



價單 Price List

第一部份：基本資料

Part 1: Basic Information

期數名稱 Name of Phase	九龍站發展項目的第六期(當中的住宅發展項目、服務式公寓樓宇及停車場為「天璽」) Phase VI of Kowloon Station Development (residential development, service apartment accommodation and car park therein known as "THE CULLINAN")	期數(如有) Phase No. (if any)	第六期* Phase VI*
期數位置 Location of Phase	柯士甸道西1號 1 Austin Road West		
期數中的住宅物業的總數 The total number of residential properties in the phase of the development	825		

印製日期 Date of Printing	價單編號 Number of Price List
13 March 2015	2

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
25 March 2015	2A	
11 May 2015	2B	
10 September 2015	2C	
03 March 2016	2D	
02 September 2016	2E	√
28 October 2016	2F	√
16 January 2017	2G	√

* 備註:

九龍站發展項目的第六期為天璽所屬的期數。天璽包括第六期住宅發展項目、第六期服務式公寓樓宇及第六期停車場。

* Remarks

Phase VI of Kowloon Station Development is the phase of which The Cullinan forms part. The Cullinan comprises Phase VI Residential Development, Phase VI Service Apartment Accommodation and Phase VI Car Park.

Price List No. 2G



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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第20座 第1區 Tower 20 Zone 1	85	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	87,328,000	634,873 (58,966)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	83	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	86,722,000	630,467 (58,556)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	82	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	86,118,000	626,076 (58,149)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	81	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	85,520,000	621,729 (57,745)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	80	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	84,926,000 95,966,000	617,410 697,671 (64,798)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	79	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	83,752,000 90,452,000	608,875 657,584 (61,075)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	78	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	83,752,000 86,265,000	608,875 627,145 (58,248)	-	-	-	-	-	-	-	-	-	

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.)									
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第20座 第1區 Tower 20 Zone 1	77	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	82,596,000	600,471 (55,770)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	76	A	137.552 (1,481) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	82,022,000	596,298 (55,383)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	75	A	136.455 (1,469) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	80,792,000	592,078 (54,998)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	73	A	136.455 (1,469) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	80,231,000	587,967 (54,616)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	72	A	135.922 (1,463) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	79,347,000	583,769 (54,236)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	71	A	136.988 (1,475) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	78,972,000	576,488 (53,540)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	70	A	135.922 (1,463) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	78,250,000	575,698 (53,486)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	69	A	135.922 (1,463) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	77,707,000	571,703 (53,115)	-	-	-	-	-	-	-	-	-	

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.)									
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第20座 第1區 Tower 20 Zone 1	68	A	135.922 (1,463) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	77,707,000	571,703 (53,115)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	67	A	135.922 (1,463) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	76,634,000	563,809 (52,381)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	85	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	40,864,000	634,465 (58,967)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	83	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	40,581,000	630,071 (58,558)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	82	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	40,298,000	625,677 (58,150)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	81	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	40,018,000	621,330 (57,746)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	80	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	39,740,000 44,906,000	617,014 697,222 (64,799)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	79	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	39,192,000 42,327,000	608,505 657,180 (61,078)	-	-	-	-	-	-	-	-	-	

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.)									
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第20座 第1區 Tower 20 Zone 1	78	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	39,192,000 40,368,000	608,505 (56,554) 626,764 (58,251)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	77	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	38,651,000	600,106 (55,773)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	76	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	38,382,000	595,929 (55,385)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	75	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	38,115,000	591,784 (55,000)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	73	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	37,850,000	587,669 (54,618)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	72	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	37,587,000	583,586 (54,238)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	71	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	37,326,000	579,533 (53,861)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	70	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	37,066,000	575,496 (53,486)	-	-	-	-	-	-	-	-	-	

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.)									
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第20座 第1區 Tower 20 Zone 1	69	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	36,808,000	571,491 (53,114)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	68	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	36,808,000	571,491 (53,114)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	67	B	64.407 (693) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	36,300,000	563,603 (52,381)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	85	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	78,540,000	613,901 (57,037)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	83	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	77,993,000	609,625 (56,640)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	82	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	77,451,000	605,389 (56,246)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	81	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	76,912,000	601,176 (55,855)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	80	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	76,379,000 86,308,000	597,009 674,619 (62,678)	-	-	-	-	-	-	-	-	-	

