

價單 Price List

第一部份：基本資料                      Part 1: Basic Information

發展項日期數名稱	天鑄發展項目第二期	期數 (如有)	第二期^
Name of the Phase of the Development	PHASE 2 OF ULTIMA DEVELOPMENT	Phase No. (if any)	PHASE 2^
發展項目位置 Location of Development	佛光街23號 23 FAT KWONG STREET		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		271	

印製日期 Date of Printing	價單編號 Number of Price List
18 March 2016	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
21 March 2016	1A	-

^ 備註：  
期數中住宅發展項目的第一、二、三及五座 (不設第四座)稱為「天鑄」。

^ Remarks:  
Towers 1, 2, 3 and 5 (with Tower 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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	16	A	187.539 (2,019) 露台 Balcony:7.474 (80); 工作平台 Utility Platform:1.362 (15)	111,408,600	594,056 (55,180)	-	1.530 (16)	-	-	-	-	-	-	-	-
1	5	A	187.539 (2,019) 露台 Balcony:7.474 (80); 工作平台 Utility Platform:1.362 (15)	37,247,600	198,613 (18,449)	-	1.530 (16)	-	-	-	-	-	-	-	-
2	19	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	78,180,400	484,119 (44,983)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	18	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	77,025,000	476,965 (44,318)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	17	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	75,440,800	467,155 (43,407)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	16	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	74,106,900	458,895 (42,639)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	10	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	52,375,500	324,327 (30,136)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	9	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	44,204,900	273,732 (25,434)	-	2.490 (27)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	8	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	42,878,700	265,519 (24,671)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	7	A	161.490 (1,738) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	41,120,700	254,633 (23,660)	-	2.490 (27)	-	-	-	-	-	-	-	-
2	21	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	74,204,900	467,771 (43,445)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	20	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	72,892,800	459,500 (42,677)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	19	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	71,603,900	451,375 (41,923)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	18	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	70,545,700	444,705 (41,303)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	17	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	69,434,800	437,702 (40,653)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	16	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	68,543,700	432,084 (40,131)	-	2.640 (28)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	15	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	68,338,100	430,788 (40,011)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	12	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	66,082,900	416,572 (38,690)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	11	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	61,258,900	386,163 (35,866)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	10	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	50,661,100	319,356 (29,661)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	9	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	43,264,500	272,730 (25,331)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	8	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	41,966,600	264,548 (24,571)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	7	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	40,246,000	253,702 (23,563)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	6	B	158.635 (1,708) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:1.500 (16)	32,800,500	206,767 (19,204)	-	2.640 (28)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	5	B	157.134 (1,691) 露台 Balcony:5.192 (56); 工作平台 Utility Platform:0.000 (0)	31,402,300	199,844 (18,570)	-	2.640 (28)	-	-	-	-	-	-	-	-
2	22	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	43,372,000	326,823 (30,373)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	21	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	43,242,200	325,845 (30,282)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	20	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	43,112,900	324,870 (30,191)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	19	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	42,983,900	323,898 (30,101)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	18	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	42,983,900	323,898 (30,101)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	17	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	42,727,600	321,967 (29,921)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	16	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	42,599,800	321,004 (29,832)	-	2.588 (28)	-	-	-	-	-	-	-	-

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	15	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	42,472,000	320,041 (29,742)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	12	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	41,495,100	312,680 (29,058)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	11	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	40,125,800	302,362 (28,099)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	10	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	38,801,600	292,383 (27,172)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	9	C	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	37,792,800	284,782 (26,466)	-	2.588 (28)	-	-	-	-	-	-	-	-
2	22	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,438,100	317,132 (29,457)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	21	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,365,400	316,499 (29,398)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	20	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,292,800	315,867 (29,339)	-	1.575 (17)	-	-	-	-	-	-	-	-

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	19	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,220,400	315,237 (29,281)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	18	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,220,400	315,237 (29,281)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	17	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,076,100	313,981 (29,164)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	16	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	36,004,100	313,354 (29,106)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	15	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	35,896,100	312,414 (29,019)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	12	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	35,249,900	306,790 (28,496)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	11	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	34,086,700	296,667 (27,556)	-	1.575 (17)	-	-	-	-	-	-	-	-
2	10	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	32,961,800	286,876 (26,647)	-	1.575 (17)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	9	D	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	32,104,800	279,418 (25,954)	-	1.575 (17)	-	-	-	-	-	-	-	-
3	7	C	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	28,866,100	251,230 (23,336)	-	1.575 (17)	-	-	-	-	-	-	-	-
3	6	C	114.899 (1,237) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:1.500 (16)	23,525,900	204,753 (19,019)	-	1.575 (17)	-	-	-	-	-	-	-	-
3	5	C	113.399 (1,221) 露台 Balcony:3.944 (42); 工作平台 Utility Platform:0.000 (0)	22,664,300	199,863 (18,562)	-	1.575 (17)	-	-	-	-	-	-	-	-
3	7	D	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	33,271,700	250,714 (23,300)	-	2.588 (28)	-	-	-	-	-	-	-	-
3	6	D	132.708 (1,428) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:1.500 (16)	27,016,600	203,579 (18,919)	-	2.588 (28)	-	-	-	-	-	-	-	-
3	5	D	131.208 (1,412) 露台 Balcony:5.123 (55); 工作平台 Utility Platform:0.000 (0)	26,031,300	198,397 (18,436)	-	2.588 (28)	-	-	-	-	-	-	-	-



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)(E1) 現金付款計劃  
Cash 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. 加付訂金即樓價 5%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。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase, 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.
3. 樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 180 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 180 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)(E1)段所述的付款計劃之買方，可獲 4% 售價折扣優惠。

A 4% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(E1).

2. 置業售價折扣

Home Purchase Price Discount

(a) 凡於2016年4月30日或之前簽署臨時買賣合約，買方可獲4.5%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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)(E1)(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)(E1)(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)(E1)(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)(E1)(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4月30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 30 April 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. 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)(E1)(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)(E1)(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

凡於2016年4月30日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)，詳情請參閱附錄1(a)。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase. 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))

凡於2016年4月30日或之前簽署臨時買賣合約，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70%，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

(c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(E1)(ii)2段所述之置業售價折扣或第(4)(E1)(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)(E1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(E1)(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. 貸款優惠

Loans Offer

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請 (a) 備用第一按揭貸款；或(b)備用第二按揭貸款。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply to the designated financing company for (a) the Standby First Mortgage Loan; or (b) the Standby Second Mortgage Loan.

(a) 備用第一按揭貸款  
Standby First Mortgage Loan

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2(a)。

The maximum 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 2(a) for details.

(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2(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 second mortgage loan offered shall not exceed the balance of purchase price payable. Please see Annex 2(b) for details.

上文『淨樓價』一詞指扣除第(4)(E1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(E1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)及第(4)(E1)(iii)3段所述的天鑄家族現金回贈(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)(E1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(E1)(iii)1(b) and the Ultima Family Cash Rebate (if any) as set out in paragraph (4)(E1)(iii)3.

3. 天鑄家族現金回贈(只適用於個人名義買方)

Ultima Family Cash Rebate (applicable only to the Purchaser(s) who is/are individual(s))

(a) 如符合以下所有條件，買方可獲天鑄家族現金回贈：-

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

- (I) 買方已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』)；  
the Purchaser has signed a preliminary agreement for sale and purchase to purchase any residential property in this price list ("designated residential property");
- (II) 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』)已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)分段所規定的日期)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』)；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 application for the Ultima Family Cash Rebate (which application date shall not be later than the date stipulated in sub-paragraph (d) below), signed a

preliminary agreement for sale and purchase to purchase any other first hand residential property of Ultima (see remark below) (“related residential property”); and

(III) 買方已按買賣合約付清指定住宅物業的樓價餘額。

the Purchaser has settled the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase.

(b) 天鑄家族現金回贈金額如下：-

The amount of the Ultima Family Cash Rebate shall be as follows :-

天鑄家族現金回贈列表

Ultima Family Cash Rebate Table

關聯住宅物業的數目 Number of related residential property(ies)	指定住宅物業 Designated residential property	天鑄家族現金回贈金額 Ultima Family Cash Rebate amount
1 個 one	1 個 one	指定住宅物業樓價 2.5% 2.5% of the purchase price of the designated residential property
2 個 two		指定住宅物業樓價 3.5% 3.5% of the purchase price of the designated residential property
3 個 three		指定住宅物業樓價 4.5% 4.5% of the purchase price of the designated residential property
4 個或以上 four or more		指定住宅物業樓價 5.5% 5.5% of the purchase price of the designated residential property

(c) 為免疑問，就每個指定住宅物業只可獲一次天鑄家族現金回贈。

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

(d) 買方及關聯買方須於買方付清指定住宅物業的樓價餘額之日或(如適用)指定住宅物業的買賣合約內訂明的該期數的預計關鍵日期 (以較早者為準)前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以証明上述第(a)(II)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 Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase of the designated residential property (whichever is earlier) and shall provide documentary evidence to prove the close relative relationship mentioned in

sub-paragraph (a)(II) 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 Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (e) 天鑄家族現金回贈受其他條款及細則約束。

The Ultima Family 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".

