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	逸瑾 Monti	期數 (如有) Phase No. (if any)	-- --
發展項目的位置 Location of Development	西灣河街 9 號 9 Sai Wan Ho 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)		144	

印製日期 Date of Printing	價單編號 Number of Price List
June 16, 2020	6

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
June 17, 2020	6A	無 Nil
September 26, 2020	6B	無 Nil
November 27, 2020	6C	無 Nil
January 27, 2021	6D	無 Nil
February 11, 2021	6E	無 Nil
February 25, 2021	6F	無 Nil
March 28, 2021	6G	無 Nil
April 29, 2021	6H	無 Nil
June 30, 2021	6I	無 Nil

August 3, 2021	6J	✓
August 27, 2021	6K	無 Nil
September 27, 2021	6L	無 Nil
November 3, 2021	6M	無 Nil
December 3, 2021	6N	無 Nil
January 31, 2022	6O	無 Nil
May 12, 2022	6P	✓
November 1, 2022	6Q	✓

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
逸瑆 Monti	26	A	35.835 (386) 露台 Balcony: 2.230 (24); 工作平台 Utility Platform: 1.500 (16)	9,926,000	276,992 (25,715)	-	-	-	-	-	-	-	-	-	-
	29	A	35.835 (386) 露台 Balcony: 2.230 (24); 工作平台 Utility Platform: 1.500 (16)	10,251,000	286,061 (26,557)	-	-	-	-	-	-	-	-	-	-
	26	B	26.538 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,370,000	277,715 (25,769)	-	-	-	-	-	-	-	-	-	-
	28	B	26.538 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,620,000	287,135 (26,643)	-	-	-	-	-	-	-	-	-	-
	29	B	26.538 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,661,000	288,680 (26,787)	-	-	-	-	-	-	-	-	-	-
	26	C	26.530 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,338,000	276,593 (25,657)	-	-	-	-	-	-	-	-	-	-
	28	C	26.530 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,490,000	282,322 (26,189)	-	-	-	-	-	-	-	-	-	-
	29	C	26.530 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,538,000	284,131 (26,357)	-	-	-	-	-	-	-	-	-	-
	26	D	26.530 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,340,000	276,668 (25,664)	-	-	-	-	-	-	-	-	-	-
	28	D	26.530 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,525,000	283,641 (26,311)	-	-	-	-	-	-	-	-	-	-
	29	D	26.530 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,573,000	285,450 (26,479)	-	-	-	-	-	-	-	-	-	-

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
逸瑆 Monti	26	E	26.538 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,340,000	276,585 (25,664)	-	-	-	-	-	-	-	-	-	-
	28	E	26.538 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,493,000	282,350 (26,199)	-	-	-	-	-	-	-	-	-	-
	29	E	26.538 (286) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: - (-)	7,541,000	284,159 (26,367)	-	-	-	-	-	-	-	-	-	-
	26	F	35.835 (386) 露台 Balcony: 2.230 (24); 工作平台 Utility Platform: 1.500 (16)	~~9,854,000~~ ~~9,904,000~~ ~~8,337,600~~ 7,920,800	~~274,983~~ ~~(25,528)~~ ~~276,378~~ ~~(25,658)~~ ~~232,666~~ ~~(21,600)~~ 221,035 (20,520)	-	-	-	-	-	-	-	-	-	-
	29	F	35.835 (386) 露台 Balcony: 2.230 (24); 工作平台 Utility Platform: 1.500 (16)	~~10,136,000~~ ~~8,414,800~~ 7,994,100	~~282,852~~ ~~(26,259)~~ ~~234,821~~ ~~(21,800)~~ 223,081 (20,710)	-	-	-	-	-	-	-	-	-	-

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時，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) 該臨時買賣合約即告終止; (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 for sale and purchase 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) 註：『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，皆以向上捨入方式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: “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 up to the nearest hundred to determine the purchase price. The Purchaser(s) 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 Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

備註：孖士打律師行的英文名稱於 2018 年 9 月 1 日改為「Mayer Brown」，中文名稱不變。抬頭為「Mayer Brown JSM」的銀行本票或支票可能不獲銀行接納，敬請留意。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown".

