

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

| | | | |
|---|-----------------------------------|-------------------------------|----|
| 發展項目名稱 Name of Development | 雲門 Eden Gate | 期數 (如有) Phase No. (if any) | -- |
| 發展項目位置 Location of Development | 義德道5,7,9,11號 5,7,9,11 Ede Road | | |
| 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) | | | 47 |

| | |
|--------------------------|------------------------------|
| 印製日期 Date of Printing | 價單編號 Number of Price List |
| 05 November 2014 | 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 |
| 27 November 2014 | 1A | -- |
| 28 December 2014 | 1B | -- |
| 20 March 2015 | 1C | -- |
| 28 March 2015 | 1D | -- |
| 27 April 2015 | 1E | -- |
| 30 April 2015 | 1F | -- |
| 28 May 2015 | 1G | -- |

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 | |
| 第一座 Tower 1 | 10 | A | 146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16) | 64,673,000 | 441,934 (41,062) | 1.979(21) | 3.725(40) | - | - | - | - | - | - | - | - | - |
| | 9 | A | 146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16) | 63,458,000 | 433,631 (40,291) | 1.979(21) | 3.725(40) | - | - | - | - | - | - | - | - | - |
| | 8 | A | 146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16) | 62,268,000 | 425,499 (39,535) | 1.979(21) | 3.725(40) | - | - | - | - | - | - | - | - | - |
| | 7 | A | 146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16) | 60,816,000 | 415,577 (38,613) | 1.979(21) | 3.725(40) | - | - | - | - | - | - | - | - | - |
| | 6 | A | 146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16) | 59,957,000 | 409,707 (38,068) | 1.979(21) | 3.725(40) | - | - | - | - | - | - | - | - | - |
| | 5 | A | 146.341 (1575) 露台 Balcony: 4.344 (47); 工作平台 Utility Platform: 1.500 (16) | 59,111,000 | 403,926 (37,531) | 1.979(21) | 3.725(40) | - | - | - | - | - | - | - | - | - |
| | 10 | B | 136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16) | 58,678,000 | 431,402 (40,081) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | - | - |
| | 9 | B | 136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16) | 57,581,000 | 423,337 (39,331) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | - | - |
| | 8 | B | 136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16) | 56,506,000 | 415,433 (38,597) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | - | - |
| | 7 | B | 136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16) | 55,194,000 | 405,788 (37,701) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | - | - |
| | 6 | B | 136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16) | 54,419,000 | 400,090 (37,171) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | - | - |
| | 5 | B | 136.017 (1464) 露台 Balcony: 4.138 (45); 工作平台 Utility Platform: 1.500 (16) | 53,654,000 | 394,465 (36,649) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | - | - |

| 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)) 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 |
| 第二座 Tower 2 | 11 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 59,512,000 | 437,517 (40,650) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 10 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 58,398,000 | 429,328 (39,889) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 9 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 57,307,000 | 421,307 (39,144) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 8 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 56,237,000 | 413,440 (38,413) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 7 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 54,932,000 | 403,846 (37,522) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 6 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 54,160,000 | 398,171 (36,995) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 5 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 53,651,000 | 394,429 (36,647) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 2 | A | 136,022 (1464) 露台 Balcony: 4.143(45); 工作平台 Utility Platform: 1.500 (16) | 50,266,000 | 369,543 (34,335) | 1.704(18) | 5.606(60) | - | - | - | - | - | - | - | |
| | 1 | A | 131.894 (1420) 露台 Balcony: ---- (-); 工作平台 Utility Platform: 1.500 (16) | 52,525,000 | 398,236 (36,989) | 1.704(18) | 1.950(21) | - | 23.913(257) | - | - | - | - | - | |

| 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)) 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 |
| 第二座 Tower 2 | 11 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 50,642,000 | 432,682 (40,192) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 10 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 49,702,000 | 424,651 (39,446) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 9 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 48,781,000 | 416,782 (38,715) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 8 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 47,878,000 | 409,067 (37,998) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 7 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 46,777,000 | 399,660 (37,125) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 6 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 46,126,000 | 394,098 (36,608) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 5 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 45,696,000 | 390,424 (36,267) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 2 | B | 117.042 (1260) 露台 Balcony: 3.342 (36); 工作平台 Utility Platform: 1.500 (16) | 42,839,000 | 366,014 (33,999) | 1.302(14) | 3.250(35) | - | - | - | - | - | - | - | |
| | 1 | B | 113.620 (1223) 露台 Balcony: ---- (-); 工作平台 Utility Platform: 1.500 (16) | 45,555,000 | 400,942 (37,249) | 1.302(14) | 2.000(22) | - | 13.597(146) | - | - | - | - | - | |

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

(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樓價的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，就有關指明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，就有關指明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 of the Residential Properties (First-hand Sales) Ordinance.