#### 4. 停車位優惠

Offer of Car Parking Space(s)

- (a) 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。

The Purchaser of a residential property set out in Table 1 below has a priority to purchase one car parking space of the Phase.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	5, 16	A
第 2 座 Tower 2	7, 8, 9, 10, 16, 17, 18, 19	A
第 2 座 Tower 2	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21	B
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22	C
第 3 座 Tower 3	5, 6, 7	D

- (b) 購買上述表1內的任何住宅物業之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 of any of the residential properties stated in Table 1 above 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.

(c) 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.

5. 送贈傢俱優惠  
Free Furniture Offer

買方可免費獲贈本價單附錄 3 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)(E1)(iii)6 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 3 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(E1)(iii)6 does not apply to the Furniture. This offer is subject to other terms and conditions.

6. 首 3 年保養優惠  
First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(E1)(iii)5 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於滿意紙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 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier), rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(E1)(iii)5) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



7. 新地會會員置業有禮優惠

Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 4 所列明的條件的買方可獲贈價值約港幣\$300,000 之 2 卡鑽石。詳情請參閱附錄 4。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Phase, the first Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a gift of 2 carat diamond with an approximate value of HK\$300,000. Please see Annex 4 for details.

(4)(F1) 靈活付款計劃  
Flexible 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. 加付訂金即樓價 5% 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。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase, 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.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 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。  
5% of the purchase price shall be paid within 120 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.
4. 樓價 85% (樓價餘額) (見以下備註) 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。  
85% of the purchase price (balance of purchase price) (see remark below) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

備註：

Remark:

為繳付樓價餘額的目的，買方可向賣方的指定財務機構申請 Ultima 600，最高貸款金額為樓價的 **82.5%**。詳情請參閱第(4)(F1)(iii)2(c)段及附錄 2(c)。

For the purpose of settlement of the balance of the purchase price, the Purchaser may apply to the Vendor's designated financing company for the Ultima 600, the maximum amount of which is equal to **82.5%** of the purchase price. For details, please refer to paragraph (4)(F1)(iii)2(c) and Annex 2(c).

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 置業售價折扣

Home Purchase Price Discount

(a) 凡於2016年4月30日或之前簽署臨時買賣合約，買方可獲4.5%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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)(F1)(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)(F1)(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)(F1)(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)(F1)(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4月30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 30 April 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. 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)(F1)(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)(F1)(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

如符合以下所有條件，買方可獲賣方提供印花稅現金回贈：-

The Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor if all the following conditions have been satisfied :-

- (I) 買方已於2016年4月30日或之前簽署住宅物業的臨時買賣合約；及  
the Purchaser has signed a preliminary agreement for sale and purchase of the residential property on or before 30 April 2016; and
- (II) (如買方沒有使用第(4)(F1)(iii)2(c)段所述的Ultima 600)買方已按買賣合約付清樓價餘額或(如買方已使用Ultima 600)買方已還清Ultima 600。  
(where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(F1)(iii)2(c)) the Purchaser has settled the balance of the purchase price in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)100%(視情況而定)。

The amount of the Stamp Duty Cash Rebate shall be equal to (if ad valorem stamp duty at higher rates (Scale 1) applies) 70% or (if ad valorem stamp duty at lower rates (Scale 2) applies) 100% (as the case may be) of the ad valorem stamp duty chargeable on the agreement for sale and purchase.

詳情請參閱附錄1(a)。

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))

凡於2016年4月30日或之前簽署臨時買賣合約，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70%，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

- (c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(F1)(ii)2段所述之置業售價折扣或第(4)(F1)(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)(F1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(F1)(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. 貸款優惠 Loans Offer

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請 (a) 備用第一按揭貸款；或(b)備用第二按揭貸款；或(c)Ultima 600。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply to the designated financing company for (a) the Standby First Mortgage Loan; or (b) the Standby Second Mortgage Loan; or (c) the Ultima 600.

### (a) 備用第一按揭貸款 Standby First Mortgage Loan

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2(a)。

The maximum 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 2(a) for details.

### (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2(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 second mortgage loan offered shall not exceed the balance of purchase price payable. Please see Annex 2(b) for details.

### (c) Ultima 600 (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)

Ultima 600 (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))

Ultima 600貸款的最高金額為(i)(如買方沒有使用上述第(4)(F1)(iii)1(b)段所述之印花稅過渡性貸款)樓價的82.5%(見以下備註1)或(ii)(如買方已使用印花稅過渡性貸款)樓價的82.5%(見以下備註2)及印花稅過渡性貸款金額(見以下備註3)的總和。詳情請參閱附錄2(c)。

The maximum Ultima 600 loan amount shall be (i) (where the Purchaser has not utilized the Stamp Duty Transitional Loan as set out in paragraph (4)(F1)(iii)1(b)) 82.5% of the purchase price (see Remark 1 below) or (ii) (where the Purchaser has utilized the Stamp Duty Transitional Loan) 82.5% of the purchase price (see Remark 2 below) plus an amount equivalent to the amount of the Stamp Duty Transition Loan (see Remark 3 below). Please see Annex 2(c) for details.

上文『淨樓價』一詞指扣除第(4)(F1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(F1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(F1)(iii)3(a)段所述的付清樓價現金回贈(如有)及第(4)(F1)(iii)4段所述的天鑄家族現金回贈(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)(F1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(F1)(iii)1(b), the Full Settlement Cash Rebate (if any) as set out in paragraph (4)(F1)(iii)3(a) and the Ultima Family Cash Rebate (if any) as set out in paragraph (4)(F1)(iii)4.

備註：

Remarks:

1. 該貸款只可用作繳付樓價餘額。  
Such loan shall only be used for settlement of the balance of the purchase price.
2. 該部分的貸款只可用作繳付樓價餘額。  
Such portion of the loan shall only be used for settlement of the balance of the purchase price.
3. 該部分的貸款只可用作償還印花稅過渡性貸款。  
Such portion of the loan shall only be used for repayment of the Stamp Duty Transitional Loan.

### 3. 付清樓價或還清貸款優惠

#### Full Settlement or Repayment Benefit

- (a) 如買方沒有使用第(4)(F1)(iii)2(c)段所述的Ultima 600及於買賣合約訂明的付款限期日或之前付清樓價餘額，可獲賣方送出付清樓價現金回贈(『付清樓價現金回贈』)。付清樓價現金回贈的金額相等於樓價4%。

Where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(F1)(iii)2(c) and settles the balance of the purchase price on or before the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 4% of the purchase price.

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

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

- (b) 如買方已使用Ultima 600及於該貸款到期日之前還清貸款(惟還清貸款日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出還清貸款現金回贈(『還清貸款現金回贈』)。

Where the Purchaser has utilized the Ultima 600 and has fully repaid the loan before the maturity date of the loan provided that such date of full repayment of the loan falls within the period(s) specified in the table below, the Purchaser shall be entitled to a Repayment Cash Rebate (“Repayment Cash Rebate”) offered by the Vendor according to the table below.

還清貸款現金回贈列表

Repayment Cash Rebate Table

還清 Ultima 600 日期 Date of full repayment of the Ultima 600	還清貸款現金回贈金額 Repayment Cash Rebate amount
提取 Ultima 600 的日期(即付清樓價餘額日期)後 6 個月內 Within 6 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 3% 3% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 6 個月但 12 個月內 Over 6 months but within 12 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 2% 2% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 12 個月但 15 個月內 Over 12 months but within 15 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 1% 1% of the purchase price

買方須於還清貸款日前最少30日，以書面向賣方申請還清貸款現金回贈。賣方會於收到申請並確認有關資料無誤後，將還清貸款現金回贈直接用於償還部份貸款餘額。

The Purchaser shall apply to the Vendor in writing for the Repayment Cash Rebate at least 30 days before the date of full repayment of the loan. After the Vendor has received the application and duly verified the information, the Vendor will apply the Repayment Cash Rebate for partial repayment of the balance of the loan directly.

4. 天鑄家族現金回贈(只適用於個人名義買方)

Ultima Family Cash Rebate (applicable only to the Purchaser(s) who is/are individual(s))

(a) 如符合以下所有條件，買方可獲天鑄家族現金回贈：-

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

- (I) 買方已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』)；  
the Purchaser has signed a preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”);
- (II) (如買方沒有使用第(4)(F1)(iii)2(c)段所述的 Ultima 600)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』)已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(I)分段所規定的日期)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』)或(如買方已使用 Ultima 600)關聯買方已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(II)分段所規定的日期)簽署關聯住宅物業的臨時買賣合約；及  
(where the Purchaser has not utilized the Ultima 600 as set out in (4)(F1)(iii)2(c)) 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 application for the Ultima Family Cash Rebate (which application

date shall not be later than the date stipulated in sub-paragraph (d)(I) below), signed a preliminary agreement for sale and purchase to purchase any other first hand residential property of Ultima (see remark below) (“related residential property”) or (where the Purchaser has utilized the Ultima 600), a related purchaser has, on or before the date of application for the Ultima Family Cash Rebate (which application date shall not be later than the date stipulated in sub-paragraph (d)(II) below), signed a preliminary agreement for sale and purchase to purchase any related residential property; and

- (III) (如買方沒有使用 Ultima 600)買方已按買賣合約付清指定住宅物業的樓價餘額或(如買方已使用 Ultima 600) 買方已還清 Ultima 600。  
(where the Purchaser has not utilized the Ultima 600) the Purchaser has settled the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

