Duty Cash Rebate") offered by the Vendor equal to the total amount of 70% of ad valorem stamp duty and (if applicable) 70% of buyer's stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 12% of the purchase price.

(II) 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。
Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor's solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

(III) 買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的**正式繳付收據**)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(IV) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(D6)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(D6)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

(V) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(VI) 印花稅現金回贈受其他條款及細則約束。

The Stamp Duty Cash Rebate is subject to other terms and conditions.

(b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

(II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

(III) 過渡性貸款金額相等於就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%，上限為樓價的12%。
The Transitional Loan amount is equal to the total amount of 70% of ad valorem stamp duty and (if applicable) 70% of buyer's stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 12% of the purchase price.

(IV) 過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.

(V) 利率以香港上海匯豐銀行有限公司之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息**。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived**.

(VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. If the Purchaser shall instruct his/her own solicitors to act for him/her for the Transitional Loan, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements.

(VII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(VIII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣$5,000現金回贈(『港幣$5,000現金回贈』)。
If the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK$5,000 for each residential property ("HK$5,000 Cash Rebate") would be offered to the Purchaser.
買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣$5,000現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the HK$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(D6)(ii)2段所述之置業售價折扣或第(4)(D6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(D6)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(D6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 提前付清樓價現金回贈
Early Settlement Cash Rebate

(a) 如選擇第(4)(D6)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。
Where the Purchaser chooses the payment plan stated in paragraph (4)(D6), and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 390 日內 Within 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 5% 5% of the purchase price

(b) 買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

(c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(D6)(iii)2(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(D6)(iii)2(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(d) 為免疑問，第(4)(D6)(iii)4段所述之優惠不適用於使用提前付清樓價現金回贈之買方。
For the avoidance of doubt, the benefit as set out in paragraph (4)(D6)(iii)4 is not applicable to the Purchaser who enjoys the Early Settlement Cash Rebate.

3. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

(a) 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少60 日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier).

(b) 第二按揭貸款將全期為香港上海匯豐銀行有限公司不時報價之港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (subject to fluctuation) for the whole tenor of the second mortgage loan. The final interest rate will be subject to approval by the designated financing company.

(c) 第二按揭貸款最高金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(D6)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(D6)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(D6)(iii)1(a) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(D6)(iii)2.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。

The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就申請第二按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(k) 為免疑問，第(4)(D6)(iii)4段所述之優惠不適用於申請備用第二按揭貸款之買方。
For the avoidance of doubt, the benefit as set out in paragraph (4)(D6)(iii)4 is not applicable to the Purchaser who applies for the Standby Second Mortgage Loan.

(l) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

4. 180 換樓易貸款(只適用於個人名義買方) ("180 換樓易貸款")
180 Bridging Loan (Applicable only to the Purchaser who is individual(s)) ("180 Bridging Loan")

買方可向賣方的指定財務機構(『指定財務機構』)申請 180 換樓易貸款，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the 180 Bridging Loan. Key terms are as follows:

(a) 買方必須於買賣合約內訂明的發展項目的預計關鍵日期前最少60日以書面方式向指定財務機構申請180換樓易貸款。
The Purchaser shall make a written application to the designated financing company for the 180 Bridging Loan not less than 60 days before the estimated material date for the development as specified in the agreement for sale and purchase.

(b) 180換樓易貸款之利率為1 個月香港銀行同業拆息加2.25% p.a.或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，利率浮動。利息須每月支付。1 個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終按揭利率以指定財務機構審批結果而定。

Interest rate for the 180 Bridging Loan shall be one month HIBOR plus 2.25% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a., whichever is lower (subject to fluctuation). Interest shall be payable monthly. One month HIBOR rate shall be quoted by the designated financing company from time to time (subject for fluctuation). The final interest rate will be subject to approval by the designated financing company.

(c) 180換樓易貸款之貸款本金金額於貸款到期日一次性歸還。
The principal of the 180 Bridging Loan shall be repaid by one lump sum at the maturity date.

(d) 180換樓易貸款期限為180日。
The tenor of 180 Bridging Loan shall be 180 days.

(e) 180換樓易貸款最高金額為樓價的70%，或應繳付之樓價餘額，以較低者為準。
The maximum 180 Bridging Loan amount shall be 70% of the purchase price or the balance of purchase price payable, whichever is lower.

(f) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/their repayment ability.