(4) (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之 5 % 的金額作為臨時訂金，其中港幣1,000,000元之訂金必須以銀行本票支付，抬頭請寫「孖士打律師行」，餘額須以支票支付，抬頭請寫「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5 % of Purchase Price, of which HK\$1,000,000 must be paid by cashier's order(s) made payable to "Mayer Brown JSM" and the remaining balance must be paid by cheque(s) made payable to "Mayer Brown JSM" .

注意 Note:

(I) 「售價」是指在此價單上第二部份所指價格;

“Price” means the price as stated in Part 2 of this Price List;

(II) 「折扣價」是指售價按第(4)(i)段所述折扣後的價格(如適用);

“Discounted Price” means the Price as discounted by paragraph (4)(i) (if applicable);

(III) 「樓價」是指折扣價按以下第(4)(ii)(b)段再折扣後的價格; 或(如折扣價不適用) 售價按以下第(4)(ii)(b)段折扣後的價格。
「樓價」一詞應為在臨時買賣合約上所述的價格。

“Purchase Price” means the Discounted Price further discounted in accordance with paragraph (4)(ii)(b) below; or (if Discounted Price does not apply) the Price discounted in accordance with paragraphs (4)(ii)(b) below.

The term “Purchase Price” shall be the price as stated in the preliminary agreement for sale and purchase.

(IV) 「工作日」具有《一手住宅物業銷售條例》(第621章) 第2(1)條給予該詞的涵義。

“Working Day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

(V) 「辦公日」指符合以下說明的日子(a)不屬星期六、星期日或公眾假期; 及(b)銀行在該日於香港特別行政區開放營業。

“Business Day” means a day (a) that is not a Saturday, Sunday or public holiday; and (b) on which banks are open for business in the Hong Kong Special Administrative Region.

樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollar.

(A) 150 天付款計劃: (照售價減 3%) 150-day Payment Plan : (3% discount from the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.

2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日 內支付。

5% of Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.

3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後90天內支付。
5% of Purchase Price (further deposit and part payment of Purchase Price): shall be paid within 90 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 4. 樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後150天內支付。
85% of Purchase Price (balance of Purchase Price): shall be paid within 150 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- ^ 受制於合約，如買方已向賣方支付樓價之 30%，賣方同意給予買方許可，准許買方在成交前以獲准許可人身份佔用該物業。
Subject to contract, the Vendor agrees to grant a licence to the Purchaser to occupy the Property in the capacity as licensee before completion, upon the condition that the Purchaser has paid 30% of the Purchase Price to the Vendor.

(B) 330 天付款計劃: (照售價) 330-day Payment Plan: (the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
 2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日內支付。
5% of Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後60天內支付。
5% of Purchase Price (further deposit and part payment of Purchase Price): shall be paid within 60 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 4. *樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後330天內支付。
*85% of Purchase Price (balance of Purchase Price): shall be paid within 330 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- ^ 受制於合約，如買方已向賣方支付樓價之 30%，賣方同意給予買方許可，准許買方在成交前以獲准許可人身份佔用該物業。
Subject to contract, the Vendor agrees to grant a licence to the Purchaser to occupy the Property in the capacity as licensee before completion, upon the condition that the Purchaser has paid 30% of the Purchase Price to the Vendor.
- * 賣方可安排指定之財務公司(「財務公司」)辦理及提供物業按揭貸款，買家的物業按揭貸款申請必須經由財務公司批核。此申請批出與否，財務公司有最終決定權。所有物業按揭的法律文件必須於財務公司指定之律師樓辦理及簽署，並由買方負責所有有關費用及雜費。此物業按揭貸款最高可達樓價或在第(4)(ii)(c)段中之補充合約所述之代價的70%，年期最長可達240期每月供款，首24個月利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減1.25%計算，其後利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動。