- (b) 天鑄家族現金回贈金額如下：-

The amount of the Ultima Family Cash Rebate shall be as follows :-

天鑄家族現金回贈列表

Ultima Family Cash Rebate Table

關聯住宅物業的數目 Number of related residential property(ies)	指定住宅物業 Designated residential property	天鑄家族現金回贈金額 Ultima Family Cash Rebate amount
1 個 one	1 個 one	指定住宅物業樓價 2.5% 2.5% of the purchase price of the designated residential property
2 個 two		指定住宅物業樓價 3.5% 3.5% of the purchase price of the designated residential property
3 個 three		指定住宅物業樓價 4.5% 4.5% of the purchase price of the designated residential property
4 個或以上 four or more		指定住宅物業樓價 5.5% 5.5% of the purchase price of the designated residential property

- (c) 為免疑問，就每個指定住宅物業只可獲一次天鑄家族現金回贈。

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

- (d)(I) 如買方沒有使用 Ultima 600，買方及關聯買方須於買方付清指定住宅物業的樓價餘額之日或(如適用)指定住宅物業的買賣合約內訂明的該期數的預計關鍵日期 (以較早者為準)前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以證明上述第(a)(II)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現金回贈直接用於支付指定住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property or (if applicable) the



estimated material date for the Phase as specified in the agreement for sale and purchase of the designated residential property (whichever is earlier) and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) 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 Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (d)(II) 如買方已使用 Ultima 600，買方及關聯買方須於買方還清 Ultima 600 前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以証明上述第(a)(II) 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現金回贈直接用於償還部份貸款餘額。  
Where the Purchaser has utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of full repayment of the Ultima 600 and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) above to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information, the Ultima Family Cash Rebate will be paid to the designated financing company for partial repayment of the balance of the Ultima 600 directly.

- (e) 天鑄家族現金回贈受其他條款及細則約束。  
The Ultima Family 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".

## 5. 停車位優惠

Offer of Car Parking Space(s)

- (a) 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。

The Purchaser of a residential property set out in Table 1 below has a priority to purchase one car parking space of the Phase.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	5, 16	A
第 2 座 Tower 2	7, 8, 9, 10, 16, 17, 18, 19	A
第 2 座 Tower 2	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21	B
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22	C
第 3 座 Tower 3	5, 6, 7	D

- (b) 購買上述表1內的任何住宅物業之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 of any of the residential properties stated in Table 1 above 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.

- (c) 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.

#### 6. 送贈傢俱優惠 Free Furniture Offer

買方可免費獲贈本價單附錄 3 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)(F1)(iii)7 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 3 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(F1)(iii)7 does not apply to the Furniture. This offer is subject to other terms and conditions.

#### 7. 首 3 年保養優惠 First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(F1)(iii)6 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於滿意紙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 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier), rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(F1)(iii)6) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

8. 新地會會員置業有禮優惠  
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 4 所列明的條件的買方可獲贈價值約港幣\$300,000 之 2 卡鑽石。詳情請參閱附錄 4。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Phase, the first Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a gift of 2 carat diamond with an approximate value of HK\$300,000. Please see Annex 4 for details.

(4)(G1) 80% AVD & BSD 靈活付款計劃  
80% AVD & BSD Flexible Payment Plan

此付款計劃只適用於購買以下特選住宅物業之買方。為免疑問，購買以下任何特選住宅物業之買方可選擇第(4)(E1)段、第(4)(F1)段及第(4)(G1)段所述的任何一種付款計劃。

This payment plan is only applicable to the Purchasers of the Privilege Residential Properties listed below. For the avoidance of doubt, a Purchaser of any of the Privilege Residential Properties listed below may choose any one of the payment plans stated in paragraphs (4)(E1), (4)(F1) and (4)(G1).

特選住宅物業：

Privilege Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 2 座 Tower 2	18, 19	A
第 2 座 Tower 2	18, 19, 20, 21	B
第 2 座 Tower 2	18, 19, 20, 21, 22	C
第 2 座 Tower 2	18, 19, 20, 21, 22	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. 加付訂金即樓價 5% 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。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase, 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.

3. 樓價 5%於簽署臨時買賣合約的日期後 120 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。

5% of the purchase price shall be paid within 120 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.

4. 樓價 85%(樓價餘額)(見以下備註)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。

85% of the purchase price (balance of purchase price) (**see remark below**) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

備註：

Remark:

為繳付樓價餘額的目的，買方可向賣方的指定財務機構申請 Ultima 600，最高貸款金額為樓價的 **82.5%**。詳情請參閱第(4)(G1)(iii)2(c)段及附錄 2(c)。

For the purpose of settlement of the balance of the purchase price, the Purchaser may apply to the Vendor's designated financing company for the Ultima 600, the maximum amount of which is equal to **82.5%** of the purchase price. For details, please refer to paragraph (4)(G1)(iii)2(c) and Annex 2(c).

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 特別折扣

Special Discount

凡於2016年4月30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 30 April 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. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

如符合以下所有條件，買方可獲賣方提供印花稅現金回贈：-

The Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor if all the following conditions have been satisfied :-

- (I) 買方已於2016年4月30日或之前簽署住宅物業的臨時買賣合約；及  
the Purchaser has signed a preliminary agreement for sale and purchase of the residential property on or before 30 April 2016; and
- (II) (如買方沒有使用第(4)(G1)(iii)2(c)段所述的Ultima 600)買方已按買賣合約付清樓價餘額或(如買方已使用Ultima 600)買方已還清Ultima 600。  
(where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(G1)(iii)2(c)) the Purchaser has settled the balance of the purchase price in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

印花稅現金回贈的金額相等於樓價18.8%(按照以第一標準下最高稅率計算的從價印花稅的80%及買家印花稅的80%的總和計算)。

The amount of the Stamp Duty Cash Rebate shall be equal to 18.8% of the purchase price (calculated with reference to the total amount of 80% of the ad valorem stamp duty calculated at the highest rate at Scale 1 and 80% of the buyer's stamp duty).

詳情請參閱附錄1(a)。

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))

凡於2016年4月30日或之前簽署臨時買賣合約，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13.5%，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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 13.5% of the purchase price. Please see Annex 1(b) for details.

## 2. 貸款優惠 Loans Offer

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請 (a) 備用第一按揭貸款；或(b)備用第二按揭貸款；或(c)Ultima 600。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply to the designated financing company for (a) the Standby First Mortgage Loan; or (b) the Standby Second Mortgage Loan; or (c) the Ultima 600.

(a) 備用第一按揭貸款  
Standby First Mortgage Loan

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2(a)。

The maximum 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 2(a) for details.

(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2(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 second mortgage loan offered shall not exceed the balance of purchase price payable. Please see Annex 2(b) for details.

(c) Ultima 600 (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)

Ultima 600 (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))

Ultima 600貸款的最高金額為(i)(如買方沒有使用上述第(4)(G1)(iii)1(b)段所述之印花稅過渡性貸款)樓價的82.5%(見以下備註1)或(ii)(如買方已使用印花稅過渡性貸款)樓價的82.5%(見以下備註2)及印花稅過渡性貸款金額(見以下備註3)的總和。詳情請參閱附錄2(c)。

The maximum Ultima 600 loan amount shall be (i) (where the Purchaser has not utilized the Stamp Duty Transitional Loan as set out in paragraph (4)(G1)(iii)1(b)) 82.5% of the purchase price (see Remark 1 below) or (ii) (where the Purchaser has utilized the Stamp Duty Transitional Loan) 82.5% of the purchase price (see Remark 2 below) plus an amount equivalent to the amount of the Stamp Duty Transition Loan (see Remark 3 below). Please see Annex 2(c) for details.

上文『淨樓價』一詞指扣除第(4)(G1)(iii)1(a)段所述的印花稅現金回贈、第(4)(G1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(G1)(iii)3(a)段所述的付清樓價現金回贈(如有)及第(4)(G1)(iii)4段所述的天鑄家族現金回贈(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)(G1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(G1)(iii)1(b), the Full Settlement Cash Rebate (if any) as set out in paragraph (4)(G1)(iii)3(a) and the Ultima Family Cash Rebate (if any) as set out in paragraph (4)(G1)(iii)4.

備註：

Remarks:

1. 該貸款只可用作繳付樓價餘額。  
Such loan shall only be used for settlement of the balance of the purchase price.
2. 該部分的貸款只可用作繳付樓價餘額。  
Such portion of the loan shall only be used for settlement of the balance of the purchase price.
3. 該部分的貸款只可用作償還印花稅過渡性貸款。  
Such portion of the loan shall only be used for repayment of the Stamp Duty Transitional Loan.

### 3. 付清樓價或還清貸款優惠

#### Full Settlement or Repayment Benefit

- (a) 如買方沒有使用第(4)(G1)(iii)2(c)段所述的Ultima 600及於買賣合約訂明的付款限期日或之前付清樓價餘額，可獲賣方送出付清樓價現金回贈(『付清樓價現金回贈』)。付清樓價現金回贈的金額相等於樓價4%。

Where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(G1)(iii)2(c) and settles the balance of the purchase price on or before the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 4% of the purchase price.

