

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱	GRAND YOHO DEVELOPMENT第二期	期數 (如有)	第二期^
Name of the Phase of the Development	PHASE 2 of GRAND YOHO DEVELOPMENT	Phase No. (if any)	PHASE 2^
發展項目位置	朗日路9號		
Location of Development	9 LONG YAT ROAD		
發展項目(或期數)中的住宅物業的總數	826		
The total number of residential properties in the development (or phase of the development)			

印製日期	價單編號
Date of Printing	Number of Price List
18 January 2017	3

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
23 January 2017	3A	
03 February 2017	3B	√
09 February 2017	3C	√
15 February 2017	3D	√
22 February 2017	3E	√
02 March 2017	3F	√
09 March 2017	3G	√
04 December 2020	3H	√

^ 備註: 期數中住宅發展項目的第三、五及八座（不設第四座，及第一、二、六、七、九及十座不在本期數）稱為「Grand YOHO」。

^Remarks: Towers 3, 5 and 8 (Tower 4 is omitted and Towers 1, 2, 6, 7, 9 and 10 are not in the Phase) of the residential development in the Phase are called "Grand YOHO".

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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	49	D*	189.340 (2,038) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	48,687,300	257,142 (23,890)	-	-	-	22.994 (248)	-	-	65.474 (705)	5.320 (57)	-	-
3	47	D	73.041 (786) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,267,800	195,340 (18,152)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	46	D	73.041 (786) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,250,000	195,096 (18,130)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	45	D	73.041 (786) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,232,200	194,852 (18,107)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	43	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,268,700	194,643 (18,085)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	42	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,250,900	194,400 (18,062)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	41	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,233,100	194,157 (18,039)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	40	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,215,300	193,915 (18,017)	-	2.263 (24)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	39	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,197,500	193,672 (17,994)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	38	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,197,500	193,672 (17,994)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	37	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,162,100	193,189 (17,949)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	36	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,144,500	192,949 (17,927)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	35	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,126,800	192,707 (17,905)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	33	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,109,200	192,467 (17,882)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	32	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,091,600	192,227 (17,860)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	31	D	73.307 (789) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	14,074,000	191,987 (17,838)	-	2.263 (24)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	11	D	73.206 (788) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	13,352,000	182,389 (16,944)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	10	D	73.206 (788) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	13,185,100	180,110 (16,732)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	9	D	73.206 (788) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	12,855,500	175,607 (16,314)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	8	D	73.206 (788) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	12,598,400	172,095 (15,988)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	7	D	73.206 (788) 露台 Balcony:3.048 (33); 工作平台 Utility Platform:0.000 (0)	12,188,900 12,488,900	166,501 (15,468) 170,599 (15,849)	-	2.263 (24)	-	-	-	-	-	-	-	-
3	50	E*	120.607 (1,298) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	26,690,100	221,298 (20,562)	-	-	-	4.271 (46)	-	-	87.927 (946)	5.463 (59)	-	-
3	49	E	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	12,190,700	181,315 (16,838)	-	2.413 (26)	-	-	-	-	-	-	-	-
3	48	E	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	12,049,700	179,218 (16,643)	-	2.413 (26)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3	49	F	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	9,230,800	185,700 (17,254)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	48	F	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	9,121,300	183,498 (17,049)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	47	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,910,400 12,410,400	177,146 (16,451) 184,582 (17,141)	-	2.413 (26)	-	-	-	-	-	-	-	-
3	46	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,772,700	175,098 (16,261)	-	2.413 (26)	-	-	-	-	-	-	-	-
3	45	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,636,700	173,075 (16,073)	-	2.413 (26)	-	-	-	-	-	-	-	-
3	43	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,502,300	171,076 (15,887)	-	2.413 (26)	-	-	-	-	-	-	-	-
3	33	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,168,000 11,518,000	166,104 (15,425) 171,310 (15,909)	-	2.413 (26)	-	-	-	-	-	-	-	-
3	32	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,146,200	165,780 (15,395)	-	2.413 (26)	-	-	-	-	-	-	-	-

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3	31	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,124,400	165,455 (15,365)	-	2,413 (26)	-	-	-	-	-	-	-	-
3	30	F	67.235 (724) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	11,102,600	165,131 (15,335)	-	2,413 (26)	-	-	-	-	-	-	-	-
3	47	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,968,900 9,268,900	180,432 (16,764) 186,467 (17,325)	-	1,788 (19)	-	-	-	-	-	-	-	-
3	46	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,818,900 9,218,900	177,414 (16,404) 185,461 (17,232)	-	1,788 (19)	-	-	-	-	-	-	-	-
3	45	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,714,400 9,114,400	175,312 (16,209) 183,359 (17,036)	-	1,788 (19)	-	-	-	-	-	-	-	-
3	43	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,611,000 9,211,000	173,232 (16,095) 185,302 (17,217)	-	1,788 (19)	-	-	-	-	-	-	-	-
3	42	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,551,200	172,029 (15,984)	-	1,788 (19)	-	-	-	-	-	-	-	-

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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3	41	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,534,100	171,685 (15,952)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	40	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,517,100	171,343 (15,920)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	39	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,500,100	171,001 (15,888)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	38	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,500,100 9,100,100	171,001 (15,888) 183,071 (17,010)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	37	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,466,200 9,066,200	170,349 (15,825) 182,389 (16,946)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	36	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,449,300 8,669,300	169,979 (15,793) 174,405 (16,204)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	35	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,432,400 8,652,400	169,639 (15,761) 174,065 (16,173)	-	1.788 (19)	-	-	-	-	-	-	-	-

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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3	33	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,415,600 8,635,600	169,301 (15,730) 173,727 (16,141)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	32	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,398,800	168,963 (15,699)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	31	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,382,100	168,627 (15,667)	-	1.788 (19)	-	-	-	-	-	-	-	-
3	30	G	49.708 (535) 露台 Balcony:2.150 (23); 工作平台 Utility Platform:1.500 (16)	8,365,300	168,289 (15,636)	-	1.788 (19)	-	-	-	-	-	-	-	-
5	43	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	10,151,400	173,078 (16,088)	-	2.513 (27)	-	-	-	-	-	-	-	-
5	42	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	10,063,600	171,582 (15,949)	-	2.513 (27)	-	-	-	-	-	-	-	-
5	41	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	10,014,300 10,164,300	170,741 (15,871) 173,298 (16,108)	-	2.513 (27)	-	-	-	-	-	-	-	-

