

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	天鑄發展項目第一期 PHASE 1 OF ULTIMA DEVELOPMENT	期數 (如有) Phase No. (if any)	第一期^ PHASE 1^
發展項目位置 Location of Development	佛光街23號 23 FAT KWONG STREET		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)	256		

印製日期 Date of Printing	價單編號 Number of Price List
26 June 2015	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
無 NIL	無 NIL	無 NIL

^ 備註：
期數中住宅發展項目的第六、七及八座及第一至八號獨立屋(不設四號獨立屋)稱為「天鑄」。

^ Remarks:
Towers 6, 7 and 8 and Houses 1 to 8 (with House 4 omitted) of the residential development in the Phase are called "Ultima"

Ultima 天鑄

Price List No. 3

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)										
大廈名稱 Tower 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	
6	26	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	33,336,300	343,146 (31,870)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	25	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	33,336,300	343,146 (31,870)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	23	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	33,071,800	340,423 (31,617)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	22	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	32,809,300	337,721 (31,366)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	21	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	32,581,200	335,373 (31,148)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	20	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	32,354,700	333,042 (30,932)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	16	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	31,484,600	324,086 (30,100)	-	1.620 (17)	-	-	-	-	-	-	-	-	-
6	15	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	30,917,800	318,251 (29,558)	-	1.620 (17)	-	-	-	-	-	-	-	-	-

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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 Tower 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
6	12	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	30,361,300	312,523 (29,026)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	11	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	29,663,000	305,335 (28,359)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	10	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	28,832,400	296,785 (27,564)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	9	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	27,938,600	287,585 (26,710)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	8	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	27,351,900	281,546 (26,149)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	7	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	26,039,000	268,032 (24,894)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	6	B	97.149 (1,046) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:1.500 (16)	24,190,200	249,001 (23,126)	-	1.620 (17)	-	-	-	-	-	-	-	-
6	5	B	95.649 (1,030) 露台 Balcony:3.396 (37); 工作平台 Utility Platform:0.000 (0)	22,843,600	238,827 (22,178)	-	1.620 (17)	-	2.457 (26)	-	-	-	-	-	-

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大廈名稱 Tower 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	16	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	40,234,100	347,334 (32,265)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	15	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	39,509,900	341,082 (31,684)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	12	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	38,601,200	333,237 (30,955)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	11	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	37,327,300	322,240 (29,934)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	10	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	36,095,500	311,606 (28,946)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	9	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	34,796,100	300,388 (27,904)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	8	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	33,752,200	291,377 (27,067)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	7	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	32,300,800	278,847 (25,903)	-	2.250 (24)	-	-	-	-	-	-	-	-	-

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大廈名稱 Tower 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	6	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	30,427,400	262,674 (24,400)	-	2.250 (24)	-	-	-	-	-	-	-	-	-
8	5	A	115.837 (1,247) 露台 Balcony:3.491 (38); 工作平台 Utility Platform:1.406 (15)	28,966,900	250,066 (23,229)	-	2.250 (24)	-	-	-	-	-	-	-	-	-

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(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)(A1) 現金付款計劃
Cash Payment Plan

註：在第(4)(A1)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraph (4)(A1), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

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\$1,000,000 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支付，本票及支票抬頭請寫『胡關李羅律師行』。

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\$1,000,000 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). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 90 日內繳付。
5% of the purchase price shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

選擇第(4)(A1)段所述的付款計劃之買方，可獲 5% 售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 置業售價折扣

Home Purchase Price Discount

(a) 在本價單之生效日起簽署臨時買賣合約及買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲4.5%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List and the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 4.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(A1)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(A1)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(A1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(A1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 特別折扣

Special Discount

在本價單之生效日起簽署臨時買賣合約，買方可獲 3% 售價折扣作為特別折扣。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser will be offered 3% discount on the price as the Special Discount.

(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)

如買方於簽署臨時買賣合約時不選擇第(4)(A1)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(A1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在本價單之生效日起簽署臨時買賣合約，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』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase.

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

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

- (III) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(A1)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“designated financing company”) (please see paragraph (4)(A1)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

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

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

- (V) 印花稅現金回贈受其他條款及細則約束。

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

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (I) 在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。
The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase.
- (IV) 過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.
- (V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件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雜費。
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.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

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

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

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

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

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

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

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$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.