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

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

- (b) 如買方已使用Ultima 600及於該貸款到期日之前還清貸款(惟還清貸款日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出還清貸款現金回贈(『還清貸款現金回贈』)。

Where the Purchaser has utilized the Ultima 600 and has fully repaid the loan before the maturity date of the loan provided that such date of full repayment of the loan falls within the period(s) specified in the table below, the Purchaser shall be entitled to a Repayment Cash Rebate (“Repayment Cash Rebate”) offered by the Vendor according to the table below.



還清貸款現金回贈列表

Repayment Cash Rebate Table

還清 Ultima 600 日期 Date of full repayment of the Ultima 600	還清貸款現金回贈金額 Repayment Cash Rebate amount
提取 Ultima 600 的日期(即付清樓價餘額日期)後 6 個月內 Within 6 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 3% 3% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 6 個月但 12 個月內 Over 6 months but within 12 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 2% 2% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 12 個月但 15 個月內 Over 12 months but within 15 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 1% 1% of the purchase price

買方須於還清貸款日前最少30日，以書面向賣方申請還清貸款現金回贈。賣方會於收到申請並確認有關資料無誤後，將還清貸款現金回贈直接用於償還部份貸款餘額。

The Purchaser shall apply to the Vendor in writing for the Repayment Cash Rebate at least 30 days before the date of full repayment of the loan. After the Vendor has received the application and duly verified the information, the Vendor will apply the Repayment Cash Rebate for partial repayment of the balance of the loan directly.

4. 天鑄家族現金回贈(只適用於個人名義買方)

Ultima Family Cash Rebate (applicable only to the Purchaser(s) who is/are individual(s))

(a) 如符合以下所有條件，買方可獲天鑄家族現金回贈：-

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

- (I) 買方已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』)；  
the Purchaser has signed a preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”);
- (II) (如買方沒有使用第(4)(G1)(iii)2(c)段所述的 Ultima 600)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』)已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(I)分段所規定的日期)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』)或(如買方已使用 Ultima 600) 關聯買方已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(II) 分段所規定的日期)簽署關聯住宅物業的臨時買賣合約；及  
(where the Purchaser has not utilized the Ultima 600 as set out in (4)(G1)(iii)2(c)) 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 application for the Ultima Family Cash Rebate (which application

date shall not be later than the date stipulated in sub-paragraph (d)(I) below), signed a preliminary agreement for sale and purchase to purchase any other first hand residential property of Ultima (see remark below) (“related residential property”) or (where the Purchaser has utilized the Ultima 600), a related purchaser has, on or before the date of application for the Ultima Family Cash Rebate (which application date shall not be later than the date stipulated in sub-paragraph (d)(II) below), signed a preliminary agreement for sale and purchase to purchase any related residential property; and

- (III) (如買方沒有使用 Ultima 600)買方已按買賣合約付清指定住宅物業的樓價餘額或(如買方已使用 Ultima 600) 買方已還清 Ultima 600。  
(where the Purchaser has not utilized the Ultima 600) the Purchaser has settled the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

- (b) 天鑄家族現金回贈金額如下：-

The amount of the Ultima Family Cash Rebate shall be as follows :-

天鑄家族現金回贈列表

Ultima Family Cash Rebate Table

關聯住宅物業的數目 Number of related residential property(ies)	指定住宅物業 Designated residential property	天鑄家族現金回贈金額 Ultima Family Cash Rebate amount
1 個 one	1 個 one	指定住宅物業樓價 2.5% 2.5% of the purchase price of the designated residential property
2 個 two		指定住宅物業樓價 3.5% 3.5% of the purchase price of the designated residential property
3 個 three		指定住宅物業樓價 4.5% 4.5% of the purchase price of the designated residential property
4 個或以上 four or more		指定住宅物業樓價 5.5% 5.5% of the purchase price of the designated residential property

- (c) 為免疑問，就每個指定住宅物業只可獲一次天鑄家族現金回贈。

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

- (d)(I) 如買方沒有使用 Ultima 600，買方及關聯買方須於買方付清指定住宅物業的樓價餘額之日或(如適用)指定住宅物業的買賣合約內訂明的該期數的預計關鍵日期 (以較早者為準)前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以證明上述第(a)(II)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現金回贈直接用於支付指定住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property or (if applicable) the

estimated material date for the Phase as specified in the agreement for sale and purchase of the designated residential property (whichever is earlier) and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) 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 Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (d)(II) 如買方已使用 Ultima 600，買方及關聯買方須於買方還清 Ultima 600 前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以証明上述第(a)(II) 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現金回贈直接用於償還部份貸款餘額。  
Where the Purchaser has utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of full repayment of the Ultima 600 and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) above to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information, the Ultima Family Cash Rebate will be paid to the designated financing company for partial repayment of the balance of the Ultima 600 directly.

- (e) 天鑄家族現金回贈受其他條款及細則約束。

The Ultima Family 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".

## 5. 停車位優惠

Offer of Car Parking Space(s)

- (a) 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。

The Purchaser of a residential property set out in Table 1 below has a priority to purchase one car parking space of the Phase.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	5, 16	A
第 2 座 Tower 2	7, 8, 9, 10, 16, 17, 18, 19	A
第 2 座 Tower 2	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21	B
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22	C
第 3 座 Tower 3	5, 6, 7	D

- (b) 購買上述表1內的任何住宅物業之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 of any of the residential properties stated in Table 1 above 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.

- (c) 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.

#### 6. 送贈傢俱優惠 Free Furniture Offer

買方可免費獲贈本價單附錄 3 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)(G1)(iii)7 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 3 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(G1)(iii)7 does not apply to the Furniture. This offer is subject to other terms and conditions.

#### 7. 首 3 年保養優惠 First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(G1)(iii)6 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於滿意紙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 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier), rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(G1)(iii)6) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

8. 新地會會員置業有禮優惠  
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 4 所列明的條件的買方可獲贈價值約港幣\$300,000 之 2 卡鑽石。詳情請參閱附錄 4。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Phase, the first Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a gift of 2 carat diamond with an approximate value of HK\$300,000. Please see Annex 4 for details.

(4)(H1) 85% AVD & BSD 靈活付款計劃  
85% AVD & BSD Flexible Payment Plan

此付款計劃只適用於購買以下特選住宅物業之買方。為免疑問，購買以下任何特選住宅物業之買方可選擇第(4)(E1)段、第(4)(F1)段及第(4)(H1)段所述的任何一種付款計劃。

This payment plan is only applicable to the Purchasers of the Privilege Residential Properties listed below. For the avoidance of doubt, a Purchaser of any of the Privilege Residential Properties listed below may choose any one of the payment plans stated in paragraphs (4)(E1), (4)(F1) and (4)(H1).

特選住宅物業：

Privilege Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	16	A
第 2 座 Tower 2	8, 9, 10, 16, 17	A
第 2 座 Tower 2	8, 9, 10, 11, 12, 15, 16, 17	B
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17	C
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17	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. 加付訂金即樓價 5% 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。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase, 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.

3. 樓價 5%於簽署臨時買賣合約的日期後 120 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。

5% of the purchase price shall be paid within 120 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.

4. 樓價 85%(樓價餘額)(見以下備註)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。

85% of the purchase price (balance of purchase price) (**see remark below**) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

備註：

Remark:

為繳付樓價餘額的目的，買方可向賣方的指定財務機構申請 Ultima 600，最高貸款金額為樓價的 **82.5%**。詳情請參閱第(4)(H1)(iii)2(c)段及附錄 2(c)。

For the purpose of settlement of the balance of the purchase price, the Purchaser may apply to the Vendor's designated financing company for the Ultima 600, the maximum amount of which is equal to **82.5%** of the purchase price. For details, please refer to paragraph (4)(H1)(iii)2(c) and Annex 2(c).

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 特別折扣

Special Discount

凡於2016年4月30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 30 April 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. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

如符合以下所有條件，買方可獲賣方提供印花稅現金回贈：-

The Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor if all the following conditions have been satisfied :-

- (I) 買方已於2016年4月30日或之前簽署住宅物業的臨時買賣合約；及  
the Purchaser has signed a preliminary agreement for sale and purchase of the residential property on or before 30 April 2016; and
- (II) (如買方沒有使用第(4)(H1)(iii)2(c)段所述的Ultima 600)買方已按買賣合約付清樓價餘額或(如買方已使用Ultima 600)買方已還清Ultima 600。  
(where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(H1)(iii)2(c)) the Purchaser has settled the balance of the purchase price in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

印花稅現金回贈的金額相等於樓價19.975%(按照以第一標準下最高稅率計算的從價印花稅的85%及買家印花稅的85%的總和計算)。

The amount of the Stamp Duty Cash Rebate shall be equal to 19.975% of the purchase price (calculated with reference to the total amount of 85% of the ad valorem stamp duty calculated at the highest rate at Scale 1 and 85% of the buyer's stamp duty).

詳情請參閱附錄1(a)。

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))

凡於2016年4月30日或之前簽署臨時買賣合約，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13.5%，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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 13.5% of the purchase price. Please see Annex 1(b) for details.

## 2. 貸款優惠 Loans Offer

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請 (a) 備用第一按揭貸款；或(b)備用第二按揭貸款；或(c)Ultima 600。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply to the designated financing company for (a) the Standby First Mortgage Loan; or (b) the Standby Second Mortgage Loan; or (c) the Ultima 600.



