

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	雋瓏 Paxton	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	太子道西313號 313 Prince Edward Road West		
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)			49

印製日期 Date of Printing	價單編號 Number of Price List
27 June 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
無 NIL	無 NIL	無 NIL
03-Jul-14	1A	無 NIL
04-Jul-14	1B	無 NIL
10-Jul-14	1C	無 NIL
15-Jul-14	1D	無 NIL
04-Dec-14	1E	無 NIL
18-Feb-15	1F	✓
09-Apr-15	1G	無 NIL
30-Apr-15	1H	✓
03-Nov-15	1I	無 NIL

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (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 Clock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrance	庭院 Yard
僑璣 Paxton	18	A	167.968 (1,808) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	56,234,000	334,790 (31,103)	-	6.43 (69)	-	-	-	-	-	-	-	-
	18	B	87.746 (944) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	29,335,000	334,317 (31,075)	-	2.713 (29)	-	-	-	-	-	-	-	-
	18	C	154.171 (1,659) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	50,975,000	330,639 (30,726)	-	6.063 (65)	-	-	-	-	-	-	-	-
	15	A	168.030 (1,809) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	52,994,000	315,384 (29,295)	-	6.43 (69)	-	-	-	-	-	-	-	-
	15	B	87.621 (943) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	27,645,000	315,507 (29,316)	-	2.713 (29)	-	-	-	-	-	-	-	-
	15	C	154.233 (1,660) 露台 Balcony: 4.311 (46) 工作平台 Utility Platform: 1.495 (16)	48,038,000 48,999,000 49,978,000	311,464 (28,939) 324,042 (30,107)	-	6.063 (65)	-	-	-	-	-	-	-	-
	12	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	52,211,000 53,255,000	310,062 (28,798) 316,262 (29,374)	-	6.43 (69)	-	-	-	-	-	-	-	-
	12	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	27,236,000 27,781,000 28,336,000	313,407 (29,129) 326,065 (30,306)	-	2.713 (29)	-	-	-	-	-	-	-	-
	12	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	47,328,000 48,275,000 49,240,000	306,148 (28,442) 312,274 (29,011) 318,516 (29,591)	-	6.063 (65)	-	-	-	-	-	-	-	-
	11	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	51,694,000	306,992 (28,513)	-	6.43 (69)	-	-	-	-	-	-	-	-
	11	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	26,966,000 27,505,000 28,055,000	310,300 (28,841) 322,831 (30,005)	-	2.713 (29)	-	-	-	-	-	-	-	-
	11	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	46,859,000 47,796,000 48,751,000	303,114 (28,160) 315,353 (29,297)	-	6.063 (65)	-	-	-	-	-	-	-	-
	10	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	51,182,000 52,206,000 53,250,000	303,951 (28,231) 316,232 (29,371)	-	6.43 (69)	-	-	-	-	-	-	-	-
	10	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	26,699,000 27,233,000 27,777,000	307,228 (28,555) 319,632 (29,708)	-	2.713 (29)	-	-	-	-	-	-	-	-
	10	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	46,395,000 47,323,000 48,269,000	300,113 (27,882) 312,235 (29,008)	-	6.063 (65)	-	-	-	-	-	-	-	-

