

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱	明德山	期數 (如有)	--
Name of Development	KING'S HILL	Phase No. (if any)	--
發展項目位置	西邊街38號		
Location of Development	38 Western Street		
發展項目(或期數)中的住宅物業的總數	166		
The total number of residential properties in the development (or phase of the development)			

印製日期	價單編號
Date of Printing	Number of Price List
26 November 2015	1

修改價單 (如有) Revision to Price List (if any)

修改日期	經修改的價單編號	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
14 December 2015	1A	√
28 December 2015	1B	
08 March 2016	1C	

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
King's Hill	29	A	49.124 (529) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.502 (16)	15,455,000	314,612 (29,216)	-	-	-	-	-	-	-	-	-	-
King's Hill	27	A	49.124 (529) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.502 (16)	15,211,000	309,645 (28,754)	-	-	-	-	-	-	-	-	-	-
King's Hill	26	A	46.872 (505) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:1.502 (16)	15,541,000	331,563 (30,774)	-	-	-	1.924 (21)	-	-	-	-	-	-
King's Hill	16	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,898,000	261,069 (24,245)	-	-	-	-	-	-	-	-	-	-
King's Hill	15	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,845,000	259,514 (24,101)	-	-	-	-	-	-	-	-	-	-
King's Hill	12	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,783,000	257,694 (23,932)	-	-	-	-	-	-	-	-	-	-
King's Hill	11	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,722,000	255,905 (23,766)	-	-	-	-	-	-	-	-	-	-
King's Hill	10	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,661,000	254,115 (23,599)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
King's Hill	9	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,600,000	252,325 (23,433)	-	-	-	-	-	-	-	-	-	-
King's Hill	8	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,600,000	252,325 (23,433)	-	-	-	-	-	-	-	-	-	-
King's Hill	7	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,480,000	248,804 (23,106)	-	-	-	-	-	-	-	-	-	-
King's Hill	6	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,362,000	245,342 (22,785)	-	-	-	-	-	-	-	-	-	-
King's Hill	5	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,219,000	241,147 (22,395)	-	-	-	-	-	-	-	-	-	-
King's Hill	3	A	34.083 (367) 露台 Balcony:2.137 (23); 工作平台 Utility Platform:1.502 (16)	8,021,000	235,337 (21,856)	-	-	-	-	-	-	-	-	-	-
King's Hill	23	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	9,010,000	274,762 (25,524)	-	-	-	-	-	-	-	-	-	-
King's Hill	22	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,904,000	271,530 (25,224)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
King's Hill	21	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,816,000	268,846 (24,975)	-	-	-	-	-	-	-	-	-	-
King's Hill	20	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,737,000	266,437 (24,751)	-	-	-	-	-	-	-	-	-	-
King's Hill	19	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,659,000	264,058 (24,530)	-	-	-	-	-	-	-	-	-	-
King's Hill	18	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,659,000	264,058 (24,530)	-	-	-	-	-	-	-	-	-	-
King's Hill	17	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,506,000	259,393 (24,096)	-	-	-	-	-	-	-	-	-	-
King's Hill	16	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,455,000	257,837 (23,952)	-	-	-	-	-	-	-	-	-	-
King's Hill	15	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,405,000	256,313 (23,810)	-	-	-	-	-	-	-	-	-	-
King's Hill	12	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,354,000	254,757 (23,666)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
King's Hill	11	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,304,000	253,232 (23,524)	-	-	-	-	-	-	-	-	-	-
King's Hill	10	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,254,000	251,708 (23,382)	-	-	-	-	-	-	-	-	-	-
King's Hill	9	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,205,000	250,213 (23,244)	-	-	-	-	-	-	-	-	-	-
King's Hill	8	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,205,000	250,213 (23,244)	-	-	-	-	-	-	-	-	-	-
King's Hill	7	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,106,000	247,194 (22,963)	-	-	-	-	-	-	-	-	-	-
King's Hill	6	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	8,009,000	244,236 (22,688)	-	-	-	-	-	-	-	-	-	-
King's Hill	5	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	7,888,000	240,546 (22,346)	-	-	-	-	-	-	-	-	-	-
King's Hill	3	F	32.792 (353) 露台 Balcony:1.999 (22); 工作平台 Utility Platform:1.504 (16)	7,731,000	235,759 (21,901)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
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King's Hill	23	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	9,451,000	261,417 (24,296)	-	-	-	-	-	-	-	-	-	-
King's Hill	22	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	9,339,000	258,319 (24,008)	-	-	-	-	-	-	-	-	-	-
King's Hill	21	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	9,246,000	255,746 (23,769)	-	-	-	-	-	-	-	-	-	-
King's Hill	20	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	<del>9,164,000</del> 9,439,000	<del>253,478</del> (23,558) 261,085 (24,265)	-	-	-	-	-	-	-	-	-	-
King's Hill	19	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	9,082,000	251,210 (23,347)	-	-	-	-	-	-	-	-	-	-
King's Hill	18	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	9,082,000	251,210 (23,347)	-	-	-	-	-	-	-	-	-	-
King's Hill	17	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,922,000	246,784 (22,936)	-	-	-	-	-	-	-	-	-	-
King's Hill	16	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,869,000	245,319 (22,799)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
King's Hill	15	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,816,000	243,853 (22,663)	-	-	-	-	-	-	-	-	-	-
King's Hill	12	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,763,000	242,387 (22,527)	-	-	-	-	-	-	-	-	-	-
King's Hill	11	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,710,000	240,921 (22,391)	-	-	-	-	-	-	-	-	-	-
King's Hill	10	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,658,000	239,482 (22,257)	-	-	-	-	-	-	-	-	-	-
King's Hill	9	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,606,000	238,044 (22,123)	-	-	-	-	-	-	-	-	-	-
King's Hill	8	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,606,000	238,044 (22,123)	-	-	-	-	-	-	-	-	-	-
King's Hill	7	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,503,000	235,195 (21,859)	-	-	-	-	-	-	-	-	-	-
King's Hill	6	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,400,000	232,346 (21,594)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 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
King's Hill	5	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,275,000	228,888 (21,272)	-	-	-	-	-	-	-	-	-	-
King's Hill	3	G	36.153 (389) 露台 Balcony:2.055 (22); 工作平台 Utility Platform:1.500 (16)	8,108,000	224,269 (20,843)	-	-	-	-	-	-	-	-	-	-