(c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(A1)(ii)2段所述之置業售價折扣或第(4)(A1)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(A1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 首年(香港銀行同業拆息+1.5%)備用第二按揭貸款
First Year (HIBOR+1.5%) Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請首年(香港銀行同業拆息+1.5%)備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a First Year (HIBOR+1.5%) Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (b) 第二按揭貸款首12個月之按揭利率為1個月香港銀行同業拆息加1.5% p.a. 或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，期後之按揭利率為港元最優惠利率，利率浮動。1個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 12 months shall be one month HIBOR plus 1.5% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. One month HIBOR rate shall be quoted by the designated financing company from time to time and subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(A1)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(A1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(A1)(iii)1(a) and the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(A1)(iii)1(b).
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (l) 賣方無給予或視之為已給予任何就首年(香港銀行同業拆息+1.5%)備用第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Year (HIBOR+1.5%) Standby 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 in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

3. 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈本價單附錄 1 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第(4)(A1)(iii)4 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(A1)(iii)4 does not apply to the Furniture. This offer is subject to other terms and conditions.

4. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(A1)(iii)3 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(A1)(iii)3) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

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

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費\$10,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

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

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (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 (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(B1) 靈活付款計劃
Flexible Payment Plan

註：在第(4)(B1)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraph (4)(B1), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

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\$1,000,000 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支付，本票及支票抬頭請寫『胡關李羅律師行』。

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\$1,000,000 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). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 30 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付。
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5%於簽署臨時買賣合約的日期後 270 日內，或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
5% of the purchase price shall be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
5. 樓價 80%(樓價餘額)於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無
Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 在本價單之生效日起簽署臨時買賣合約及買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲4.5%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List and the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 4.5% discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(B1)(iii)1段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有置業售價折扣或第(4)(B1)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(B1)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

3. 特別折扣

Special Discount

在本價單之生效日起簽署臨時買賣合約，買方可獲 3%售價折扣作為特別折扣。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser will be offered 3% discount on the price as the Special Discount.

(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)

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)2段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在本價單之生效日起簽署臨時買賣合約，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』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase.

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

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

- (III) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(B1)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“designated financing company”) (please see paragraph (4)(B1)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

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

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

- (V) 印花稅現金回贈受其他條款及細則約束。

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

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (I) 在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%。
The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase.
- (IV) 過渡性貸款的到期日為買賣合約內訂明的付清樓價餘額的日期。
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.
- (V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，**將獲豁免貸款利息。**
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, **interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件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雜費。
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.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

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

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

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

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

如買方選擇印花稅優惠但沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈（『港幣\$5,000現金回贈』）。

If the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

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

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$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.

(c) 為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(B1)(ii)2段所述之置業售價折扣或第(4)(B1)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(B1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B1)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 提前付清樓價現金回贈

Early Settlement Cash Rebate

- (a) 如選擇第(4)(B1)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額(唯付清樓價餘額日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(B1) and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase provided that such date of settlement of the balance of the purchase price falls within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 160 日內 Within 160 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 5.5% 5.5% of the purchase price
簽署臨時買賣合約的日期後 161 日至 180 日期間內 Within the period from 161 days to 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 5% 5% of the purchase price
簽署臨時買賣合約的日期後 181 日至 270 日期間內 Within the period from 181 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 2.5% 2.5% of the purchase price
簽署臨時買賣合約的日期後 271 日至 300 日期間內 Within the period from 271 days to 300 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

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

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

- (c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(B1)(iii)2(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If the last day of the period as set out in the paragraph (4)(B1)(iii)2(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

3. 首年(香港銀行同業拆息+1.5%)備用第二按揭貸款
First Year (HIBOR+1.5%) Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請首年(香港銀行同業拆息+1.5%)備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a First Year (HIBOR+1.5%) Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (b) 第二按揭貸款首12個月之按揭利率為1個月香港銀行同業拆息加1.5% p.a. 或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，期後之按揭利率為港元最優惠利率，利率浮動。1個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 12 months shall be one month HIBOR plus 1.5% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. One month HIBOR rate shall be quoted by the designated financing company from time to time and subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(B1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(B1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(B1)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)1(b) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)2.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (l) 賣方無給予或視之為已給予任何就首年(香港銀行同業拆息+1.5%)備用第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Year (HIBOR+1.5%) Standby 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 in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

4. 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈本價單附錄 1 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第(4)(B1)(iii)5 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(B1)(iii)5 does not apply to the Furniture. This offer is subject to other terms and conditions.

5. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(B1)(iii)4 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(B1)(iii)4) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於 30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費\$10,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

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

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (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 (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(C1) BSD 靈活付款計劃
BSD Flexible Payment Plan

註：在第(4)(C1)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraph (4)(C1), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

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\$1,000,000 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支付，本票及支票抬頭請寫『胡關李羅律師行』。

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\$1,000,000 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). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於買方簽署買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付。
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5%於簽署臨時買賣合約的日期後 270 日內，或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
5% of the purchase price shall be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
5. 樓價 80%(樓價餘額)於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

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

無
Nil

- (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

- (I) 在本價單之生效日起簽署臨時買賣合約，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』)。印花稅現金回贈的金額相等於買方就買賣合約應付的買家印花稅的70% (如適用)。
Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 70% of the buyer’s stamp duty (if applicable) chargeable on the agreement for sale and purchase.
- (II) 買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.
- (III) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(C1)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“designated financing company”) (please see paragraph (4)(C1)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

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

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

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

(I) 在本價單之生效日起簽署臨時買賣合約，買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

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

(III) 過渡性貸款的最高金額為就買賣合約應付的買家印花稅的70%(如適用)。
The maximum Transitional Loan amount shall be 70% of the buyer's stamp duty (if applicable) chargeable on the agreement for sale and purchase.

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

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

(VI) 所有過渡性貸款的法律文件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雜費。
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.

- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。

Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.

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

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

- (IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

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

如買方沒有使用過渡性貸款，在買方按買賣合約付清樓價餘額的情況下，可就每個住宅物業獲額外港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。

If the Purchaser has not utilized the Transitional Loan, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property ("HK\$5,000 Cash Rebate") would be offered to the Purchaser.

買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

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

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$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.

2. 提前付清樓價現金回贈

Early Settlement Cash Rebate

- (a) 如選擇第(4)(C1)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額(唯付清樓價餘額日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(C1) and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase provided that such date of settlement of the balance of the purchase price falls within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 5% 5% of the purchase price
簽署臨時買賣合約的日期後 181 日至 270 日期間內 Within the period from 181 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 2.5% 2.5% of the purchase price
簽署臨時買賣合約的日期後 271 日至 300 日期間內 Within the period from 271 days to 300 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

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

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

- (c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(C1)(iii)2(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(C1)(iii)2(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

3. 首年(香港銀行同業拆息+1.5%)備用第二按揭貸款
First Year (HIBOR+1.5%) Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請首年(香港銀行同業拆息+1.5%)備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a First Year (HIBOR+1.5%) Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (b) 第二按揭貸款首12個月之按揭利率為1個月香港銀行同業拆息加1.5% p.a. 或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，期後之按揭利率為港元最優惠利率，利率浮動。1個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 12 months shall be one month HIBOR plus 1.5% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. One month HIBOR rate shall be quoted by the designated financing company from time to time and subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(C1)(iii)1(a)段所述的印花稅現金回贈、第(4)(C1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(C1)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(C1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)1(b) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)2.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (l) 賣方無給予或視之為已給予任何就首年(香港銀行同業拆息+1.5%)備用第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Year (HIBOR+1.5%) Standby 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 in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

4. 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈本價單附錄 1 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第(4)(C1)(iii)5 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(C1)(iii)5 does not apply to the Furniture. This offer is subject to other terms and conditions.

5. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(C1)(iii)4 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(C1)(iii)4) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

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

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於 30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費\$10,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

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

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (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 (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(4)(D1) AVD & BSD 靈活付款計劃
AVD & BSD Flexible Payment Plan

此付款計劃只適用於購買以下特選住宅物業之買方。為免疑問，購買以下任何特選住宅物業之買方可選擇第(4)(A1)段、第(4)(B1)段、第(4)(C1)段及第(4)(D1)段所述的任何一種付款計劃。

This payment plan is only applicable to the Purchasers of the Privilege Residential Properties listed below. For the avoidance of doubt, a Purchaser of any of the Privilege Residential Properties listed below may choose any one of the payment plans stated in paragraph (4)(A1), (4)(B1), (4)(C1) and (4)(D1).

特選住宅物業：

Privilege Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 8 座 Tower 8	7	A

註：在第(4)(D1)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraph (4)(D1), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

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\$1,000,000 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支付，本票及支票抬頭請寫『胡關李羅律師行』。

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\$1,000,000 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). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於買方簽署買賣合約時繳付。
A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付。
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 270 日內，或於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付，以較早者為準。
5% of the purchase price shall be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser, whichever is earlier.
5. 樓價 80% (樓價餘額) 於賣方就其有能力將該期數中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。
80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

無
Nil

(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

- (I) 在本價單之生效日起簽署臨時買賣合約，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』)。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%的總和。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor equal to the total amount of 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer’s stamp duty chargeable on the agreement for sale and purchase.

