

價單 Price List

第一部份：基本資料

Part 1: Basic Information

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

印製日期	價單編號
Date of Printing	Number of Price List
08 June 2015	1

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
17 June 2015	1A	√
26 June 2015	1B	-
01 July 2015	1C	-
05 August 2015	1D	-
30 September 2015	1E	-
28 October 2016	1F	√

^ 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"

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	20	A	187.483 (2,018) 露台 Balcony:7.451 (80); 工作平台 Utility Platform:1.362 (15)	97,012,400	517,446 (48,074)	-	1.530 (16)	-	-	-	-	-	-	-	-
6	12	A	187.483 (2,018) 露台 Balcony:7.451 (80); 工作平台 Utility Platform:1.362 (15)	85,449,200	455,770 (42,344)	-	1.530 (16)	-	-	-	-	-	-	-	-
6	11	A	187.483 (2,018) 露台 Balcony:7.451 (80); 工作平台 Utility Platform:1.362 (15)	84,338,300	449,845 (41,793)	-	1.530 (16)	-	-	-	-	-	-	-	-
6	7	A	187.483 (2,018) 露台 Balcony:7.451 (80); 工作平台 Utility Platform:1.362 (15)	64,483,200	343,942 (31,954)	-	1.530 (16)	-	-	-	-	-	-	-	-
6	6	A	187.483 (2,018) 露台 Balcony:7.451 (80); 工作平台 Utility Platform:1.362 (15)	61,388,000	327,432 (30,420)	-	1.530 (16)	-	-	-	-	-	-	-	-
6	12	C	126.661 (1,363) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.279 (14)	49,136,100	387,934 (36,050)	-	2.782 (30)	-	-	-	-	-	-	-	-
6	11	C	126.661 (1,363) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.279 (14)	<del>48,693,900</del> 49,180,800	<del>384,443</del> 388,287 (36,083)	-	2.782 (30)	-	-	-	-	-	-	-	-
6	7	C	126.661 (1,363) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.279 (14)	46,430,700	366,575 (34,065)	-	2.782 (30)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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	6	C	126.661 (1,363) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.279 (14)	40,719,700	321,486 (29,875)	-	2.782 (30)	-	-	-	-	-	-	-	-
6	5	C	126.661 (1,363) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.279 (14)	37,950,800	299,625 (27,844)	-	2.782 (30)	-	-	-	-	-	-	-	-
7	26	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	64,138,900	436,607 (40,569)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	25	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>63,756,400</del> <del>64,075,100</del> 64,994,400	<del>434,003</del> <del>(40,327)</del> <del>436,173</del> <del>(40,528)</del> 442,431 (41,110)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	23	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>62,938,200</del> <del>63,567,500</del> 64,160,300	<del>428,434</del> <del>(39,809)</del> <del>432,718</del> <del>(40,207)</del> 436,753 (40,582)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	22	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	62,130,500	422,936 (39,298)	-	2.520 (27)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) 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
7	21	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	61,333,200	417,508 (38,794)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	20	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>60,786,100</del> <del>61,393,900</del> 61,966,400	<del>413,784</del> <del>(38,448)</del> <del>417,921</del> <del>(38,832)</del> 421,818 (39,194)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	19	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	60,243,900	410,093 (38,105)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	18	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	59,884,600	407,647 (37,878)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	17	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	59,174,500	402,813 (37,429)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	16	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>58,704,900</del> 59,844,800	<del>399,617</del> <del>(37,131)</del> 407,376 (37,852)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	15	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>58,528,700</del> 59,665,200	<del>398,417</del> <del>(37,020)</del> 406,154 (37,739)	-	2.520 (27)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) 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
7	12	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	58,353,200	397,223 (36,909)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	11	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	58,178,100	396,031 (36,798)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	10	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	57,712,700	392,863 (36,504)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	9	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	57,077,800	388,541 (36,102)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	8	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	56,678,300	385,821 (35,850)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	7	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	55,658,100	378,877 (35,204)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	6	C	146.903 (1,581) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	52,986,500	360,690 (33,515)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	26	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	63,005,000	430,215 (39,978)	-	2.520 (27)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
7	25	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>62,629,200</del> <del>62,942,300</del> 63,863,300	<del>427,649</del> <del>(39,739)</del> <del>429,787</del> <del>(39,938)</del> 436,076 (40,522)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	23	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>61,825,500</del> <del>62,443,700</del> 63,043,700	<del>422,161</del> <del>(39,229)</del> <del>426,382</del> <del>(39,622)</del> 430,479 (40,002)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	22	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	61,032,100	416,744 (38,726)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	21	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	60,248,800	411,395 (38,229)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	20	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>59,711,400</del> 60,308,500	<del>407,726</del> <del>(37,888)</del> 411,803 (38,267)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	19	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	59,178,800	404,089 (37,550)	-	2.520 (27)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
7	18	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	58,825,800	401,678 (37,326)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	17	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	58,128,300	396,916 (36,883)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	16	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>57,667,000</del> 58,803,300	<del>393,766 (36,591)</del> 401,525 (37,312)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	15	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	<del>57,494,000</del> 58,626,900	<del>392,584 (36,481)</del> 400,320 (37,200)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	12	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	57,321,500	391,407 (36,372)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	11	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	57,149,500	390,232 (36,262)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	10	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	56,692,300	387,110 (35,972)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	9	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	56,068,700	382,852 (35,577)	-	2.520 (27)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
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7	8	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	55,676,200	380,172 (35,328)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	7	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	54,674,100	373,329 (34,692)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	6	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	51,503,000	351,676 (32,680)	-	2.520 (27)	-	-	-	-	-	-	-	-
7	5	D	146.450 (1,576) 露台 Balcony:5.558 (60); 工作平台 Utility Platform:1.500 (16)	46,713,200	318,970 (29,640)	-	2.520 (27)	-	-	-	-	-	-	-	-
8	20	B	83.810 (902) 露台 Balcony:2.548 (27); 工作平台 Utility Platform:1.371 (15)	30,991,700	369,785 (34,359)	-	0.585 (6)	-	-	-	-	-	-	-	-
8	12	B	83.810 (902) 露台 Balcony:2.548 (27); 工作平台 Utility Platform:1.371 (15)	30,347,800	362,102 (33,645)	-	0.585 (6)	-	-	-	-	-	-	-	-
8	11	B	83.810 (902) 露台 Balcony:2.548 (27); 工作平台 Utility Platform:1.371 (15)	30,105,000	359,205 (33,376)	-	0.585 (6)	-	-	-	-	-	-	-	-
8	7	B	83.810 (902) 露台 Balcony:2.548 (27); 工作平台 Utility Platform:1.371 (15)	27,142,700	323,860 (30,092)	-	0.585 (6)	-	-	-	-	-	-	-	-



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
8	6	B	83.810 (902) 露台 Balcony:2.548 (27); 工作平台 Utility Platform:1.371 (15)	24,618,400	293,741 (27,293)	-	0.585 (6)	-	-	-	-	-	-	-	-

第三部份:其他資料

Part 3:Other Information

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

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

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

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

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

(4)(M1) M1 靈活付款計劃  
M1 Flexible Payment Plan

此付款計劃只適用於地政總署署長發出合格證明書後簽署臨時買賣合約之買方。

This payment plan is only applicable to the Purchaser who signs the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance by Director of Lands.

(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. 買方簽署臨時買賣合約的日期後 45 日內再付樓價 5% 作為加付訂金。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 45 days after the date of signing of the preliminary agreement for sale and purchase.
3. 買方簽署臨時買賣合約的日期後 90 日內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 買方簽署臨時買賣合約的日期後 240 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 買方簽署臨時買賣合約的日期後 390 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 390 days after the date of signing of the preliminary agreement for sale and purchase.
6. 買方簽署臨時買賣合約的日期後 540 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 540 days after the date of signing of the preliminary agreement for sale and purchase.

7. 樓價 77.5%即樓價餘款於買方簽署臨時買賣合約的日期後 750 日(見以下備註)內繳付。

77.5% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 750 days (see remark below) after the date of signing of the preliminary agreement for sale and purchase.

備註：

Remark:

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。

Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

(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)(M1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(M1).