第三部份:其他資料

Part 3:Other Information

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。

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)(A2) 財智靈活付款計劃  
Smart Money Flexible Payment Plan

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$150,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$150,000 made payable to “MAYER BROWN JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。  
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 270 日內繳付。  
5% of the purchase price shall be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 420 日內繳付。  
5% of the purchase price shall be paid within 420 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於賣方就其有能力將該發展項目中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。  
80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.

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

1. 付款計劃優惠  
Payment Plan Benefit

無  
Nil

2. 置業售價折扣  
Home Purchase Price Discount

- (a) 如買方於簽署臨時買賣合約時選擇置業售價折扣，買方可獲3%售價折扣優惠。

If the Purchaser chooses the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered 3% 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)(A2)(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)(A2)(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)(A2)(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)(A2)(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. 特別售價折扣  
Special Price Discount

買方可獲3%售價折扣作為特別售價折扣。

The Purchaser will be offered a 3% discount on the price as Special Price Discount.

- (iii) 可就購買該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

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)(A2)(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)(A2)(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

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70%，詳情請參閱附錄1(a)。

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 offered by the Vendor which amount shall be equal to 70% 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))

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)。

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)(A2)(ii)2段所述之置業售價折扣或第(4)(A2)(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)(A2)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 提前付清樓價現金回贈

Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below. The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 160 日內 Within 160 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 161 日至 360 日期間內 Within the period from 161 days to 360 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

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

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

3. King's Key 免息前期貸款(只適用於買方為個人)

King's Key Interest-Free Part Payment Financing (only applicable to the Purchaser who is individual)

買方可向指定財務機構申請King's Key 免息前期貸款 (『前期貸款』)或(如買方沒有使用前期貸款)可獲港幣\$5,000現金回贈，前期貸款的最高金額為樓價的15%，如買方在到期日或之前準時還清前期貸款，將獲豁免前期貸款利息。詳情請參閱附錄2。

The Purchaser may apply for the King's Key Interest-Free Part Payment Financing ("Part Payment Financing") from the designated financing company or (if the Purchaser has not utilized the Part Payment Financing) shall be entitled to a HK\$5,000 Cash Rebate. The maximum amount of the Part Payment Financing shall be 15% of the purchase price. If the Purchaser shall duly repay the Part Payment Financing on or before the maturity date, interest on the Part Payment Financing will be waived. Please see Annex 2 for details.



4. 備用按揭貸款或港幣\$5,000 現金回贈

Standby Mortgage Loan or HK\$5,000 Cash Rebate

買方可選擇(a)備用按揭貸款或(b)港幣\$5,000現金回贈：

The Purchaser may choose (a) a Standby Mortgage Loan or (b) HK\$5,000 Cash Rebate:

(a) 買方可向指定財務機構申請：

the Purchaser may apply to the designated financing company for:

- (I) 首兩年P-2.25% p.a. 備用第一按揭貸款，最高貸款金額為淨樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(a)；或  
a First Two Years P-2.25% p.a. Standby First Mortgage Loan. The maximum loan amount shall be 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(a) for details; or

- (II) 首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(b)。

a First Two Years P-2.85% p.a. Standby Second Mortgage Loan. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(b) for details.

或  
or

- (b) 如買方沒有申請任何上述之備用按揭貸款，可獲港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。買方須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

if the Purchaser has not applied for the above-mentioned Standby Mortgage Loan, the Purchaser would be offered a HK\$5,000 cash rebate ("HK\$5,000 Cash Rebate"). The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

上文『淨樓價』一詞指扣除第(4)(A2)(iii)1(a)段所述的印花稅現金回贈(如有)及第(4)(A2)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。

The 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)(A2)(iii)1(a) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(A2)(iii)2.

#### 5. 首3年保養優惠

##### First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有)及第(4)(A2)(iii)6段所述的該傢俱(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any) and the Furniture as set out in paragraph (4)(A2)(iii)6 (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

#### 6. 送贈傢俱優惠

##### Free Furniture Offer

- (a) 購買26樓A單位之買方可免費獲贈本價單附錄4(a)所述之裝飾、傢俱和物件。

The Purchaser of Flat A on 26/F will be provided with the decoration, furniture and chattels as set out in Annex 4(a) hereto free of charge.

- (b) 於 2016 年 3 月 12 日或之後購買一房住宅物業之買方可免費獲贈本價單附錄 4(b)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 1-bedroom residential property on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(b) hereto free of charge.

- (c) 於 2016 年 3 月 12 日或之後購買兩房住宅物業(26 樓 A 單位除外)之買方可免費獲贈本價單附錄 4(c)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 2-bedroom residential property (except Flat A on 26/F) on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(c) hereto free of charge.

賣方或其代表不會就上述之裝飾、傢俱和物件(『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)(A2)(iii)5 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (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)(A2)(iii)5 does not apply to the Furniture. This offer is subject to other terms and conditions.



