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	歌賦嶺 The Green	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	粉錦公路 338 號 No. 338 Fan Kam Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			253

印製日期 Date of Printing	價單編號 Number of Price List
28 May 2014	1

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties 價錢 Price
27 June 2014	1A	--
28 August 2014	1B	--
28 October 2014	1C	--
28 January 2015	1D	--
3 March 2015	1E	--
12 May 2015	1F	--
28 July 2015	1G	--
28 October 2015	1H	--
28 December 2015	1I	--

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.)									
屋號 House number				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
龍柏徑 1 號 No. 1 of Cypress Drive	251.667 (2,709) 露台 Balcony: 5.000 (54)	65,084,000	258,612 (24,025)	--	4.054 (44)	--	54.165 (583)	332.944 (3,584)	39.314 (423)	55.330 (596)	7.750 (83)	16.381 (176)	--
龍柏徑 2 號 No. 2 of Cypress Drive	251.667 (2,709) 露台 Balcony: 5.000 (54)	65,421,000	259,951 (24,150)	--	4.054 (44)	--	54.165 (583)	322.834 (3,475)	39.314 (423)	55.330 (596)	7.750 (83)	16.381 (176)	--
龍柏徑 3 號 No. 3 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	36,955,000	204,895 (19,039)	--	2.300 (25)	--	53.590 (577)	129.110 (1,390)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 5 號 No. 5 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	37,496,000	207,894 (19,318)	--	2.300 (25)	--	53.590 (577)	142.566 (1,535)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 6 號 No. 6 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	38,256,000	212,108 (19,709)	--	2.300 (25)	--	53.590 (577)	161.535 (1,739)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 7 號 No. 7 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	37,463,000	207,711 (19,301)	--	2.300 (25)	--	53.590 (577)	108.224 (1,165)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 9 號 No. 9 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	37,875,000	209,996 (19,513)	--	2.300 (25)	--	53.590 (577)	146.263 (1,574)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 10 號 No. 10 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	36,100,000	200,154 (18,599)	--	2.300 (25)	--	53.590 (577)	136.664 (1,471)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 11 號 No. 11 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,873,000	198,896 (18,482)	--	2.300 (25)	--	53.590 (577)	130.765 (1,408)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 12 號 No. 12 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,785,000	198,408 (18,436)	--	2.300 (25)	--	53.590 (577)	128.585 (1,384)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 15 號 No. 15 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,844,000	198,735 (18,467)	--	2.300 (25)	--	53.590 (577)	130.097 (1,400)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 16 號 No. 16 of Cypress Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	36,053,000	199,894 (18,574)	--	2.300 (25)	--	53.590 (577)	135.410 (1,458)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
龍柏徑 18 號 No. 18 of Cypress Drive	251.667 (2,709) 露台 Balcony: 5.000 (54)	69,030,000	274,291 (25,482)	--	4.054 (44)	--	54.165 (583)	332.502 (3,579)	39.314 (423)	55.330 (596)	7.750 (83)	16.381 (176)	--

物業的描述 Description of Residential Property 屋號 House number	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.) 空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
龍柏徑 22 號 No. 22 of Cypress Drive	124.294 (1,338) 露台 Balcony: 3.105 (33)	18,546,000	149,211 (13,861)	--	3.576 (38)	--	39.136 (421)	74.229 (799)	18.300 (197)	10.578 (114)	7.189 (77)	--	--
龍柏徑 23 號 No. 23 of Cypress Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	17,626,000	142,825 (13,273)	--	3.312 (36)	--	40.210 (433)	67.034 (722)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
楊柳徑 1 號 No. 1 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	31,225,000	185,459 (17,232)	--	2.628 (28)	--	57.108 (615)	125.272 (1,348)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 7 號 No. 7 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	30,119,000	178,890 (16,622)	--	2.628 (28)	--	57.108 (615)	165.447 (1,781)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 8 號 No. 8 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	30,801,000	182,941 (16,998)	--	2.628 (28)	--	57.108 (615)	175.062 (1,884)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 15 號 No. 15 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	27,998,000	166,292 (15,451)	--	2.628 (28)	--	57.108 (615)	106.110 (1,142)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 19 號 No. 19 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	28,007,000	166,346 (15,456)	--	2.628 (28)	--	57.108 (615)	106.416 (1,145)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 22 號 No. 22 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	25,180,000	149,555 (13,896)	--	2.628 (28)	--	57.108 (615)	120.080 (1,293)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 23 號 No. 23 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	26,122,000	155,150 (14,416)	--	2.628 (28)	--	57.108 (615)	152.755 (1,644)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 26 號 No. 26 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	26,446,000	157,074 (14,595)	--	2.628 (28)	--	57.108 (615)	176.634 (1,901)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
楊柳徑 27 號 No. 27 of Willow Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	27,379,000	162,616 (15,110)	--	2.628 (28)	--	57.108 (615)	209.310 (2,253)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
銀杏徑 1 號 # No. 1 of Ginkgo Drive #	251.667 (2,709) 露台 Balcony: 5.000 (54)	81,836,000	325,176 (30,209)	--	4.054 (44)	--	54.165 (583)	342.594 (3,688)	39.314 (423)	55.330 (596)	7.750 (83)	16.381 (176)	--
銀杏徑 2 號 No. 2 of Ginkgo Drive	251.667 (2,709) 露台 Balcony: 5.000 (54)	72,473,000	287,972 (26,753)	--	4.054 (44)	--	54.165 (583)	354.198 (3,813)	39.314 (423)	55.330 (596)	7.750 (83)	16.381 (176)	--
冬青徑 68 號 No. 68 of Holly Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	26,880,000	159,652 (14,834)	--	2.628 (28)	--	57.108 (615)	105.118 (1,131)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--