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，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, 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)(M1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(M1)(iii)1段所述之印花稅優惠的其中一項。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。

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)(M1)(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)(M1)(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

凡於2016年12月31日或之前簽署臨時買賣合約，買方可獲2%售價折扣作為特別折扣。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser will be offered 2% 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)(M1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(M1)(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

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(如適用，包括按附錄5修改後的買賣合約)完成買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於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)80%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) apply) 80% or (if ad valorem stamp duty at lower rates (Scale 2) apply) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

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

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印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的80%，詳情請參閱附錄1(b)。

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 Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be

entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(M1)(ii)2段所述之置業售價折扣或第(4)(M1)(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)(M1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(M1)(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. 提前成交現金回贈

### Early Completion Cash Rebate

- (a) 如選擇第(4)(M1)段所述的付款計劃之買方於買賣合約(如適用，包括按附錄5修改後的買賣合約)訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(M1), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Vendor according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 240 日期間內 Within 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 390 日期間內 Within the period from 241 days to 390 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 3% 3% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 391 日至 540 日期間內 Within the period from 391 days to 540 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 1.5% 1.5% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 541 日至 600 日期間內 Within the period from 541 days to 600 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 0.5% 0.5% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向賣方提出申請提前成交現金回贈，賣方會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲賣方批核與否，買方仍須按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will upon completion apply the Early Completion Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).

- (c) 如上述第(4)(M1)(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)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(M1)(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. 天鑄家族 2016 現金回贈(只適用於個人名義買方)

Ultima Family 2016 Cash Rebate (applicable only to the Purchaser who is individual)

凡於 2016 年 12 月 31 日或之前簽署臨時買賣合約，並符合附錄 2 所列明的條件的買方，可獲樓價 1.5% 之現金回贈。詳情請參閱附錄 2。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1.5% of the purchase price. Please see Annex 2 for details.

4. 額外 1.5% 現金回贈

Extra 1.5% Cash Rebate

如買方沒有使用第(4)(M1)(iii)6(a)段所述的首年 P-2.25% p.a. 備用第一按揭貸款，在按買賣合約(如適用，包括按附錄 5 修改後的買賣合約)完成住宅物業買賣交易的情況下，可獲樓價 1.5% 之現金回贈(『額外 1.5% 現金回贈』)。買方須於完成住宅物業之買賣交易日前最少 30 日以書面向賣方申請額外 1.5% 現金回贈。賣方會於收到申請並確認有關資料無誤後將額外 1.5% 現金回贈直接用於支付住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the First Year P-2.25% p.a. Standby First Mortgage Loan as set out in paragraph (4)(M1)(iii)6(a), subject to completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), will be eligible for a cash rebate of 1.5% of the purchase price (“Extra 1.5% Cash Rebate”). The Purchaser shall apply to the Vendor in writing for the Extra 1.5% Cash Rebate at least 30 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Extra 1.5% Cash Rebate for part payment of the balance of the purchase price of the residential property directly.



5. Ultima 660 提前入住優惠 (只適用於個人名義買方)

Ultima 660 Early Move-in Offer (Applicable only to the Purchaser who is individual)

在買方滿足附錄 3 所列明的先決條件的前提下，賣方可給予買方 Ultima Signature 許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業。詳情請參閱附錄 3。

Subject to the conditions precedent as set out in Annex 3 being satisfied by the Purchaser, the Vendor may grant an Ultima Signature licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property. Please see Annex 3 for details.

6. 貸款優惠

Loan Offer

在本價單之生效日起簽署臨時買賣合約，買方可享有以下其中一項優惠：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser shall be entitled to ONLY ONE of the following benefits:

(a) 首年P-2.25% p.a.備用第一按揭貸款

First Year P-2.25% p.a. Standby First Mortgage Loan

首年 P-2.25% p.a.備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 4(a)；或

The maximum First Year P-2.25% p.a. Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details; or

(b) 備用第二按揭貸款

Standby Second Mortgage Loan

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

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

上文『淨樓價』一詞指扣除第(4)(M1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(M1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(M1)(iii)2段所述的提前成交現金回贈(如有)、第(4)(M1)(iii)3段所述的天鑄家族 2016 現金回贈(如有)及第(4)(M1)(iii)4段所述的額外1.5%現金回贈(如有)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)1(b), the Early Completion Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)2, the Ultima Family 2016 Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)3 and the Extra 1.5% Cash Rebate (if any) as set out in paragraph (4)(M1)(iii)4.



# 7. 延後完成交易優惠

## Extend Completion Offer

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。

Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

# 8. 停車位優惠

## Offer of Car Parking Space(s)

購買列於以下表1內的住宅物業之買方，

The Purchaser of a residential property set out in Table 1 below,

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 6 座 Tower 6	6, 7, 11, 12, 20	A
第 6 座 Tower 6	5, 6, 7, 11, 12	C
第 7 座 Tower 7	6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	C
第 7 座 Tower 7	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	D

- (a) 可優先認購該期數的一個停車位(如買方已完成住宅物業的買賣交易)，詳情請參閱附錄6(a)；或  
has a priority to purchase one car parking space of the Phase (if the Purchaser has completed the sale and purchase of the residential property). Please see Annex 6(a) for details; or
- (b) 可享有獲許可使用該期數或其他期數內的一個賣方不時編配的停車位的選擇權(如買方未完成住宅物業的買賣交易及使用附錄3所述之Ultima 660提前入住優惠)，詳情請參閱附錄6(b)。  
will be granted an option to take a licence of one car parking space in the Phase or other Phase as the Vendor may allocate from time to time (if the Purchaser has not yet completed the sale and purchase of the residential property and utilized the Ultima 660 Early Move-in Offer as set out in Annex 3). Please see Annex 6(b) for details.

9. 送贈傢俱優惠  
Free Furniture Offer

買方可免費獲贈本價單附錄 7 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)(M1)(iii)10 段所述的首 3 年保修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 Annex 7 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 Warranty Offer as set out in paragraph (4)(M1)(iii)10 does not apply to the Furniture. This offer is subject to other terms and conditions.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業 (但不包括住宅物業的花園(如有)內的園景及植物及第(4)(M1)(iii)9 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(如買方已使用附錄 3 所述之 Ultima 660 提前入住優惠)(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修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 or the date when possession of the residential property is delivered to the Purchaser (if the Purchaser has utilized the Ultima 660 Early Move-in Offer as set out in Annex 3) (whichever is earlier) rectify any defects (fair wear and tear excepted) 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)(M1)(iii)9) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(P1) P1 靈活付款計劃  
P1 Flexible Payment Plan

此付款計劃只適用於地政總署署長發出合格證明書後簽署臨時買賣合約購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the residential properties listed below, who signs the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance by Director of Lands.

住宅物業：

Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 7 座 Tower 7	11, 12	D

(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”.

- 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.
- 買方簽署臨時買賣合約的日期後 45 日內再付樓價 5% 作為加付訂金。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 45 days after the date of signing of the preliminary agreement for sale and purchase.
- 買方簽署臨時買賣合約的日期後 90 日內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase.
- 買方簽署臨時買賣合約的日期後 240 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 買方簽署臨時買賣合約的日期後 390 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 390 days after the date of signing of the preliminary agreement for sale and purchase.
6. 買方簽署臨時買賣合約的日期後 540 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 540 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價 77.5%即樓價餘款於買方簽署臨時買賣合約的日期後 750 日(見以下備註)內繳付。  
77.5% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 750 days (see remark below) after the date of signing of the preliminary agreement for sale and purchase.

備註：

Remark:

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。  
Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

(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)(P1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(P1).

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，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, 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)(P1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(P1)(iii)1段所述之印花稅優惠的其中一項。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。

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)(P1)(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)(P1)(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

凡於2016年12月31日或之前簽署臨時買賣合約，買方可獲2%售價折扣作為特別折扣。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser will be offered 2% 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)(P1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(P1)(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

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(如適用，包括按附錄5修改後的買賣合約)完成買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於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)80%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) apply) 80% or (if ad valorem stamp duty at lower rates (Scale 2) apply) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

- (b) 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

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

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印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的80%，詳情請參閱附錄1(b)。

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 Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(P1)(ii)2段所述之置業售價折扣或第(4)(P1)(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)(P1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(P1)(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. 提前成交現金回贈

### Early Completion Cash Rebate

- (a) 如選擇第(4)(P1)段所述的付款計劃之買方於買賣合約(如適用，包括按附錄5修改後的買賣合約)訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(P1), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Vendor according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 90 日期間內 Within 90 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 6% 6% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 91 日至 240 日期間內 Within the period from 91 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 390 日期間內 Within the period from 241 days to 390 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 3% 3% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 391 日至 540 日期間內 Within the period from 391 days to 540 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 1.5% 1.5% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 541 日至 600 日期間內 Within the period from 541 days to 600 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 0.5% 0.5% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向賣方提出申請提前成交現金回贈，賣方會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲賣方批核與否，買方仍須按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will upon completion apply the Early Completion Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).