(4)(B2) 財晉靈活付款計劃  
Elite Flexible Payment Plan

此付款計劃只適用於以下情況之買方。為免疑問，買方亦可選擇第(4)(A2)段、第(4)(C2)段(如符合相關要求)及第(4)(D2)段所述的任何一種付款計劃。

This payment plan is only applicable to the Purchaser of the following cases. For the avoidance of doubt, a Purchaser may also choose any one of the payment plans stated in paragraph (4)(A2), (4)(C2) (if complied with relevant requirement(s)) and (4)(D2).

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業；或  
two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; or
- 透過同一份購樓意向登記或登記表格(視情況而定)購買兩個或以上住宅物業；或  
two or more residential properties are purchased under the same Registration of Intent or Registration Slip (as the case may be); or
- 同一位買方透過兩份或以上臨時買賣合約，同時購買兩個或以上住宅物業；或  
two or more residential properties are purchased at the same time by the same Purchaser under two or more preliminary agreements for sale and purchase; or
- 透過兩份或以上臨時買賣合約而買方之間有「近親」關係(見以下備註)，同時購買兩個或以上住宅物業。  
two or more residential properties are purchased at the same time under two or more preliminary agreement for sale and purchase and the Purchasers have “close relative” relationship (see note below).

備註：「近親」就個人而言指其配偶、父母、子女、兄弟及姊妹。如滿足以下條件，一位買方將被視為另一位買方的近親：兩位買方均僅由個人組成，及有至少一位每一組成第一位買方的個人為每一組成第二位買方的其中一位個人的近親。買方須於簽署有關臨時買賣合約前即場提供令賣方滿意的文件證明近親關係，賣方對此有絕對酌情權，賣方之決定為最終並對買方有約束力。

Note: “Close relative” means, in relation to an individual, his/her spouse, parents, children, brothers and sisters. A Purchaser is regarded as a close relative of another Purchaser if both Purchasers comprise individuals only and at least one individual comprised in the first Purchaser is a close relative of any one individual comprised in the second Purchaser. The Purchasers shall before the signing of the relevant preliminary agreements for sale and purchase on spot provide evidence for proof of close relative relationship to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the Purchasers.

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$150,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$150,000 made payable to “MAYER BROWN JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.



2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 270 日內繳付。

5% of the purchase price shall be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額) 於賣方就其有能力將該發展項目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) 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 Development to the Purchaser.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

無

Nil

2. 額外置業優惠

Extra Purchase Benefit

買方可獲 1% 售價折扣作為額外置業優惠。

The Purchaser will be offered 1% discount on the price as Extra Purchase Benefit.

3. 特別售價折扣

Special Price Discount

買方可獲 3% 售價折扣作為特別售價折扣。

The Purchaser will be offered a 3% discount on the price as Special Price Discount.

(iii) 可就購買該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

1. 印花稅優惠

Stamp Duty Offer(s)

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

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)120%(視情況而定)，詳情請參閱附錄1(a)。

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 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) 120% (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))

買方可向指定財務機構申請印花稅過渡性貸款或(如買方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)。

The Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser 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.

2. 提前付清樓價現金回贈

Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate (“Early Settlement Cash Rebate”) offered by the Vendor according to the table below. The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor’s solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 160 日內 Within 160 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 161 日至 360 日期間內 Within the period from 161 days to 360 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

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

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

3. King's Key 免息前期貸款(只適用於買方為個人)

King's Key Interest-Free Part Payment Financing (only applicable to the Purchaser who is individual)

買方可向指定財務機構申請King's Key 免息前期貸款 (『前期貸款』)或(如買方沒有使用前期貸款)可獲港幣\$5,000現金回贈，前期貸款的最高金額為樓價的10%，如買方在到期日或之前準時還清前期貸款，將獲豁免前期貸款利息。詳情請參閱附錄2。

The Purchaser may apply for the King's Key Interest-Free Part Payment Financing ("Part Payment Financing") from the designated financing company or (if the Purchaser has not utilized the Part Payment Financing) shall be entitled to a HK\$5,000 Cash Rebate. The maximum amount of the Part Payment Financing shall be 10% of the purchase price. If the Purchaser shall duly repay the Part Payment Financing on or before the maturity date, interest on the Part Payment Financing will be waived. Please see Annex 2 for details.



4. 備用按揭貸款或港幣\$5,000 現金回贈

Standby Mortgage Loan or HK\$5,000 Cash Rebate

買方可選擇(a)備用按揭貸款或(b)港幣\$5,000現金回贈：

The Purchaser may choose (a) a Standby Mortgage Loan or (b) HK\$5,000 Cash Rebate:

(a) 買方可向指定財務機構申請：

the Purchaser may apply to the designated financing company for:

- (I) 首兩年P-2.25% p.a. 備用第一按揭貸款，最高貸款金額為淨樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(a)；或  
a First Two Years P-2.25% p.a. Standby First Mortgage Loan. The maximum loan amount shall be 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(a) for details; or
- (II) 首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(b)。  
a First Two Years P-2.85% p.a. Standby Second Mortgage Loan. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(b) for details.

或  
or

- (b) 如買方沒有申請任何上述之備用按揭貸款，可獲港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。買方須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

if the Purchaser has not applied for the above-mentioned Standby Mortgage Loan, the Purchaser would be offered a HK\$5,000 cash rebate ("HK\$5,000 Cash Rebate"). The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

上文『淨樓價』一詞指扣除第(4)(B2)(iii)1(a)段所述的印花稅現金回贈及第(4)(B2)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。

The 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)(B2)(iii)1(a) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(B2)(iii)2.