(a) 備用第一按揭貸款  
Standby First Mortgage Loan

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2(a)。

The maximum 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 2(a) for details.

(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2(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 second mortgage loan offered shall not exceed the balance of purchase price payable. Please see Annex 2(b) for details.

(c) Ultima 600 (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)

Ultima 600 (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))

Ultima 600貸款的最高金額為(i)(如買方沒有使用上述第(4)(H1)(iii)1(b)段所述之印花稅過渡性貸款)樓價的82.5%(見以下備註1)或(ii)(如買方已使用印花稅過渡性貸款)樓價的82.5%(見以下備註2)及印花稅過渡性貸款金額(見以下備註3)的總和。詳情請參閱附錄2(c)。

The maximum Ultima 600 loan amount shall be (i) (where the Purchaser has not utilized the Stamp Duty Transitional Loan as set out in paragraph (4)(H1)(iii)1(b)) 82.5% of the purchase price (see Remark 1 below) or (ii) (where the Purchaser has utilized the Stamp Duty Transitional Loan) 82.5% of the purchase price (see Remark 2 below) plus an amount equivalent to the amount of the Stamp Duty Transition Loan (see Remark 3 below). Please see Annex 2(c) for details.

上文『淨樓價』一詞指扣除第(4)(H1)(iii)1(a)段所述的印花稅現金回贈、第(4)(H1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(H1)(iii)3(a)段所述的付清樓價現金回贈(如有)及第(4)(H1)(iii)4段所述的天鑄家族現金回贈(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)(H1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(H1)(iii)1(b), the Full Settlement Cash Rebate (if any) as set out in paragraph (4)(H1)(iii)3(a) and the Ultima Family Cash Rebate (if any) as set out in paragraph (4)(H1)(iii)4.

備註：

Remarks:

1. 該貸款只可用作繳付樓價餘額。  
Such loan shall only be used for settlement of the balance of the purchase price.
2. 該部分的貸款只可用作繳付樓價餘額。  
Such portion of the loan shall only be used for settlement of the balance of the purchase price.
3. 該部分的貸款只可用作償還印花稅過渡性貸款。  
Such portion of the loan shall only be used for repayment of the Stamp Duty Transitional Loan.

### 3. 付清樓價或還清貸款優惠

#### Full Settlement or Repayment Benefit

- (a) 如買方沒有使用第(4)(H1)(iii)2(c)段所述的Ultima 600及於買賣合約訂明的付款限期日或之前付清樓價餘額，可獲賣方送出付清樓價現金回贈(『付清樓價現金回贈』)。付清樓價現金回贈的金額相等於樓價4%。

Where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(H1)(iii)2(c) and settles the balance of the purchase price on or before the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 4% of the purchase price.

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

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

- (b) 如買方已使用Ultima 600及於該貸款到期日之前還清貸款(惟還清貸款日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出還清貸款現金回贈(『還清貸款現金回贈』)。

Where the Purchaser has utilized the Ultima 600 and has fully repaid the loan before the maturity date of the loan provided that such date of full repayment of the loan falls within the period(s) specified in the table below, the Purchaser shall be entitled to a Repayment Cash Rebate (“Repayment Cash Rebate”) offered by the Vendor according to the table below.

還清貸款現金回贈列表

Repayment Cash Rebate Table

還清 Ultima 600 日期 Date of full repayment of the Ultima 600	還清貸款現金回贈金額 Repayment Cash Rebate amount
提取 Ultima 600 的日期(即付清樓價餘額日期)後 6 個月內 Within 6 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 3% 3% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 6 個月但 12 個月內 Over 6 months but within 12 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 2% 2% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 12 個月但 15 個月內 Over 12 months but within 15 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 1% 1% of the purchase price

買方須於還清貸款日前最少30日，以書面向賣方申請還清貸款現金回贈。賣方會於收到申請並確認有關資料無誤後，將還清貸款現金回贈直接用於償還部份貸款餘額。

The Purchaser shall apply to the Vendor in writing for the Repayment Cash Rebate at least 30 days before the date of full repayment of the loan. After the Vendor has received the application and duly verified the information, the Vendor will apply the Repayment Cash Rebate for partial repayment of the balance of the loan directly.

4. 天鑄家族現金回贈(只適用於個人名義買方)

Ultima Family Cash Rebate (applicable only to the Purchaser(s) who is/are individual(s))

(a) 如符合以下所有條件，買方可獲天鑄家族現金回贈：-

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

- (I) 買方已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』)；  
the Purchaser has signed a preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”);
- (II) (如買方沒有使用第(4)(H1)(iii)2(c)段所述的 Ultima 600)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』)已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(I)分段所規定的日期)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』)或(如買方已使用 Ultima 600)關聯買方已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(II)分段所規定的日期)簽署關聯住宅物業的臨時買賣合約；及  
(where the Purchaser has not utilized the Ultima 600 as set out in (4)(H1)(iii)2(c)) 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 application for the Ultima Family Cash Rebate (which application

date shall not be later than the date stipulated in sub-paragraph (d)(I) below), signed a preliminary agreement for sale and purchase to purchase any other first hand residential property of Ultima (see remark below) (“related residential property”) or (where the Purchaser has utilized the Ultima 600), a related purchaser has, on or before the date of application for the Ultima Family Cash Rebate (which application date shall not be later than the date stipulated in sub-paragraph (d)(II) below), signed a preliminary agreement for sale and purchase to purchase any related residential property; and

- (III) (如買方沒有使用 Ultima 600)買方已按買賣合約付清指定住宅物業的樓價餘額或(如買方已使用 Ultima 600) 買方已還清 Ultima 600。  
(where the Purchaser has not utilized the Ultima 600) the Purchaser has settled the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

- (b) 天鑄家族現金回贈金額如下：-

The amount of the Ultima Family Cash Rebate shall be as follows :-

天鑄家族現金回贈列表

Ultima Family Cash Rebate Table

關聯住宅物業的數目 Number of related residential property(ies)	指定住宅物業 Designated residential property	天鑄家族現金回贈金額 Ultima Family Cash Rebate amount
1 個 one	1 個 one	指定住宅物業樓價 2.5% 2.5% of the purchase price of the designated residential property
2 個 two		指定住宅物業樓價 3.5% 3.5% of the purchase price of the designated residential property
3 個 three		指定住宅物業樓價 4.5% 4.5% of the purchase price of the designated residential property
4 個或以上 four or more		指定住宅物業樓價 5.5% 5.5% of the purchase price of the designated residential property

- (c) 為免疑問，就每個指定住宅物業只可獲一次天鑄家族現金回贈。

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

- (d)(I) 如買方沒有使用 Ultima 600，買方及關聯買方須於買方付清指定住宅物業的樓價餘額之日或(如適用)指定住宅物業的買賣合約內訂明的該期數的預計關鍵日期 (以較早者為準)前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以證明上述第(a)(II)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現金回贈直接用於支付指定住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property or (if applicable) the

estimated material date for the Phase as specified in the agreement for sale and purchase of the designated residential property (whichever is earlier) and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) 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 Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (d)(II) 如買方已使用 Ultima 600，買方及關聯買方須於買方還清 Ultima 600 前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以証明上述第(a)(II) 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現金回贈直接用於償還部份貸款餘額。  
Where the Purchaser has utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of full repayment of the Ultima 600 and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) above to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information, the Ultima Family Cash Rebate will be paid to the designated financing company for partial repayment of the balance of the Ultima 600 directly.

- (e) 天鑄家族現金回贈受其他條款及細則約束。  
The Ultima Family 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".

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

- (a) 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。  
The Purchaser of a residential property set out in Table 1 below has a priority to purchase one car parking space of the Phase.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	5, 16	A
第 2 座 Tower 2	7, 8, 9, 10, 16, 17, 18, 19	A
第 2 座 Tower 2	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21	B
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22	C
第 3 座 Tower 3	5, 6, 7	D

- (b) 購買上述表1內的任何住宅物業之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 of any of the residential properties stated in Table 1 above 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.

- (c) 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.

#### 6. 送贈傢俱優惠 Free Furniture Offer

買方可免費獲贈本價單附錄 3 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)(H1)(iii)7 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 3 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(H1)(iii)7 does not apply to the Furniture. This offer is subject to other terms and conditions.

#### 7. 首 3 年保養優惠 First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(H1)(iii)6 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於滿意紙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 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier), rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(H1)(iii)6) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

8. 新地會會員置業有禮優惠  
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 4 所列明的條件的買方可獲贈價值約港幣\$300,000 之 2 卡鑽石。詳情請參閱附錄 4。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Phase, the first Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a gift of 2 carat diamond with an approximate value of HK\$300,000. Please see Annex 4 for details.

(4)(J1) 90% AVD & BSD 靈活付款計劃  
90% AVD & BSD Flexible Payment Plan

此付款計劃只適用於購買以下特選住宅物業之買方。為免疑問，購買以下任何特選住宅物業之買方可選擇第(4)(E1)段、第(4)(F1)段及第(4)(J1)段所述的任何一種付款計劃。  
This payment plan is only applicable to the Purchasers of the Privilege Residential Properties listed below. For the avoidance of doubt, a Purchaser of any of the Privilege Residential Properties listed below may choose any one of the payment plans stated in paragraphs (4)(E1), (4)(F1) and (4)(J1).