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.)									
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第20座 第1區 Tower 20 Zone 1	79	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	75,324,000 81,349,000	588,763 (54,702) 635,857 (59,077)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	78	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	75,324,000 77,584,000	588,763 (54,702) 606,428 (56,343)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	77	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	74,283,000	580,626 (53,946)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	76	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	73,767,000	576,593 (53,571)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	75	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	73,254,000	572,583 (53,198)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	73	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	72,745,000	568,605 (52,829)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	72	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	72,239,000	564,650 (52,461)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	71	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	71,737,000	560,726 (52,097)	-	-	-	-	-	-	-	-	-	

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.)									
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第20座 第1區 Tower 20 Zone 1	70	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	71,238,000	556,825 (51,734)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	69	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	70,744,000	552,964 (51,375)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	68	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	70,744,000	552,964 (51,375)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	67	C	127.936 (1,377) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	69,767,000	545,327 (50,666)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	85	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	71,349,000	540,097 (50,175)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	83	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	70,853,000	536,343 (49,826)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	82	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	70,361,000	532,618 (49,480)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	81	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	69,872,000	528,917 (49,136)	-	-	-	-	-	-	-	-	-	

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第20座 第1區 Tower 20 Zone 1	80	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	69,386,000 80,488,000	525,238 (48,795) 609,278 (56,602)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	79	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	68,429,000 73,903,000	517,993 (48,122) 559,430 (51,971)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	78	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	68,429,000 70,482,000	517,993 (48,122) 533,534 (49,565)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	77	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	67,484,000	510,840 (47,457)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	76	D	132.104 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	67,015,000	507,290 (47,127)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	75	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	66,548,000	503,762 (46,799)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	73	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	66,085,000	500,257 (46,473)	-	-	-	-	-	-	-	-	-	

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第20座 第1區 Tower 20 Zone 1	72	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	65,626,000	496,783 (46,150)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	71	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	65,171,000	493,338 (45,831)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	70	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	64,718,000	489,909 (45,512)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	69	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	64,267,000	486,495 (45,195)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	68	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	64,267,000	486,495 (45,195)	-	-	-	-	-	-	-	-	-	
第20座 第1區 Tower 20 Zone 1	67	D	132.102 (1,422) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	63,380,000	479,781 (44,571)	-	-	-	-	-	-	-	-	-	
第21座 第1區 Tower 21 Zone 1	89	A*	159.491 (1,717) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	115,883,000	726,580 (67,492)	-	-	-	-	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	81	A	127.334 (1,371) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	122,725,000	963,804 (89,515)	-	-	-	67.417 (726)	-	-	-	-	-	

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第21座 第3區 Tower 21 Zone 3	81	B	143.527 (1,545) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	142,451,000	992,503 (92,201)	-	-	-	70.885 (763)	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	80	B	103.962 (1,119) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	60,637,000	583,261 (54,189)	-	-	-	-	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	79	B	103.894 (1,118) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	59,746,000	575,067 (53,440)	-	-	-	-	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	78	B	103.894 (1,118) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	59,746,000	575,067 (53,440)	-	-	-	-	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	77	B	103.894 (1,118) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	58,922,000 60,690,000	567,136 (52,703) 584,153 (54,284)	-	-	-	-	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	76	B	103.894 (1,118) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	58,512,000	563,189 (52,336)	-	-	-	-	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	75	B	103.894 (1,118) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	58,105,000	559,272 (51,972)	-	-	-	-	-	-	-	-	-	-
第21座 第3區 Tower 21 Zone 3	73	B	103.894 (1,118) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	57,701,000	555,383 (51,611)	-	-	-	-	-	-	-	-	-	-

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第21座 第3區 Tower 21 Zone 3	78	C	149.379 (1,608) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	88,415,000	591,884 (54,984)	-	-	-	-	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	77	C	149.379 (1,608) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	87,195,000 89,811,000	583,717 (54,226) 601,229 (55,853)	-	-	-	-	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	76	C	149.379 (1,608) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	86,589,000	579,660 (53,849)	-	-	-	-	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	75	C	149.379 (1,608) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	85,987,000	575,630 (53,475)	-	-	-	-	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	81	D	135.393 (1,457) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	139,177,000	1,027,948 (95,523)	-	-	-	59.175 (637)	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	80	D	101.397 (1,091) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	61,249,000	604,051 (56,140)	-	-	-	-	-	-	-	-	-	
第21座 第3區 Tower 21 Zone 3	79	D	101.397 (1,091) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	60,403,000	595,708 (55,365)	-	-	-	-	-	-	-	-	-	