5. 首3年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有)及第(4)(B2)(iii)6段所述的該傢俱(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any) and the Furniture as set out in paragraph (4)(B2)(iii)6(if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

6. 送贈傢俱優惠

Free Furniture Offer

- (a) 購買26樓A單位之買方可免費獲贈本價單附錄4(a)所述之裝飾、傢俱和物件。

The Purchaser of Flat A on 26/F will be provided with the decoration, furniture and chattels as set out in Annex 4(a) hereto free of charge.

- (b) 於2016年3月12日或之後購買一房住宅物業之買方可免費獲贈本價單附錄4(b)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 1-bedroom residential property on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(b) hereto free of charge.

- (c) 於2016年3月12日或之後購買兩房住宅物業(26樓A單位除外)之買方可免費獲贈本價單附錄4(c)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 2-bedroom residential property (except Flat A on 26/F) on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(c) hereto free of charge.

賣方或其代表不會就上述之裝飾、傢俱和物件(『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)(B2)(iii)5 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (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)(B2)(iii)5 does not apply to the Furniture. This offer is subject to other terms and conditions.

(4)(C2) BSD 付款計劃  
BSD 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，買方亦可選擇第(4)(A2)段、第(4)(B2)段(如符合相關要求)及第(4)(D2)段所述的任何一種付款計劃。

This payment plan is only applicable to the Purchaser(s) of the Privilege Residential Property(ies) listed below. For the avoidance of doubt, a Purchaser may also choose any one of the payment plans stated in paragraph (4)(A2), (4)(B2) (if complied with relevant requirement(s)) and (4)(D2).

特選住宅物業：

Privilege Residential Property(ies):

樓層 Floor	單位 Unit
16	A
15	A
23	F
22	F
23	G
22	G
21	G
20	G
19	G
18	G
17	G
16	G

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5% 作為臨時訂金，請帶備港幣\$150,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$150,000 made payable to “MAYER BROWN JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

1. 臨時訂金即樓價 5% (『臨時訂金』) 於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 30 日內繳付。

A further deposit equivalent to 5% of the purchase price shall be paid within 30 days after the date of signing of the preliminary agreement for sale and purchase.

3. 樓價 5% 於簽署臨時買賣合約的日期後 270 日內繳付。

5% of the purchase price shall be paid within 270 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 5% 於簽署臨時買賣合約的日期後 420 日內繳付。

5% of the purchase price shall be paid within 420 days after the date of signing of the preliminary agreement for sale and purchase.

5. 樓價 80% (樓價餘額) 於賣方就其有能力將該發展項目中的指明物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內繳付。

80% of the purchase price (balance of purchase price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.

- (ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

無

Nil

- (iii) 可就購買該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

1. 印花稅優惠

Stamp Duty Offer(s)

- (a) 印花稅現金回贈

Stamp Duty Cash Rebate

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買家印花稅的100%，詳情請參閱附錄1(a)。

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 offered by the Vendor which amount shall be equal to 100% of the buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(a) for details.



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

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

買方可向指定財務機構申請印花稅過渡性貸款或(如買方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買家印花稅的70%，詳情請參閱附錄1(b)。

The Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser 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 buyer's stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

## 2. 提前付清樓價現金回贈

### Early Settlement Cash Rebate

如買方於以下列表指明的期間內付清樓價餘額(早於買賣合約訂明的付款限期日)，可根據以下列表獲賣方送出提前付清樓價現金回贈(『提前付清樓價現金回贈』)。付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

Where the Purchaser settles the balance of the purchase price within the period(s) specified in the table below (which is earlier than the due date of payment specified in the agreement for sale and purchase), the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below. The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

### 提前付清樓價現金回贈列表

#### Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 160 日內 Within 160 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 3% 3% of the purchase price
簽署臨時買賣合約的日期後 161 日至 360 日期間內 Within the period from 161 days to 360 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

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

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





3. King's Key 免息前期貸款(只適用於買方為個人)

King's Key Interest-Free Part Payment Financing (only applicable to the Purchaser who is individual)

買方可向指定財務機構申請King's Key 免息前期貸款 (『前期貸款』)或(如買方沒有使用前期貸款)可獲港幣\$5,000現金回贈，前期貸款的最高金額為樓價的15%，如買方在到期日或之前準時還清前期貸款，將獲豁免前期貸款利息。詳情請參閱附錄2。

The Purchaser may apply for the King's Key Interest-Free Part Payment Financing ("Part Payment Financing") from the designated financing company or (if the Purchaser has not utilized the Part Payment Financing) shall be entitled to a HK\$5,000 Cash Rebate. The maximum amount of the Part Payment Financing shall be 15% of the purchase price. If the Purchaser shall duly repay the Part Payment Financing on or before the maturity date, interest on the Part Payment Financing will be waived. Please see Annex 2 for details.

4. 備用按揭貸款或港幣\$5,000 現金回贈

Standby Mortgage Loan or HK\$5,000 Cash Rebate

買方可選擇(a)備用按揭貸款或(b)港幣\$5,000現金回贈：

The Purchaser may choose (a) a Standby Mortgage Loan or (b) HK\$5,000 Cash Rebate:

(a) 買方可向指定財務機構申請：

the Purchaser may apply to the designated financing company for:

- (I) 首兩年P-2.25% p.a. 備用第一按揭貸款，最高貸款金額為淨樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(a)；或  
a First Two Years P-2.25% p.a. Standby First Mortgage Loan. The maximum loan amount shall be 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(a) for details; or
- (II) 首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(b)。  
a First Two Years P-2.85% p.a. Standby Second Mortgage Loan. The maximum loan amount shall be 25% of the net purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the net purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(b) for details.