- (c) 如上述第(4)(P1)(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)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(P1)(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. 天鑄家族 2016 現金回贈(只適用於個人名義買方)

Ultima Family 2016 Cash Rebate (applicable only to the Purchaser who is individual)

凡於 2016 年 12 月 31 日或之前簽署臨時買賣合約，並符合附錄 2 所列明的條件的買方，可獲樓價 1.5% 之現金回贈。詳情請參閱附錄 2。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1.5% of the purchase price. Please see Annex 2 for details.

4. 額外 2.5% 現金回贈

Extra 2.5% Cash Rebate

如買方沒有使用第(4)(P1)(iii)6(a)段所述的首兩年 P-2.25% p.a. 備用第一按揭貸款，在按買賣合約(如適用，包括按附錄 5 修改後的買賣合約)完成住宅物業買賣交易的情況下，可獲樓價 2.5% 之現金回贈(『額外 2.5% 現金回贈』)。買方須於完成住宅物業之買賣交易日前最少 30 日以書面向賣方申請額外 2.5% 現金回贈。賣方會於收到申請並確認有關資料無誤後將額外 2.5% 現金回贈直接用於支付住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the First 2 Years P-2.25% p.a. Standby First Mortgage Loan as set out in paragraph (4)(P1)(iii)6(a), subject to completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), will be eligible for a cash rebate of 2.5% of the purchase price (“Extra 2.5% Cash Rebate”). The Purchaser shall apply to the Vendor in writing for the Extra 2.5% Cash Rebate at least 30 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Extra 2.5% Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

5. Ultima 660 提前入住優惠 (只適用於個人名義買方)

Ultima 660 Early Move-in Offer (Applicable only to the Purchaser who is individual)

在買方滿足附錄 3 所列明的先決條件的前提下，賣方可給予買方 Ultima Signature 許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業。詳情請參閱附錄 3。

Subject to the conditions precedent as set out in Annex 3 being satisfied by the Purchaser, the Vendor may grant an Ultima Signature licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property. Please see Annex 3 for details.

6. 貸款優惠

Loan Offer

在本價單之生效日起簽署臨時買賣合約，買方可享有以下其中一項優惠：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser shall be entitled to ONLY ONE of the following benefits:

(a) 首兩年 P-2.25% p.a. 備用第一按揭貸款

First 2 Years P-2.25% p.a. Standby First Mortgage Loan



首兩年 P-2.25% p.a. 備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 4(a)；或

The maximum First 2 Years P-2.25% p.a. Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details; or

(b) 備用第二按揭貸款

Standby Second Mortgage Loan

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

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

上文『淨樓價』一詞指扣除第(4)(P1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(P1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(P1)(iii)2段所述的提前成交現金回贈(如有)、第(4)(P1)(iii)3段所述的天鑄家族 2016 現金回贈(如有)及第(4)(P1)(iii)4段所述的額外2.5%現金回贈(如有)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(P1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(P1)(iii)1(b), the Early Completion Cash Rebate (if any) as set out in paragraph (4)(P1)(iii)2, the Ultima Family 2016 Cash Rebate (if any) as set out in paragraph (4)(P1)(iii)3 and the Extra 2.5% Cash Rebate (if any) as set out in paragraph (4)(P1)(iii)4.

7. 延後完成交易優惠

Extend Completion Offer

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。

Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

# 8. 停車位優惠

## Offer of Car Parking Space(s)

購買列於以下表1內的住宅物業之買方，

The Purchaser of a residential property set out in Table 1 below,

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 6 座 Tower 6	6, 7, 11, 12, 20	A
第 6 座 Tower 6	5, 6, 7, 11, 12	C
第 7 座 Tower 7	6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	C
第 7 座 Tower 7	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	D

- (a) 可優先認購該期數的一個停車位(如買方已完成住宅物業的買賣交易)，詳情請參閱附錄6(a)；或  
has a priority to purchase one car parking space of the Phase (if the Purchaser has completed the sale and purchase of the residential property). Please see Annex 6(a) for details; or
- (b) 可享有獲許可使用該期數或其他期數內的一個賣方不時編配的停車位的選擇權(如買方未完成住宅物業的買賣交易及使用附錄3所述之Ultima 660提前入住優惠)，詳情請參閱附錄6(b)。  
will be granted an option to take a licence of one car parking space in the Phase or other Phase as the Vendor may allocate from time to time (if the Purchaser has not yet completed the sale and purchase of the residential property and utilized the Ultima 660 Early Move-in Offer as set out in Annex 3). Please see Annex 6(b) for details.

9. 送贈傢俱優惠  
Free Furniture Offer

買方可免費獲贈本價單附錄 7 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)(P1)(iii)10 段所述的首 3 年保修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 Annex 7 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 Warranty Offer as set out in paragraph (4)(P1)(iii)10 does not apply to the Furniture. This offer is subject to other terms and conditions.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業 (但不包括住宅物業的花園(如有)內的園景及植物及第(4)(P1)(iii)9 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(如買方已使用附錄 3 所述之 Ultima 660 提前入住優惠)(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修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 or the date when possession of the residential property is delivered to the Purchaser (if the Purchaser has utilized the Ultima 660 Early Move-in Offer as set out in Annex 3) (whichever is earlier) rectify any defects (fair wear and tear excepted) 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)(P1)(iii)9) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(Q1) Q1 靈活付款計劃  
Q1 Flexible Payment Plan

此付款計劃只適用於地政總署署長發出合格證明書後簽署臨時買賣合約購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the residential properties listed below, who signs the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance by Director of Lands.

住宅物業：

Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 7 座 Tower 7	6, 7, 8, 9	C
第 7 座 Tower 7	7, 8, 9	D

(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. 買方簽署臨時買賣合約的日期後 45 日內再付樓價 5% 作為加付訂金。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 45 days after the date of signing of the preliminary agreement for sale and purchase.
3. 買方簽署臨時買賣合約的日期後 90 日內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 買方簽署臨時買賣合約的日期後 240 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 240 days after the date of signing of the preliminary agreement for sale and purchase.

5. 買方簽署臨時買賣合約的日期後 390 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 390 days after the date of signing of the preliminary agreement for sale and purchase.
6. 買方簽署臨時買賣合約的日期後 540 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 540 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價 77.5%即樓價餘款於買方簽署臨時買賣合約的日期後 750 日(見以下備註)內繳付。  
77.5% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 750 days (see remark below) after the date of signing of the preliminary agreement for sale and purchase.

備註：

Remark:

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。  
Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

(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)(Q1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(Q1).

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，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, 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)(Q1)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(Q1)(iii)1段所述之印花稅優惠的其中一項。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。

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)(Q1)(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)(Q1)(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

凡於2016年12月31日或之前簽署臨時買賣合約，買方可獲2%售價折扣作為特別折扣。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser will be offered 2% 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)(Q1)(ii)2段所述之置業售價折扣，則買方可獲下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(Q1)(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

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(如適用，包括按附錄5修改後的買賣合約)完成買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於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)80%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) apply) 80% or (if ad valorem stamp duty at lower rates (Scale 2) apply) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.

- (b) 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

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

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印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的80%，詳情請參閱附錄1(b)。

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 Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

為免疑問，就購買每個住宅物業，買方只可享有第(4)(Q1)(ii)2段所述之置業售價折扣或第(4)(Q1)(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)(Q1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(Q1)(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. 提前成交現金回贈

### Early Completion Cash Rebate

- (a) 如選擇第(4)(Q1)段所述的付款計劃之買方於買賣合約(如適用，包括按附錄5修改後的買賣合約)訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(Q1), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Vendor according to the table below.