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, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (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 Clock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrance	庭院 Yard	
雋瓏 Paxton	9	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	50,675,000	300,940 (27,951)	-	6.43 (69)	-	-	-	-	-	-	-	-	
	9	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	<del>26,435,000</del> 26,964,000	304,190 <del>(28,273)</del> 310,277 (28,839)	-	2.713 (29)	-	-	-	-	-	-	-	-	
	9	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	45,936,000	297,143 (27,606)	-	6.063 (65)	-	-	-	-	-	-	-	-	-
	8	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	<del>26,174,000</del> 26,697,000	301,186 <del>(27,994)</del> 307,205 (28,553)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
	7	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	<del>49,676,000</del> <del>50,670,000</del> 51,683,000	295,007 <del>(27,400)</del> <del>300,940</del> <del>(27,948)</del> 306,926 (28,507)	-	6.43 (69)	-	-	-	-	-	-	-	-	-
	7	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	<del>25,914,000</del> 26,432,000	298,195 <del>(27,716)</del> 304,155 (28,270)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
	7	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	45,031,000	291,289 (27,062)	-	6.063 (65)	-	-	-	-	-	-	-	-	-
	6	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	49,184,000	292,086 (27,129)	-	6.43 (69)	-	-	-	-	-	-	-	-	-
	6	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	25,658,000	295,249 (27,442)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
	6	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	<del>44,585,000</del> 45,477,000	288,404 <del>(26,794)</del> 294,174 (27,330)	-	6.063 (65)	-	-	-	-	-	-	-	-	-
	5	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	<del>48,698,000</del> 49,672,000	289,199 <del>(26,860)</del> 294,984 (27,398)	-	6.43 (69)	-	-	-	-	-	-	-	-	-
	5	B	86.903 (935) 露台 Balcony: 2.250 (24); 工作平台 Utility Platform: 1.485 (16)	25,404,000	292,326 (27,170)	-	2.713 (29)	-	-	-	-	-	-	-	-	-
	5	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	44,144,000	285,552 (26,529)	-	6.063 (65)	-	-	-	-	-	-	-	-	-
	2	A	168.389 (1,813) 露台 Balcony: 4.978 (54); 工作平台 Utility Platform: 1.495 (16)	<del>47,270,000</del> <del>48,215,000</del> 49,179,000	280,719 <del>(26,073)</del> <del>286,331</del> <del>(26,594)</del> 292,056 (27,126)	-	6.43 (69)	-	-	-	-	-	-	-	-	-
	2	C	154.592 (1,664) 露台 Balcony: 4.311 (46); 工作平台 Utility Platform: 1.495 (16)	<del>42,850,000</del> <del>43,707,000</del> 44,581,000	277,181 <del>(25,751)</del> <del>282,725</del> <del>(26,266)</del> 288,378 (26,791)	-	6.063 (65)	-	-	-	-	-	-	-	-	-

### 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)

如某人於某日訂立臨時買賣合約，並於該日期後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時，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) (i) 支付條款

The terms of payment

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千位數作為樓價。買方須於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 thousand to determine the purchase price. The purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

買方於簽署臨時買賣合約時須支付相等於樓價的5%之金額作為臨時訂金。其中港幣\$1,000,000之部份臨時訂金須以銀行本票支付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「Mayer Brown JSM」或「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the purchaser should pay a preliminary deposit equivalent to 5% of the purchase price. Part of the preliminary deposit in the sum of HK\$1,000,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown JSM" or "孖士打律師行".

**(a) 90天付款計劃 (可獲5%的售價折扣優惠) 90-day Payment Plan (5% discount on price)**

1. 臨時訂金即樓價5%於簽署臨時買賣合約時支付。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 shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the purchaser within 5 working days after the date of the 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14日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價5%於簽署臨時買賣合約的日期後60日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 樓價餘額即樓價80%於簽署臨時買賣合約的日期後90日內支付。  
Balance of the purchase price equivalent to 80% of the purchase price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.

**(b) 120天付款計劃 (可獲4%的售價折扣優惠) 120-day Payment Plan (4% discount on price)**

1. 臨時訂金即樓價5%於簽署臨時買賣合約時支付。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 shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the purchaser within 5 working days after the date of the 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14日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價5%於簽署臨時買賣合約的日期後60日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價5%於簽署臨時買賣合約的日期後90日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 樓價餘額即樓價80%於簽署臨時買賣合約的日期後120日內支付。  
Balance of the purchase price equivalent to 80% of the purchase price shall be paid within 120 days after the date of the signing of the preliminary agreement for sale and purchase.