第三部份:其他資料

Part 3:Other Information

- (1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (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)(A2G) 188 日付款計劃
188 Days Payment Plan

註：在第(4)(A2G)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。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(A2G), “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. The date of completion shall not be earlier than 180 days after signing of the 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\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。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\$500,000 made payable to “Deacons” 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 30 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 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 188 日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 188 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

如選擇第(4)(A2G)段所述的付款計劃之買方，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)(A2G).

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3%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 3% 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，則買方可獲發展商提供第(4)(A2G)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A2G)(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)(A2G)(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)(A2G)(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. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數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 Phase

選擇第(4)(A2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(A2G):

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)(A2G)(ii)2段所述之置業售價折扣，則買方可獲發展商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)(A2G)(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) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%；但如屬以下情況，則印花稅現金回贈的金額相等於樓價的4.25%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按第2標準稅率計算從價印花稅；或

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser 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 Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price; except that in any of the following cases, the amount of the Stamp Duty Cash Rebate shall be equivalent to 4.25% of the purchase price:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at Scale 2 Rates, or

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向發展商申請印花稅現金回贈，發展商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。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A2G)(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 Developer's designated financing company ("designated financing company") (please see paragraph (4)(A2G)(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.

- (IV) 在發展商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，發展商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，發展商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 Developer 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 Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer 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) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。
For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.
- (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) 如從價印花稅的第1標準稅率適用於買方，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方，過渡性貸款的最高金額相等於樓價2.975%。
If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率為5% p.a.。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 5% p.a.. 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須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。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. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. 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) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，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。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund 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. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) 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, less the Transitional Loan amount.

- (VIII) 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.

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，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 chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser 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.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商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 Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer 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獲得港幣\$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)(A2G)(ii)2段所述之置業售價折扣或第(4)(A2G)(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)(A2G)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2G)(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. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(A2G)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(A2G)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。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。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(A2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(A2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2.1 首年 P-2.25%備用第一按揭貸款

First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙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.，其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 first mortgage loan for the first 12 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 2.25% p.a.; 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.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(A2G)(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 first mortgage loan amount shall be 80% of the net purchase price. 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)(A2G)(iii)1(a).
- (e) 第一按揭貸款年期最長為25年。
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須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一按揭的律師費用及雜費。

All legal documents of first 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 first mortgage.

- (i) 買方須就申請第一按揭貸款支付港幣\$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 first 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.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

2.2 首年 P-3.88%備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88%備用第二按揭貸款，主要條款如下:

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12個月之按揭利率為香港上海滙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3.88% p.a.，其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 12 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 3.88% p.a.; 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%。淨樓價指扣除第(4)(A2G)(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. 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)(A2G)(iii)1(a).

- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)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 (offered by the first mortgagee bank), 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(由第一按揭銀行提供)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 (offered by the first mortgagee bank), 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(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須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) 買方須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.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

3. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

(b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則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 in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1st Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1st Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一, 數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位, 其抽籤機會將會自動失效, 指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as

determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 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。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

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. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

4. 送贈廚櫃優惠

Free Kitchen Cabinet Offer

於價單上設有符號“*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(A2G)(iii)5段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion 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 kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(A2G)(iii)5 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

5. 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(但不包括住宅物業的花園內的園景及盆栽)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，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商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 Developer 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 completion of the sale and purchase of the residential property, rectify any defects

to the residential property (excluding the landscape area and potted plants in the garden of 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)。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. For details, please enquire with the banks.
2. 所有就購買該期數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臨時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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數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 Phase

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，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
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 legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
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) 買方須為就買賣該期數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 Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『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、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 Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively 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)(B2G) 540 日靈活付款計劃
540 Days Flexible Payment Plan

註：在第(4)(B2G)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。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(B2G), “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. The date of completion shall not be earlier than 180 days after signing of the 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\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。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\$500,000 made payable to “Deacons” 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 30 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 30 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 5% 於簽署臨時買賣合約的日期後 240 日內繳付。
5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。
80% of the purchase price (balance of purchase price) shall be paid within 540 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