提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 90 日期間內 Within 90 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 6% 6% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 91 日至 240 日期間內 Within the period from 91 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 390 日期間內 Within the period from 241 days to 390 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 3% 3% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 391 日至 540 日期間內 Within the period from 391 days to 540 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 1.5% 1.5% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 541 日至 600 日期間內 Within the period from 541 days to 600 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 0.5% 0.5% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向賣方提出申請提前成交現金回贈，賣方會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲賣方批核與否，買方仍須按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will upon completion apply the Early Completion Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).

- (c) 如上述第(4)(Q1)(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)，則該日期定為下一個工作日。  
If the last day of the period as set out in the paragraph (4)(Q1)(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. 天鑄家族 2016 現金回贈(只適用於個人名義買方)

Ultima Family 2016 Cash Rebate (applicable only to the Purchaser who is individual)

凡於 2016 年 12 月 31 日或之前簽署臨時買賣合約，並符合附錄 2 所列明的條件的買方，可獲樓價 1.5% 之現金回贈。詳情請參閱附錄 2。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1.5% of the purchase price. Please see Annex 2 for details.

4. 額外 3.5% 現金回贈

Extra 3.5% Cash Rebate

如買方沒有使用第(4)(Q1)(iii)6(a)段所述的首三年 P-2.25% p.a. 備用第一按揭貸款，在按買賣合約(如適用，包括按附錄 5 修改後的買賣合約)完成住宅物業買賣交易的情況下，可獲樓價 3.5% 之現金回贈(『額外 3.5% 現金回贈』)。買方須於完成住宅物業之買賣交易日前最少 30 日以書面向賣方申請額外 3.5% 現金回贈。賣方會於收到申請並確認有關資料無誤後將額外 3.5% 現金回贈直接用於支付住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the First 3 Years P-2.25% p.a. Standby First Mortgage Loan as set out in paragraph (4)(Q1)(iii)6(a), subject to completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), will be eligible for a cash rebate of 3.5% of the purchase price (“Extra 3.5% Cash Rebate”). The Purchaser shall apply to the Vendor in writing for the Extra 3.5% Cash Rebate at least 30 days before the date of completion of sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Extra 3.5% Cash Rebate for part payment of the balance of the purchase price of the residential property directly.

5. Ultima 660 提前入住優惠 (只適用於個人名義買方)

Ultima 660 Early Move-in Offer (Applicable only to the Purchaser who is individual)

在買方滿足附錄 3 所列明的先決條件的前提下，賣方可給予買方 Ultima Signature 許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業。詳情請參閱附錄 3。

Subject to the conditions precedent as set out in Annex 3 being satisfied by the Purchaser, the Vendor may grant an Ultima Signature licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property. Please see Annex 3 for details.

6. 貸款優惠

Loan Offer

在本價單之生效日起簽署臨時買賣合約，買方可享有以下其中一項優惠：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser shall be entitled to ONLY ONE of the following benefits:

(a) 首三年 P-2.25% p.a. 備用第一按揭貸款

First 3 Years P-2.25% p.a. Standby First Mortgage Loan

首三年 P-2.25% p.a. 備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 4(a)；或

The maximum First 3 Years P-2.25% p.a. Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details; or

(b) 備用第二按揭貸款

Standby Second Mortgage Loan

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

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

上文『淨樓價』一詞指扣除第(4)(Q1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(Q1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(Q1)(iii)2段所述的提前成交現金回贈(如有)、第(4)(Q1)(iii)3段所述的天鑄家族 2016 現金回贈(如有)及第(4)(Q1)(iii)4段所述的額外3.5%現金回贈(如有)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(Q1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(Q1)(iii)1(b), the Early Completion Cash Rebate (if any) as set out in paragraph (4)(Q1)(iii)2, the Ultima Family 2016 Cash Rebate (if any) as set out in paragraph (4)(Q1)(iii)3 and the Extra 3.5% Cash Rebate (if any) as set out in paragraph (4)(Q1)(iii)4.

7. 延後完成交易優惠

Extend Completion Offer

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。

Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

# 8. 停車位優惠

## Offer of Car Parking Space(s)

購買列於以下表1內的住宅物業之買方，

The Purchaser of a residential property set out in Table 1 below,

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 6 座 Tower 6	6, 7, 11, 12, 20	A
第 6 座 Tower 6	5, 6, 7, 11, 12	C
第 7 座 Tower 7	6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	C
第 7 座 Tower 7	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	D

- (a) 可優先認購該期數的一個停車位(如買方已完成住宅物業的買賣交易)，詳情請參閱附錄6(a)；或  
has a priority to purchase one car parking space of the Phase (if the Purchaser has completed the sale and purchase of the residential property). Please see Annex 6(a) for details; or
- (b) 可享有獲許可使用該期數或其他期數內的一個賣方不時編配的停車位的選擇權(如買方未完成住宅物業的買賣交易及使用附錄3所述之Ultima 660提前入住優惠)，詳情請參閱附錄6(b)。  
will be granted an option to take a licence of one car parking space in the Phase or other Phase as the Vendor may allocate from time to time (if the Purchaser has not yet completed the sale and purchase of the residential property and utilized the Ultima 660 Early Move-in Offer as set out in Annex 3). Please see Annex 6(b) for details.

9. 送贈傢俱優惠  
Free Furniture Offer

買方可免費獲贈本價單附錄 7 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)(Q1)(iii)10 段所述的首 3 年保修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 Annex 7 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 Warranty Offer as set out in paragraph (4)(Q1)(iii)10 does not apply to the Furniture. This offer is subject to other terms and conditions.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業 (但不包括住宅物業的花園(如有)內的園景及植物及第(4)(Q1)(iii)9 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(如買方已使用附錄 3 所述之 Ultima 660 提前入住優惠)(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修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 or the date when possession of the residential property is delivered to the Purchaser (if the Purchaser has utilized the Ultima 660 Early Move-in Offer as set out in Annex 3) (whichever is earlier) rectify any defects (fair wear and tear excepted) 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)(Q1)(iii)9) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(R1) 70% AVD & BSD 靈活付款計劃  
70% AVD & BSD Flexible Payment Plan

此付款計劃只適用於地政總署署長發出合格證明書後簽署臨時買賣合約購買以下住宅物業之買方。

This payment plan is only applicable to the Purchaser of the residential properties listed below, who signs the preliminary agreement for sale and purchase after the issue of the Certificate of Compliance by Director of Lands.

住宅物業：

Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 6 座 Tower 6	11	A
第 7 座 Tower 7	6, 7, 8, 9	C
第 7 座 Tower 7	7, 8, 9	D
第 7 座 Tower 7	23	D

儘管上述住宅物業限制，如根據該期數之任何銷售安排內所載的銷售程序，在任何出售日之任何時段、節或部份內，有意購買期數內的住宅物業的人士的揀選住宅物業的優先次序以先到先得方式決定，於該時段、節或部份內購買任何住宅物業之買方均可選擇此付款計劃。如有任何爭議，賣方有絕對酌情權決定買方是否可選擇此付款計劃。

Notwithstanding the above restriction of the residential properties, if according to the sales procedures set out in **any** Sales Arrangements of the Phase, in any period, session or part on a date of sale, the order of priority of selection of residential properties by the persons interested in purchasing the residential properties in the Phase shall be determined by first come first served, the Purchaser of any residential properties in that period, session part will be eligible to select this payment plan. In case of dispute, the Vendor shall have absolute discretion to decide whether a Purchaser is eligible to select this payment plan.

(i) 支付條款  
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$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. 買方簽署臨時買賣合約的日期後 45 日內再付樓價 5% 作為加付訂金。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 45 days after the date of signing of the preliminary agreement for sale and purchase.
3. 買方簽署臨時買賣合約的日期後 90 日內再付樓價 5%。  
5% of the purchase price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 買方簽署臨時買賣合約的日期後 240 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 240 days after the date of signing of the preliminary agreement for sale and purchase.
5. 買方簽署臨時買賣合約的日期後 390 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 390 days after the date of signing of the preliminary agreement for sale and purchase.
6. 買方簽署臨時買賣合約的日期後 540 日內再付樓價 2.5%。  
2.5% of the purchase price shall be paid by the Purchaser within 540 days after the date of signing of the preliminary agreement for sale and purchase.
7. 樓價 77.5% 即樓價餘款於買方簽署臨時買賣合約的日期後 750 日(見以下備註)內繳付。  
77.5% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 750 days (see remark below) after the date of signing of the preliminary agreement for sale and purchase.