如買方在按揭首24個月內全數提前還款，不須支付提前還款費。

買方於決定選用支付條款前，建議先向財務公司查詢按揭貸款條款、批核條件及手續等詳情。

- * The Vendor can arrange for a mortgage loan to be offered and provided by a designated finance company ("finance company") provided that the Purchaser's mortgage loan application is approved by the finance company. Whether this application is approved or not is subject to the final decision of the finance company. All legal documents for the mortgage must be prepared and executed at the solicitors' firm designated by the finance company. All costs and disbursements shall be paid by the Purchaser. The maximum amount of this mortgage loan shall not exceed 70% of the Purchase Price or the consideration stated in the supplemental agreement as mentioned in paragraph (4)(ii)(c) with a maximum term of 240 monthly instalments. The interest will be calculated at a rate of 1.25% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time for the first 24 months and thereafter at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong Shanghai Banking Corporation Limited from time to time, subject to the fluctuation of the interest rate. If full early repayment is made within the first 24 months of the mortgage, no prepayment fee is payable. The Purchaser is advised to first enquire with the finance company on details of terms and conditions and application procedures of the mortgage loan before selecting the terms of payment.

本按揭貸款只適用於以個人身份而不適用於以法團身份購買住宅物業。

This mortgage loan is only applicable to acquisition of residential propert(ies) by a natural person and not by a corporation.

如繳付再期訂金、部份樓價及/或樓價餘款的到期日的當日並非辦公日，或在上午9時至下午5時之間，懸掛8號或以上颱風訊號或發出黑色暴雨警告訊號，則該到期日將自動順延至下一個緊接該日並在上午9時至下午5時之間沒有懸掛8號或以上颱風訊號或發出黑色暴雨警告訊號的辦公日。

If any due date for payment of further deposit, part payment of Purchase Price and/or balance of Purchase Price falls on a day that is not a Business Day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such due date is automatically postponed to the immediately following day that is a Business Day and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

- 如買方於簽署買賣合約前如因為任何原因，需要更改支付條款，必須得 Panayork Limited (「賣方」) 的事先書面同意，並須繳付手續費港幣7,500元及有關額外費用。

If a Purchaser wishes to change the terms of payment before signing the agreement for sale and purchase for whatever reasons, the Purchaser must first obtain the prior written consent of Panayork Limited ("Vendor") and pay an administrative fee of HK\$7,500 and all related extra expenses.

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

(a) 請參閱第(4)(i)段支付條款 (A) 。

Please refer to paragraph (4)(i) Term of Payment (A) .

(b) 除根據第(4)(i)段支付條款(A) 所列之售價折扣外，所有買方(包括但不限於選擇第(4)(i)段支付條款(A)或(B) 的買方)還享用以下折扣優惠：

In addition to the corresponding discount on the Price as listed in paragraph (4)(i) Term of Payment (A), all Purchasers (including but not limited to the Purchaser who selected paragraph (4)(i) Terms of Payment (A) or (B)) shall be offered the following discount:-

「印花稅折扣」 "Stamp Duty Discount"

買方可以折扣價為基礎獲額外4.25%折扣或以售價為基礎獲4.25%折扣(如折扣價不適用)作為

「印花稅折扣」，不論有關買賣需付印花稅與否。

An extra 4.25% discount from the Discounted Price or a 4.25% discount from the Price (if Discounted Price is not applicable) would be offered to the Purchaser as the "Stamp Duty Discount", regardless whether the sale and purchase is subject to payment of Stamp Duty.