**(c) 365天付款計劃 (可獲3.5%的售價折扣優惠) 365-day Payment Plan (3.5% discount on price)**

1. 臨時訂金即樓價5%於簽署臨時買賣合約時支付。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 shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the purchaser within 5 working days after the date of the 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14日內支付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 14 days after the date of the signing of the preliminary agreement for sale and purchase.
3. 加付訂金即樓價2%於簽署臨時買賣合約的日期後60日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
4. 加付訂金即樓價2%於簽署臨時買賣合約的日期後90日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 90 days after the date of the signing of the preliminary agreement for sale and purchase.
5. 加付訂金即樓價2%於簽署臨時買賣合約的日期後150日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 150 days after the date of the signing of the preliminary agreement for sale and purchase.
6. 加付訂金即樓價2%於簽署臨時買賣合約的日期後210日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 210 days after the date of the signing of the preliminary agreement for sale and purchase.
7. 加付訂金即樓價2%於簽署臨時買賣合約的日期後270日內支付。  
A further deposit equivalent to 2% of the purchase price shall be paid within 270 days after the date of the signing of the preliminary agreement for sale and purchase.
8. 樓價餘額即樓價80%於簽署臨時買賣合約的日期後365日內支付。  
Balance of the purchase price equivalent to 80% of the purchase price shall be paid within 365 days after the date of the signing of the preliminary agreement for sale and purchase.

(4) (ii) 售價獲得折扣的基礎：

The basis on which any discount on the price is available:

**(a) 付款計劃折扣 Payment Plan Discount**

- (I) 選擇以上第4(i)(a)段的付款計劃(90天付款計劃)之買方可獲5%的售價折扣優惠。  
Purchaser who selects the payment plan specified in paragraph 4(i)(a) (90-day Payment Method) above will be offered 5% discount on price.
- (II) 選擇以上第4(i)(b)段的付款計劃(120天付款計劃)之買方可獲4%的售價折扣優惠。  
Purchaser who selects the payment plan specified in paragraph 4(i)(b) (120-day Payment Method) above will be offered 4% discount on price.
- (III) 選擇以上第4(i)(c)段的付款計劃(365天付款計劃)之買方可獲3.5%的售價折扣優惠。  
Purchaser who selects the payment plan specified in paragraph 4(i)(a) (365-day Payment Method) above will be offered 3.5% discount on price.

**(b) 印花稅優惠 Stamp Duty Benefit**

如買方於簽署臨時買賣合約時不選擇印花稅優惠，則買方可獲賣方提供第(4)(iii)(a)段所述之印花稅現金回贈。為免疑問，就每個住宅物業，買方只可享有印花稅優惠或第(4)(iii)(a)段所述之印花稅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。

If the purchaser does not choose the Stamp Duty Benefit upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Cash Rebate set out in paragraph (4)(iii)(a) 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 Stamp Duty Benefit or the Stamp Duty Cash Rebate as set out in paragraph (4)(iii)(a).

The purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## **(I) 新從價印花稅優惠**

### **New AVD Benefit**

如買方須就購買指明住宅物業繳付於2013年4月5日刊憲的《2013年印花稅(修訂)條例草案》內的新從價印花稅(「新從價印花稅」)，買方可獲額外5.95%的售價折扣優惠，而該售價為扣除上述第(4)(ii)(a)段的相關折扣後的售價。

If the purchaser is required to pay the new ad valorem stamp duty (“New AVD”) as set out in the Stamp Duty (Amendment) Bill 2013 gazetted on 5 April 2013 for the purchase of the specified residential property, a 5.95% discount on the price obtained after applying the relevant discount(s) in paragraph (4)(ii)(a) above will be offered to the purchaser.

或Or

## **(II) 從價印花稅優惠**

### **AVD Benefit**

如新從價印花稅不適用於買方購買指明住宅物業，買方可獲額外4.25%的售價折扣優惠，而該售價為扣除上述第(4)(ii)(a)段的相關折扣後的售價。

If the New AVD is not applicable to the purchase of the specified residential property by the purchaser, a 4.25% discount on the price obtained after applying the relevant discount(s) in paragraph (4)(ii)(a) above will be offered to such purchaser.

如新從價印花稅優惠及從價印花稅優惠均適用於買方，買方只可從中選擇其中之一。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。賣方保留絕對酌情權決定買方是否符合獲得新從價印花稅優惠及/或從價印花稅優惠的資格。印花稅優惠的折扣是以扣除上述第(4)(ii)(a)段的相關折扣後的售價計算。

If both New AVD Benefit and AVD Benefit are applicable to the purchaser, the purchaser must select only one benefit amongst them. The purchaser must choose the same benefit for all the residential properties purchased under the same preliminary agreement for sale and purchase. The Vendor reserves the absolute discretion to determine whether a purchaser is eligible for New AVD Benefit and/or AVD Benefit. The benefit offered by the Stamp Duty Benefit is calculated on the price obtained after applying the relevant discount(s) in paragraph (4)(ii)(a) above.