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3%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 3% 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，則買方可獲發展商提供第(4)(B2G)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B2G)(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)(B2G)(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)(B2G)(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. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

4. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1%售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

- (iii) 可就購買期數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 Phase

選擇第(4)(B2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(B2G):

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)(B2G)(ii)2段所述之置業售價折扣，則買方可獲發展商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)(B2G)(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) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方，印花稅現金回贈的金額相等於樓價的2.975%；但如屬以下情況，則印花稅現金回贈的金額相等於樓價的4.25%：

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業，其買賣合約按第2標準稅率計算從價印花稅；或

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser 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 Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price; except that in any of the following cases, the amount of the Stamp Duty Cash Rebate shall be equivalent to 4.25% of the purchase price:

- two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase. The relevant agreement for sale and purchase is chargeable for ad valorem stamp duty at Scale 2 Rates, or

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商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。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Developer in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash

Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

(III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B2G)(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 Developer's designated financing company ("designated financing company") (please see paragraph (4)(B2G)(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.

(IV) 在發展商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,發展商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,發展商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 Developer 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 Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer 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) 關於購樓意向登記的資訊,請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

(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) 如從價印花稅的第1標準稅率適用於買方,過渡性貸款的最高金額相等於樓價5.95%;如從價印花稅的第2標準稅率適用於買方,過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

(IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

(V) 利率為5% p.a.。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 5% p.a.. 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須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。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. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. 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) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，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。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund 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. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) 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, less the Transitional Loan amount.
- (VIII) 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.
- (IX) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，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 chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser 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.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商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 Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer 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獲得港幣\$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)(B2G)(ii)2段所述之置業售價折扣或第(4)(B2G)(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)(B2G)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B2G)(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. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(B2G)(iii)2.1 段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(B2G)(iii)2.2 段所述之首年 P-3.88% 備用第二按揭貸款。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。

The Purchaser may apply to the Developer's designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(B2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(B2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2.1 首年 P-2.25%備用第一按揭貸款

First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25%備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙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.，其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 first mortgage loan for the first 12 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 2.25% p.a.; 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.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(B2G)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。

The maximum first mortgage loan amount shall be 80% of the net purchase price. 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)(B2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)3.

- (e) 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。

The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

- (g) 第一按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第一按揭法律文件須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一按揭的律師費用及雜費。

All legal documents of first 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 first mortgage.

- (i) 買方須就申請第一按揭貸款支付港幣\$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 first 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.

- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

2.2 首年 P-3.88% 備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

- (b) 第二按揭貸款首12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3.88% p.a.，其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 12 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 3.88% p.a.; 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%。淨樓價指扣除第(4)(B2G)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(B2G)(iii)3段所述的提前成交現金回贈(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. 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)(B2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(B2G)(iii)3.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)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 (offered by the first mortgagee bank), 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(由第一按揭銀行提供)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 (offered by the first mortgagee bank), 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(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第二按揭法律文件須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) 買方須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.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

3. 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如選擇第(4)(B2G)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(B2G), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(B2G)(iii)3(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)，則該日期定為下一個工作日。
If the last day of the period as set out in the paragraph (4)(B2G)(iii)3(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.

4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則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 in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1st Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1st Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓 ; 75 樓至 83 樓 ; 85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓 ; 75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』), 可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方, 則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤, 以決定揀選及購買住戶停車位的優先次序。在每次抽籤時, 可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一, 數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位, 其抽籤機會將會自動失效, 指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 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。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

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. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠

Free Kitchen Cabinet Offer

於價單上設有符號“*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(B2G)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion 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 kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(B2G)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

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(但不包括住宅物業的花園內的園景及盆栽)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，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商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 Developer 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 completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of 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)。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. For details, please enquire with the banks.
2. 所有就購買該期數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臨時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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.
4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數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 Phase

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，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
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 legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
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) 買方須為就買賣該期數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 Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『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、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 Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively 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)(C2G) 買家印花稅靈活付款計劃
BSD Flexible Payment Plan

此付款計劃只適用於購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the following residential property(ies).