Remark: The English name of Mayer Brown JSM is changed to "Mayer Brown" with effect from 1 September 2018, while the Chinese name remains unchanged. Please note cashier order or cheque made payable to "Mayer Brown JSM" may not be accepted by banks.

(A) 90 天現金優惠付款計劃
90 Days Cash Payment

1. 相等於樓價 5%之臨時訂金須於買方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 個工作日內簽署正式買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5%之加付訂金須於買方簽署臨時買賣合約後 30 天內繳付。
   A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款須於買方簽署臨時買賣合約後 90 天內付清。
   90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

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

無 No

(iii) **可就購買發展項目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. 備用一按按揭貸款條款
   (僅適用於個人買家)
   Key Terms of Standby First Mortgage Loan
   (Applicable to Individual Purchaser(s) only)

   買方可向由賣方指定財務公司「麗新財務有限公司」(「承按人」)申請備用一按按揭貸款(「一按按揭貸款」)，申請受以下基本條款及條件規限：
   Purchaser(s) can apply for a standby first mortgage loan ("first mortgage loan") through the Vendor's designated finance company, "Lai Sun Finance Limited" ("Mortgagee"), and the key terms and conditions are as follows:
   i) 一按按揭貸款最高金額不可超過樓價的 85%。
      The maximum amount of the first mortgage loan shall not exceed 85% of the purchase price.

ii) 一按按揭貸款年期最長不可超過 30 年。
The tenor of the first mortgage loan shall not exceed 30 years.

iii) 買方於提款日起息分期供款，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(P)減 2.5%p.a. (P-2.5%)，其後之按揭利率為港元最優惠利率(P)加 1%p.a. (P+1%)。P 為浮動利率，於本價單日期 P 為每年 5.125%。一按貸款額、年期及利率以承按人最終審批決定為準。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
Purchaser(s) will have to pay monthly instalments and interest will be accrued starting from the day of drawdown. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.5%p.a. (P-2.5%), thereafter at Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1%p.a. (P+1%). P is subject to fluctuation. The P as at the date of this price list is 5.125% per annum. First mortgage loan amount, tenor and interest rate shall be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

iv) 買方及其擔保人(如有)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(即一按按揭貸款還款及二按按揭貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser(s) and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage loan, any second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) and his/her guarantor(s) (if any).

v) 買方申請按揭貸款時，須支付行政費用，金額相等於一按按揭貸款總額之 0.25%。若有關申請按揭未被批准，所有支付之行政費用將全數免息歸還。
An administration fee will be payable by the Purchaser(s) in the amount which is equivalent to 0.25% of the first mortgage loan amount when the Purchaser(s) apply for first mortgage loan. The administration fee will be fully refunded without interest if the application is not approved.

vi) 買方於決定選用此付款辦法前，敬請先向承按人查詢清楚一按按揭貸款之條款、批核條件及手續。以上所有優惠均受承按人最後批出有關按揭安排之條款所規限。
The Purchaser(s) is/are advised to enquire with the Mortgagee on details of terms, conditions for approval and application procedures of the first mortgage loan before selecting this payment term. All the above offers are subject to final terms and conditions as approved by the Mortgagee.

vii) 所有一按按揭貸款之法律文件必須由承按人指定之律師行辦理，買方須支付所有相關之律師費及雜費。
All legal documents of the first mortgage loan shall be prepared by the solicitors designated by the Mortgagee and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).

viii) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用，但須於預先給予承按人一個月書面通知。
The Purchaser(s) may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in written without levy of early repayment penalty and administration fee.

ix) 承按人保留決定批核一按按揭貸款之權利。一按按揭貸款批出與否，承按人擁有最終決定權，與市區重建局及興運世紀有限公司無關，且於任何情況下市區重建局及興運世紀有限公司均無需為此負責。不論一按按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。
The Mortgagee reserves the right to decide whether or not to approve the first mortgage loan. The approval or disapproval of the first mortgage loan is subject to the final decision of the Mortgagee and not related to the Urban Renewal Authority and Kingland Century Limited (both of which shall under no circumstances be responsible therefor). The Purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the first mortgage loan is approved or not.