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5	40	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,995,000 10,145,000	170,412 (15,840) 172,969 (16,078)	-	2.513 (27)	-	-	-	-	-	-	-	-
5	39	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,975,700 10,575,700	170,083 (15,809) 180,313 (16,760)	-	2.513 (27)	-	-	-	-	-	-	-	-
5	38	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,975,700 10,325,700	170,083 (15,809) 176,050 (16,364)	-	2.513 (27)	-	-	-	-	-	-	-	-
5	37	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,937,400	169,430 (15,749)	-	2.513 (27)	-	-	-	-	-	-	-	-
5	36	F	58.652 (631) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,918,200 10,068,200	169,103 (15,718) 171,660 (15,956)	-	2.513 (27)	-	-	-	-	-	-	-	-
8	49	A	92.160 (992) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	21,544,100	233,768 (21,718)	-	-	-	-	-	-	-	-	-	-
8	35	A	65.463 (705) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	13,550,900	207,001 (19,221)	-	2.503 (27)	-	-	-	-	-	-	-	-

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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	33	A	65.463 (705) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	13,456,700 16,479,400	205,562 (19,000) 251,736 (23,375)	-	2.503 (27)	-	-	-	-	-	-	-	-
8	9	A	65.463 (705) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	10,838,400	165,565 (15,374)	-	2.503 (27)	-	-	-	-	-	-	-	-
8	8	A	65.463 (705) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	10,705,700 11,085,700	164,760 (15,299) 169,343 (15,724)	-	2.503 (27)	-	-	-	-	-	-	-	-
8	7	A	65.463 (705) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	10,502,200 10,902,200	160,430 (14,897) 166,540 (15,464)	-	2.503 (27)	-	-	-	-	-	-	-	-
8	42	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,307,600 9,507,600	106,592 (17,333) 190,602 (17,705)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	41	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,289,100 9,589,100	106,221 (17,290) 192,236 (17,857)	-	1.788 (19)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	40	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,270,500 9,670,500	185,849 (17,264) 193,868 (18,008)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	39	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,252,000 9,652,000	185,478 (17,229) 193,497 (17,974)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	38	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,252,000	185,478 (17,229)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	37	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,215,200	184,740 (17,161)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	36	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,196,800	184,371 (17,126)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	35	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,178,400	184,002 (17,092)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	33	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,160,100	183,635 (17,058)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	32	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,141,800	183,269 (17,024)	-	1.788 (19)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	31	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,123,500	182,902 (16,990)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	30	C	49.882 (537) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,105,300	182,537 (16,956)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	16	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,804,300	177,402 (16,487)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	15	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,716,200	175,627 (16,322)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	13	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,629,100 8,929,100	173,872 (16,159) 179,917 (16,721)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	12	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,542,800 8,842,800	172,133 (15,998) 178,178 (16,560)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	11	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,478,700 8,828,700	170,842 (15,878) 177,894 (16,533)	-	1.788 (19)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	10	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,415,100 8,965,100	169,560 (15,759) 180,642 (16,789)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	9	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,331,000 8,881,000	167,866 (15,601) 178,948 (16,631)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	8	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,247,700 8,847,700	166,187 (15,445) 178,277 (16,569)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	7	C	49.629 (534) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	8,062,100 8,662,100	162,447 (15,090) 174,537 (16,221)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	6	C	47.629 (513) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:1.500 (16)	8,810,000 9,410,000	184,971 (17,173) 197,569 (18,343)	-	1.788 (19)	-	14.263 (154)	-	-	-	-	-	-
8	50	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,244,300	191,022 (17,743)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	49	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,225,900	190,641 (17,708)	-	1.788 (19)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	48	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,207,500	190,261 (17,673)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	47	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,189,100	189,881 (17,637)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	46	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,170,800	189,503 (17,602)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	45	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,152,500	189,125 (17,567)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	43	D	48.394 (521) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,134,200	188,747 (17,532)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	42	D	49.376 (531) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,153,900	185,392 (17,239)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	41	D	49.376 (531) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,135,600	185,021 (17,205)	-	1.788 (19)	-	-	-	-	-	-	-	-
8	40	D	49.376 (531) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,117,400	184,652 (17,170)	-	1.788 (19)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	50	E	49.264 (530) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,265,300	188,074 (17,482)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	49	E	49.264 (530) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,246,800	187,699 (17,447)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	48	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,211,000	187,406 (17,412)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	47	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,192,600	187,032 (17,377)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	46	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,174,200	186,657 (17,343)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	45	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,155,900	186,285 (17,308)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	43	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,137,600	185,913 (17,273)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	42	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,119,400	185,542 (17,239)	-	1.725 (19)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	41	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,101,200	185,172 (17,205)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	40	E	49.150 (529) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	9,083,000	184,802 (17,170)	-	1.725 (19)	-	-	-	-	-	-	-	-
8	49	F	97.024 (1,044) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	23,378,300	240,954 (22,393)	-	-	-	12.205 (131)	-	-	-	-	-	-
8	37	G	50.432 (543) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:0.000 (0)	10,682,500	211,820 (19,673)	-	1.250 (13)	-	-	-	-	-	-	-	-
8	36	G	50.432 (543) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:0.000 (0)	10,351,200	205,251 (19,063)	-	1.250 (13)	-	-	-	-	-	-	-	-
8	35	G	50.432 (543) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:0.000 (0)	10,030,300	198,888 (18,472)	-	1.250 (13)	-	-	-	-	-	-	-	-
8	33	G	50.432 (543) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:0.000 (0)	9,672,400	191,791 (17,813)	-	1.250 (13)	-	-	-	-	-	-	-	-
8	8	G	50.677 (545) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:0.000 (0)	7,869,800 8,319,800	155,293 (14,440) 164,173 (15,266)	-	1.250 (13)	-	-	-	-	-	-	-	-

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) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “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 (or the agreement for sale and purchase or the amended 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.

(4)(R1) 180 日付款計劃
180 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$200,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

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 90 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 90% (樓價餘額) 於簽署臨時買賣合約的日期後 180 日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

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

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(R1)段所述的付款計劃之買方，可獲 10% 售價折扣優惠。

A 10% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(R1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲 4% 售價折扣優惠。

The Purchaser will be offered 4% discount on the price.

3. 額外折扣

Extra Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount on the price.

4. 特別折扣

Special Discount

買方可獲2%售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

5. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，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)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 貸款優惠

Loan Benefit

買方可享以下其中一項優惠：

The Purchaser is entitled to ONLY ONE of the following benefits:

(a) 備用第一按揭貸款(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)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄4(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details.

(b) 備用第二按揭貸款(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)

Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄4(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 4(b) for details.

上文『淨樓價』一詞指住宅物業之樓價。

The term “net purchase price” above means the purchase price of the residential property.

2. 首3年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property rectify any defects to the residential property.

為免疑問，首3年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首3年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

3. 使用住戶停車位選擇權

Option to License Residential Car Parking Space(s)

選購於價單上設有符號“*”之住宅物業之買方，可享有獲許可使用該期數或其他期數內的一個賣方不時編配的住戶停車位的選擇權。詳情請參閱附錄5。

The Purchaser of a residential property that is marked with a “ * ” in the price list will be granted an option to take a licence of one (1) residential car parking space in the Phase or other Phase(s) as the Vendor may allocate from time to time. Please see Annex 5 for details.