備註：

Remark:

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。  
Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(R1)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(R1).

- (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)

買方可獲下述印花稅優惠：

The Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈  
Stamp Duty Cash Rebate

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(如適用，包括按附錄5修改後的買賣合約)完成買賣交易的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於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。

詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase in accordance as revised with Annex 5), the Purchaser shall be entitled to a Stamp Duty Cash Rebate offered by the Vendor which amount shall be 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. Please see Annex 1(a) for details.

(b) 印花稅過渡性貸款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

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

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印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用印花稅過渡性貸款)可獲港幣\$5,000現金回贈，印花稅過渡性貸款的最高金額為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，上限為樓價的10%，詳情請參閱附錄1(b)。

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 Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK\$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 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, subject to a cap of 10% of the purchase price. Please see Annex 1(b) for details.



## 2. 提前成交現金回贈

### Early Completion Cash Rebate

- (a) 如選擇第(4)(R1)段所述的付款計劃之買方於買賣合約(如適用，包括按附錄5修改後的買賣合約)訂明的成交日之前繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交現金回贈(『提前成交現金回贈』)。

Where the Purchaser chooses the payment plan mentioned in paragraph (4)(R1), fully pays the purchase price and completes the sale and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Purchaser shall be entitled to an Early Completion Cash Rebate (“Early Completion Cash Rebate”) offered by the Vendor according to the table below.

#### 提前成交現金回贈列表

Early Completion Cash Rebate Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交現金回贈金額 Early Completion Cash Rebate amount
簽署臨時買賣合約的日期後 240 日期間內 Within 240 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 4% 4% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 241 日至 390 日期間內 Within the period from 241 days to 390 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 3% 3% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 391 日至 540 日期間內 Within the period from 391 days to 540 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 1.5% 1.5% of the purchase price of the residential property(ies)
簽署臨時買賣合約的日期後 541 日至 600 日期間內 Within the period from 541 days to 600 days after the date of signing of the preliminary agreement for sale and purchase	住宅物業的樓價 0.5% 0.5% of the purchase price of the residential property(ies)

- (b) 買方須於其意欲完成住宅物業的買賣的提前交易日前最少30日，以書面向賣方提出申請提前成交現金回贈，賣方會於收到申請並確認有關資料無誤後將提前成交現金回贈於成交時直接用於支付部份樓價餘額。不論提前成交現金回贈的申請獲賣方批核與否，買方仍須按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Cash Rebate at least 30 days before the intended date of early completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will upon completion apply the Early Completion Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Early Completion Cash Rebate is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).



(c) 如上述第(4)(R1)(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)，則該日期定為下一個工作日。

If the last day of the period as set out in the paragraph (4)(R1)(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. 天鑄家族 2016 現金回贈(只適用於個人名義買方)

Ultima Family 2016 Cash Rebate (applicable only to the Purchaser who is individual)

凡於 2016 年 12 月 31 日或之前簽署臨時買賣合約，並符合附錄 2 所列明的條件的買方，可獲樓價 1.5% 之現金回贈。詳情請參閱附錄 2。

Where the preliminary agreement for sale and purchase is signed on or before 31 December 2016, the Purchaser who satisfies the conditions as set out in Annex 2 will be eligible for a cash rebate of 1.5% of the purchase price. Please see Annex 2 for details.

4. Ultima 660 提前入住優惠 (只適用於個人名義買方)

Ultima 660 Early Move-in Offer (Applicable only to the Purchaser who is individual)

在買方滿足附錄 3 所列明的先決條件的前提下，賣方可給予買方 Ultima Signature 許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業。詳情請參閱附錄 3。

Subject to the conditions precedent as set out in Annex 3 being satisfied by the Purchaser, the Vendor may grant an Ultima Signature licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property. Please see Annex 3 for details.

5. 貸款優惠

Loan Offer

在本價單之生效日起簽署臨時買賣合約，買方可享有以下其中一項優惠：

Where the preliminary agreement for sale and purchase is signed on or after the effective date of this Price List, the Purchaser shall be entitled to ONLY ONE of the following benefits:

(a) 首兩年 P-2.25% p.a. 備用第一按揭貸款

First 2 Years P-2.25% p.a. Standby First Mortgage Loan

首兩年 P-2.25% p.a. 備用第一按揭貸款的最高金額為淨樓價的 80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 4(a)；或

The maximum First 2 Years P-2.25% p.a. Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 4(a) for details; or

(b) 備用第二按揭貸款  
Standby Second Mortgage Loan

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

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

上文『淨樓價』一詞指扣除第(4)(R1)(iii)1(a)段所述的印花稅現金回贈、第(4)(R1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(R1)(iii)2段所述的提前成交現金回贈(如有)及第(4)(R1)(iii)3段所述的天鑄家族 2016 現金回贈(如有)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(R1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(R1)(iii)1(b), the Early Completion Cash Rebate (if any) as set out in paragraph (4)(R1)(iii)2, and the Ultima Family 2016 Cash Rebate (if any) as set out in paragraph (4)(R1)(iii)3.

6. 延後完成交易優惠  
Extend Completion Offer

在買方滿足附錄 5 所列明的先決條件的前提下，賣方可容許買方延後至簽署臨時買賣合約的日期後 1,080 日內完成住宅物業之買賣交易。詳情請參閱附錄 5。

Subject to the conditions precedent as set out in Annex 5 being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property to within 1,080 days after the date of signing of the preliminary agreement for sale and purchase. Please see Annex 5 for details.

7. 停車位優惠  
Offer of Car Parking Space(s)

購買列於以下表1內的住宅物業之買方，

The Purchaser of a residential property set out in Table 1 below,

表1  
Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 6 座 Tower 6	6, 7, 11, 12, 20	A
第 6 座 Tower 6	5, 6, 7, 11, 12	C
第 7 座 Tower 7	6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	C
第 7 座 Tower 7	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	D

- (a) 可優先認購該期數的一個停車位(如買方已完成住宅物業的買賣交易)，詳情請參閱附錄6(a)；或  
has a priority to purchase one car parking space of the Phase (if the Purchaser has completed the sale and purchase of the residential property). Please see Annex 6(a) for details; or
- (b) 可享有獲許可使用該期數或其他期數內的一個賣方不時編配的停車位的選擇權(如買方未完成住宅物業的買賣交易及使用附錄3所述之Ultima 660提前入住優惠)，詳情請參閱附錄6(b)。  
will be granted an option to take a licence of one car parking space in the Phase or other Phase as the Vendor may allocate from time to time (if the Purchaser has not yet completed the sale and purchase of the residential property and utilized the Ultima 660 Early Move-in Offer as set out in Annex 3). Please see Annex 6(b) for details.

#### 8. 送贈傢俱優惠 Free Furniture Offer

買方可免費獲贈本價單附錄 7 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)(R1)(iii)9 段所述的首 3 年保修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 Annex 7 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 Warranty Offer as set out in paragraph (4)(R1)(iii)9 does not apply to the Furniture. This offer is subject to other terms and conditions.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業 (但不包括住宅物業的花園(如有)內的園景及植物及第(4)(R1)(iii)8 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(如買方已使用附錄 3 所述之 Ultima 660 提前入住優惠)(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修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 or the date when possession of the residential property is delivered to the Purchaser (if the Purchaser has utilized the Ultima 660 Early Move-in Offer as set out in Annex 3) (whichever is earlier) rectify any defects (fair wear and tear excepted) 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)(R1)(iii)8) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(S1) 30 天付款計劃  
30 Days Payment Plan

此付款計劃只適用於地政總署署長發出合格證明書前簽署臨時買賣合約之買方。

This payment plan is only applicable to the Purchaser who signs the preliminary agreement for sale and purchase before the issue of the Certificate of Compliance by Director of Lands.

(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 90% (樓價餘額) 於簽署臨時買賣合約的日期後 30 日，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。  
90% of the purchase price (balance of purchase price) shall be paid within 30 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.

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

1. 付款計劃優惠  
Payment Plan Benefit

選擇第(4)(S1)段所述的付款計劃之買方，可獲 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)(S1).