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

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

(III) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(D1)(iii)1(b)段),則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款,餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(D1)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

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

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

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

(I) 在本價單之生效日起簽署臨時買賣合約,買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

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

(III) 過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%及(如適用)買家印花稅的70%。
The maximum Transitional Loan amount shall be 70% of the ad valorem stamp duty and (if applicable) 70% of the buyer's stamp duty chargeable on the agreement for sale and purchase.

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

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

- (VI) 所有過渡性貸款的法律文件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雜費。
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.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (IX) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

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

買方須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

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

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣\$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.

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

- (a) 如選擇第(4)(D1)段所述的付款計劃之買方提前於買賣合約訂明的付款限期日之前付清樓價餘額(唯付清樓價餘額日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(D1) and settles the balance of the purchase price earlier than the due date of payment specified in the agreement for sale and purchase provided that such date of settlement of the balance of the purchase price falls within the period(s) specified in the table below, the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below.

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

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 5% 5% of the purchase price
簽署臨時買賣合約的日期後 181 日至 270 日期間內 Within the period from 181 days to 270 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 2.5% 2.5% of the purchase price
簽署臨時買賣合約的日期後 271 日至 300 日期間內 Within the period from 271 days to 300 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

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

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

- (c) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(D1)(iii)2(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If the last day of the period as set out in the paragraph (4)(D1)(iii)2(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

3. 首年(香港銀行同業拆息+1.5%)備用第二按揭貸款
First Year (HIBOR+1.5%) Standby Second Mortgage Loan

買方可向賣方的指定財務機構(『指定財務機構』)申請首年(香港銀行同業拆息+1.5%)備用第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a First Year (HIBOR+1.5%) Standby Second Mortgage Loan. Key terms are as follows:

- (a) 買方必須於付清樓價餘額之日或買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before date of settlement of the balance of the purchase price or the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (b) 第二按揭貸款首12個月之按揭利率為1個月香港銀行同業拆息加1.5% p.a. 或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，期後之按揭利率為港元最優惠利率，利率浮動。1個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 12 months shall be one month HIBOR plus 1.5% p.a. or Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a., whichever is lower; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. One month HIBOR rate shall be quoted by the designated financing company from time to time and subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (c) 第二按揭貸款最高金額為淨樓價的25%。淨樓價指扣除第(4)(D1)(iii)1(a)段所述的印花稅現金回贈、第(4)(D1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(D1)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。
The maximum second mortgage loan amount shall be 25% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(D1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(D1)(iii)1(b) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(D1)(iii)2.
- (d) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 20 years or the tenor of first mortgage loan, whichever is shorter.
- (e) 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
- (f) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (g) 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.

- (h) 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- (i) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- (j) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (k) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (l) 賣方無給予或視之為已給予任何就首年(香港銀行同業拆息+1.5%)備用第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Year (HIBOR+1.5%) Standby 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 in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

4. 送贈傢俱優惠

Free Furniture Offer

買方可免費獲贈本價單附錄 1 所述之相關住宅物業之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第(4)(D1)(iii)5 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Appendix 1 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(D1)(iii)5 does not apply to the Furniture. This offer is subject to other terms and conditions.

5. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(D1)(iii)4 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於完成住宅物業買賣的交易日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the sale and purchase of the residential property, rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(D1)(iii)4) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於120日內向賣方提出申請，並須向賣方繳付手續費\$10,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 120 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

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

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (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 (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

- (5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：

The vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

置業 18 物業代理有限公司 18 PROPERTY AGENCY LIMITED
中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
康業服務有限公司 HONG YIP SERVICE CO LTD
仲量聯行有限公司 JONES LANG LASALLE LIMITED
啟勝地產代理有限公司 KAI SHING (REA) LIMITED
萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED
領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED
美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED
云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED
新鴻基地產代理有限公司 SUN HUNG KAI REAL ESTATE 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.ultima.com.hk