或  
or

- (b) 如買方沒有申請任何上述之備用按揭貸款，可獲港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。買方須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

if the Purchaser has not applied for the above-mentioned Standby Mortgage Loan, the Purchaser would be offered a HK\$5,000 cash rebate ("HK\$5,000 Cash Rebate"). The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

上文『淨樓價』一詞指扣除第(4)(C2)(iii)1(a)段所述的印花稅現金回贈及第(4)(C2)(iii)2段所述的提前付清樓價現金回贈(如有)後的住宅物業之樓價。

The 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)(C2)(iii)1(a) and the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(C2)(iii)2.

5. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有)及第(4)(C2)(iii)6 段所述的該傢俱(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any) and the Furniture as set out in paragraph (4)(C2)(iii)6 (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

6. 送贈傢俱優惠

Free Furniture Offer

- (a) 購買 26 樓 A 單位之買方可免費獲贈本價單附錄 4(a)所述之裝飾、傢俱和物件。

The Purchaser of Flat A on 26/F will be provided with the decoration, furniture and chattels as set out in Annex 4(a) hereto free of charge.

- (b) 於 2016 年 3 月 12 日或之後購買一房住宅物業之買方可免費獲贈本價單附錄 4(b)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 1-bedroom residential property on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(b) hereto free of charge.

- (c) 於 2016 年 3 月 12 日或之後購買兩房住宅物業(26 樓 A 單位除外)之買方可免費獲贈本價單附錄 4(c)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 2-bedroom residential property (except Flat A on 26/F) on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(c) hereto free of charge.

賣方或其代表不會就上述之裝飾、傢俱和物件(『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)(C2)(iii)5 段所述的首 3 年保養優惠不適用於該傢俱。本優惠受其他條款及條件約束。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (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)(C2)(iii)5 does not apply to the Furniture. This offer is subject to other terms and conditions.

(4)(D2) 現金付款計劃  
Cash Payment Plan

(i) 支付條款  
The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的 5%作為臨時訂金，請帶備港幣\$150,000 銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$150,000 made payable to “MAYER BROWN JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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 60 日內繳付。  
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付。  
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.

(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

如買方選擇第(4)(D2)段所述的付款計劃，可獲 8%售價折扣優惠。

A 8% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(D2).

2. 額外置業優惠  
Extra Purchase Benefit

在以下情況下，買方可獲1%售價折扣作為額外置業優惠。

The Purchaser will be offered 1% discount on the price as Extra Purchase Benefit under the following situations.

- 透過同一份臨時買賣合約及同一份買賣合約購買兩個或以上住宅物業；或  
two or more residential properties are purchased under the same preliminary agreement for sale and purchase and the same agreement for sale and purchase; or
- 透過同一份購樓意向登記或登記表格(視情況而定)購買兩個或以上住宅物業；或  
two or more residential properties are purchased under the same Registration of Intent or Registration Slip (as the case may be); or
- 同一位買方透過兩份或以上臨時買賣合約，同時購買兩個或以上住宅物業；或  
two or more residential properties are purchased at the same time by the same Purchaser under two or more preliminary agreements for sale and purchase; or
- 透過兩份或以上臨時買賣合約而買方之間有「近親」關係(見以下備註)，同時購買兩個或以上住宅物業。  
two or more residential properties are purchased at the same time under two or more preliminary agreement for sale and purchase and the Purchasers have “close relative” relationship (see note below).

備註：「近親」就個人而言指其配偶、父母、子女、兄弟及姊妹。如滿足以下條件，一位買方將被視為另一位買方的近親：兩位買方均僅由個人組成，及有至少一位每一組成第一位買方的個人為每一組成第二位買方的其中一位個人的近親。買方須於簽署有關臨時買賣合約前即場提供令賣方滿意的文件證明近親關係，賣方對此有絕對酌情權，賣方之決定為最終並對買方有約束力。

Note: “Close relative” means, in relation to an individual, his/her spouse, parents, children, brothers and sisters. A Purchaser is regarded as a close relative of another Purchaser if both Purchasers comprise individuals only and at least one individual comprised in the first Purchaser is a close relative of any one individual comprised in the second Purchaser. The Purchasers shall before the signing of the relevant preliminary agreements for sale and purchase on spot provide evidence for proof of close relative relationship to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor’s decision shall be final and binding on the Purchasers.

### 3. 特別售價折扣 Special Price Discount

買方可獲3%售價折扣作為特別售價折扣。

The Purchaser will be offered a 3% discount on the price as Special Price Discount.

- (iii) 可就購買該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

### 1. 備用按揭貸款或港幣\$5,000 現金回贈 Standby Mortgage Loan or HK\$5,000 Cash Rebate

買方可選擇(a)備用按揭貸款或(b)港幣\$5,000現金回贈：

The Purchaser may choose (a) a Standby Mortgage Loan or (b) HK\$5,000 Cash Rebate:

- (a) 買方可向指定財務機構申請：  
the Purchaser may apply to the designated financing company for:

- (I) 首兩年P-2.25% p.a. 備用第一按揭貸款，最高貸款金額為樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(a)；或  
a First Two Years P-2.25% p.a. Standby First Mortgage Loan. The maximum loan amount shall be 80% of the purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(a) for details; or
- (II) 首兩年P-2.85% p.a. 備用第二按揭貸款，最高貸款金額為樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過樓價的80%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄3(b)。  
a First Two Years P-2.85% p.a. Standby Second Mortgage Loan. The maximum loan amount shall be 25% of the purchase price, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 80% of the purchase price or the balance of purchase price payable, whichever is lower. Please see Annex 3(b) for details.