特選住宅物業：

Privilege Residential Properties:

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 2 座 Tower 2	7	A
第 2 座 Tower 2	7	B
第 3 座 Tower 3	7	C
第 3 座 Tower 3	7	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. 加付訂金即樓價 5% 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。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase, 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.



3. 樓價 5%於簽署臨時買賣合約的日期後 120 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。

5% of the purchase price shall be paid within 120 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.

4. 樓價 85%(樓價餘額)(見以下備註)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。

85% of the purchase price (balance of purchase price) (**see remark below**) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Phase to the Purchaser.

備註：

Remark:

為繳付樓價餘額的目的，買方可向賣方的指定財務機構申請 Ultima 600，最高貸款金額為樓價的 **82.5%**。詳情請參閱第(4)(J1)(iii)2(c)段及附錄 2(c)。

For the purpose of settlement of the balance of the purchase price, the Purchaser may apply to the Vendor's designated financing company for the Ultima 600, the maximum amount of which is equal to **82.5%** of the purchase price. For details, please refer to paragraph (4)(J1)(iii)2(c) and Annex 2(c).

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 特別折扣

Special Discount

凡於2016年4月30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 30 April 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. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

如符合以下所有條件，買方可獲賣方提供印花稅現金回贈：-

The Purchaser shall be entitled to a Stamp Duty Cash Rebate (“Stamp Duty Cash Rebate”) offered by the Vendor if all the following conditions have been satisfied :-

- (I) 買方已於2016年4月30日或之前簽署住宅物業的臨時買賣合約；及  
the Purchaser has signed a preliminary agreement for sale and purchase of the residential property on or before 30 April 2016; and
- (II) (如買方沒有使用第(4)(J1)(iii)2(c)段所述的Ultima 600)買方已按買賣合約付清樓價餘額或(如買方已使用Ultima 600)買方已還清Ultima 600。  
(where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(J1)(iii)2(c)) the Purchaser has settled the balance of the purchase price in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

印花稅現金回贈的金額相等於樓價21.15%(按照以第一標準下最高稅率計算的從價印花稅的90%及買家印花稅的90%的總和計算)。

The amount of the Stamp Duty Cash Rebate shall be equal to 21.15% of the purchase price (calculated with reference to the total amount of 90% of the ad valorem stamp duty calculated at the highest rate at Scale 1 and 90% of the buyer's stamp duty).

詳情請參閱附錄1(a)。

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))

凡於2016年4月30日或之前簽署臨時買賣合約，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13.5%，詳情請參閱附錄1(b)。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, 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 13.5% of the purchase price. Please see Annex 1(b) for details.

## 2. 貸款優惠 Loans Offer

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請 (a) 備用第一按揭貸款；或(b)備用第二按揭貸款；或(c)Ultima 600。

Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply to the designated financing company for (a) the Standby First Mortgage Loan; or (b) the Standby Second Mortgage Loan; or (c) the Ultima 600.

(a) 備用第一按揭貸款  
Standby First Mortgage Loan

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2(a)。

The maximum 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 2(a) for details.

(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2(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 second mortgage loan offered shall not exceed the balance of purchase price payable. Please see Annex 2(b) for details.

(c) Ultima 600 (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)

Ultima 600 (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))

Ultima 600貸款的最高金額為(i)(如買方沒有使用上述第(4)(J1)(iii)1(b)段所述之印花稅過渡性貸款)樓價的82.5%(見以下備註1)或(ii)(如買方已使用印花稅過渡性貸款)樓價的82.5%(見以下備註2)及印花稅過渡性貸款金額(見以下備註3)的總和。詳情請參閱附錄2(c)。

The maximum Ultima 600 loan amount shall be (i) (where the Purchaser has not utilized the Stamp Duty Transitional Loan as set out in paragraph (4)(J1)(iii)1(b)) 82.5% of the purchase price (see Remark 1 below) or (ii) (where the Purchaser has utilized the Stamp Duty Transitional Loan) 82.5% of the purchase price (see Remark 2 below) plus an amount equivalent to the amount of the Stamp Duty Transition Loan (see Remark 3 below). Please see Annex 2(c) for details.

上文『淨樓價』一詞指扣除第(4)(J1)(iii)1(a)段所述的印花稅現金回贈、第(4)(J1)(iii)1(b)段所述的港幣\$5,000現金回贈(如有)、第(4)(J1)(iii)3(a)段所述的付清樓價現金回贈(如有)及第(4)(J1)(iii)4段所述的天鑄家族現金回贈(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)(J1)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(J1)(iii)1(b), the Full Settlement Cash Rebate (if any) as set out in paragraph (4)(J1)(iii)3(a) and the Ultima Family Cash Rebate (if any) as set out in paragraph (4)(J1)(iii)4.

備註：

Remarks:

1. 該貸款只可用作繳付樓價餘額。  
Such loan shall only be used for settlement of the balance of the purchase price.
2. 該部分的貸款只可用作繳付樓價餘額。  
Such portion of the loan shall only be used for settlement of the balance of the purchase price.
3. 該部分的貸款只可用作償還印花稅過渡性貸款。  
Such portion of the loan shall only be used for repayment of the Stamp Duty Transitional Loan.

### 3. 付清樓價或還清貸款優惠

#### Full Settlement or Repayment Benefit

- (a) 如買方沒有使用第(4)(J1)(iii)2(c)段所述的Ultima 600及於買賣合約訂明的付款限期日或之前付清樓價餘額，可獲賣方送出付清樓價現金回贈(『付清樓價現金回贈』)。付清樓價現金回贈的金額相等於樓價4%。

Where the Purchaser has not utilized the Ultima 600 as set out in paragraph (4)(J1)(iii)2(c) and settles the balance of the purchase price on or before the due date of payment as specified in the agreement for sale and purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 4% of the purchase price.

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

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

- (b) 如買方已使用Ultima 600及於該貸款到期日之前還清貸款(惟還清貸款日期須屬以下列表指明的期間內)，可根據以下列表獲賣方送出還清貸款現金回贈(『還清貸款現金回贈』)。

Where the Purchaser has utilized the Ultima 600 and has fully repaid the loan before the maturity date of the loan provided that such date of full repayment of the loan falls within the period(s) specified in the table below, the Purchaser shall be entitled to a Repayment Cash Rebate (“Repayment Cash Rebate”) offered by the Vendor according to the table below.

還清貸款現金回贈列表

Repayment Cash Rebate Table

還清 Ultima 600 日期 Date of full repayment of the Ultima 600	還清貸款現金回贈金額 Repayment Cash Rebate amount
提取 Ultima 600 的日期(即付清樓價餘額日期)後 6 個月內 Within 6 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 3% 3% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 6 個月但 12 個月內 Over 6 months but within 12 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 2% 2% of the purchase price
提取 Ultima 600 的日期(即付清樓價餘額日期)後超過 12 個月但 15 個月內 Over 12 months but within 15 months after the drawdown date of the Ultima 600 (that is the date of settlement of the balance of the purchase price)	樓價 1% 1% of the purchase price

買方須於還清貸款日前最少30日，以書面向賣方申請還清貸款現金回贈。賣方會於收到申請並確認有關資料無誤後，將還清貸款現金回贈直接用於償還部份貸款餘額。

The Purchaser shall apply to the Vendor in writing for the Repayment Cash Rebate at least 30 days before the date of full repayment of the loan. After the Vendor has received the application and duly verified the information, the Vendor will apply the Repayment Cash Rebate for partial repayment of the balance of the loan directly.

4. 天鑄家族現金回贈(只適用於個人名義買方)

Ultima Family Cash Rebate (applicable only to the Purchaser(s) who is/are individual(s))

(a) 如符合以下所有條件，買方可獲天鑄家族現金回贈：-

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

- (I) 買方已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』)；  
the Purchaser has signed a preliminary agreement for sale and purchase to purchase any residential property in this price list (“designated residential property”);
- (II) (如買方沒有使用第(4)(J1)(iii)2(c)段所述的 Ultima 600)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』)已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(I)分段所規定的日期)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』)或(如買方已使用 Ultima 600)關聯買方已於申請天鑄家族現金回贈的日期或之前(惟申請日期不可遲於下述第(d)(II)分段所規定的日期)簽署關聯住宅物業的臨時買賣合約；及  
(where the Purchaser has not utilized the Ultima 600 as set out in (4)(J1)(iii)2(c)) 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 application for the Ultima Family Cash Rebate (which application

date shall not be later than the date stipulated in sub-paragraph (d)(I) below), signed a preliminary agreement for sale and purchase to purchase any other first hand residential property of Ultima (see remark below) (“related residential property”) or (where the Purchaser has utilized the Ultima 600), a related purchaser has, on or before the date of application for the Ultima Family Cash Rebate (which application date shall not be later than the date stipulated in sub-paragraph (d)(II) below), signed a preliminary agreement for sale and purchase to purchase any related residential property; and

- (III) (如買方沒有使用 Ultima 600)買方已按買賣合約付清指定住宅物業的樓價餘額或(如買方已使用 Ultima 600) 買方已還清 Ultima 600。  
(where the Purchaser has not utilized the Ultima 600) the Purchaser has settled the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.