2. 備用二按按揭貸款條款
(僅適用於個人買家)
Key Terms of Standby Second Mortgage Loan
(Applicable to Individual Purchaser(s) only)

買方可向由賣方指定財務公司「麗新財務有限公司」(「承按人」)申請備用二按按揭貸款(「二按按揭貸款」，申請受以下基本條款及條件規限：
Purchaser(s) can apply for a standby second mortgage loan ("second mortgage loan") through the Vendor's designated finance company, "Lai Sun Finance Limited" ("Mortgagee"), and the key terms and conditions are as follows:

i) 買方須先獲取一按承按人同意作二按按揭貸款。
The Purchaser(s) shall have obtained the prior consent of the first mortgagee to the second mortgage loan.

ii) 二按按揭貸款最高金額不可超過樓價的 20%，一按按揭貸款及二按按揭貸款的總金額不可超過樓價的 80%。
The maximum amount of the second mortgage loan shall not exceed 20% of the purchase price. The total sum of the first mortgage loan and the second mortgage loan shall not exceed 80% of the purchase price.

iii) 二按按揭貸款年期最長不可超過 20 年或一按按揭貸款年期(以較短者為準)。
The tenor of the second mortgage loan shall not exceed 20 years or the tenor of the first mortgage loan (whichever is shorter).

iv) 買方於提款日起息分期供款，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(P)減 2.25%p.a. (P-2.25%)，其後之按揭利率為港元最優惠利率(P)加 1%p.a. (P+1%)。P 為浮動利率，於本價單日期 P 為每年 5.125%。二按貸款額、年期及利率以承按人最終審批決定為準。賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
Purchaser(s) will have to pay monthly instalments and interest will be accrued starting from the day of drawdown. Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2.25%p.a. (P-2.25%), thereafter at Hong Kong Dollar Best Lending Rate (P) quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1%p.a. (P+1%). P is subject to fluctuation. The P as at the date of this price list is 5.125% per annum. Second mortgage loan amount, tenor and interest rate shall be subject to final approval by the Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

v) 買方及其擔保人(如有)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(即一按按揭貸款還款及二按按揭貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser(s) and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of first mortgage loan, any second mortgage loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) his/her guarantor(s) (if any).

vi) 買方申請按揭貸款時，須支付行政費用，金額相等於二按按揭貸款總額之 1%。若有關申請按揭未被批准，所有支付之行政費用將全數免息歸還。
An administration fee will be payable by the Purchaser(s) in the amount which is equivalent to 1% of the second mortgage loan amount when the Purchaser(s) apply for second mortgage loan. The administration fee will be fully refunded without interest if the application is not approved.

vii) 買方於決定選用此付款辦法前，敬請先向承按人查詢清楚二按按揭貸款之按揭條款、批核條件及手續。以上所有優惠均受承按人最後批出有關按揭安排之條款所規限。
The Purchaser(s) is/are advised to enquire with the Mortgagee on details of terms, conditions for approval and application procedures of the second

mortgage before selecting this payment term. All the above offers are subject to final terms and conditions as approved by the Mortgagee.

viii) 所有二按按揭貸款之法律文件必須由承按人指定之律師行辦理，買方須支付所有相關之律師費及雜費。
All legal documents of the second mortgage shall be prepared by the solicitors designated by the Mortgagee and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).

ix) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用，但須於預先給予承按人一個月書面通知。
The Purchaser(s) may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in written without levy of early repayment penalty and administration fee.3.

x) 承按人保留決定批核二按按揭貸款之權利。二按按揭貸款批出與否，承按人擁有最終決定權，與市區重建局及運騰有限公司無關，且於任何情況下市區重建局及興運世紀有限公司均無需為此負責。不論二按按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。
The Mortgagee reserves the right to decide whether or not to approve the second mortgage loan. The approval or disapproval of the second mortgage loan is subject to the final decision of the Mortgagee and not related to the Urban Renewal Authority and Kingland Century Limited (both of which shall under no circumstances be responsible therefor). The Purchaser(s) shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective of whether the second mortgage loan is approved or not.