## 2. 置業售價折扣

### Home Purchase Price Discount

在本價單之生效日起簽署臨時買賣合約，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, the Purchaser will be offered 4.5% discount on the price.

## 3. 特別折扣

### Special Discount

凡於2016年12月31日或之前簽署臨時買賣合約，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 before 31 December 2016, 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. 停車位優惠

### Offer of Car Parking Space(s)

購買列於以下表1內的住宅物業之買方，可優先認購該期數的一個停車位，詳情請參閱附錄6(a)。

The Purchaser of a residential property set out in Table 1 below, has a priority to purchase one car parking space of the Phase. Please see Annex 6(a) for details.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第6座 Tower 6	6, 7, 11, 12, 20	A
第6座 Tower 6	5, 6, 7, 11, 12	C
第7座 Tower 7	6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	C
第7座 Tower 7	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26	D

2. 送贈傢俱優惠  
Free Furniture Offer

買方可免費獲贈本價單附錄 7 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)(S1)(iii)3 段所述的首 3 年保修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 Annex 7 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 Warranty Offer as set out in paragraph (4)(S1)(iii)3 does not apply to the Furniture. This offer is subject to other terms and conditions.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業 (但不包括住宅物業的花園(如有)內的園景及植物及第(4)(S1)(iii)2 段所述的該傢俱) 有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於合格證明書或該期數的轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier), rectify any defects (fair wear and tear excepted) 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)(S1)(iii)2) caused otherwise than by the act or neglect of any person. The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser appoints the Vendor's solicitors to act on his/her/its behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。  
If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。  
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.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

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

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.



備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.
3. (本段不適用於地政總署署長發出合格證明書前簽署臨時買賣合約之買方)如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，可於不早於簽署臨時買賣合約後30日但不遲於完成住宅物業之買賣交易日前30日向賣方提出申請，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)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。  
(This paragraph is not applicable to the Purchaser who signs the preliminary agreement for sale and purchase before the issue of the Certificate of Compliance by the Director of Lands) If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor for such change not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of completion of sale and purchase of the residential property, 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 aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.
4. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。  
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.



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

- (I) 買方須於完成住宅物業之買賣交易日前最少30日以書面(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 completion of sale and purchase of the residential property. 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.
- (II) 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(詳情請參閱附錄1(b))，則印花稅現金回贈會首先支付予指定財務機構用作償還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 Annex 1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (III) 在賣方支付印花稅現金回贈金額後，(如適用)即使實際就買賣合約應繳付的相關印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。  
After the Vendor has paid the amount of the Stamp Duty Cash Rebate, (if applicable) if the amount of the relevant stamp duty actually payable on the agreement for sale and purchase exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (IV) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.

附錄 1(b) 印花稅過渡性貸款  
Annex 1(b) Stamp Duty Transitional Loan

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

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

- (I) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。  
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (II) 過渡性貸款的到期日為按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業買賣交易的日期。  
The maturity date of the Transitional Loan is the date of completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).
- (III) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。  
Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.
- (IV) 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.
- (V) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅及(如適用)買家印花稅，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.

- (VI) 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(如適用，包括按附錄5修改後的買賣合約)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 (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).

- (VII) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (VIII) 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.

1. 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(如適用，包括按附錄5修改後的買賣合約)完成住宅物業買賣交易的情況下，可就每個住宅物業獲港幣\$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 completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), a cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

2. 買方須於完成住宅物業之買賣交易日前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並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 completion of sale and purchase of the residential property. 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.

3. 為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得港幣\$5,000現金回贈的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

附錄 2 天鑄家族 2016 現金回贈(只適用於個人名義買方)  
Annex 2 Ultima Family 2016 Cash Rebate (applicable only to the Purchaser who is individual)

(I) 如符合以下所有條件，買方可獲天鑄家族 2016 現金回贈：-

The Purchaser shall be entitled to an Ultima Family 2016 Cash Rebate if all the following conditions have been satisfied:-

- (a) 買方已於2016年12月31日或之前簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)；及  
the Purchaser has signed a preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”) on or before 31 December 2016; and
- (b) 買方(或買方其中一位)或買方的近親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或買方其中一位的近親)(不論單獨或連同其他人)(『關聯買方』)已於簽署臨時買賣合約購買指定住宅物業的日期或之前，簽署臨時買賣合約購買天鑄(見下述備註)之任何其他一手住宅物業(『關聯住宅物業』)。無論如何，指定住宅物業的『購買次序』(定義見第(II)段)是第二位或之後；及  
the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) (“related purchaser”) has, on or before the date of signing the preliminary agreement for sale and purchase to purchase the designated residential property, signed a preliminary agreement for sale and purchase to purchase any other first hand residential property of Ultima (see remark below) (“related residential property”). However, the “purchase sequence” (as defined in paragraph (II)) of the designated residential property is second or thereafter; and
- (c) 買方已按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成指定住宅物業的買賣交易；及  
the Purchaser has completed the sale and purchase of the designated residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5); and
- (d) 買方未曾及將來不會將指定住宅物業用作為申請天鑄(見下述備註)的相關價單所述之天鑄家族現金回贈中的關聯住宅物業。  
the Purchaser has not used and will not use the designated residential property as a related residential property in any application for the Ultima Family Cash Rebate as set out in the relevant price list(s) of Ultima (see remark below).

(II) 指定住宅物業與買方之申請表格中所列之所有關聯住宅物業將按以下規則排序：首先以住宅物業的臨時買賣合約的日期由先至後排序；然後，如臨時買賣合約的日期相同，則以樓價由低至高排序；最後，如樓價相同，則由樓價相同的住宅物業之買方決定。  
The designated residential property and all the related residential properties as set out in the Purchaser’s application form will be sorted according to the following rules: firstly by the date of the preliminary agreements for sale and purchase of the residential properties in chronological order; secondly if the dates of the preliminary agreements for sale and purchase are the same, by the purchase prices in ascending order; lastly if the purchase prices are the same, to be decided amongst the purchasers of the residential properties the purchase prices of which are the same.

(III) 天鑄家族 2016 現金回贈金額相等於指定住宅物業樓價的1.5%。

The amount of the Ultima Family 2016 Cash Rebate shall be equal to 1.5% of the purchase price of the designated residential property.

- (IV) 為免疑問，就每個指定住宅物業只可獲一次天鑄家族 2016 現金回贈。

For the avoidance of doubt, each designated residential property shall only be entitled to the Ultima Family 2016 Cash Rebate once.

- (V) 買方及關聯買方須於買方完成指定住宅物業的買賣交易日前最少30日以書面向賣方申請天鑄家族 2016 現金回贈，並須提供令至賣方滿意的書面文件以証明上述第 (I)(b)分段所述之近親關係。賣方會於收到申請並確認有關資料無誤後將天鑄家族 2016 現金回贈直接用於支付指定住宅物業的部份樓價餘額。

The Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family 2016 Cash Rebate at least 30 days before the date of completion of the sales and purchase of the designated residential property and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (I)(b) above to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information, the Vendor will apply the Ultima Family 2016 Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (VI) 天鑄家族 2016 現金回贈受其他條款及細則約束。

The Ultima Family 2016 Cash Rebate is subject to other terms and conditions.

備註：

Remark:

天鑄發展項目第一期的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) 及第二期的住宅發展項目的第一、二、三及五座稱為「天鑄」。

Towers 6, 7 and 8 and Houses 1 to 8 (with House 4 omitted) of the residential development in Phase 1 and Towers 1, 2, 3 and 5 of the residential development in Phase 2 of Ultima Development are called "Ultima".