或  
or

- (b) 如買方沒有申請任何上述之備用按揭貸款，可獲港幣\$5,000現金回贈(『港幣\$5,000現金回贈』)。買方須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少30日，以書面向賣方申請港幣\$5,000現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣\$5,000現金回贈直接用於支付部份樓價餘額。

if the Purchaser has not applied for the above-mentioned Standby Mortgage Loan, the Purchaser would be offered a HK\$5,000 cash rebate (“HK\$5,000 Cash Rebate”). The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of settlement of balance of purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

## 2. 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(但不包括住宅物業的花園內的園景及盆栽(如有)及第(4)(D2)(iii)3段所述的該傢俱(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any) and the Furniture as set out in paragraph (4)(D2)(iii)3 (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

## 3. 送贈傢俱優惠

### Free Furniture Offer

- (a) 購買26樓A單位之買方可免費獲贈本價單附錄4(a)所述之裝飾、傢俱和物件。

The Purchaser of Flat A on 26/F will be provided with the decoration, furniture and chattels as set out in Annex 4(a) hereto free of charge.

- (b) 於 2016 年 3 月 12 日或之後購買一房住宅物業之買方可免費獲贈本價單附錄 4(b)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 1-bedroom residential property on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(b) hereto free of charge.

- (c) 於 2016 年 3 月 12 日或之後購買兩房住宅物業(26 樓 A 單位除外)之買方可免費獲贈本價單附錄 4(c)所述之裝飾、傢俱和物件。

Where the Purchaser purchases a 2-bedroom residential property (except Flat A on 26/F) on or after 12 March 2016, the Purchaser will be provided with the decoration, furniture and chattels as set out in Annex 4(c) hereto free of charge.

賣方或其代表不會就上述之裝飾、傢俱和物件(『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)(D2)(iii)2 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。

No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the abovementioned decoration, furniture and chattels (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)(A2)(iii)2 does not apply to the Furniture. This offer is subject to other terms and conditions.



(4)(iv) 誰人負責支付買賣該發展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

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) 買方須為就買賣該發展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.

製作、登記及完成公契及管理協議、副公契及管理協議及分副公契(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 and the Sub-Sub-Deed of Mutual Covenant(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 Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.
3. 如買方希望更改付款計劃，須於簽署臨時買賣合約後不早於30日但不遲於150日內向賣方提出申請，並須向賣方繳付手續費\$10,000及承擔有關律師費用及雜費(如有)。賣方對申請更改付款計劃的批准與否有最終決定權。  
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days but not later than 150 days after the date of signing of the preliminary agreement for sale and purchase, and pay a handling fee of \$10,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan is subject to the final decision of the Vendor.

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買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少30日以書面(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。  
The Purchaser shall apply to the Vendor in writing (accompanied with the official receipt(s) for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly.
- (II) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得印花稅過渡性貸款(詳情請參閱附錄1(b))，則印花稅現金回贈會首先支付予指定財務機構用作償還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。  
If the Purchaser has obtained the Stamp Duty Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see Annex 1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Stamp Duty Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (III) 在賣方支付印花稅現金回贈金額後，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.
- (IV) 印花稅現金回贈受其他條款及細則約束。  
The Stamp Duty Cash Rebate is subject to other terms and conditions.

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

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

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

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

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

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

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

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

為免疑問，就購買每個住宅物業，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 King's Key 免息前期貸款  
Annex 2 King's Key Interest-Free Part Payment Financing



買方可向賣方的指定財務機構(『指定財務機構』)申請King's Key 免息前期貸款(『前期貸款』)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a King's Key Interest-Free Part Payment Financing ("Part Payment Financing"). Key terms are as follows:

- (I) 買方須於簽署臨時買賣合約後5個工作日內申請前期貸款。  
The Purchaser shall make the application for the Part Payment Financing within 5 working days after the signing of the preliminary agreement for sale and purchase.
- (II) 前期貸款必須以一個香港住宅物業(『現有物業』)作為抵押品並由相關業主(如業主多於一人則所有業主)作出第一法定押記，在前期貸款及所有相關欠款還清後方可贖回現有物業。以下為申請前期貸款的基本要求：
- 現有物業的業主(或其中一位業主)必須為買方(或其中一位買方)或買方的近親(即配偶、父母、子女、兄弟或姊妹)或其中一位買方的近親；
  - 現有物業的業權良好；
  - 指定財務機構估算現有物業的價值不低於臨時買賣合約訂明的住宅物業之樓價(或總樓價，如購買多過一個住宅物業)的40%；及
  - 現有物業不屬於村屋、1970年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等。

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

The Part Payment Financing shall be secured by a first legal charge over a Hong Kong residential property ("Existing Property") provided by the relevant registered owner (if there is more than one registered owner then all of them) and shall only be redeemed after repayment of the Part Payment Financing and all relevant outstanding sums. The following are the basic requirements of application for the Part Payment Financing:

- The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents, children, brothers or sisters) of the Purchaser or a close relative of any one of the Purchasers;
- The title to the Existing Property is good;
- The designated financing company's valuation of the Existing Property shall be not less than 40% of the purchase price (or the total purchase price, if more than one residential property are purchased) of the residential property(ies) set out in the preliminary agreement(s) for sale and purchase; and
- The Existing Property is not a village-type house, residential property in a single block with an Occupation Permit issued before 1970, property which is subject to alienation restrictions and non-estate-type property situated on the outlying islands, etc.

Notwithstanding meeting the above requirements, the designated financing company reserves the right not to accept the Existing Property as security.

- (III) 前期貸款須將於簽署臨時買賣合約的日期後30日內一次過全部提取，並只可用於繳付部份樓價。  
The Part Payment Financing shall be fully drawn in one lump sum for part payments of the purchase price within 30 days after the date of signing of the preliminary agreement for sale and purchase.
- (IV) 前期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 Part Payment Financing is the date of settlement of the balance of the purchase price in accordance with the agreement for sale and purchase.