(g) 所有180換樓易貸款法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關180換樓易貸款的律師費用及雜費。
All legal documents of 180 Bridging Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/their own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her/their own solicitors' costs and disbursements relating to the 180 Bridging Loan.

(h) 買方需就申請180換樓易貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the 180 Bridging Loan.

(i) 180換樓易貸款以該住宅物業之第一法定按揭作抵押。
The 180 Bridging Loan shall be secured by a first legal mortgage over the residential property.

(k) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

如買方沒有使用180換樓易貸款及已按買賣合約付清樓價餘額後，可就每個住宅物業獲額外港幣$10,000現金回贈(『港幣$10,000現金回贈』)。
If the Purchaser has not utilized the 180 Bridging Loan and has settled the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK$10,000 for each residential property ("HK$10,000 Cash Rebate") would be offered to the Purchaser.

買方須於買賣合約內訂明的發展項目的預計關鍵日期前最少30日，以書面向賣方申請港幣$10,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣$10,000現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the HK$10,000 Cash Rebate at least 30 days before the estimated material date for the development as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK$10,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，買方只可選擇使用180換樓易貸款或港幣$10,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, the Purchaser can only choose either to utilize the 180 Bridging Loan or to obtain the HK$10,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(l) 為免疑問，申請第(4)(D6)(iii)2 段之提前付清樓價現金回贈及/或(4)(D6)(iii)3段之備用第二按揭貸款之買方，不可申請180換樓易貸款及不會享有港幣$10,000現金回贈。
For the avoidance of doubt, a Purchaser who applies for the Early Settlement Cash Rebate as set out in paragraph (4)(D6)(iii)2 and/or the Standby Second Mortgage Loan as set out in paragraph (4)(D6)(iii)3 cannot apply for the 180 Bridging Loan and shall not be entitled to the HK$10,000 Cash Rebate.

(m) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

5. 住戶停車位優惠
Offer of Residential Car Parking Space(s)

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購發展項目的一個住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space.

選購於價單上設有符號"##"之住宅物業之買方，可享有認購發展項目的最多兩個住戶停車位的權利。
The Purchaser of a residential property that is marked with a "##" in the price list is entitled to have an option to purchase up to a maximum of TWO residential car parking space(s).

購買於價單上設有符號"#"或"##"之住宅物業的買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of the residential property marked with "#" or "##" in the price list can exercise his/her option to purchase residential car parking space(s) in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space(s) in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

6. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the development, (whichever is earlier), rectify any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：
Notes:
1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser as specified in the agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(E6) 特選住宅物業靈活付款計劃
Privilege Residential Properties Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業(『特選住宅物業』)之買方。
This payment plan is only applicable to the Purchaser of the following residential property(ies) ("Privilege Residential Properties").

特選住宅物業：
Privilege Residential Properties:

第 1A 座的單位: 2C	Unit in Tower 1A: 2C
第 1B 座的單位: 2A, 2B, 2D, 33A	Units in Tower 1B: 2A, 2B, 2D, 33A
第 2B 座的單位: 2B, 2E, 33A	Units in Tower 2B: 2B, 2E, 33A
第 3A 座的單位: 2C, 33A	Units in Tower 3A: 2C, 33A
第 3B 座的單位: 2B, 2C	Units in Tower 3B: 2B, 2C
第 5A 座的單位: 2A, 2B, 33A	Units in Tower 5A: 2A, 2B, 33A

註：在第(4)(E6)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。
Note: In paragraph (4)(E6), "price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣$100,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK$100,000 made payable to "MAYER BROWN JSM" for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 60 日內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 210 日內繳付。
   5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5%於簽署臨時買賣合約的日期後 420 日內繳付。
   5% of the purchase price shall be paid within 420 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80%(樓價餘額)於賣方就其有能力將發展項目中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
   80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified property in the development to the Purchaser.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
   Payment Plan Benefit

   無
   Nil

2. 置業售價折扣
   Home Purchase Price Discount

   (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲2.68%售價折扣優惠。
   If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 2.68% discount on the price.

   (b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(E6)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業，買方只可享有置業售價折扣或第(4)(E6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(E6)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(E6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. 印花稅優惠
Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(E6)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：
If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(E6)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

(I) 在買方按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%。
Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate ("Stamp Duty Cash Rebate") offered by the Vendor which amount shall be equal to 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase.