(4)(S1) 360 日付款計劃
360 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$200,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

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 90 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 210 日內繳付。

5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額) 於簽署臨時買賣合約的日期後 360 日內繳付。

85% of the purchase price (balance of purchase price) shall be paid within 360 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

選擇第(4)(S1)段所述的付款計劃之買方，可獲 7% 售價折扣優惠。

A 7% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(S1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲4%售價折扣優惠。
The Purchaser will be offered 4% discount on the price.

3. 額外折扣
Extra Discount

買方可獲3%售價折扣優惠。
The Purchaser will be offered 3% discount on the price.

4. 特別折扣
Special Discount

買方可獲2%售價折扣優惠。
The Purchaser will be offered 2% discount on the price.

5. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，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)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 印花稅優惠
Stamp Duty Offer(s)

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於樓價的2.625%。詳情請參閱附錄1(a)。

Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 2.625% of the purchase price. Please see Annex 1(a) for details.

- (b) 印花稅過渡性貸款(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)

Stamp Duty Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向指定財務機構申請印花稅過渡性貸款或(如買方享有印花稅現金回贈但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈。印花稅過渡性貸款的最高金額為(i)就買賣合約應付的從價印花稅的70%或(ii)樓價的2.625%，以較低者為準。詳情請參閱附錄1(b)。

The Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan) the Purchaser shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be (i) 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase or (ii) 2.625% of the purchase price, whichever is lower. Please see Annex 1(b) for details.

2. 貸款優惠

Loan Benefit

買方可享以下其中一項優惠：

The Purchaser is entitled to ONLY ONE of the following benefits:

- (a) 備用第一按揭貸款(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)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄4(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details.

- (b) 備用第二按揭貸款(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)

Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄4(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 4(b) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(S1)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(S1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)後的金額。
The term “net purchase price” above 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)(S1)(iii)1(a) and the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(S1)(iii)1(b).

3. 首 3 年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

4. 使用住戶停車位選擇權
Option to License Residential Car Parking Space(s)

選購於價單上設有符號 “*” 之住宅物業之買方，可享有獲許可使用該期數或其他期數內的一個賣方不時編配的住戶停車位的選擇權。詳情請參閱附錄 5。

The Purchaser of a residential property that is marked with a “*” in the price list will be granted an option to take a licence of one (1) residential car parking space in the Phase or other Phase(s) as the Vendor may allocate from time to time. Please see Annex 5 for details.

(4)(T1) 720 日付款計劃
720 Days Payment Plan

只適用於實用面積為 680 平方呎以上之住宅物業

Only applicable to a residential property with a saleable area above 680 square feet

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣 \$200,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

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 90 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 1% 於簽署臨時買賣合約的日期後 360 日內繳付。

1% of the purchase price shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 1% 於簽署臨時買賣合約的日期後 540 日內繳付。

1% of the purchase price shall be paid within 540 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 88% (樓價餘額) 於簽署臨時買賣合約的日期後 720 日內繳付。

88% of the purchase price (balance of purchase price) shall be paid within 720 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

選擇第(4)(T1)段所述的付款計劃之買方，可獲 6.5%售價折扣優惠。

A 6.5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(T1).

2. 置業售價折扣
Home Purchase Price Discount

買方可獲4%售價折扣優惠。

The Purchaser will be offered 4% discount on the price.

3. 額外折扣
Extra Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount on the price.

4. 特別折扣
Special Discount

買方可獲2%售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

5. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，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)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 成交優惠

Completion Benefit

- (a) 如買方於以下列表訂明的期限內繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出成交優惠(『成交優惠』)。
Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within the period specified in the table below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

成交優惠列表
Completion Benefit 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	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後540日內 Within 540 days after the date of signing of the preliminary agreement for sale and purchase	樓價4% 4% of the purchase price
簽署臨時買賣合約的日期後541日至660日內 Within 541 days to 660 days after the date of signing of the preliminary agreement for sale and purchase	樓價3% 3% of the purchase price

- (b) 買方須於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠於成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，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 shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, 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.
- (c) 如上述訂明的任何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 any period 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.

2. Signature 提前入住優惠 Signature Early Move-in Offer

在買方滿足附錄 2 的第(I)段所列明的先決條件的前提下，賣方可給予買方 Signature 許可證以准許買方以許可人的身份佔用住宅物業直至買賣合約內訂明的完成住宅物業之買賣交易日或實際完成住宅物業之買賣交易日，以較早日期為準。詳情請參閱附錄 2。

Subject to the conditions precedent as set out in paragraph (I) of Annex 2 being satisfied by the Purchaser, the Vendor may grant a Signature licence to the Purchaser to occupy the residential property as a licensee until the date of completion of sale and purchase of the residential property as specified in the agreement for sale and purchase or the actual completion date of sale and purchase of the residential property, whichever is the earlier. Please see Annex 2 for details.

如買方已使用 Signature 提前入住優惠，買方不會享有第(4)(T1)(iii)3(a)段所述的備用第一按揭貸款。

If the Purchaser has utilized the Signature Early Move-in Offer, then the Purchaser shall not be entitled to the Standby First Mortgage Loan as set out in paragraph (4)(T1)(iii)3(a).

3. 貸款優惠

Loan Benefit

買方可享以下其中一項優惠：

The Purchaser is entitled to ONLY ONE of the following benefits:

- (a) 備用第一按揭貸款(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；及沒有使用第(4)(T1)(iii)2段所述的Signature提前入住優惠)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s) ; and has not utilized the Signature Early Move-in Offer as set out in paragraph (4)(T1)(iii)2)

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄4(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details.

- (b) 備用第二按揭貸款(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)

Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄4(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 4(b) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(T1)(iii)1段所述的成交優惠(如有)後的金額。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting the Completion Benefit (if any) as set out in paragraph (4)(T1)(iii)1.

4. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日或(如買方已使用第(4)(T1)(iii)2 段所述的 Signature 提前入住優惠)該物業的管有權交予買方的日期 (以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property or (if the Purchaser has utilized the Signature Early Move-in Offer as set out in paragraph (4)(T1)(iii)2) the date when possession of the Property is delivered to the Purchaser (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

5. 使用住戶停車位選擇權

Option to License Residential Car Parking Space(s)

選購於價單上設有符號 “*” 之住宅物業之買方，可享有獲許可使用該期數或其他期數內的一個賣方不時編配的住戶停車位的選擇權。詳情請參閱附錄 5。

The Purchaser of a residential property that is marked with a “*” in the price list will be granted an option to take a licence of one (1) residential car parking space in the Phase or other Phase(s) as the Vendor may allocate from time to time. Please see Annex 5 for details.

(4)(U1) 3 + 2 年付款計劃
3 + 2 Years Payment Plan

只適用於實用面積為 680 平方呎以上之住宅物業

Only applicable to a residential property with a saleable area above 680 square feet

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣 \$200,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

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 90 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 4% 分四期 (於簽署臨時買賣合約的日期後 360、540、720 及 900 日內) 繳付，每期為樓價 1%。

4% of the purchase price shall be paid by 4 instalments (within 360, 540, 720 and 900 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment.