附錄 3           Ultima 660 提前入住優惠 (只適用於個人名義買方)  
Annex 3           Ultima 660 Early Move-in Offer (applicable only to the Purchaser who is individual)

- (I) 在買方滿足以下的先決條件的前提下，賣方可給予買方Ultima Signature許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業： -  
Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may grant an Ultima Signature licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property:-
- (a) 買方須於簽署臨時買賣合約的日期後240日內，向賣方遞交買方已簽妥的Ultima 660 提前入住優惠的申請表格；及  
submission of an application form duly signed by the Purchaser to the Vendor for the Ultima 660 Early Move-in Offer within 240 days after the date of signing of the preliminary agreement for sale and purchase; and
  - (b) 買方已向賣方繳付不少於樓價15%及另外繳付相等於樓價7%之可退還Ultima Signature許可證費用 (『Ultima Signature許可證費用』)(不論許可期的長短)，Ultima Signature許可證費用按以下第(III)段所述的方式退還；及  
the Purchaser has paid to the Vendor not less than 15% of purchase price and separately paid a refundable Ultima Signature licence fee (“Ultima Signature licence fee”) equivalent to 7% of the purchase price (irrespective of the length of the licence period), the Ultima Signature licence fee shall be refunded in accordance with paragraph (III) below; and
  - (c) 許可期的首日不可早於買方簽署臨時買賣合約的日期後90日，而許可期必須隨住宅物業的買賣交易完成而終止，但無論如何許可期必須在簽署臨時買賣合約的日期後750日或(如買方使用附錄5所述的延後完成交易優惠)1,080日內終止；及  
the licence period shall not commence on a date earlier than 90 days after the date of signing of the preliminary agreement for sale and purchase by the Purchaser and shall end upon the completion of the sale and purchase of the residential property, but in any event shall end within 750 days or (if the Purchaser utilizes the Extend Completion Offer as set out in Annex 5) 1,080 days after the date of signing of the preliminary agreement for sale and purchase; and
  - (d) 買方已同意繳付以下第(II)段所述之相關開支；及  
the Purchaser has agreed to pay the relevant expenses as mentioned in paragraph (II) below; and
  - (e) 買方已簽署一份經由賣方訂明格式及內容的許可協議；及  
a Licence Agreement in the Vendor’s prescribed form and content has been signed by the Purchaser; and
  - (f) 買方已同意負責所有法律費用及開支(包括就許可協議而產生的印花稅(如有))；及  
the Purchaser has agreed to bear all legal costs and expenses (including stamp duty (if any)) arising from the Licence Agreement; and
  - (g) 任何其他由賣方施加的條款及細則。  
any other terms and conditions as shall be imposed by the Vendor.

- (II) 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他雜費(統稱『相關開支』)。相關開支將會從Ultima Signature許可證費用中扣除。  
The Purchaser shall be responsible for management fees, Government rent and rates, and all other outgoings and expenses of the residential property (collectively “relevant expenses”) during the licence period. The relevant expenses will be deducted from the Ultima Signature licence fee.
- (III) 在買方按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業買賣交易的前提下，Ultima Signature許可證費用(即樓價7%，不含利息)扣除相關開支後，將用作繳付部份樓價餘額。買方須於實際完成住宅物業的買賣交易日前最少30日，以書面方式通知賣方實際完成交易日期。賣方會於收到通知並確認有關資料無誤後，將Ultima Signature許可證費用扣除相關開支後，直接用於支付部份樓價餘額。  
Subject to the Purchaser completing the sale and purchase of the residential property in accordance with the agreement for sale and purchase (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5), the Ultima Signature licence fee (i.e. 7% of purchase price, without interest) after deducting the relevant expenses, will be used for part payment of balance of purchase price. The Purchaser shall notify the Vendor in writing of the actual date of completion at least 30 days before the actual date of completion of the sale and purchase. After the Vendor has received the notification and duly verified the information, the Vendor will apply the Ultima Signature licence fee, after deducting the relevant expenses, for part payment of the balance of the purchase price directly.
- (IV) 為免疑問，使用Ultima 660提前入住優惠之買方，亦可享相關付款計劃所述之提前成交現金回贈。  
For the avoidance of doubt, the Purchaser who enjoys the Ultima 660 Early Move-in Offer can also utilize the Early Completion Cash Rebate as set out in the relevant payment plan.
- (V) Ultima 660提前入住優惠受其他條款及細則約束。  
Ultima 660 Early Move-in Offer is subject to other terms and conditions.



附錄 4(a) 首年/首兩年/首三年 P-2.25% p.a. 備用第一按揭貸款(『第一按揭貸款』)  
Annex 4(a) First Year / First 2 Years / First 3 Years P-2.25% p.a. Standby First Mortgage Loan (“First Mortgage Loan”)

買方可向賣方的指定財務機構(『指定財務機構』)申請第一按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor’s designated financing company (“designated financing company”) for the First Mortgage Loan. Key terms are as follows:

- (I) 買方必須於完成住宅物業之買賣交易日前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of completion of sale and purchase of the residential property.
- (II) 第一按揭貸款以該住宅物業之第一法定按揭作抵押。  
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (III) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (IV) (本段只適用於首年P-2.25% p.a. 備用第一按揭貸款)首12個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，期後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。  
(This paragraph is only applicable to the First Year P-2.25% p.a. Standby First Mortgage Loan) Interest rate for the first 12 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
  
(本段只適用於首兩年P-2.25% p.a. 備用第一按揭貸款)首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，期後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。  
(This paragraph is only applicable to the First 2 Years P-2.25% p.a. Standby First Mortgage Loan) Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.  
  
(本段只適用於首三年P-2.25% p.a. 備用第一按揭貸款)首36個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，期後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。  
(This paragraph is only applicable to the First 3 Years P-2.25% p.a. Standby First Mortgage Loan) Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.



- (VI) 第一按揭貸款申請須由指定財務機構獨立審批。  
The First Mortgage Loan shall be approved by the designated financing company independently.
- (VII) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還申請手續費。  
The Purchaser shall pay HK\$5,000 being the the non-refundable application fee for the First Mortgage Loan.
- (VIII) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。  
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.
- (IX) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約(如適用，包括按附錄5修改後的買賣合約)完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage 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 (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).
- (X) 第一按揭貸款受其他條款及細則約束。  
The First Mortgage Loan is subject to other terms and conditions.
- (XI) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。  
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.

附錄 4(b) 備用第二按揭貸款(『第二按揭貸款』)  
Annex 4(b) Standby Second Mortgage Loan (“Second Mortgage Loan”)

買方可向賣方的指定財務機構(『指定財務機構』)申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor’s designated financing company (“designated financing company”) for the Second Mortgage Loan. Key terms are as follows:

- (I) 買方必須於完成住宅物業之買賣交易日前最少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 the Second Mortgage Loan not less than 60 days before the date of completion of sale and purchase of the residential property.
- (II) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。  
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (III) 首24個月之按揭利率為1個月香港銀行同業拆息加1.5% p.a. 或香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，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。最終利率以指定財務機構審批結果而定。  
Interest rate for the first 24 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.
- (IV) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。  
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (V) 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。  
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (VI) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。  
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.
- (VII) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。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貸款的律師費用及雜費。  
All legal documents of the Second Mortgage Loan shall be handled by the Vendor’s solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors’ costs and disbursements relating to the Second Mortgage Loan.

- (VIII) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。

The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.

- (IX) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須按買賣合約(如適用，包括按附錄5修改後的買賣合約)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 Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Second Mortgage 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 (if applicable, including the agreement for sale and purchase as revised in accordance with Annex 5).

- (X) 第二按揭貸款受其他條款及細則約束。

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

- (XI) 賣方無給予或視之為已給予任何就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 Second Mortgage Loan.