(II) 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。
Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor's solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

(III) 買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

(IV) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(E6)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(E6)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

(V) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的從價印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。
After the Vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the ad valorem stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

(VI) 印花稅現金回贈受其他條款及細則約束。
The Stamp Duty Cash Rebate is subject to other terms and conditions.

(b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

(II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.

(III) 過渡性貸款金額相等於就買賣合約應付的從價印花稅的70%。
The Transitional Loan amount is equal to 70% of ad valorem stamp duty.

(IV) 過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.

(V) 利率以香港上海匯豐銀行有限公司之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息**。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a. (subject to fluctuation). If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived**.

(VI) 所有過渡性貸款的法律文件需由賣方代表律師準備及安排簽署。如買方另行自聘律師作為其代表律師處理過渡性貸款，買方須負責其代表律師有關費用及雜費。

All legal documents of the Transitional Loan shall be prepared by and arranged for signing by the Vendor's solicitors. If the Purchaser shall instruct his/her own solicitors to act for him/her for the Transitional Loan, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements.

(VII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(VIII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣$5,000現金回贈(『港幣$5,000現金回贈』)。
If the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan, subject to settlement of the balance of the purchaser price in accordance with the agreement for sale and purchase, an extra cash rebate of HK$5,000 for each residential property ("HK$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣$5,000現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the HK$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣$5,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(E6)(ii)2段所述之置業售價折扣或第(4)(E6)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(E6)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(E6)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 提前付清樓價現金回贈
Early Settlement Cash Rebate

(a) 如選擇第(4)(E6)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。
Where the Purchaser chooses the payment plan stated in paragraph (4)(E6), and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 210 日內 Within 210 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 6% 6% of the purchase price
簽署臨時買賣合約的日期後 211 日至 420 日期間內 Within the period from 211 days to 420 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 4% 4% of the purchase price

(b) 買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

(c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(E6)(iii)2(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(E6)(iii)2(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(d) 為免疑問，第(4)(E6)(iii)4段所述之優惠不適用於使用提前付清樓價現金回贈之買方。
For the avoidance of doubt, the benefit as set out in paragraph (4)(E6)(iii)4 is not applicable to the Purchaser who enjoys the Early Settlement Cash Rebate.

3. 備用第二按揭貸款
Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請備用第二按揭貸款，主要條款如下:
The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a standby second mortgage loan. Key terms are as follows:

(a) 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少60 日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the development as specified in the agreement for sale and purchase (whichever is earlier).

(b) 第二按揭貸款將全期為香港上海匯豐銀行有限公司不時報價之港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate for the second mortgage loan shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (subject to fluctuation) for the whole tenor of the second mortgage loan. The final interest rate will be subject to approval by the designated financing company.

(c) 第二按揭貸款最高金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第(4)(E6)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(E6)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(E6)(iii)1(a) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(E6)(iii)2.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.

(e) 買方須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月還款(即第一按揭貸款加第二按揭貸款及其他借貸的還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser and his/her/its guarantor(s) (if any).

(f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.

(g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

(h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the second mortgage.

(i) 買方需就申請第二按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the second mortgage loan.

(j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(k) 為免疑問，第(4)(E6)(iii)4段所述之優惠不適用於申請備用第二按揭貸款之買方。
For the avoidance of doubt, the benefit as set out in paragraph (4)(E6)(iii)4 is not applicable to the Purchaser who applies for the Standby Second Mortgage Loan.

(l) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

4. 180 換樓易貸款(只適用於個人名義買方) (“180 換樓易貸款”)
180 Bridging Loan (Applicable only to the Purchaser who is individual(s)) (“180 Bridging Loan”)

買方可向賣方的指定財務機構(『指定財務機構』)申請 180 換樓易貸款，主要條款如下:
The Purchaser can apply to the Vendor’s designated financing company (“designated financing company”) for the 180 Bridging Loan. Key terms are as follows:

(a) 買方必須於買賣合約內訂明的發展項目的預計關鍵日期前最少60日以書面方式向指定財務機構申請180換樓易貸款。
The Purchaser shall make a written application to the designated financing company for the 180 Bridging Loan not less than 60 days before the estimated material date for the development as specified in the agreement for sale and purchase.

(b) 180換樓易貸款之利率為1 個月香港銀行同業拆息加2.25% p.a.或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，利率浮動。利息須每月支付。1 個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate for the 180 Bridging Loan shall be one month HIBOR plus 2.25% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a., whichever is lower (subject to fluctuation). Interest shall be payable monthly. One month HIBOR rate shall be quoted by the designated financing company from time to time (subject for fluctuation). The final interest rate will be subject to approval by the designated financing company.