4. 樓價 86% (樓價餘額) 於簽署臨時買賣合約的日期後 1,100 日內繳付。

86% of the purchase price (balance of purchase price) shall be paid within 1,100 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

選擇第(4)(U1)段所述的付款計劃之買方，可獲 3%售價折扣優惠。

A 3% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(U1).

2. 置業售價折扣

Home Purchase Price Discount

買方可獲4%售價折扣優惠。

The Purchaser will be offered 4% discount on the price.

3. 額外折扣

Extra Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount on the price.

4. 特別折扣

Special Discount

買方可獲2%售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

5. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，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)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 成交優惠

Completion Benefit

(a) 如買方於以下列表訂明的期限內繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出成交優惠(『成交優惠』)。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within the period specified in the table below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

成交優惠列表
Completion Benefit 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	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後540日內 Within 540 days after the date of signing of the preliminary agreement for sale and purchase	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後541日至720日內 Within 541 days to 720 days after the date of signing of the preliminary agreement for sale and purchase	樓價4% 4% of the purchase price
簽署臨時買賣合約的日期後721日至900日內 Within 721 days to 900 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

- (b) 買方須於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠於成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Completion Benefit is approved by the Vendor, 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 (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3).

- (c) 如上述訂明的任何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 any period 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.

2. Signature 提前入住優惠 Signature Early Move-in Offer

在買方滿足附錄 2 的第(I)段所列明的先決條件的前提下，賣方可給予買方 Signature 許可證以准許買方以許可人的身份佔用住宅物業直至買賣合約(如適用，包括所有按附錄 3 修改後的買賣合約及補充合約)內訂明的完成住宅物業之買賣交易日或實際完成住宅物業之買賣交易日，以較早日期為準。詳情請參閱附錄 2。

Subject to the conditions precedent as set out in paragraph (I) of Annex 2 being satisfied by the Purchaser, the Vendor may grant a Signature licence to the Purchaser to occupy the residential property as a licensee until the date of completion of sale and purchase of the residential property as specified in the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3) or the actual completion date of sale and purchase of the residential property, whichever is the earlier. Please see Annex 2 for details.

如買方已使用 Signature 提前入住優惠，買方不會享有第(4)(U1)(iii)4(a)段所述的備用第一按揭貸款。

If the Purchaser has utilized the Signature Early Move-in Offer, then the Purchaser shall not be entitled to the Standby First Mortgage Loan as set out in paragraph (4)(U1)(iii)4(a).

3. 備用伸延交易優惠

Standby Completion Extension Benefit

在買方滿足附錄 3 的第(I)段所列明的先決條件的前提下，賣方可容許買方將住宅物業之買賣交易伸延最多兩年。詳情請參閱附錄 3。

Subject to the conditions precedent as set out in paragraph (I) of Annex 3 being satisfied by the Purchaser, the Vendor may allow the Purchaser to extend the completion of the sale and purchase of the residential property for maximum 2 year. Please see Annex 3 for details.

4. 貸款優惠

Loan Benefit

買方可享以下其中一項優惠：

The Purchaser is entitled to ONLY ONE of the following benefits:

- (a) 備用第一按揭貸款(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；及沒有使用第(4)(U1)(iii)2段所述的Signature提前入住優惠)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s) ; and has not utilized the Signature Early Move-in Offer as set out in paragraph (4)(U1)(iii)2)

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄4(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details.

- (b) 備用第二按揭貸款(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)

Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄4(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 4(b) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(U1)(iii)1段所述的成交優惠(如有)後的金額。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting the Completion Benefit (if any) as set out in paragraph (4)(U1)(iii)1.

5. 首 3 年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約(如適用，包括所有按附錄 3 修改後的買賣合約及補充合約)下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日或(如買方已使用第(4)(U1)(iii)2 段所述的 Signature 提前入住優惠)該物業的管有權交予買方的日期 (以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase(if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3), the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property or (if the Purchaser has utilized the Signature Early Move-in Offer as set out in paragraph (4)(U1)(iii)2) the date when possession of the Property is delivered to the Purchaser (whichever is earlier) rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

6. 使用住戶停車位選擇權

Option to License Residential Car Parking Space(s)

選購於價單上設有符號 “*” 之住宅物業之買方，可享有獲許可使用該期數或其他期數內的一個賣方不時編配的住戶停車位的選擇權。詳情請參閱附錄 5。

The Purchaser of a residential property that is marked with a “*” in the price list will be granted an option to take a licence of one (1) residential car parking space in the Phase or other Phase(s) as the Vendor may allocate from time to time. Please see Annex 5 for details.

(4)(V1) AVD 3 + 2 年付款計劃
AVD 3 + 2 Years Payment Plan

只適用於實用面積為 680 平方呎以上之住宅物業

Only applicable to a residential property with a saleable area above 680 square feet

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣 \$200,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$200,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to “MAYER BROWN”.

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 90 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 4% 分四期 (於簽署臨時買賣合約的日期後 360、540、720 及 900 日內) 繳付，每期為樓價 1%。

4% of the purchase price shall be paid by 4 instalments (within 360, 540, 720 and 900 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment.

4. 樓價 86% (樓價餘額) 於簽署臨時買賣合約的日期後 1,100 日內繳付。

86% of the purchase price (balance of purchase price) shall be paid within 1,100 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. 置業售價折扣
Home Purchase Price Discount

買方可獲4%售價折扣優惠。

The Purchaser will be offered 4% discount on the price.

2. 額外折扣

Extra Discount

買方可獲3%售價折扣優惠。

The Purchaser will be offered 3% discount on the price.

3. 特別折扣

Special Discount

買方可獲2%售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

4. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，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)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

(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

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於樓價的2.625%。詳情請參閱附錄1(a)。

Subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to 2.625% of the purchase price. Please see Annex 1(a) for details.

- (b) 印花稅過渡性貸款(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)

Stamp Duty Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向指定財務機構申請印花稅過渡性貸款或(如買方享有印花稅現金回贈但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈。印花稅過渡性貸款的最高金額為(i)就買賣合約應付的從價印花稅的70%或(ii)樓價的2.625%，以較低者為準。詳情請參閱附錄1(b)。

The Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Stamp Duty Transitional Loan) the Purchaser shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be (i) 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase or (ii) 2.625% of the purchase price, whichever is lower. Please see Annex 1(b) for details.

2. 成交優惠

Completion Benefit

- (a) 如買方於以下列表訂明的期限內繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出成交優惠(『成交優惠』)。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within the period specified in the table below, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

成交優惠列表

Completion Benefit 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	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後540日內 Within 540 days after the date of signing of the preliminary agreement for sale and purchase	樓價6% 6% of the purchase price
簽署臨時買賣合約的日期後541日至720日內 Within 541 days to 720 days after the date of signing of the preliminary agreement for sale and purchase	樓價4% 4% of the purchase price
簽署臨時買賣合約的日期後721日至900日內 Within 721 days to 900 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

- (b) 買方須於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠於成交時直接用於支付部份樓價餘額。不論成交優惠的申請獲賣方批核與否，買方仍須按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the intended date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Completion Benefit is approved

by the Vendor, 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 (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3).