(c) 提前成交折扣(只適用於支付條款(B)) Early Completion Discount (Applicable to Term of Payment (B) only)

按第(4)(i)段選擇支付條款(B)的買方可獲賣方提供提前成交折扣(「提前成交折扣」)如下:-

The Purchaser who selects Term of Payment (B) stated in paragraph (4)(i) shall be entitled to an early completion discount ("Early Completion Discount") offered by the Vendor as follows: -

提前成交折扣 Early Completion Discount

| 完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property | 提前成交折扣 Early Completion Discount |
|---|-------------------------------------|
| 於簽署臨時買賣合約後150天內成交 Complete within 150 days after signing of the preliminary agreement for sale and purchase | 樓價3% 3% of Purchase Price |
| 於簽署臨時買賣合約後151至180天內成交 Complete within 151 to 180 days after signing of the preliminary agreement for sale and purchase | 樓價2.5% 2.5% of Purchase Price |
| 於簽署臨時買賣合約後181至210天內成交 Complete within 181 to 210 days after signing of the preliminary agreement for sale and purchase | 樓價2% 2% of Purchase Price |
| 於簽署臨時買賣合約後211至240天內成交 Complete within 211 to 240 days after signing of the preliminary agreement for sale and purchase | 樓價1.5% 1.5% of Purchase Price |
| 於簽署臨時買賣合約後241至270天內成交 Complete within 241 to 270 days after signing of the preliminary agreement for sale and purchase | 樓價1% 1% of Purchase Price |
| 於簽署臨時買賣合約後271至300天內成交 Complete within 271 to 300 days after signing of the preliminary agreement for sale and purchase | 樓價0.5% 0.5% of Purchase Price |

買方須於擬提前完成住宅物業的買賣成交日期前最少14日，以書面向賣方提出提前成交申請，並說明擬提前成交的日期，方可享獲提前成交折扣。賣方會於收到提前成交申請並確認有關資料無誤後確認接受提前成交申請，而買方在成交時所繳付之金額將為樓價減去提前成交折扣。

買方需簽署一份由賣方指定之代表律師為此項申請準備的補充合約。

買方須自行承擔就本提前成交折扣之所有費用和支出(包括但不限於印花稅及與補充合約有關之律師費用)。

In order to be eligible for the Early Completion Discount, the Purchaser shall apply to the Vendor in writing for early completion at least 14 days before the proposed date of early completion of the sale and purchase of the residential property, stating such proposed early completion date. After the Vendor received the application and has duly verified the same, the Vendor will confirm acceptance of early completion and the amount payable by the Purchaser upon completion shall be the Purchase Price less Early Completion Discount.

The Purchaser will enter into a supplemental agreement prepared by the Vendor's Solicitors in relation to his / her application.

The Purchaser shall be solely responsible for all costs and disbursements (including but not limited to stamp duty and the legal fees in relation to the supplemental agreement) in relation to this Early Completion Discount.

- (iii) 可就購買於本發展項目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 Development

注意 Note:

「住宅車位」是指發展項目內之汽車停車位

"Residential Parking Space" means a motor car parking space in the Development

- (a) 住宅車位優惠 Benefit for Residential Parking Space

選購於此價單第二部份之指明住宅物業的買方，可免費獲贈住宅車位 1 個，住宅車位價值為每個港幣2,500,000元。

賣方有全權決定車位之分配方式。

The Purchaser of the specified residential property(ies) in Part 2 of this Price List is entitled to have ONE Residential Parking Space free of charge. The value of Residential Parking Space is HK\$2,500,000 each. The manner of allocation of Residential Parking Space(s) is at the sole discretion of the Vendor.

- 在買方揀選及購入指明住宅物業的同時，買方可如上所述免費獲贈住宅車位 1 個，惟倘若屆時買方不接受賣方分配之住宅車位，該免費獲贈車位之優惠將會自動失效，且不得於任何該時間之後行使。該指明住宅物業及已揀選的住宅車位必須受同一份買賣合約及其後的轉讓契涵蓋。

At the time when a Purchaser selects and purchases a specified residential property, the Purchaser is entitled to have ONE Residential Parking Space free of charge as abovementioned simultaneously provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the Purchaser fails to accept the Residential Parking Space allocated by the Vendor at that time. That specified residential property and the selected Residential Parking Space shall be covered in the same agreement for sale and purchase and the same subsequent assignment.