(c) 180換樓易貸款之貸款本金金額於貸款到期日一次性歸還。
The principal of the 180 Bridging Loan shall be repaid by one lump sum at the maturity date.

(d) 180換樓易貸款期限為180日。
The tenor of 180 Bridging Loan shall be 180 days.

(e) 180換樓易貸款最高金額為樓價的70%，或應繳付之樓價餘額，以較低者為準。
The maximum 180 Bridging Loan amount shall be 70% of the purchase price or the balance of purchase price payable, whichever is lower.

(f) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/their repayment ability.

(g) 所有180換樓易貸款法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關180換樓易貸款的律師費用及雜費。
All legal documents of 180 Bridging Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/their own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her/their own solicitors’ costs and disbursements relating to the 180 Bridging Loan.

(h) 買方需就申請180換樓易貸款支付港幣$5,000不可退還的申請手續費。

The Purchaser shall pay HK$5,000 being the non-refundable application fee for the 180 Bridging Loan.

(i) 180換樓易貸款以該住宅物業之第一法定按揭作抵押。
The 180 Bridging Loan shall be secured by a first legal mortgage over the residential property.

(k) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

如買方沒有使用180換樓易貸款及已按買賣合約付清樓價餘額後，可就每個住宅物業獲額外港幣$10,000現金回贈(『港幣$10,000現金回贈』)。
If the Purchaser has not utilized the 180 Bridging Loan and has settled the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK$10,000 for each residential property ("HK$10,000 Cash Rebate") would be offered to the Purchaser.

買方須於買賣合約內訂明的發展項目的預計關鍵日期前最少30日，以書面向賣方申請港幣$10,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣$10,000現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the HK$10,000 Cash Rebate at least 30 days before the estimated material date for the development as specified in the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK$10,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，買方只可選擇使用180換樓易貸款或港幣$10,000現金回贈。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, the Purchaser can only choose either to utilize the 180 Bridging Loan or to obtain the HK$10,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(l) 為免疑問，申請第(4)(E6)(iii)2 段之提前付清樓價現金回贈及/或(4)(E6)(iii)3段之備用第二按揭貸款之買方，不可申請180換樓易貸款及不會享有港幣$10,000現金回贈。
For the avoidance of doubt, a Purchaser who applies for the Early Settlement Cash Rebate as set out in paragraph (4)(E6)(iii)2 and/or the Standby Second Mortgage Loan as set out in paragraph (4)(E6)(iii)3 cannot apply for the 180 Bridging Loan and shall not be entitled to the HK$10,000 Cash Rebate.

(m) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

5. 住戶停車位優惠
Offer of Residential Car Parking Space(s)

(a) 選購於價單上設有符號"#"之住宅物業之買方，可享有認購發展項目的一個住戶停車位的權利。
The Purchaser of a residential property that is marked with a "#" in the price list is entitled to have an option to purchase one residential car parking space.

選購於價單上設有符號"##"之住宅物業之買方，可享有認購發展項目的最多兩個住戶停車位的權利。
The Purchaser of a residential property that is marked with a "##" in the price list is entitled to have an option to purchase up to a maximum of TWO residential car parking space(s).

購買於價單上設有符號"#"或"##"之住宅物業的買方可根據賣方日後公佈的住戶停車位之銷售安排所規定的時限及方法行使其認購住戶停車位的權利。
The Purchaser of the residential property marked with "#" or "##" in the price list can exercise his/her option to purchase residential car parking space(s) in accordance with time limit and manner as prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor.

(b) 如買方不根據賣方日後公佈的住戶停車位之銷售安排行使其認購住戶停車位的權利，其認購住戶停車位的權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the option to purchase residential car parking space(s) in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(c) 住戶停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。
The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

6. 首 3 年保養優惠
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the development, (whichever is earlier), rectify any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：
Notes:
1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand Purchaser as specified in the agreement for sale and purchase only and shall not be transferable.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。
The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

置業 18 物業代理有限公司 18 PROPERTY AGENCY LIMITED

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

金豐易居國際置業代理有限公司 E-HOUSE INTERNATIONAL ESTATE AGENCY LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

請注意: 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為: **www.thewings3a.com**
The address of the website designated by the vendor for the development is: **www.thewings3a.com**