- (4) (iii) 可就購買該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

- (a) **印花稅現金回贈(只適用於(i)須繳付買家印花稅的個人買方及/或(ii)香港註冊成立的公司買方而其所有股東及董事均為個人)**

**Stamp Duty Cash Rebate (Applicable only to the purchaser (i) who is individual(s) and is liable to pay buyer's stamp duty; and / or (ii) who is limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual)**

如買方於簽署臨時買賣合約時不選擇印花稅現金回贈，則買方可獲賣方提供第(4)(ii)(b)段所述之印花稅優惠。為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(ii)(b)段所述之印花稅優惠或印花稅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。

If the purchaser does not choose the Stamp Duty Cash Rebate upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Benefit set out in paragraph (4)(ii)(b) 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 Stamp Duty Benefit as set out in paragraph (4)(ii)(b) or the Stamp Duty Cash Rebate.

The purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

買方在按買賣合約完成住宅物業的買賣交易及繳付就買賣合約應付的印花稅後，可獲賣方提供現金回贈(「印花稅現金回贈」)。印花稅現金回贈金額相等於就買賣合約應付的從價印花稅及買家印花稅的總額的50%。

After the purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and has paid all the stamp duty chargeable on the agreement for sale and purchase,

the purchaser shall be entitled to a cash rebate (“Stamp Duty Cash Rebate”) offered by the vendor equivalent to 50% of the total amount of ad valorem stamp duty and buyer's stamp duty paid on the agreement for sale and purchase.

買方須於按買賣合約完成住宅物業買賣交易後的30天內，連同已繳付就買賣合約應付的印花稅的正式收據以書面通知賣方。賣方會於收到通知並確認有關資料無誤的60天內向買方支付印花稅現金回贈。

The Purchaser must inform the vendor in writing within 30 days after the completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase together with the official receipts for payment of stamp duty payable on the agreement for sale and purchase. The vendor will pay the Stamp Duty Cash Rebate within 60 days after the vendor has received the notification and duly verified the information.

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

After the vendor has paid the amount of Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable exceeds the amount based on which the 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.

印花稅現金回贈受其他條款及細則約束。

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

#### **(b) 第二按揭貸款 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 a second mortgage loan. Key terms are as follows:

- (1) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面方式向指定財務機構提出第二按揭貸款申請。  
The purchaser shall make a written application to the designated financing company for a second mortgage loan not less than 60 days before the actual date of completion of sale and purchase of the residential property.
- (2) 買方須出示足夠文件證明每月還款(即第一按揭貸款、第二按揭貸款及其他借貸的還款)不超過其每月總入息之一半。  
The purchaser must provide sufficient documents to prove that the total amount of monthly instalment (being the total instalment for repayment of the first mortgage loan, the second mortgage loan and any other loan repayment) does not exceed 50% of the purchaser's total monthly income.
- (3) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且得到該銀行同意辦理第二按揭貸款。  
First mortgagee bank shall be a bank specified and referred by the designated financing company. The purchaser shall have obtained prior consent from the first mortgagee bank to apply for the second mortgage loan.
- (4) 第二按揭貸款最高金額為淨樓價30%，但第一及第二按揭貸款的總金額不可超過淨樓價80%。淨樓價指扣除第(4)(iii)(a)段所述的印花稅現金回贈後的住宅物業之樓價。  
The maximum second mortgage loan amount is 30% of net purchase price, but the total amount of first loan and the second mortgage loan shall not exceed 80% of the net purchase price. Net purchase price means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as set out in paragraph (4)(iii)(a).
- (5) 第二按揭貸款年期最長為20年，或第一按揭貸款之年期，以較低者為準。  
The maximum tenure of second mortgage loan shall be 20 years or the tenure of first mortgage loan, whichever is shorter.
- (6) 第二按揭貸款首24個月之按揭貸款利率為最優惠利率(P)減2.8%(P-2.8%)，其後的按揭貸款利率則為最優惠利率(P)加2%(P+2%)計算(現時P=5%)，利率浮動。  
最終利率以指定財務機構審批結果而定。最優惠利率以指定財務機構不時之報價為準。  
The interest rate of the first 24 months of the second mortgage loan shall be the Prime Rate (P) minus 2.8%. (P-2.8%) The interest rate for the rest of term of the Second Mortgage shall be Prime Rate plus 2% (P+2%) (currently P=5%). Interest Rate is subject to fluctuation. The final interest rate is subject to the approval of the designated financing company. Prime rate is quoted by the designated financing company from time to time.
- (7) 第一及第二按揭貸款須經有關承按機構獨立審批。  
First and second mortgage loans shall be approved by the relevant mortgagees independently.
- (8) 所有第二按揭之文件必須由賣方代表律師辦理，並由買方負責一切有關律師費用及雜費。  
All legal documents of the second mortgage must be handled by the vendor's solicitors. All costs and disbursements therefor shall be borne by the purchaser.
- (9) 買方敬請先向指定財務機構查詢清楚第二按揭貸款之條款、批核條件及申請手續。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。  
The purchaser is advised to enquire with the designated financing company about the terms, approval criteria and application procedures 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.
- (10) 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。  
The purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.

(11) 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.

**(c) 提前裝修優惠 Early Decoration Offer**

賣方可根據以下條款給予買方許可證以准許買方以許可人的身份進入住宅物業進行裝修：

The vendor may grant a licence to the purchaser to access to the designated residential property as a licensee for the purpose of decoration 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10%；

the purchaser shall pay to the vendor not less than 10% 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；

a Licence Agreement in a prescribed form of the vendor shall be signed by the purchaser;

(3) 買方須同意負責所有法律費用(包括就許可協議而產生的印花稅(如有))；

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

(4) 在許可期內，買方須負責住宅物業之相關管理費、地租、差餉及其他開支。

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

(4) (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

如買方聘用賣方指定之代表律師作為買方之代表律師同時處理所有關於買賣的法律文件(如：正式買賣合約、按揭及樓契)，賣方同意為買方支付買賣合約及樓契兩項法律文件之律師費用。如買方另行聘用其代表律師處理買賣，買賣雙方各自負責其律師費用。

If the purchaser appoints the vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase (e.g. agreement for sale and purchase, mortgage and assignment), the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the vendor and purchaser shall bear his/her own solicitors' legal fees.

所有就指明住宅物業的買賣須繳付的印花稅(包括但不限於從價印花稅、買家印花稅及額外印花稅)由買方負責。

All stamp duty (including but not limited to ad valorem stamp duty, buyer's stamp duty and special stamp duty) payable in relation to the sale and purchase of the specified residential property will be borne by the purchaser.

(4) (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.

有關按揭及其他法律文件之律師費如：附加合約、有關該樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責。一切有關買賣該項目中的指明住宅物業的按揭律師費及其他費用均由買方負責。

All other legal costs and charges including supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the purchaser. The purchaser shall also pay and bear all legal costs and disbursements in respect of any mortgage related to the sale and purchase of a specified residential property in the development.

(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:

中原地產代理有限公司  
Centaline Property Agency Limited

美聯物業代理有限公司  
Midland Realty International Limited

利嘉閣地產有限公司  
Ricacorp Properties Limited

香港置業（地產代理）有限公司  
Hong Kong Property Services (Agency) Limited

置業18物業代理有限公司  
18 Property Agency Limited

世紀21測量行有限公司及旗下特許經營商  
Century 21 Surveyors Limited and Franchisees

高緯物業顧問有限公司  
Cushman & Wakefield (HK) Limited

喜來登旺鋪代理有限公司  
Sheraton Valuers Limited

友和地產有限公司  
United Properties 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：

The address of the website designated by the vendor for the development is:

<http://www.Paxton.com.hk>

<http://www.Paxton.com.hk>