- (c) 如上述訂明的任何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 any period above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

3. Signature 提前入住優惠 Signature Early Move-in Offer

在買方滿足附錄 2 的第(I)段所列明的先決條件的前提下，賣方可給予買方 Signature 許可證以准許買方以許可人的身份佔用住宅物業直至買賣合約(如適用，包括所有按附錄 3 修改後的買賣合約及補充合約)內訂明的完成住宅物業之買賣交易日或實際完成住宅物業之買賣交易日，以較早日期為準。詳情請參閱附錄 2。

Subject to the conditions precedent as set out in paragraph (I) of Annex 2 being satisfied by the Purchaser, the Vendor may grant a Signature licence to the Purchaser to occupy the residential property as a licensee until the date of completion of sale and purchase of the residential property as specified in the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3) or the actual completion date of sale and purchase of the residential property, whichever is the earlier. Please see Annex 2 for details.

如買方已使用 Signature 提前入住優惠，買方不會享有第(4)(V1)(iii)5(a)段所述的備用第一按揭貸款。

If the Purchaser has utilized the Signature Early Move-in Offer, then the Purchaser shall not be entitled to the Standby First Mortgage Loan as set out in paragraph (4)(V1)(iii)5(a).

4. 備用伸延交易優惠 Standby Completion Extension Benefit

在買方滿足附錄 3 的第(I)段所列明的先決條件的前提下，賣方可容許買方將住宅物業之買賣交易伸延最多兩年。詳情請參閱附錄 3。

Subject to the conditions precedent as set out in paragraph (I) of Annex 3 being satisfied by the Purchaser, the Vendor may allow the Purchaser to extend the completion of the sale and purchase of the residential property for maximum 2 year. Please see Annex 3 for details.

5. 貸款優惠 Loan Benefit

買方可享以下其中一項優惠：

The Purchaser is entitled to ONLY ONE of the following benefits:

- (a) 備用第一按揭貸款(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；及沒有使用第(4)(V1)(iii)3段所述的Signature提前入住優惠)

Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s) ; and has not utilized the Signature Early Move-in Offer as set out in paragraph (4)(V1)(iii)3)

備用第一按揭貸款的最高金額為淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄4(a)。

The maximum Standby First Mortgage Loan amount shall be 70% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details.

- (b) 備用第二按揭貸款(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)

Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄4(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 70% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 4(b) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(V1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(V1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(V1)(iii)2段所述的成交優惠(如有)後的金額。

The term “net purchase price” above 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)(V1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(V1)(iii)1(b) and the Completion Benefit (if any) as set out in paragraph (4)(V1)(iii)2.

6. 首3年保修優惠

First 3 Years Warranty Offer

在不影響買方於買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日或(如買方已使用第(4)(V1)(iii)3段所述的 Signature 提前入住優惠)該物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser's rights under the agreement for sale and purchase(if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3), the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property or (if the Purchaser has utilized the Signature Early Move-in Offer as set out in paragraph (4)(V1)(iii)3) the date when possession of the Property is delivered to the Purchaser (whichever is earlier) rectify any defects to the residential property.

為免疑問，首3年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及園景及盆栽(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and the landscaping and potted plants (if any).

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

7. 使用住戶停車位選擇權

Option to License Residential Car Parking Space(s)

選購於價單上設有符號 “*” 之住宅物業之買方，可享有獲許可使用該期數或其他期數內的一個賣方不時編配的住戶停車位的選擇權。詳情請參閱附錄 5。

The Purchaser of a residential property that is marked with a “*” in the price list will be granted an option to take a licence of one (1) residential car parking space in the Phase or other Phase(s) as the Vendor may allocate from time to time. Please see Annex 5 for details.

(4)(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(不包括代墊付費用，代墊付費用須由買方支付)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/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its 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)及登記費用。

All stamp duty (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) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(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.

擬備、登記及完成公契及管理協議、副公契及管理協議(如有)及分副公契(如有)(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核證副本之費用、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而須作出的任何法定聲明的費用、所購物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (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 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.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠 (如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、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。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, 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. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.
3. 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日前30日向賣方提出申請，並須向賣方繳付手續費\$5,000及承擔有關律師費用及代墊付費用(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。
If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price, and pay a handling fee of \$5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.
4. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。
For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand by the Vendor refund the relevant cash rebate(s) to the Vendor.
5. 賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。
The Vendor's designated financing company has not and will not appoint any person (third party) 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.

6. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application shall not be processed.

附錄 1(a) 印花稅現金回贈
Annex 1(a) Stamp Duty Cash Rebate

- (I) 買方須於完成住宅物業之買賣交易日前最少30日以書面((如需要)連同就買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)應付的所有印花稅的正式繳付收據及(如賣方要求)賣方代表律師樓的相關收據)向賣方申請印花稅現金回贈，賣方會於收到申請並證實有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing ((if necessary) accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3) and (if the Vendor requests) the relevant receipt(s) of the Vendor's solicitors) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.

- (II) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得印花稅過渡性貸款(詳情請參閱附錄1(b))，則印花稅現金回贈會首先支付予指定財務機構用作償還印花稅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 Stamp Duty Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see Annex 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 Stamp Duty Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (III) 在賣方支付印花稅現金回贈金額後，(如適用)即使實際就買賣合約應繳付的相關印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Vendor has paid the amount of the Stamp Duty Cash Rebate, (if applicable) if the amount of the relevant stamp duty actually payable on the agreement for sale and purchase exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (IV) 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.

附錄 1(b) 印花稅過渡性貸款(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)

Annex 1(b) Stamp Duty Transitional Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

買方可向賣方的指定財務機構(『指定財務機構』)申請印花稅過渡性貸款(『過渡性貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Stamp Duty Transitional Loan ("Transitional Loan"). Key terms are as follows:

- (I) 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.
- (II) 買方須提供指定財務機構所要求的財務資料及文件，否則貸款將不會獲處理。
The Purchaser shall provide financial information and documents upon request from the designated financing company, otherwise, the loan shall not be processed.
- (III) 過渡性貸款的到期日為按買賣合約付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.
- (IV) 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.**
- (V) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。
All legal documents of the Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of 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.
- (VI) 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)臨時買賣合約加蓋印花。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及(如適用)買家印花稅的總額，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 total amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

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

(VIII) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(IX) 賣方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 Vendor as to the approval of the Transitional Loan.

1. 如買方享有印花稅現金回贈但沒有使用過渡性貸款，在買方按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)完成買賣交易的情況下，可就每個住宅物業獲港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。
If the Purchaser is entitled to the Stamp Duty Cash Rebate but has not utilized the Transitional Loan, subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3), a cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.
2. 買方須於完成住宅物業之買賣交易日前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並證實有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.
3. 為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈的其中一項。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.