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

Tower 6 第6座

	3/F & 4/F 3樓及4樓		5/F-12/F, 15/F-23/F & 25/F 5樓至12樓, 15樓至23樓及25樓				26/F 26樓		26/F & 27/F 26樓及27樓		27/F 27樓		28/F & 29/F 28樓及29樓	
	A (Duplex) (複式)	B (Duplex) (複式)	A	B	C	D	A	B	C (Duplex) (複式)	A	B	A (Duplex) (複式)	C (Duplex) (複式)	
Cabinet 組合櫃	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Bench 長檯	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Cabinet with Specified Appliances 組合櫃及指定廚房家電	✓	✓	✓	-	-	-	✓	-	✓	✓	-	✓	✓	
Stool 矮檯	✓	✓	✓	-	-	-	✓	-	✓	✓	-	✓	✓	
Sheer Curtain 窗紗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Blinds 百葉簾	✓	-	✓	-	-	-	✓	-	✓	✓	-	✓	✓	
Chandelier 天花水晶燈	✓	✓	✓	-	-	-	✓	-	✓	✓	-	✓	✓	
BBQ Stove 燒烤爐	✓	✓	-	-	-	-	✓	-	✓	-	-	✓	✓	
External TV 戶外電視	-	-	-	-	-	-	-	-	-	-	-	✓	✓	

For details of the design, colour, materials and quantity of the Furniture, please enquire with the Vendor. 有關傢俱的設計、顏色、物料或數量，請向賣方查詢

Tower 7 第7座

	5/F-12/F, 15/F-23/F & 25/F-26/F 5樓至12樓, 15樓至23樓及25樓至26樓				27/F 27樓		27/F & 28/F 27樓及28樓		28/F & 29/F 28樓及29樓		29/F 29樓		30/F & 31/F 30樓及31樓	
	A	B	C	D	A	B	C (Duplex) (複式)	D (Duplex) (複式)	A (Duplex) (複式)	C	D	A (Duplex) (複式)	C (Duplex) (複式)	
Cabinet 組合櫃	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Bench 長檯	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Cabinet with Specified Appliances 組合櫃及指定廚房家電	-	-	✓	✓	-	-	✓	✓	✓	-	-	✓	✓	
Stool 矮檯	-	-	✓	✓	-	-	✓	✓	✓	-	-	✓	✓	
Sheer Curtain 窗紗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Blinds 百葉簾	-	-	-	-	-	-	✓	✓	✓	-	-	✓	✓	
Chandelier 天花水晶燈	-	-	-	-	-	-	✓	✓	✓	-	-	✓	✓	
BBQ Stove 燒烤爐	-	-	-	-	-	-	✓	✓	✓	-	-	✓	✓	
External TV 戶外電視	-	-	-	-	-	-	-	-	-	-	-	✓	✓	

For details of the design, colour, materials and quantity of the Furniture, please enquire with the Vendor. 有關傢俱的設計、顏色、物料或數量，請向賣方查詢

Tower 8 第8座

	5/F 5樓		6/F-12/F, 15/F-23/F & 25/F-27/F 6樓至12樓, 15樓至23樓及25樓至27樓				28/F & 29/F 28樓及29樓			30/F & 31/F 30樓及31樓	
	A	B	A	B	C	D	A (Duplex) (複式)	C (Duplex) (複式)	D (Duplex) (複式)	A (Duplex) (複式)	C (Duplex) (複式)
Cabinet 組合櫃	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bench 長檯	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Stool 矮檯	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Sheer Curtain 窗紗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Blinds 百葉簾	-	-	-	-	✓	-	✓	✓	✓	✓	✓
Chandelier 天花水晶燈	-	-	-	-	-	-	✓	✓	✓	✓	✓
BBQ Stove 燒烤爐	-	-	-	-	-	-	✓	✓	✓	✓	✓
External TV 戶外電視	-	-	-	-	-	-	✓	-	-	✓	✓

For details of the design, colour, materials and quantity of the Furniture, please enquire with the Vendor. 有關傢俱的設計、顏色、物料或數量，請向賣方查詢

House 獨立屋

	House 1 1號獨立屋	House 8 8號獨立屋	House 2- 3 & 5- 7 2至3號及5至7獨立屋
Stool 矮檯	✓	✓	✓
Sheer Curtain 窗紗	✓	✓	✓
Blinds 百葉簾	✓	✓	✓
Chandelier 天花水晶燈	✓	✓	✓
BBQ Stove 燒烤爐	✓	✓	✓

For details of the design, colour, materials and quantity of the Furniture, please enquire with the Vendor. 有關傢俱的設計、顏色、物料或數量，請向賣方查詢