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	A
第 20 座第 1 區 Tower 20 Zone 1	76 樓 76/F	B

註：在第(4)(C2G)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。成交日不可早於簽署臨時買賣合約後 180 日。

Note: In paragraph (4)(C2G), “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. The date of completion shall not be earlier than 180 days after signing of the 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\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫『的近律師行』。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\$500,000 made payable to “Deacons” 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 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 5% 於簽署臨時買賣合約的日期後 240 日內繳付。

5% of the purchase price shall be paid within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 540 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 540 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. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

在簽署臨時買賣合約當日，買方如屬新地會會員，可獲 3% 售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員，方可享此折扣優惠。

A 3% discount on the price would be offered to the Purchaser who is a SHKP Club member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a SHKP Club member in order to enjoy the discount offer.

2. 家居設計及裝修折扣優惠

Home Design and Decoration Discount Benefit

買方可獲 1% 售價折扣作為家居設計及裝修折扣優惠。

The Purchaser will be offered 1% discount on the price as the Home Design and Decoration Discount Benefit.

(iii) 可就購買該期數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 Phase

選擇第(4)(C2G)段所述付款計劃之買方可享以下由 Harbour Vantage Limited (『發展商』)提供或安排的贈品、財務優惠或利益:

The following gift, financial advantage or benefit are offered or arranged by Harbour Vantage Limited (“the Developer”) to the Purchaser who chooses payment plan mentioned in paragraph (4)(C2G):

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲發展商提供印花稅現金回贈(『印花稅現金回贈』)。如根據《印花稅條例》的從價印花稅的第1標準稅率(『第1標準稅率』)適用於買方及買方須繳付買家印花稅，印花稅現金回贈的金額相等於樓價16.45%；如從價印花稅的第1標準稅率適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的5.95%；如根據《印花稅條例》的從價印花稅的第2標準稅率(『第2標準稅率』)適用於買方及買方無須繳付買家印花稅，印花稅現金回贈的金額相等於樓價的2.975%。
- Subject to completion of the sale and purchase of the residential property by the Purchaser 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 Developer. If Scale 1 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 1 Rates”) are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 5.95% of the purchase price; if Scale 2 rates of the ad valorem stamp duty under the Stamp Duty Ordinance (“Scale 2 Rates”) are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the amount of the Stamp Duty Cash Rebate shall be equivalent to 2.975% of the purchase price.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向發展商申請印花稅現金回贈，發展商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。不論印花稅現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。
- The Purchaser shall apply to the Developer 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 completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.
- (III) 如買方已從發展商的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C2G)(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 Developer’s designated financing company (“designated financing company”) (please see paragraph (4)(C2G)(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.
- (IV) 在發展商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，發展商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，發展商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 Developer 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 Developer is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Developer 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) 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) 如從價印花稅的第1標準稅率適用於買方及買方須繳付買家印花稅，過渡性貸款的最高金額相等於樓價16.45%；如從價印花稅的第1標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價5.95%；如從價印花稅的第2標準稅率適用於買方及買方無須繳付買家印花稅，過渡性貸款的最高金額相等於樓價2.975%。

If Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 16.45% of the purchase price; if Scale 1 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 5.95% of the purchase price; if Scale 2 Rates of the ad valorem stamp duty are applicable to the Purchaser and the Purchaser is not liable to pay buyer’s stamp duty, the maximum Transitional Loan amount shall be equivalent to 2.975% of the purchase price.

- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。

The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。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 5% p.a.. 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須由賣方代表律師準備及安排簽署。買方無須支付任何申請貸款的手續費或法律費用。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. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. 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) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，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。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund 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. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) 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, less the Transitional Loan amount.

- (VIII) 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.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 發展商或賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the Transitional Loan.

如買方最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，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 does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser 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.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向發展商申請港幣\$5,000現金回贈，發展商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 Developer in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Developer has received the application and duly verified the information, the Developer 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獲得港幣\$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.