附錄 2 Signature 提前入住優惠(只適用於個人名義買方)
Annex 2 Signature Early Move-in Offer (only applicable to the Purchaser who is an individual)

- (I) 在買方滿足以下先決條件的前提下，賣方可給予買方Signature許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業：
Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor may grant a Signature licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property:
- (a) 買方須於買賣合約所訂明的住宅物業之買賣交易日前最少360日，但不可早於簽署臨時買賣合約的日期後90日，向賣方遞交買方已簽妥的Signature 提前入住優惠的申請表格(『申請表格』)；及
the Purchaser shall duly sign and submit an application form for the Signature Early Move-in Offer (the "Application Form") to the Vendor at least 360 days before the date of completion of sale and purchase of the residential property as set out in the agreement for sale and purchase but not earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase; and
 - (b) 買方已於遞交申請表格時向賣方繳付相等於樓價1%之不可退還申請手續費。該申請手續費將於買方簽署許可協議(定義見下文)時轉為部分許可證費用。為免疑問，該申請手續費只會用於支付部分許可證費用，並且在任何情況下均不予退還；及
the Purchaser has, at the time of submission of the Application Form, paid to the Vendor a non-refundable application fee equivalent to 1% of the purchase price. The application fee will become a part of a licence fee upon signing of the Licence Agreement (as defined below) by the Purchaser. For the avoidance of doubt, the application fee is only applied for payment of a part of a licence fee, and shall not be refunded under any circumstance; and
 - (c) 買方已簽署賣方指定格式及內容之許可協議及其他所需文件；及
the Purchaser has signed the Licence Agreement and other required documents in the Vendor's prescribed form and content; and
 - (d) 買方已向賣方繳付不少於樓價10%；及
the Purchaser has paid to the Vendor not less than 10% of the purchase price; and
 - (e) 買方已於簽署許可協議時向賣方繳付相等於樓價5%之不可退還Signature許可證費用(扣除已繳付的申請手續費後，即繳付相等於樓價4%的金額) (不論許可期的長短)；及
the Purchaser has paid to the Vendor a non-refundable Signature licence fee equivalent to 5% of the purchase price (after deducting the application fee paid, the amount equivalent to 4% of the purchase price will be paid) upon signing of the Licence Agreement (irrespective of the length of the licence period); and
 - (f) 買方已同意許可期的首日不可早於簽署臨時買賣合約的日期後120日(為免疑問，實際入住日期須由買方及賣方確定作實。)，而許可期必須在買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)內訂明的完成住宅物業之買賣交易日或實際完成住宅物業之買賣交易日終止，以較早日期為準；及
the Purchaser has agreed that the licence period shall not commence on a date earlier than 120 days after the date of signing of the preliminary agreement for sale and purchase (For the avoidance of doubt, the actual move-in date shall be determined by the Purchaser and the Vendor.) and shall end upon the date of completion of sale and purchase of the residential property as specified in the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3) or the actual date of completion of the sale and purchase of the residential property, whichever is the earlier; and

- (g) 買方已同意負責所有就許可協議而產生的法律費用、開支及稅項(如有)；及
the Purchaser has agreed to bear all legal costs, expenses and tax (if any) arising from the Licence Agreement; and
- (h) 任何其他由賣方施加的條款及細則。
any other terms and conditions as shall be imposed by the Vendor.
- (II) 買方根據以上(I)(e)段所繳付的許可證費用將包括住宅物業的地租、差餉及管理費(統稱『相關開支』)，但如買方未能按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)完成住宅物業買賣，買方須於許可協議終止時自費向賣方支付相關開支。
The licence fee payable by the Purchaser in accordance with paragraph (I)(e) above is inclusive of Government rent, rates and management fee of the residential property (collectively “Relevant Expenses”), but if the Purchaser fails to complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3), the Purchaser shall pay to the Vendor the Relevant Expenses at his/her own cost upon termination of the Licence Agreement.
- (III) 在許可期內，買方須支付為住宅物業提供的任何公用事業服務的所有按金，以及支付住宅物業之所有公用事業服務收費。
The Purchaser shall pay all deposits payable in respect of the supply of any utility to the residential property and pay all utility charges for the residential property during the licence period.
- (IV) 在許可期內，買方不可改變住宅物業的內部布局或間隔或作出任何行為而導致經批准的建築圖則須要或可能須要修改或在未有賣方書面批准前對住宅物業進行任何工程。
The Purchaser shall not alter the internal layout or partition of the residential property or do anything which require or may require amendment(s) of the approved building plans or carry out any works to the residential property without the prior written approval of the Vendor during the licence period.
- (V) 在許可期內，買方不可出租、分租、許可、分許可、分享或分開擁有或佔用住宅物業或其任何部分。
The Purchaser shall not let, sub-let, licence, sub-licence, share or part with possession or occupation of the residential property or any part thereof during the licence period.
- (VI) 在許可證終止後（按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)完成住宅物業買賣交易除外），買方須負責及向賣方支付將住宅物業及按買賣合約中所述已納入住宅物業的裝置、裝修物料及設備恢復至許可期的開始日期時的狀況的費用和開支。
Upon the termination of the Licence (except upon the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3)), the Purchaser shall be responsible for and pay the Vendor the costs and expenses to reinstate the residential property and the fittings, finishes and appliance as set out in the agreement for sale and purchase and incorporated into the residential property to the condition as at the start date of the licence period.
- (VII) 已使用Signature提前入住優惠之買方在按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)完成住宅物業買賣交易的前提下，可獲相等於樓價5%之現金回贈(『5%現金回贈』)。買方須於實際完成住宅物業的買賣交易日前最少30日，以書面方式通知賣方實際完成交易日期。賣方會於收到通知並證實有關資料無誤後，將5%現金回贈直接用於支付部份樓價餘額。
Subject to the Purchaser who has utilized the Signature Early Move-in Offer completing the sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3), the Purchaser will be entitled

to a cash rebate equivalent to 5% of the purchase price (“5% Cash Rebate”). The Purchaser shall notify the Vendor in writing of the actual date of completion at least 30 days before the actual date of completion of the sale and purchase. After the Vendor has received the notification and duly verified the information to be correct, the Vendor will apply the 5% Cash Rebate for part payment of the balance of the purchase price directly.

(VIII) 賣方保留絕對權利拒絕買方提出的申請；及修改許可協議及相關合約。

The Vendor reserves the absolute right to reject the Application made by the Purchaser; and amend the Licence Agreement and the relevant agreement(s).

(IX) Signature 提前入住優惠受其他條款及細則約束。

The Signature Early Move-in Offer is subject to other terms and conditions.