- (b) 天鑄家族現金回贈金額如下：-

The amount of the Ultima Family Cash Rebate shall be as follows :-

天鑄家族現金回贈列表

Ultima Family Cash Rebate Table

關聯住宅物業的數目 Number of related residential property(ies)	指定住宅物業 Designated residential property	天鑄家族現金回贈金額 Ultima Family Cash Rebate amount
1 個 one	1 個 one	指定住宅物業樓價 2.5% 2.5% of the purchase price of the designated residential property
2 個 two		指定住宅物業樓價 3.5% 3.5% of the purchase price of the designated residential property
3 個 three		指定住宅物業樓價 4.5% 4.5% of the purchase price of the designated residential property
4 個或以上 four or more		指定住宅物業樓價 5.5% 5.5% of the purchase price of the designated residential property

- (c) 為免疑問，就每個指定住宅物業只可獲一次天鑄家族現金回贈。

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

- (d)(I) 如買方沒有使用 Ultima 600，買方及關聯買方須於買方付清指定住宅物業的樓價餘額之日或(如適用)指定住宅物業的買賣合約內訂明的該期數的預計關鍵日期 (以較早者為準)前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以證明上述第(a)(II)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現金回贈直接用於支付指定住宅物業的部份樓價餘額。

Where the Purchaser has not utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property or (if applicable) the

estimated material date for the Phase as specified in the agreement for sale and purchase of the designated residential property (whichever is earlier) and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) 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 Cash Rebate for part payment of the balance of the purchase price of the designated residential property directly.

- (d)(II) 如買方已使用 Ultima 600，買方及關聯買方須於買方還清 Ultima 600 前最少 30 日一同以書面向賣方申請天鑄家族現金回贈，並須提供令至賣方滿意的書面文件以証明上述第(a)(II) 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現金回贈直接用於償還部份貸款餘額。  
Where the Purchaser has utilized the Ultima 600, the Purchaser and the related purchaser shall jointly apply to the Vendor in writing for the Ultima Family Cash Rebate at least 30 days before the date of full repayment of the Ultima 600 and shall provide documentary evidence to prove the close relative relationship mentioned in sub-paragraph (a)(II) above to the Vendor's satisfaction. After the Vendor has received the application and duly verified the information, the Ultima Family Cash Rebate will be paid to the designated financing company for partial repayment of the balance of the Ultima 600 directly.

- (e) 天鑄家族現金回贈受其他條款及細則約束。

The Ultima Family 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".

## 5. 停車位優惠

Offer of Car Parking Space(s)

- (a) 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。

The Purchaser of a residential property set out in Table 1 below has a priority to purchase one car parking space of the Phase.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第 1 座 Tower 1	5, 16	A
第 2 座 Tower 2	7, 8, 9, 10, 16, 17, 18, 19	A
第 2 座 Tower 2	5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21	B
第 2 座 Tower 2	9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22	C
第 3 座 Tower 3	5, 6, 7	D

- (b) 購買上述表1內的任何住宅物業之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 of any of the residential properties stated in Table 1 above 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.

- (c) 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.

#### 6. 送贈傢俱優惠 Free Furniture Offer

買方可免費獲贈本價單附錄 3 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)(J1)(iii)7 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in Annex 3 hereto (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(J1)(iii)7 does not apply to the Furniture. This offer is subject to other terms and conditions.

#### 7. 首 3 年保養優惠 First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處(但不包括住宅物業的花園(如有)內的園景及植物及第(4)(J1)(iii)6 段所述的該傢俱)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於滿意紙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 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Phase (whichever is earlier), rectify any defects to the residential property (excluding the landscape area and plants in the garden (if any) of the residential property and the Furniture as set out in paragraph (4)(J1)(iii)6) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.



8. 新地會會員置業有禮優惠  
Gift Offer for SHKP Club Member

根據該期數之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 4 所列明的條件的買方可獲贈價值約港幣\$300,000 之 2 卡鑽石。詳情請參閱附錄 4。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Phase, the first Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a gift of 2 carat diamond with an approximate value of HK\$300,000. Please see Annex 4 for details.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方希望更改付款計劃，須於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期 (以較早者為準)前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)。賣方對申請更改付款計劃的批准與否，視乎有否可供選擇的付款計劃及賣方有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier), and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to availability of the payment plan(s) and the final decision of the Vendor.

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

- (I) 買方須於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方收到申請並確認有關資料無誤後：-
- The Purchaser shall apply to the Vendor in writing (accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information:-
- (a) 如買方沒有使用印花稅過渡性貸款(詳情請參閱附錄1(b))及Ultima 600(詳情請參閱附錄2(c))，賣方會將印花稅現金回贈直接用於支付部份樓價餘額；  
where the Purchaser has not utilized the Stamp Duty Transitional Loan (please see Annex 1(b) for details) and the Ultima 600 (please see Annex 2(c) for details), the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly;
- (b) 如買方已使用印花稅過渡性貸款但沒有使用Ultima 600，則印花稅現金回贈會首先支付予賣方的指定財務機構(『指定財務機構』)用作償還印花稅過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額；  
where the Purchaser has utilized the Stamp Duty Transitional Loan but not the Ultima 600, the Stamp Duty Cash Rebate will first be paid to the Vendor's designated financing company ("designated financing company") for repayment of any amount outstanding under the Stamp Duty Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price; or
- (c) 如買方已使用Ultima 600(不論買方有否使用印花稅過渡性貸款)，則印花稅現金回贈會支付予指定財務機構用作償還Ultima 600的部份貸款餘額。  
where the Purchaser has utilized the Ultima 600 (regardless of whether or not the Purchaser has utilized the Stamp Duty Transitional Loan), the Stamp Duty Cash Rebate will be paid to the designated financing company for partial repayment of the balance of the Ultima 600.
- (II) 在賣方支付印花稅現金回贈金額後，即使實際就買賣合約應繳付的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 the amount of the relevant stamp duty actually payable exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.
- (III) 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付清樓價餘額的日期。  
The maturity date of the Transitional Loan is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.
- (III) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率加2% p.a.計算，利率浮動。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 2% p.a., subject to fluctuation. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.
- (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.

(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. 如符合以下所有條件，買方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』)：-  
A cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser if all the following conditions have been satisfied :-
  - (a) 買方選擇印花稅優惠但沒有使用過渡性貸款；及  
the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Transitional Loan; and
  - (b) (如買方沒有使用下述附錄2(c)所述的Ultima 600)買方已按買賣合約付清樓價餘額或(如買方已使用Ultima 600)買方已還清Ultima 600。  
(where the Purchaser has not utilized the Ultima 600 as set out in Annex 2(c) below) the Purchaser has settled the balance of the purchase price in accordance with the agreement for sale and purchase or (where the Purchaser has utilized the Ultima 600) the Purchaser has fully repaid the Ultima 600.
2. 買方須於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方收到申請並確認有關資料無誤後：-  
The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information :-
  - (a) 如買方沒有使用Ultima 600，賣方會將港幣\$5,000現金回贈直接用於支付部份樓價餘額；或  
where the Purchaser has not utilized the Ultima 600, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly; or
  - (b) 如買方已使用Ultima 600，則港幣\$5,000現金回贈會支付予指定財務機構用作償還Ultima 600的部份貸款餘額。  
where the Purchaser has utilized the Ultima 600, the HK\$5,000 Cash Rebate will be paid to the designated financing company for partial repayment of the balance of the Ultima 600.
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(a) 備用第一按揭貸款(『第一按揭貸款』)

Annex 2(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) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。  
The Purchaser shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (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) 首24個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，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。  
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.
- (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申請手續費。  
The Purchaser shall pay HK\$5,000 being the 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.

- (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 2(b) 備用第二按揭貸款(『第二按揭貸款』)  
Annex 2(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) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。  
The Purchaser shall make a written application to the designated financing company for the Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (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. 或香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，以較低者為準，期後之按揭利率為港元最優惠利率，利率浮動。1個月香港銀行同業拆息須為指定財務機構不時之報價，利率浮動。最終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.

(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 2(c)      Ultima 600

Annex 2(c)     Ultima 600

買方可向賣方的指定財務機構(『指定財務機構』)申請 Ultima 600，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for the Ultima 600. Key terms are as follows:

- (I) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該期數的預計關鍵日期(以較早者為準)前最少60日以書面方式向指定財務機構申請Ultima 600。  
The Purchaser shall make a written application to the designated financing company for the Ultima 600 not less than 60 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Phase as specified in the agreement for sale and purchase (whichever is earlier).
- (II) Ultima 600以該住宅物業之第一法定按揭作抵押。  
The Ultima 600 shall be secured by a first legal mortgage over the residential property.
- (III) 該住宅物業於Ultima 600的年期內只供買方自住。儘管本價單另有規定，如買方違反本第(III)段的規定，買方將會喪失獲得賣方於本價單下提供的現金回贈的權利。  
The residential property shall only be self-occupied by the Purchaser during the tenor of the Ultima 600. Notwithstanding anything contained in this price list, if the requirement under this paragraph (III) is breached, the Purchaser's entitlement to the cash rebate(s) provided by the Vendor under this price list will be extinguished.
- (IV) Ultima 600期限為20個月。  
The tenor of the Ultima 600 shall be 20 months.
- (V) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率減1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。如買方在到期日或之前準時還清貸款，將獲豁免貸款利息。  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company. If the Purchaser shall duly repay the loan on or before the maturity date, interest on the loan will be waived.
- (VI) 買方毋須提供收入證明，但須提供其他指定財務機構所需文件。  
The Purchaser is not required to provide income proof, but is required to provide other necessary document as requested by the designated financing company.
- (VII) 買方須以以下方式償還Ultima 600：-  
The Purchase shall repay the Ultima 600 in the following manner：-
  - (i) 提取Ultima 600日期(即付清樓價餘額日期)後6個月內償還相當於樓價2.5%之貸款；  
an amount equivalent to 2.5% of the purchase price within 6 months after the loan drawdown date (that is the date of settlement of the balance of the purchase price);

- (ii) 提取Ultima 600日期(即付清樓價餘額日期)後12個月內進一步償還相當於樓價2.5%之貸款；及  
a further amount equivalent to 2.5% of the purchase price within 12 months after the loan drawdown date (that is the date of settlement of the balance of the purchase price); and
- (iii) 提取Ultima 600日期(即付清樓價餘額日期)後20個月內償還貸款餘額。  
the loan balance within 20 months after the loan drawdown date (that is the date of settlement of the balance of the purchase price).