3. 僱員、直系親屬現金回贈 Employees, Immediate Relatives Cash Rebate

(a) 在符合以下各項條件下，買方可獲麗新地產代理有限公司(「麗新地產代理」)提供金額相等於住宅物業樓價 3%的現金回贈：
Subject to satisfaction of the following conditions, the Purchaser shall be entitled to a cash rebate equivalent to 3% of the purchase price of the residential property from Lai Sun Real Estate Agency Limited ("LSREAL") :-

(i) 買方在臨時買賣合約之日為：
As at the date of the PASP, the Purchaser is :-

(1) 麗新集團的僱員；或
an employee of Lai Sun Group ; or

(2) 麗新集團僱員的直系親屬(指僱員的配偶、父母或子女)(前述每一種關係於下文稱爲『該指定關係』)，惟麗新地產代理有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，麗新地產代理之決定為最終並對買方有約束力；
an immediate relative (meaning spouse, parent or child/children) of any employee of Lai Sun Group (each of the said relationships is hereinafter referred to as the "Designated Relationship"), provided that LSREAL shall have absolute discretion to decide whether the criteria of the Designated Relationship are satisfied and in case of dispute, LSREAL's decision shall be final and binding on the Purchaser;

(ii) 買方購買住宅物業時並無涉及中介人或代理。
No intermediary or agent was involved in the purchase of the residential property by the Purchaser.

(iii) 買方按買賣合約付清樓價餘額。
The settlement of the balance of the purchase price by the Purchaser in accordance with the agreement for sale and purchase.

(iv) 如麗新地產代理要求，買方須按麗新地產代理的要求提供證明文件證明買方在臨時買賣合約之日為麗新集團的僱員或有該指定關係以令麗新地產代理滿意。
Upon request by LSREAL, the Purchaser shall provide documentary evidence to prove that he/she is as at the date of the PASP an employee of Lai Sun Group or the Designated Relationship to LSREAL's satisfaction.

(b) 現金回贈以四捨五入方式換算至整數。現金回贈將於住宅物業買賣成交後 60 日內由麗新地產代理以其認為合適的方式支付予買方。麗新地產代理就是

否滿意上文第 4(a)段所述要求而作出的決定為最終局及對買方具有約束力。

The cash rebate will be rounded off to the nearest integer. The cash rebate will be paid to the Purchaser by LSREAL by such method as it may consider appropriate within 60 days after the completion of the sale and purchase of the residential property. LSREAL's decision as to whether the requirements under sub-paragraph (a) above are satisfied is final and binding on the Purchaser.

(d) 如有任何爭議，麗新地產代理的決定須為最終及對買方具有約束力。

In case of dispute, LSREAL's decision shall be final and binding on the Purchasers.

4. 送贈傢俱優惠 Free Furniture Offer

購買 26 樓 F 單位之買方可免費獲贈以下相關列表所述之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連 同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，樓書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser of Flat F on 26/F will be provided with the decoration, furniture and chattels as set out in the following respective table hereto free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (the "Furniture"). In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure does not apply to the Furniture. This offer is subject to other terms and conditions.

購買逸瑆 26 樓 F 單位之買方可免費贈該家具如下：

The Purchaser of Flat F on 26/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
Open Kitchen 開放式廚房					
Kitchenware 廚房用具	1				
Living/Dining Room 客/飯廳					
Wall Art 掛畫	6	Dining Table 餐桌	1	Dining Chair 餐椅	2
Pouffe 坐地咕啞	2	Storage Table 儲物几	1	Mirror 鏡	1
Rug 地毯	1	Bed & Mattress 床及床褥	1	Bed Linen 床上用品	1

Desk with Chair 書桌連椅子	1	Table Lamp 枱燈	1	Wall Lamp 壁燈	1
Wall Art 掛畫	1	Drawer 儲物櫃	1	Accessories & Decorations 配件及裝飾	1
Sliding Partition 拉趟式屏風	1	Ceiling Lamp 天花燈	2		
Bedroom 睡房					
Bed & Mattress 床及床褥	1	Bed Linen 床上用品	1	Wall Art 掛畫	2
Bedside Table 床頭几	2	Wardrobe 衣櫃	1	Ceiling Lamp 天花燈	1
Table Lamp 座枱燈	2				

附註: 賣方將保留一切權利，按實際情況及需要以品質相若的傢俱代替上述所列之『該傢俱』。

Note: The Vendor reserves the right to substitute the Furniture as stated in the table above with furniture of comparable quality according to actual circumstances and whenever necessary