- (V) 利率以香港上海匯豐銀行有限公司不時報價之港元最優惠利率減1% p.a.計算，利率浮動。如買方在到期日或之前準時還清前期貸款，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. If the Purchaser shall duly repay the Part Payment Financing on or before the maturity date, interest on the Part Payment Financing will be waived.
- (VI) 所有前期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。如買方就前期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 Part Payment Financing 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 own solicitors to act for him/her for the Part Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements.
- (VII) 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.
- (VIII) 此貸款受其他條款及細則約束。  
This loan is subject to other terms and conditions.
- (IX) 賣方均無給予或視之為已給予任何就前期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 Part Payment Financing.

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

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

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

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

為免疑問，就購買每個住宅物業，買方只可選擇使用前期貸款或獲得港幣\$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 Part Payment Financing 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 3(a) 首兩年 P-2.25% p.a. 備用第一按揭貸款(『第一按揭貸款』)  
Annex 3(a) First Two Years P-2.25% p.a. Standby First Mortgage Loan (“First Mortgage Loan”)

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

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

- (I) 買方必須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(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 a First Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price or the estimated material date for the Development 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) 第一按揭貸款首兩年之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of First Mortgage Loan for the first two years 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.
- (IV) 第一按揭貸款年期最長為25年。  
The maximum tenor of First Mortgage Loan shall be 25 years.
- (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) 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.

- (VIII) 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.

- (IX) 此第一按揭貸款受其他條款及細則約束。

This First Mortgage Loan is subject to other terms and conditions.

- (X) 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 3(b) 首兩年 P-2.85% p.a. 備用第二按揭貸款(『第二按揭貸款』)  
Annex 3(b) First Two Years P-2.85% p.a. 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 a Second Mortgage Loan. Key terms are as follows:

- (I) 買方必須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。  
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).
- (II) 第二按揭貸款首兩年之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。  
Interest rate of Second Mortgage Loan for the first two years 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 2.85% 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.
- (III) 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.
- (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.

- (IX) 此第二按揭貸款受其他條款及細則約束。

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

- (X) 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 4(a) 送贈傢俱優惠  
Annex 4(a) Free Furniture Offer

購買 26 樓 A 單位之買方可免費獲贈以下裝飾、傢俱和物件(『該傢俱』)：

The Purchaser of Flat A on 26/F will be provided with the below decoration, furniture and chattels (the “Furniture”) free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳/飯廳 Living Room/Dining Room			
桌子 Table	1	椅子 Chair	4
沙發 Sofa	1	茶几 Coffee Table	1
咕啞Cushion	5	棋盤 Chessboard	1
杯及玻璃杯 Cup & Glass	8	碟 Plate	15
蠟燭 Candle	2	花瓶及裝飾花 Vase with Decorative Flower	1
調味器 Cruet	1	餐具 Cutlery	8
餐桌墊 Table Mat	4	金屬裝飾品 Metal Decoration	2
玻璃瓶 Decanter	1	地毯 Rug	1
羅馬簾 Roman Blind	2		
平台 Flat Roof			
茶几 Coffee Table	1	茶杯及碟 Tea Cup & Saucer	2
蠟燭 Candle	1		
睡房 1 Bedroom 1			
床架 Bed Frame	1	毯 Blanket	1
床褥 Mattress	1	咕啞Cushion	3
床單 Fitted Sheet	1	枕頭芯 Pillow Filler	2
被套 Duvet Cover	1	枕頭套 Pillow Caser	2
被芯 Quilt Filler	1	相架 Photo Frame	1
羅馬簾 Roman Blind	1	衣櫃 Closet Cabinet	1
花瓶及裝飾花 Vase with Decorative Flower	1	雲石架 Marble Shelving	2
裝飾燈 Decorative Lamp	1	衣架 Hanger	2
恤衫 Shirt	2	地毯 Rug	1

描述 Description	數量 Quantity	描述 Description	數量 Quantity
睡房 2Bedroom 2			
書架 Bookshelf	1	書籍 Books	24
裝飾沙漏 Decorative Object	16	積木 Decorative Object	1
書桌 Desk	1	椅子 Chair	2
吊燈 Ceiling Lamp	1	羅馬簾 Roman Blind	2
花瓶及裝飾花 Vase with Decorative Flower	1	地毯 Rug	1
浴室 1Bathroom 1			
花瓶及裝飾花 Vase with Decorative Flower	1	裝飾沙漏 Decorative Object	2
杯碟 Cup & Saucer	1	身體潤膚露 Body Balm	2
洗手液 Hand Wash	1	沐浴乳 Body Cleanser	2
毛巾 Towel	2		
浴室 2Bathroom 2			
杯碟 Cup & Saucer	1	裝飾沙漏 Decorative Object	2
洗手液 Hand Wash	1	身體潤膚露 Body Balm	2
毛巾 Towel	2	沐浴乳 Body Cleanser	2
開放式廚房 Open Kitchen			
蠟燭座 Candle Holder	2	炊具 Cookware	1
杯碟 Glass & Plate	6	小食瓶 Snack Container	2
橄欖油 Olive oil	2	裝飾蘋果 Decorative Object	3
紅酒 Red Wine	2	生果盤 Fruit Plate	1

賣方承諾如上述任何傢俱的貨源短缺，便會提供品質相若的傢俱。有關傢俱的設計、顏色及物料，請向賣方查詢。

The Vendor undertakes that if any Furniture above is out of stock, Furniture of comparable quality will be provided. For details of the design, colour and materials of the Furniture, please enquire with the Vendor.