(b) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

凡指明住宅物業或裝置、裝修物料及設備(定義見臨時買賣合約及買賣合約)有欠妥之處，在不損害有關買賣指明住宅物業的臨時買賣合約及買賣合約的原則下，賣方同意及承諾於該指明住宅物業以轉讓契完成買賣時，在有關買賣合約的轉讓契中獲轉讓該指明住宅物業者(僅在本條款中稱為(「買方」))將根據臨時買賣合約及買賣合約獲得額外 6 個月時間送達書面通知。此保養優惠將以承諾形式，在完成買賣該指明住宅物業時簽署轉讓契的日期起生效，並只屬於買方個人。如有任何爭議，賣方有最終決定權。

Without prejudice to the preliminary agreement for sale and purchase and the agreement for sale and purchase in relation to the sale and purchase of a specified residential property by the Vendor, the Vendor will agree and undertake that on completion of this sale and purchase by an assignment to which such agreement for sale and purchase relates, the person(s) to be assigned that specified residential property in that assignment (for the purpose of this clause only, "the Purchaser(s)") will be given an additional 6 months for serving written notice under such preliminary agreement for sale and purchase and such agreement for sale and purchase to remedy any defects to that specified residential property, or the fittings, finishes and appliances thereof (as defined in the preliminary agreement for sale and purchase and the agreement for sale and purchase). This Maintenance Offer shall be in the form of an undertaking which shall take effect from the date of the said assignment on completion of that specified residential property and shall be solely personal to the Purchaser(s). In case of any dispute, the decision of the Vendor shall be final.

(c) 提前佔用優惠 Early Occupation Offer

賣方可根據以下條款給予買方許可，准許買方以獲准許可人的身份佔用此價單第二部份之指明住宅物業：

The Vendor may grant a licence to the Purchaser to occupy the specified residential property(ies) in Part 2 of this Price List as a licensee subject to the following terms:-

(1) 買方須根據買賣合約向賣方繳付不少於樓價30%；

The Purchaser shall pay to the Vendor not less than 30% of Purchase Price in accordance with the agreement for sale and purchase;

(2) 買方須簽署一份經由賣方訂明的許可協議(沒有任何修改)；

A Licence Agreement in a prescribed form of the Vendor shall be signed by the Purchaser (without any amendment);

(3) 買方須負責所有法律費用(包括就許可協議而產生的裁定費及印花稅(如有))；

The Purchaser shall bear all legal costs and expenses (including adjudication fee and stamp duty (if any)) arising from the Licence Agreement; and

(4) 在許可期內，買方須負責該指明住宅物業之相關管理費、地租、差餉及其他開支。

During the licence period, the Purchaser shall be responsible for management fees, Government rent and rates and all other outgoings of such specified residential property.

(iv) **誰人負責支付買賣該項目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 Development**

- 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所有有關購買的法律文件(包括買賣合約及轉讓契), 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 behalf in respect of all legal documentation in relation to the purchase (including agreement for sale and purchase and assignment), the Vendor agrees to bear the Purchaser's legal costs of the agreement for sale and purchase and the assignment.

- 如買方選擇另聘代表律師作為買方之代表律師處理其購買事宜, 買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his / her own solicitors to act for him / her in relation to the purchase, the Vendor and the Purchaser shall each pay his / her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- 買方須支付所有有關臨時買賣合約、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合約的印花稅、按《印花稅條例》所定義之額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他雜費支出。

All stamp duty (including but not limited to any stamp duty on any nomination or sub-sale agreement, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment will be borne by the Purchaser.

(v) **買方須為就買賣該項目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 Development**

有關預備大廈公契及管理合約的費用及附於該文件之圖則之費用的適當分攤、該住宅物業交易之業權文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費, 該住宅物業按揭(如有)及附加合約(如有)之法律費用及其他支出及雜費, 均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of that residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) in respect of that residential property.

- (5) 賣方已委任地產代理在發展項目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 Development:

賣方委任的代理:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀21集團有限公司 / 置業18物業代理有限公司 / 仲量聯行有限公司 / 第一太平戴維斯住宅有限公司 / 云房網絡(香港)代理有限公司 / 高力國際物業代理有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited / 18 Property Agency Limited / Jones Lang LaSalle Limited / Savills Realty Limited / Qfang Network (Hongkong) Agency Limited / Colliers International Agency Limited

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

- (6) 賣方就發展項目指定的互聯網網站的網址為: www.edengate.com.hk。
The address of the website designated by the Vendor for the Development is: www.edengate.com.hk .