2. 備用按揭貸款

Standby Mortgage Loan

買方可向發展商的指定財務機構申請第(4)(C2G)(iii)2.1段所述之首年 P-2.25% 備用第一按揭貸款或第(4)(C2G)(iii)2.2段所述之首年 P-3.88% 備用第二按揭貸款。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。

The Purchaser may apply to the Developer’s designated financing company for a First Year P-2.25% Standby First Mortgage Loan as set out in paragraph (4)(C2G)(iii)2.1 or a First Year P-3.88% Standby Second Mortgage Loan as set out in paragraph (4)(C2G)(iii)2.2. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2.1 首年 P-2.25%備用第一按揭貸款

First Year P-2.25% Standby First Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-2.25% 備用第一按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-2.25% Standby First Mortgage Loan. Key terms are as follows:

- (a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第一按揭貸款申請。
The Purchaser shall make a written application to the designated financing company for a first mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (b) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。
The first mortgage loan shall be secured by a first legal mortgage over the residential property.
- (c) 第一按揭貸款首12個月之按揭利率為香港上海滙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.，其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 first mortgage loan for the first 12 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 2.25% p.a.; 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.
- (d) 第一按揭貸款最高金額為淨樓價的80%。淨樓價指扣除第(4)(C2G)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2G)(iii)3段所述的提前成交現金回贈(如有)後的住宅物業之樓價。
The maximum first mortgage loan amount shall be 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2G)(iii)3.
- (e) 第一按揭貸款年期最長為25年。
The maximum tenor of first mortgage loan shall be 25 years.
- (f) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (g) 第一按揭貸款申請須由有關承按機構獨立審批。
First mortgage loan shall be approved by the relevant mortgagees independently.
- (h) 所有第一按揭法律文件須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一按揭的律師費用及雜費。
All legal documents of first 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 first mortgage.
- (i) 買方須就申請第一按揭貸款支付港幣\$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 first 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.

(l) 發展商或賣方均無給予或視之為已給予任何就首年P-2.25%備用第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Developer or the Vendor as to the approval of the First Year P-2.25% Standby First Mortgage Loan.

2.2 首年 P-3.88% 備用第二按揭貸款

First Year P-3.88% Standby Second Mortgage Loan

買方可向發展商的指定財務機構(『指定財務機構』)申請首年 P-3.88% 備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Developer's designated financing company ("designated financing company") for a First Year P-3.88% Standby Second Mortgage Loan. Key terms are as follows:

(a) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。

The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.

(b) 第二按揭貸款首12個月之按揭利率為香港上海滙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3.88% p.a.，其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 12 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 3.88% p.a.; 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%。淨樓價指扣除第(4)(C2G)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2G)(iii)3段所述的提前成交現金回贈(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. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C2G)(iii)1(a) and the Early Completion Cash Rebate (if any) as set out in paragraph (4)(C2G)(iii)3.

(d) 第二按揭貸款年期最長為20年，或第一按揭貸款(由第一按揭銀行提供)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 (offered by the first mortgagee bank), 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(由第一按揭銀行提供)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 (offered by the first mortgagee bank), 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(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。

First mortgage loan (offered by the first mortgagee bank) and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件須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) 買方須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.
- (l) 發展商或賣方均無給予或視之為已給予任何就首年P-3.88%備用第二按揭貸款之批核的陳述或保證。
No representation or warranty is given, or shall be deemed to have been given, by the Developer or the Vendor as to the approval of the First Year P-3.88% Standby Second Mortgage Loan.

3. 提前成交現金回贈

Early Completion Cash Rebate

- (a) 如選擇第(4)(C2G)段所述的付款計劃之買方於買賣合約訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲發展商送出提前成交現金回贈(『提前成交現金回贈』)。
Where the Purchaser chooses the payment plan mentioned in paragraph (4)(C2G), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Cash Rebate ("Early Completion Cash Rebate") offered by the Developer according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 180 日至 240 日期間內 Within the period from 180 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 360 日期間內 Within the period from 241 days to 360 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 2% 2% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向發展商提出申請提前成交現金回贈，發展商會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲發展商批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Developer in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Developer has received the application and duly verified the information, the Developer will upon completion apply the Early Completion Cash Rebate to part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Developer, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (c) 如上述第(4)(C2G)(iii)3(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)，則該日期定為下一個工作日。
If the last day of the period as set out in the paragraph (4)(C2G)(iii)3(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.