附錄 4(b) 送贈傢俱優惠  
Annex 4(b) Free Furniture Offer

於 2016 年 3 月 12 日或之後購買一房住宅物業之買方可免費獲贈以下裝飾、傢俱和物件(『該傢俱』)：

Where the Purchaser purchases a 1-bedroom residential property on or after 12 March 2016, the Purchaser will be provided with the below decoration, furniture and chattels (the “Furniture”) free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳/飯廳 Living Room/Dining Room			
電視 TV	1	掛牆鏡 Wall mirror	1
咕啞Cushion	3	圖案花瓶 Pattern vase	1
邊桌 Side Table	1	沙發 Sofa	1
落地燈 Floor lamp	1	裝飾花 Decorative flower	6
電視櫃 TV cabinet	1	地毯 Rug	1
裝飾盒 Decorative box	1	餐桌 Dining table	1
窗簾 Curtain	1	椅子 Chair	2
花瓶及裝飾花 Pot with decorative flower	1	餐墊 Placemat	2
裝飾陶瓷鳥 Ceramic bird	1	碟 Plate	4
圓鏡墊 Mirror coaster	1	餐刀 Table knife	2
相架 Photo Frame	1	餐叉 Table fork	2
掛畫 Wall painting	1	餐巾 Napkin	2
花瓶 Yellow vase	1	餐巾環 Napkin ring	2
裝飾花 Decorative flower	4		
睡房 1Bedroom 1			
床架 Bed Frame	1	床褥 Mattress	1
床頭櫃 Bedside table	1	檯燈 Table lamp	1
咕啞Cushion	5	相架 Photo Frame	1
床單 Fitted Sheet	1	水杯 Short tumbler	2
被套 Duvet Cover	1	杯墊 Coaster	4
枕頭套 Pillow Case	2	床毯 Bed throw	1
被芯 Duvet	1	香味蠟燭 Fragrance candle	1
枕頭芯 Pillow	2	衣櫃 Wardrobe	1
皮革托盤 Leather tray	1	窗簾 Curtain	1
掛畫 Wall painting	1	裝飾球 Decorative ball	2

描述 Description	數量 Quantity	描述 Description	數量 Quantity
浴室 1 Bathroom 1			
裝飾盒 Decorative box	1	浴巾 Bath towel	2
玻璃杯 Glass cup	2	手巾 Hand towel	2
電子蠟燭 Electronic candle	2		

賣方承諾如上述任何傢俱的貨源短缺，便會提供品質相若的傢俱。有關傢俱的設計、顏色及物料，請向賣方查詢。

The Vendor undertakes that if any Furniture above is out of stock, Furniture of comparable quality will be provided. For details of the design, colour and materials of the Furniture, please enquire with the Vendor.

附錄 4(c) 送贈傢俱優惠  
Annex 4(c) Free Furniture Offer

於 2016 年 3 月 12 日或之後購買兩房住宅物業(26 樓 A 單位除外)之買方可免費獲贈以下裝飾、傢俱和物件(『該傢俱』)：

Where the Purchaser purchases a 2-bedroom residential property (except Flat A on 26/F) on or after 12 March 2016, the Purchaser will be provided with the below decoration, furniture and chattels (the “Furniture”) free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳/飯廳 Living Room/Dining Room			
電視 TV	1	掛牆鏡 Wall mirror	1
咕啞Cushion	3	圖案花瓶 Pattern vase	1
邊桌 Side Table	1	沙發 Sofa	1
落地燈 Floor lamp	1	裝飾花 Decorative flower	6
電視櫃 TV cabinet	1	地毯 Rug	1
裝飾盒 Decorative box	1	餐桌 Dining table	1
窗簾 Curtain	1	椅子 Chair	2
花瓶及裝飾花 Pot with decorative flower	1	餐墊 Placemat	2
裝飾陶瓷鳥 Ceramic bird	1	碟 Plate	4
圓鏡墊 Mirror coaster	1	餐刀 Table knife	2
相架 Photo Frame	1	餐叉 Table fork	2
掛畫 Wall painting	1	餐巾 Napkin	2
花瓶 Yellow vase	1	餐巾環 Napkin ring	2
裝飾花 Decorative flower	4		
睡房 1Bedroom 1			
床架 Bed Frame	1	床褥 Mattress	1
床頭櫃 Bedside table	1	檯燈 Table lamp	1
咕啞Cushion	5	相架 Photo Frame	1
床單 Fitted Sheet	1	水杯 Short tumbler	2
被套 Duvet Cover	1	杯墊 Coaster	4
枕頭套 Pillow Case	2	床毯 Bed throw	1
被芯 Duvet	1	香味蠟燭 Fragrance candle	1
枕頭芯 Pillow	2	衣櫃 Wardrobe	1
皮革托盤 Leather tray	1	窗簾 Curtain	1
掛畫 Wall painting	1	裝飾球 Decorative ball	2

描述 Description	數量 Quantity	描述 Description	數量 Quantity
睡房 2Bedroom 2			
書桌 Desk	1	桌椅 Desk chair	1
書架 Bookshelf	1	窗簾 Curtain	1
浴室 1Bathroom 1			
裝飾盒 Decorative box	1	浴巾 Bath towel	2
玻璃杯 Glass cup	2	手巾 Hand towel	2
電子蠟燭 Electronic candle	2		

賣方承諾如上述任何傢俱的貨源短缺，便會提供品質相若的傢俱。有關傢俱的設計、顏色及物料，請向賣方查詢。

The Vendor undertakes that if any Furniture above is out of stock, Furniture of comparable quality will be provided. For details of the design, colour and materials of the Furniture, please enquire with the Vendor.



- (5) 賣方已委任地產代理在該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

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

啟勝地產代理有限公司 KAI SHING (REA) 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

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發展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) 賣方就該發展項目指定的互聯網網站的網址為: **www.kingshill.com.hk**

The address of the website designated by the vendor for the Development is: **www.kingshill.com.hk**