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

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

附錄 5 延後完成交易優惠  
Annex 5 Extend Completion Offer

- (I) 在買方滿足以下的先決條件的前提下，賣方可容許買方延後完成住宅物業之買賣交易(『延後完成交易優惠』)：
- Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may allow the Purchaser to defer the completion of the sale and purchase of the residential property (“Extend Completion Offer”):-
- (a) 買方須於簽署臨時買賣合約的日期後690日內，向賣方遞交買方已簽妥的延後成交優惠的申請表格；及  
submission of an application form duly signed by the Purchaser to the Vendor for the Extend Completion Offer within 690 days after the date of signing of the preliminary agreement for sale and purchase; and
  - (b) 買方已向賣方繳付不少於樓價27.5%及另外繳付相等於樓價1.5%之行政費用(『行政費用』)(不論延後的長短)，無論任何原因行政費用將不會退還；及  
the Purchaser has paid to the Vendor not less than 27.5% of purchase price and separately paid an administrative fee (“administrative fee”) equivalent to 1.5% of the purchase price (irrespective of the length of the extension), the administrative fee shall not be refunded under any circumstances; and
  - (c) 買方已簽署賣方指定格式及內容之相關延後完成交易優惠之文件(包括補充合約)；及  
the Purchaser has signed the documents related to the Extend Completion Offer (including Supplemental Agreement) in the Vendor’s prescribed form and content; and
  - (d) 買方已同意負責所有相關法律費用、開支及印花稅(如有)；及  
the Purchaser has agreed to bear all relevant legal costs, expenses and stamp duty (if any); and
  - (e) 任何其他由賣方施加的條件。  
any other conditions as shall be imposed by the Vendor.
- 儘管符合上述先決條件，賣方保留權利不容許買方延後完成住宅物業之買賣交易。  
Notwithstanding meeting the above conditions precedent, the Vendor reserves the right to disallow the Purchaser to defer the completion of the sale and purchase of the residential property.
- (II) 住宅物業之買賣交易最長可延至簽署臨時買賣合約的日期後的1,080日(『延後交易日』)，而買方須於延後交易日或之前完成住宅物業之買賣交易。如延後交易日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一工作日。  
The completion of the sale and purchase of the residential property may be extended at most to 1,080 days after the date of signing of the preliminary agreement for sale and purchase (“Extended Completion Date”), and the Purchaser shall complete the sale and purchase of the residential property on or before the Extended Completion Date. If the Extended Completion Date 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.
- (III) 延後完成交易優惠受其他條款及細則約束。  
Extend Completion Offer is subject to other terms and conditions.

附錄 6(a) 優先認購一個停車位  
Annex 6(a) Priority to Purchase One Car Parking Space

- (I) 買方可優先認購該期數的一個停車位。  
The Purchaser has a priority to purchase one car parking space of the Phase.
- (II) 買方須根據賣方日後公佈的停車位之銷售安排所規定的時限、條款及方法認購停車位，否則其優先認購停車位的優惠將會自動失效，買方不會為此獲得任何補償。  
The Purchaser shall purchase the car parking space(s) in accordance with time limit, terms and manner as prescribed by the sales arrangements of the car parking spaces to be announced by the Vendor. Otherwise, the priority to purchase the car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (III) 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。  
The price and sales arrangements details (including but not limited to the sequence for the selection of the car parking spaces) of car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

附錄 6(b) 使用停車位選擇權  
Annex 6(b) Option to License Car Parking Space(s)

- (I) 買方可享有獲許可使用(『**該許可使用**』)該期數或其他期數內的一個賣方不時編配的停車位(『**該停車位**』)的選擇權(『**該選擇權**』)。  
The Purchaser will be granted an option (the “**Option**”) to take a licence (the “**Licence**”) of one (1) Car Parking space (the “**CPS**”) in the Phase or other Phase as the Vendor may allocate from time to time.
- (II) 賣方將會公佈停車位之使用許可安排的有關時限、條款及細則、方式及方法及其他細節(『**該等安排**』)。當賣方公佈該等安排後，買方可按照該等安排行使該選擇權。如買方未有按照該等安排行使該選擇權以取得一個停車位的該許可使用，該選擇權將會自動失效，賣方將再沒有責任授予該選擇權或使用許可予買方，買方亦不會就此獲得任何補償。  
Relevant timeframe, terms and conditions, modes and methods and other details of the Licence arrangements (collectively, the “**Arrangements**”) of the Car Parking spaces will be announced by the Vendor. The Purchaser can exercise the Option in accordance with the Arrangements as and when they are announced by the Vendor. If the Purchaser does not exercise the Option to take a Licence of one (1) CPS in accordance with the Arrangements, then the Option shall lapse automatically and become null and void, the Vendor shall have no further obligation to grant the Option or Licence to such Purchaser, and the Purchaser shall not be entitled to any compensation therefor.
- (III) 該選擇權的行使及該使用許可的授予受以下條款及細則約束 :-  
The exercise of the Option and the granting of the Licence are subject to the following basic terms and conditions :-
- (a) 該使用許可將按月授予。若買方於每次該使用許可期滿時，連續地將該按月使用許可續期(即沒有任何間斷或暫時中止續期)。但無論如何，該使用許可必須與附錄3的Ultima 660提前入住優惠下的入住許可證的許可期終止或屆滿時終止，多付的使用許可費用及該停車位應繳付的其他收費(如有)將按比例退回買方。  
The Licence will be granted on a monthly basis. Provided that the Purchaser continues to renew the monthly Licence each and every time when the Licence expires (i.e., without any interruption or suspension of renewal). Notwithstanding the above, the Licence must end upon the expiration or termination of the licence period of the licence under the Ultima 660 Early Move-in Offer as mentioned in Annex 3, and the excess of Licence fee and other charges (if any) payable by the Purchaser for the CPS shall be refunded to the Purchaser on a pro rata basis.
- (b) 該停車位的位置浮動，並由賣方不時決定及調整。賣方不作出任何陳述、保證或擔保該停車位的位置將處於該有關物業的同一期數內。  
The location of the CPS will not be a fixed one and shall be subject to determination or adjustment by the Vendor from time to time. The Vendor makes no representation, warranty or guarantee that the CPS will be provided within the same Phase at which the Relevant Property is situated.
- (c) 各使用許可須按賣方就許可予該期數或其他期數(視屬何情況而定)內的其他許可人的停車位而採用的指定格式製備，並由賣方不時決定及調整。  
Each Licence shall be in such standard form as may be adopted by the Vendor for the Car Parking spaces licensed to other licensees of the Phase or other Phase (as the case may be) to be determined or adjusted by the Vendor from time to time.
- (d) 停車位的使用許可費用及買方就該停車位應繳付的其他收費(如有)，將以賣方就許可予該期數或其他期數(視屬何情況而定)內的其他許可人的停車位屆時一般地收取的市值收費，並由賣方不時決定及調整。  
The Licence fee and other charges (if any) payable by the Purchaser for the CPS shall be charged at the then prevailing market rates generally charged by the Vendor in respect of the Car Parking spaces at the Phase or other Phase (as the case may be) licensed to other licensees, as determined or adjusted by the Vendor from time to time.

- (e) 該選擇權及該使用許可的其他條款及細則由賣方不時決定。

Other terms and conditions of the Option and the Licence shall be determined by the Vendor from time to time.

- (IV) 買方須按照該等安排就該選擇權簽訂一份按照賣方指定格式製備的協議。如買方未有按照該等安排就該選擇權簽訂協議，買方被賦予的權利或利益將會自動失效，賣方將再沒有責任繼而授予該選擇權予買方。該協議不會就任何指明住宅物業或停車位賦予買方(或產生)任何權益，因此該協議屬不可予註冊的文件。

An agreement with respect to the Option in the form prescribed by the Vendor shall be signed in accordance with the Arrangements. If the Purchaser does not sign such agreement in accordance with the Arrangements, then the rights and benefits offered to the Purchaser shall lapse automatically, and the Vendor shall have no further obligation to grant the Option to the Purchaser subsequently. Such agreement does not confer or create any interest in land with respect to any specified residential property or residential parking space, and is therefore non-registrable.

附錄 7 送贈傢俱優惠  
Annex 7 Free Furniture Offer

**Tower 6 第6座**

	3/F & 4/F 3樓及4樓		9/F 9樓			5/F-8/F, 10/F-12/F, 15/F-23/F & 25/F 5樓至8樓, 10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)	B	C	D	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 長凳	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	✓	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	-	✓	✓
Stool 矮凳	✓	✓	-	-	-	✓	-	-	-	✓	-	✓	✓	-	✓	✓
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**

	7/F & 12/F 7樓及12樓			5/F-6/F, 8/F-11/F, 15/F-23/F & 25/F-26/F 5樓至6樓, 8樓至11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	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 長凳	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	-	-	✓	-	-	✓	✓	-	-	✓	✓	✓	-	-	✓	✓
Stool 矮凳	-	-	✓	-	-	✓	✓	-	-	✓	✓	✓	-	-	✓	✓
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 長枱	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Stool 矮枱	-	-	-	-	-	✓	✓	✓	✓	✓	✓
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 矮枱	✓	✓	✓
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

- (5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：

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

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

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

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/p1](http://www.ultima.com.hk/p1)

The address of the website designated by the vendor for the Phase is: [www.ultima.com.hk/p1](http://www.ultima.com.hk/p1)