附錄 3 備用伸延交易優惠
Annex 3 Standby Completion Extension Benefit

- (I) 在買方滿足以下先決條件的前提下，賣方可容許買方將住宅物業之買賣交易伸延最多兩年：
Subject to the conditions precedent below being satisfied by the Purchaser, the Vendor may allow the Purchaser to extend the completion of the sale and purchase of the residential property for maximum 2 year:
- (a) 買方須於買賣合約內訂明的買賣交易日前最少60日，向賣方遞交買方已簽妥的備用伸延交易優惠的申請表格(『申請表格』)；及
submission of an application form (the "Application Form") duly signed by the Purchaser to the Vendor for the Standby Completion Extension Benefit at least 60 days before the date of completion of sale and purchase as specified in the agreement for sale and purchase; and
 - (b) 買方已簽署賣方指定格式及內容之補充合約及其他所需文件(『補充文件』)(包括但不限於買賣合約的補充合約及(如需要)許可協議的補充合約)，並向賣方繳付(不論伸延期的長短)相等於樓價2%之伸延費用；及
the Purchaser has signed the supplemental agreement and other required documents ("Supplemental Document") in the Vendor's prescribed form and content (including but not limited to the supplemental agreement to the agreement for sale and purchase and (if necessary) the supplemental agreement to the Licence Agreement), and paid to the Vendor an extension fee (irrespective of the length of the extension period) equivalent to 2% of the purchase price; and
 - (c) 如買方已從賣方的指定財務機構獲得印花稅過渡性貸款(詳情請參閱附錄1(b))，買方已全數清還印花稅過渡性貸款；及
if the Purchaser has obtained the Stamp Duty Transitional Loan (please see Annex 1(b) for details) from the Vendor's designated financing company, the Purchaser has fully repaid the Stamp Duty Transitional Loan; and
 - (d) 如買方已使用Signature提前入住優惠(詳情請參閱附錄2)，買方已於簽署補充文件時向賣方繳付相等於樓價5%之不可退還Signature額外許可證費用(不論許可期的長短)；及
if the Purchaser has utilized the Signature Early Move-in Offer (please see Annex 2 for details), the Purchaser has paid to the Vendor a non-refundable Signature extra licence fee equivalent to 5% of the purchase price upon signing of the Supplemental Document (irrespective of the length of the licence period); and
 - (e) 買方已向賣方繳付不少於樓價15%；及
the Purchaser has paid to the Vendor not less than 15% of the purchase price; and
 - (f) 買方已同意按以下方式繳付樓價餘款：
the Purchaser has agreed to pay the balance of the purchase price in the following manner:
 - 樓價3%分3期(於簽署臨時買賣合約的日期後1,260、1,440及1,620日內)繳付，每期為樓價1%；及
3% of the purchase price shall be paid by 3 instalments (within 1,260, 1,440 and 1,620 days after the date of signing of the preliminary agreement for sale and purchase) at 1% of the purchase price for each instalment; and
 - 樓價餘額於買賣合約的補充合約內訂明的完成住宅物業之買賣交易日或之前繳付；及

the balance of the purchase price shall be paid on or before the date of completion of sale and purchase of the residential property as specified in the supplemental agreement of the agreement for sale and purchase; and

(g) 買方已同意負責所有就補充文件及其他與此優惠相關的文件而產生的法律費用、開支及稅項(如有)；及
the Purchaser has agreed to bear all legal costs, expenses and tax (if any) arising from the Supplemental Document and any other documents in connection with this Offer;
and

(h) 任何其他由賣方規定的條款及細則。
any other terms and conditions as shall be imposed by the Vendor.

(II) 賣方保留絕對權利拒絕買方提出的申請；及修改補充文件及相關合約。
The Vendor reserves the absolute right to reject the application made by the Purchaser; and amend the Supplemental Document and the relevant agreement(s).

(III) 如買方已使用(1) Signature提前入住優惠及(2)備用伸延交易優惠，在按買賣合約(包括所有按本附錄修改後的買賣合約及補充合約)完成住宅物業買賣交易的前提下，可獲相等於樓價5%之現金回贈(『額外5%現金回贈』)。買方須於實際完成住宅物業的買賣交易日前最少30日，以書面方式通知賣方實際完成交易日期。賣方會於收到通知並證實有關資料無誤後，將額外5%現金回贈直接用於支付部份樓價餘額。

If the Purchaser has utilized (1) the Signature Early Move-in Offer and (2) the Standby Completion Extension Benefit, subject to the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase (including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with this annex), the Purchaser will be entitled to a cash rebate equivalent to 5% of the purchase price (“Extra 5% Cash Rebate”). The Purchaser shall notify the Vendor in writing of the actual date of completion at least 30 days before the actual date of completion of the sale and purchase. After the Vendor has received the notification and duly verified the information to be correct, the Vendor will apply the Extra 5% Cash Rebate for part payment of the balance of the purchase price directly.

(IV) 備用伸延交易優惠受其他條款及細則約束。
The Standby Completion Extension Benefit is subject to other terms and conditions.

附錄 4(a) 備用第一按揭貸款(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；及沒有使用附錄 2 所述的 Signature 提前入住優惠)
Annex 4(a) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s); and has not utilized the Signature Early Move-in Offer as set out in Annex 2)

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於完成住宅物業之買賣交易日前最少90日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 90 days before the date of completion of sale and purchase of the residential property. Late loan applications will not be processed by the designated financing company.
- (II) 第一按揭貸款的最高金額為有關付款計劃所述的淨樓價的70%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 70% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (III) 首36個月之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2.85% p.a.,其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
Interest rate for the first 36 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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (IV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.
- (V) 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.
- (VI) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (VII) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.

- (VIII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (IX) 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、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
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, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (X) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.
- (XI) 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.
- (XII) 所有第一按揭貸款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代墊付費用。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貸款的律師費用及代墊付費用。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/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 Loan.
- (XIII) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，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 First Mortgage Loan. The approval, disapproval or the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, 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.
- (XIV) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.
- (XV) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

- 附錄 4(b) 備用第二按揭貸款(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)
Annex 4(b) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

賣方的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於完成住宅物業之買賣交易日前最少90日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 90 days before the date of completion of sale and purchase of the residential property. Late loan applications will not be processed by the designated financing company.
- (II) 第二按揭貸款的最高金額為有關付款計劃所述的淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。
The maximum amount of the Second Mortgage Loan shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 70% of the net purchase price, or the balance of purchase price payable, whichever is lower.
- (III) 首36個月之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2.85% p.a.，其後之利率為港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
Interest rate for the first 36 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 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (IV) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.
- (V) 第二按揭貸款以該住宅物業之法定按揭作抵押。
The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.
- (VI) 該住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (VII) 第二按揭貸款年期最長為25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 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

(VIII) 買方須以按月分期償還第二按揭貸款。

The Purchaser shall repay the Second Mortgage Loan by monthly instalments.

(IX) 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、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

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, Hong Kong Tax Demand Note of latest 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

(X) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須得到該銀行同意辦理第二按揭貸款。

The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan.

(XI) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。

The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.

(XII) 所有第二按揭貸款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代墊付費用。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貸款的律師費用及代墊付費用。

All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/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 Loan.

(XIII) 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.