5. 麗新餐飲禮券優惠 LAI SUN DINING Coupon Benefit

Purchaser who signs PASP to purchase any residential property on or after 7 November 2021 will be offered with coupon(s) of "LAI SUN DINING" with a total face value of HK$10,000.00 from Lai Sun Real Estate Agency Limited ("LSREAL"). The use of the aforesaid coupon(s) (including validity period, etc) is subject to the terms and conditions prescribed by the supplier. Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price according to the respective dates stipulated in the agreement for sale and purchase), the coupon(s) will be delivered to the Purchaser on or after completion of the sale and purchase of the residential property. In case of dispute, LSREAL's decision shall be final and binding on the Purchasers.

由 2021 年 11 月 7 日起簽署臨時買賣合約購買單位之買方，可獲麗新地產代理有限公司(「麗新地產代理」)提供總面值港幣$10,000 元之麗新餐飲禮券。上述禮券之使用(包括使用期限等)受商品提供者所訂之條款及條件限制。受限於相關交易文件的條款及細則(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款)，禮券會於住宅物業之買賣成交時或之後交付予買方。如有任何爭議，麗新地產代理的決定須為最終及對買方具有約束力。

6. 入伙賀禮優惠 Housewarming Gift

Purchaser who signs PASP to purchase any residential property in this price list on or after 16 May 2022 shall be entitled to receive one of the gifts set out below from Lai Sun Real Estate Agency Limited ("LSREAL") (the Purchaser must choose one of the benefits upon signing of the PASP and must not change his/her choice thereafter). The gifts may be on display in the residential property(ies) and are subject to the stock of the relevant supplier(s). No warranty, maintenance or representation whatsoever is given by the Vendor, LSREAL or any person on behalf of the Vendor in any respect regarding the gifts. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the gifts or as to whether any of the gifts is or will be in working condition.

由 2022 年 5 月 16 日起簽署臨時買賣合約購買任何本價單之住宅物業之買方，可獲麗新地產代理有限公司(「麗新地產代理」)贈予以下其中一項禮品(買方必須於簽署臨時買賣合約時決定揀選以下其中一項禮品，其後不得更改) 。有關禮品可能現時陳列於住宅物業內及受相關商品提供者貨源數量之限制。賣方、麗新地產代理或其代表不會就該禮品作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述 ：

(1) A Dyson Cord-free Vacuum; or
Dyson 吸塵機一部。；或

(2) A Dyson Air Treatment.; or
Dyson 空氣清新機一部。；或

(3) A set of Le Creuset cast Iron and tableware.
Le Creuset 琺瑯鑄鐵鍋具及餐具一套。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the purchase price according to the respective dates stipulated in the agreement for sale and purchase), the gift(s) will be delivered to the Purchaser on or after completion of the sale and purchase of the residential property. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure does not apply to the gift(s). LSREAL reserves the right to substitute the gift(s) as stated in the table above with gift(s) of comparable quality according to actual circumstances and whenever necessary. In case of dispute, LSREAL's decision shall be final and binding on the Purchasers.

受限於相關交易文件的條款及細則(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款)，禮品會於住宅物業之買賣成交時或之後交付予買方。為免疑問，樓書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於禮品。麗新地產代理將保留一切權利，按實際情況及需要以品質相若的禮品代替上述所列之『禮品』。如有任何爭議，麗新地產代理的決定須為最終及對買方具有約束力。

(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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，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。
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、按揭契及/或轉讓契，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。
買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、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、利息及附加費等)、登記費及其他支出費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of agreement for sale and purchase, mortgage and/or assignment, the Vendor and the Purchaser shall each pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

All stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall 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、登記及完成大廈公契及管理合約(「公契」)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，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/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及其他有關所購住宅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(s) 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 ("DMC") and the plans to be 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 agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the property purchased, the cost 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, and all legal costs and charges of any other documents relating to the sale and purchase of the residential 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 agent to act in the sale of any specified residential property in the development:

麗新地產代理有限公司 Lai Sun Real Estate Agency 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：
The address of the website designated by the Vendor for the development is:
http://www.monti.com.hk