4. 住戶停車位優惠

Offer of Residential Car Parking Space(s)

- (a) 購買列於以下表1內的住宅物業之買方，將獲發展商邀請購買該期數的指定住戶停車位。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法認購指定住戶停車位，否則其認購指定住戶停車位的優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property set out in Table 1 below will be invited by the Developer to purchase the designated residential car parking space of the Phase. The Purchaser shall purchase the designated residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the offer to purchase the designated residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit	指定住戶停車位 Designated residential car parking space
第 21 座第 1 區 Tower 21 Zone 1	89	A	8206 號車位 Carparking Space No. 8206
第 21 座第 3 區 Tower 21 Zone 3	81	A	8205 號車位 Carparking Space No. 8205
第 21 座第 3 區 Tower 21 Zone 3	81	B	8203 號車位 Carparking Space No. 8203
第 21 座第 3 區 Tower 21 Zone 3	81	D	8207 號車位 Carparking Space No. 8207

- (b) 如屬以下情況：

- (I) 一個列於以下表2內的住宅物業(『首單位』)及其他一個或多個列於以下表2及/或表3內的住宅物業(『關連單位』)是透過同一份臨時買賣合約及同一份買賣合約購買；及/或
- (II) 一個首單位及其他一個或多個關連單位(不論是否包含於不同的臨時買賣合約)是透過同一份購樓意向登記購買，

就每一個符合上述(I)及/或(II)之購買組合而言，相關買方將獲認購由發展商決定的該期數的一個住戶停車位的權利。如購買組合涉及多於一份臨時買賣合約，則該相關買方須於簽署臨時買賣合約之時決定認購住戶停車位的權利屬於哪一份臨時買賣合約。如有任何爭議，發展商有全權及絕對酌情決定。買方須根據日後公佈的住戶停車位之銷售安排所規定的時限、條款及方法行使其認購住戶停車位的權利，否則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 in any of the following cases:

- (I) a residential property set out in Table 2 below (the “1st Unit”) and one or more other residential properties set out in Table 2 and/or Table 3 below (the “Related Units”) are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; and/or
- (II) the 1st Unit and one or more Related Units are purchased under the same Registration of Intent (whether or not they are covered by separate preliminary agreement for sale and purchase),

then in respect of each combination of units satisfying (I) and/or (II) above, the relevant Purchaser will be offered an option to purchase one residential car parking space of the Phase as determined by the Developer. Where the combination of units involves more than one preliminary agreement for sale and purchase, the relevant Purchaser shall, upon signing of preliminary agreement(s) for sale and purchase, decide which preliminary agreement for sale and purchase the option shall be related to. In case of dispute, the Developer shall have the sole and absolute discretion to determine. The Purchaser shall exercise his/her/its option to purchase residential car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced. Otherwise, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

表2

Table 2

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	A
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	C
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	D
第 21 座第 3 區 Tower 21 Zone 3	75 樓至 78 樓 75/F to 78/F	C

表3

Table 3

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 20 座第 1 區 Tower 20 Zone 1	67 樓至 73 樓；75 樓至 83 樓；85 樓 67/F to 73/F ; 75/F to 83/F ; 85/F	B
第 21 座第 3 區 Tower 21 Zone 3	73 樓；75 樓至 80 樓 73/F ; 75/F to 80/F	B
第 21 座第 3 區 Tower 21 Zone 3	79 樓至 80 樓 79/F to 80/F	D

- (c) 購買列於以上表2內的住宅物業之買方(『指明買方』)，可就購買每個以上表2內的住宅物業獲一次參與抽籤的機會(『抽籤機會』)以選購由發展商決定的該期數的一個住戶停車位。但符合上述(I)及/或(II)之購買組合的買方，則不會就該組合涉及的單位享有抽籤機會。指明買方須根據賣方日後公佈的住戶停車位之銷售安排參與抽籤，以決定揀選及購買住戶停車位的優先次序。在每次抽籤時，可供選擇的住戶停車位數量將不少於累計已提供的抽籤機會的數目(發展商扣減已使用的抽籤機會及已失效的抽籤機會的數目後)的二分之一，數量以公佈住戶停車位之相關銷售安排當日為準。如指明買方不根據日後公佈的住戶停車位之銷售安排參與抽籤以選購住戶停車位，其抽籤機會將會自動失效，指明買方不會為此獲得任何補償。