(XIV) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約(如適用，包括所有按附錄3修改後的買賣合約及補充合約)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 Second Mortgage Loan. The approval, disapproval or the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, 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 (if applicable, including all revised agreement for sale and purchase and supplemental agreement(s) in accordance with Annex 3).

(XV) 此第二按揭貸款受其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions.

(XVI) 賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 5 使用住戶停車位選擇權
Annex 5 Option to License Residential Car Parking Space(s)

- (I) 買方可享有獲許可使用(『該使用許可』)該期數內的賣方不時編配的停車位(『該停車位』)的選擇權(『該選擇權』)。
The Purchaser will be granted an option (the “Option”) to take a licence (the “Licence”) of car parking space(s) (the “CPS”) in the Phase as the Vendor may allocate from time to time.
- (II) 賣方將會公佈停車位之使用許可安排的有關時限、條款及細則、方式及方法及其他細節(『該等安排』)。當賣方公佈該等安排後，買方可按照該等安排行使該選擇權。如買方未有按照該等安排行使該選擇權以取得停車位的該使用許可，該選擇權將會自動失效，賣方將再沒有責任授予該選擇權或使用許可予買方，買方亦不會就此獲得任何補償。
Relevant timeframe, terms and conditions, modes and methods and other details of the Licence arrangements (collectively, the “Arrangements”) of the car parking spaces will be announced by the Vendor. The Purchaser can exercise the Option in accordance with the Arrangements as and when they are announced by the Vendor. If the Purchaser does not exercise the Option to take a Licence of CPS in accordance with the Arrangements, then the Option shall lapse automatically and become null and void, the Vendor shall have no further obligation to grant the Option or Licence to such Purchaser, and the Purchaser shall not be entitled to any compensation therefor.
- (III) 該選擇權的行使及該使用許可的授予受以下條款及細則約束 :-
The exercise of the Option and the granting of the Licence are subject to the following basic terms and conditions :-
- (a) 該使用許可將按月授予。買方可於每次該使用許可期滿時，連續地將該按月使用許可續期(即沒有任何間斷或暫時中止續期)。但無論如何，買方將有權於由 (i) 該相關物業的買賣成交日期；或 (ii) (如適用) 附錄2所提及就該相關物業訂立的許可協議內之許可使用期間的第一天(以較早日期為準)，起計的十年內獲該許可使用的連續性續期。無論在任何情況，該使用許可必須於附錄2的Signature提前入住優惠下的入住許可證的許可期終止或屆滿時終止，多付的使用許可費用及該停車位應繳付的其他收費(如有)將按比例退回予買方。
The Licence will be granted on a monthly basis. The Purchaser may continue to renew the monthly Licence each and every time when the Licence expires (i.e., without any interruption or suspension of renewal). Notwithstanding the above, the Purchaser shall have the right to such continuous renewal of the Licence for a period of ten (10) years from the earlier of (i) the date of completion of the sale and purchase of the relevant Property; and (ii) (if applicable) the commencement date of the Licence period under the relevant Licence Agreement entered in respect of the relevant Property as referred in Annex 2. In any event, the Licence must end upon the expiration or termination of the licence period of the licence under the Signature Early Move-in Offer as mentioned in Annex 2, and the excess of Licence fee and other charges (if any) payable by the Purchaser in respect of the Licence shall be refunded to the Purchaser on a pro rata basis.
- (b) 該停車位的位置浮動，並由賣方不時決定及調整。賣方不作出任何陳述、保證或擔保該停車位的位置將處於該有關物業的同一期數內。
The location of the CPS will not be a fixed one and shall be subject to determination or adjustment by the Vendor from time to time. The Vendor makes no representation, warranty or guarantee that the CPS will be provided within the same Phase at which the Property is situated.
- (c) 買方於行使該選擇權之時及於該許可使用期間須持續為該物業之註冊擁有人或(視乎情況而定)附錄2所提及的許可協議內之有效許可人。
At the time of exercising the Option and during the Licence period, the Purchaser shall remain as the registered owner of the Property or (as the case may be) a valid licensee under the Licence Agreement referred in Annex 2.

- (d) 各使用許可須按賣方就許可予該期數內的其他許可人的停車位而採用的指定格式製備，並由賣方不時決定及調整。
Each Licence shall be in such standard form as may be adopted by the Vendor for the car parking spaces licensed to other licensees of the Phase to be determined or adjusted by the Vendor from time to time.
- (e) 停車位的使用許可費用及買方就該停車位應繳付的其他收費(如有)，將以賣方就許可予該期數內的其他許可人的停車位屆時一般地收取的市值收費，並由賣方不時決定及調整。
The Licence fee and other charges (if any) payable by the Purchaser for the CPS shall be charged at the then prevailing market rates generally charged by the Vendor in respect of the car parking spaces at the Phase licensed to other licensees, as determined or adjusted by the Vendor from time to time.
- (f) 該選擇權及該使用許可的其他條款及細則由賣方不時決定。
Other terms and conditions of the Option and the Licence shall be determined by the Vendor from time to time.
- (IV) 買方須按照該等安排就該選擇權簽訂一份按照賣方指定格式製備的協議。如買方未有按照該等安排就該選擇權簽訂協議，買方被賦予的權利或利益將會自動失效，賣方將再沒有責任繼而授予該選擇權予買方。該協議不會就該物業或停車位賦予買方(或產生)任何權益，因此該協議屬不可予註冊的文件。
An agreement with respect to the Option in the form prescribed by the Vendor shall be signed in accordance with the Arrangements. If the Purchaser does not sign such agreement in accordance with the Arrangements, then the rights and benefits offered to the Purchaser shall lapse automatically, and the Vendor shall have no further obligation to grant the Option to the Purchaser subsequently. Such agreement does not confer or create any interest in land with respect to the Property or car parking space, and is therefore non-registrable.
- (V) 買方須負責所有就有關該選擇權的協議(包括任何該停車位的許可使用協議)而產生的印花稅或印花稅裁定費。
All stamp duty or adjudication fee chargeable on any agreement with respect to the Option (including any licence agreement of the CPS) shall be borne by the Purchaser.
- (VI) 有關該選擇權或該停車位之許可使用的權利及利益(如有)屬於該物業之買方個人所有。買方被賦予的權利或利益(如有)不得轉讓或轉移。
The rights and benefits (if any) in relation to the Option or any licence of the CPS are personal to the Purchaser of the Property. The rights or benefits conferred on the Purchaser (if any) are non-assignable and non-transferable.

- (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:

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

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

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

香港(國際)地產商會有限公司及其特許會員 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED & CHARTERED MEMBERS

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

康業服務有限公司 HONG YIP SERVICE CO LTD

康業物業代理有限公司 HONG YIP PROPERTIES AGENCY LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

建富物業 KIN FU REALTY

祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED

美聯物業地產代理有限公司 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

新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) AGENCY 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.grandyoho.com.hk/p2**

The address of the website designated by the Vendor for the Phase is: **www.grandyoho.com.hk/p2**