買方亦可向指定財務機構申請Ultima伸延一按，以償還Ultima 600部份貸款餘額。詳情請參閱以下備註。

For repayment of part of the loan balance of the Ultima 600, the Purchaser may apply to the designated financing company for an Ultima Extended First Mortgage. Please see the remark below for details.

- (VIII) 所有Ultima 600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Ultima 600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 Ultima 600 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 Ultima 600, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.

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

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

- (X) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

- (XI) 賣方無給予或視之為已給予任何就Ultima 600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 Ultima 600.

備註 Remark:

1. 買方必須於Ultima 600到期日前最少60日以書面方式向指定財務機構申請Ultima伸延一按(『Ultima伸延一按』)。  
The Purchaser shall make a written application to the designated financing company for the Ultima Extended First Mortgage ("Ultima Extended First Mortgage") not less than 60 days before the date of full repayment of the Ultima 600.
2. Ultima伸延一按以該住宅物業之第一法定按揭作抵押。  
The Ultima Extended First Mortgage shall be secured by a first legal mortgage over the residential property.

3. Ultima伸延一按只可用於償還Ultima 600。  
The Ultima Extended First Mortgage shall only be used for repayment of the Ultima 600.
4. Ultima伸延一按的最高金額為Ultima 600應償還餘額減去(i)樓價的5%及(ii)賣方就住宅物業提供的全部現金回贈的總金額。  
The maximum Ultima Extended First Mortgage amount shall be the amount of the balance of the Ultima 600 repayable less (i) 5% of the purchase price and (ii) the total cash rebate(s) offered by the Vendor in respect of the residential property.
5. 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。  
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
6. 貸款年期最長為25年。  
The maximum tenor of the loan shall be 25 years.
7. 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.
8. Ultima伸延一按申請須由指定財務機構獨立審批。  
The Ultima Extended First Mortgage shall be approved by the designated financing company independently.
9. 所有Ultima伸延一按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Ultima伸延一按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 Ultima Extended First Mortgage 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 Ultima Extended First Mortgage, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
10. 買方敬請向指定財務機構查詢有關Ultima伸延一按用途及詳情。Ultima伸延一按批出與否及其條款，指定財務機構有最終決定權。不論Ultima伸延一按獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。  
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Ultima Extended First Mortgage. The approval or disapproval of the Ultima Extended First Mortgage and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Ultima Extended First Mortgage 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.
11. Ultima伸延一按受其他條款及細則約束。  
The Ultima Extended First Mortgage is subject to other terms and conditions.

12. 賣方無給予或視之為已給予任何就Ultima伸延一按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 Ultima Extended First Mortgage.

附錄 3 送贈傢俱優惠  
Annex 3 Free Furniture Offer

Tower 1 第一座

Furniture 傢俬	3/F & 4/F 3樓及4樓		5/F - 12/F & 15/F - 20/F 5樓至12樓及15樓至20樓				21/F & 22/F 21樓及22樓			23/F & 25/F 23樓及25樓	
	A (Duplex) (複式)	B (Duplex) (複式)	A	B	C	D	A (Duplex) (複式)	B (Duplex) (複式)	C (Duplex) (複式)	A (Duplex) (複式)	C (Duplex) (複式)
Cabinet 組合櫃	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bench 長檯	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
Stool 矮檯	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
Sheer Curtain 窗紗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Blinds 百葉簾	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓
Chandelier 天花水晶燈	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
BBQ Stove 燒烤爐	✓	✓	-	-	-	-	✓	✓	✓	✓	✓
External TV 戶外電視	-	-	-	-	-	-	-	-	-	✓	✓

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

Tower 2 第二座

Furniture 傢俬	5/F - 12/F & 15/F - 21/F 5樓至12樓及15樓至21樓				22/F & 23/F 22樓及23樓		22/F 22樓		23/F 23樓	25/F & 26/F 25樓及26樓		
	A	B	C	D	A (Duplex) (複式)	B (Duplex) (複式)	C	D	C	A (Duplex) (複式)	C (Duplex) (複式)	D (Duplex) (複式)
Cabinet 組合櫃	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bench 長檯	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	✓
Stool 矮檯	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	✓
Sheer Curtain 窗紗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Blinds 百葉簾	-	-	-	-	✓	✓	-	-	✓	✓	✓	✓
Chandelier 天花水晶燈	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	✓
BBQ Stove 燒烤爐	-	-	-	-	✓	✓	-	-	✓	✓	✓	✓
External TV 戶外電視	-	-	-	-	-	-	-	-	-	✓	✓	✓

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



Tower 3 第三座

Furniture 傢俬	5/F - 12/F & 15/F - 21/F 5樓至12樓及15樓至21樓				22/F & 23/F 22樓及23樓		22/F 22樓		23/F 23樓	25/F & 26/F 25樓及26樓		
	A	B	C	D	A (Duplex) (複式)	B (Duplex) (複式)	C	D	C	A (Duplex) (複式)	C (Duplex) (複式)	D (Duplex) (複式)
Cabinet 組合櫃	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bench 長櫈	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	✓
Stool 矮櫈	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	✓
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 5 第五座

Furniture 傢俬	3/F & 4/F 3樓及4樓		5/F - 12/F & 15/F - 22/F 5樓至12樓及15樓至22樓				23/F 23樓			25/F & 26/F 25樓及26樓		
	A (Duplex) (複式)	B (Duplex) (複式)	A	B	C	D	A	B	C	A (Duplex) (複式)	C (Duplex) (複式)	D (Duplex) (複式)
Cabinet 組合櫃	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bench 長櫈	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cabinet with Specified Appliances 組合櫃及指定廚房家電	✓	✓	-	-	✓	-	-	-	✓	✓	✓	✓
Stool 矮櫈	✓	✓	-	-	✓	-	-	-	✓	✓	✓	✓
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。

附錄 4 新地會會員置業有禮優惠  
Annex 4 Gift Offer for SHKP Club Member

- (I) 根據該期數之銷售安排第1號(及其經修改的銷售安排) (『該銷售安排』)內的指定方式而決定的揀選住宅物業的優先次序，首名符合以下全部條件之買方(『合資格買方』)，可獲贈價值約港幣\$300,000之2卡鑽石(『該禮品』)：-

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) (the “Sales Arrangements”) of the Phase, the first Purchaser (the “Eligible Purchaser”) who satisfies all the following conditions will be offered a gift of 2 carat diamond with an approximate value of HK\$300,000 (the “Gift”) :-

- (i) 買方已簽署臨時買賣合約購買該銷售安排內提供出售的並列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內的一個或以上住宅物業；  
The Purchaser has signed a preliminary agreement for sale and purchase to purchase one or more residential property(ies) offered to be sold under the Sales Arrangements and set out in this price list or in other price list(s) of the Phase issued or to be issued by the Vendor from time to time;
- (ii) 買方須為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為新地會會員)；及  
The Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase); and
- (iii) 買方須已簽署相關住宅物業之買賣合約。  
The Purchaser has signed an agreement for sale and purchase in respect of the relevant residential property(ies).

- (II) 該合資格買方根據該銷售安排購買住宅物業只可獲贈該禮品一次，不論購買住宅物業的數目及住宅物業列於本價單內或列於賣方已公佈或不時公佈的該期數的其他價單內。

The Eligible Purchaser shall be offered the Gift once only for purchase of residential property(ies) in accordance with the Sales Arrangements, irrespective of the number of residential property purchased and whether the residential property is listed in this price list or in other price list(s) of the Phase issued or to be issued by the Vendor from time to time.

- (III) 該禮品受有關條款及條件約束。賣方及新地會有限公司不會就該禮品承擔任何直接或間接的責任或損失。任何就該禮品(包括買方獲贈該禮品的資格)的爭議將由賣方全權及絕對酌情決定。

The Gift is subject to the relevant terms and conditions. The Vendor and SHKP Club Limited shall not be responsible for any direct or indirect liabilities or losses in connection with the Gift. Any dispute in respect of the Gift (including the eligibility of a Purchaser for the Gift) shall be determined by the Vendor at its sole and absolute discretion.

- (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/p2](http://www.ultima.com.hk/p2)

The address of the website designated by the vendor for the Phase is: [www.ultima.com.hk/p2](http://www.ultima.com.hk/p2)