The Purchaser of residential property set out in Table 2 above (“Specified Purchaser”) shall in respect of the purchase of each residential property set out in Table 2 above have one chance (“balloting chance”) to participate in the balloting for selection and purchase of one residential car parking space of the Phase as determined by the Developer. But the Purchaser(s) involved in the combination of units satisfying (I) and/or (II) above shall not be entitled to a balloting chance in respect of the units involved in such combination. The Specified Purchaser shall participate in the balloting to determine the order of priority for selection and purchase of the residential car parking spaces in accordance with the sales arrangement of the residential car parking spaces to be announced. In each balloting, the number of residential car parking spaces available for selection will not be less than one half of the total number of balloting chance offered by the Developer (after the Developer deducts the number of used balloting chance and lapsed balloting chance) as at the date of announcement of the relevant sales arrangement of the residential car parking spaces. If the Specified Purchaser does not participate in the balloting for selection and purchase of a residential car parking space in accordance with the sales arrangement of the residential car parking spaces to be announced, his/her/its balloting chance shall lapse automatically and the Specified Purchaser shall not be entitled to any compensation therefor.

- (d) 關於購樓意向登記的資訊，請參閱賣方不時公佈的銷售安排。

For information regarding Registration of Intent, please refer to the sales arrangements to be announced by the Vendor from time to time.

- (e) 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。在簽署住戶停車位的買賣合約之前，買方不享有任何住戶停車位的權益。

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. Before the entering of an agreement for sale and purchase of the residential car parking space, the Purchaser shall not have any interest or right in any of the residential car parking spaces.

5. 送贈廚櫃優惠
Free Kitchen Cabinet Offer

於價單上設有符號“*”之住宅物業之買方，可免費獲贈將於該住宅物業內安裝之廚櫃(『該廚櫃』)。發展商或其代表不會就該廚櫃作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該廚櫃將以成交時之狀況連同住宅物業交予買方。在任何情況下，買方不得就該廚櫃提出任何異議或質詢。第(4)(C2G)(iii)6段所述的首3年保養優惠不適用於該廚櫃。本優惠受其他條款及條件約束。

The Purchaser of a residential property marked with “*” in the price list will be provided with the kitchen cabinet to be installed at the residential property (“kitchen cabinet”) free of charge. No warranty, maintenance or representation whatsoever is given by the Developer or any person on behalf of the Developer in any respect regarding the kitchen cabinet. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the kitchen cabinet in future. The kitchen cabinet will be delivered to the Purchaser upon completion 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 kitchen cabinet. The First 3 Years Maintenance Offer as set out in paragraph (4)(C2G)(iii)6 does not cover the kitchen cabinet. This offer is subject to other terms and conditions.

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(但不包括住宅物業的花園內的園景及盆栽)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，買方可於完成住宅物業買賣的交易日起計3年內向發展商發出書面通知，發展商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 Developer 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 completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of 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)。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. For details, please enquire with the banks.
2. 所有就購買該期數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臨時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 Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方須更改付款計劃，須於簽署臨時買賣合約後30至120日內向賣方提出申請，並須向發展商繳付手續費\$20,000及自付有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan within 30 to 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$20,000 to the Developer and all related solicitor's costs and disbursements (if any). The Vendor shall have the final decision of approval or disapproval of the application for changing the payment plan.

4. 發展商的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關(無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還)的任何人士。
The Developer's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

(iv) 誰人負責支付買賣該期數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 Phase

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，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
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 legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
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) 買方須為就買賣該期數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 Phase.

製作、登記及完成主公契及管理協議、副公契及管理協議及分副公契(統稱『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、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 Principal Deed of Mutual Covenant and Management Agreement, the Sub-Deed of Mutual Covenant and Management Agreement and the Sub-Sub-Deed of Mutual Covenant (collectively 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該期數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 Phase:

賣方委任的代理：

Agent appointed by the vendor:

新鴻基地產代理有限公司

Sun Hung Kai Real Estate Agency Limited

新鴻基地產代理有限公司委任的次代理：

Sub-agents appointed by Sun Hung Kai Real Estate 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

高力國際物業代理有限公司 COLLIERS INTERNATIONAL AGENCY LIMITED

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

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

香港蘇富比國際物業顧問 HONG KONG SOTHEBY'S INTERNATIONAL REALTY

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

云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED

請注意: 任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就該期數指定的互聯網網站的網址為: **www.thecullinan.com.hk**

The address of the website designated by the vendor for the Phase is: **www.thecullinan.com.hk**