物業的描述 Description of Residential Property 屋號 House number	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.) 空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
冬青徑 88 號 No. 88 of Holly Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	27,048,000	160,650 (14,927)	--	2.628 (28)	--	57.108 (615)	105.118 (1,131)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
冬青徑 98 號 No. 98 of Holly Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	28,675,000	170,313 (15,825)	--	2.628 (28)	--	57.108 (615)	150.848 (1,624)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
棕櫚徑 1 號 # No. 1 of Palm Drive #	168.366 (1,812) 露台 Balcony: 4.085 (44)	34,503,000	204,929 (19,041)	--	2.628 (28)	--	57.108 (615)	102.722 (1,106)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
棕櫚徑 2 號 No. 2 of Palm Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	27,694,000	164,487 (15,284)	--	2.628 (28)	--	57.108 (615)	102.044 (1,098)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
棕櫚徑 3 號 No. 3 of Palm Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	27,694,000	164,487 (15,284)	--	2.628 (28)	--	57.108 (615)	102.044 (1,098)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
棕櫚徑 5 號 No. 5 of Palm Drive	168.366 (1,812) 露台 Balcony: 4.085 (44)	28,616,000	169,963 (15,792)	--	2.628 (28)	--	57.108 (615)	130.370 (1,403)	33.836 (364)	9.441 (102)	6.823 (73)	5.342 (58)	--
棕櫚徑 6 號 No. 6 of Palm Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	36,421,000	201,934 (18,764)	--	2.300 (25)	--	53.590 (577)	144.906 (1,560)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
棕櫚徑 7 號 No. 7 of Palm Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,187,000	195,092 (18,128)	--	2.300 (25)	--	53.590 (577)	113.169 (1,218)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
棕櫚徑 8 號 No. 8 of Palm Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,637,000	197,587 (18,360)	--	2.300 (25)	--	53.590 (577)	113.169 (1,218)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
棕櫚徑 9 號 No. 9 of Palm Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,187,000	195,092 (18,128)	--	2.300 (25)	--	53.590 (577)	113.169 (1,218)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
棕櫚徑 10 號 No. 10 of Palm Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,187,000	195,092 (18,128)	--	2.300 (25)	--	53.590 (577)	113.169 (1,218)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
棕櫚徑 11 號 # No. 11 of Palm Drive #	180.361 (1,941) 露台 Balcony: 4.759 (51)	43,109,000	239,015 (22,210)	--	2.300 (25)	--	53.590 (577)	136.784 (1,472)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
紅楓徑 19 號 No. 19 of Maple Drive	180.361 (1,941) 露台 Balcony: 4.759 (51)	35,162,000	194,953 (18,115)	--	2.300 (25)	--	53.590 (577)	174.452 (1,878)	28.206 (304)	10.181 (110)	7.262 (78)	6.059 (65)	--
紅楓徑 39 號 No. 39 of Maple Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	19,146,000	155,141 (14,417)	--	3.312 (36)	--	40.210 (433)	66.115 (712)	18.300 (197)	9.677 (104)	7.189 (77)	--	--

物業的描述 Description of Residential Property 屋號 House number	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.)									
				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
白楊徑 1 號 No. 1 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	20,725,000	167,936 (15,606)	--	3.312 (36)	--	40.210 (433)	67.111 (722)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 2 號 No. 2 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	19,946,000	161,624 (15,020)	--	3.312 (36)	--	40.210 (433)	66.972 (721)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 3 號 No. 3 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	19,944,000	161,608 (15,018)	--	3.312 (36)	--	40.210 (433)	66.931 (720)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 5 號 # No. 5 of Poplar Drive #	123.410 (1,328) 露台 Balcony: 3.105 (33)	25,010,000	202,658 (18,833)	--	3.312 (36)	--	40.210 (433)	67.203 (723)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 68 號 No. 68 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	18,115,000	146,787 (13,641)	--	3.312 (36)	--	40.210 (433)	55.633 (599)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 78 號 No. 78 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	18,296,000	148,254 (13,777)	--	3.312 (36)	--	40.210 (433)	61.693 (664)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 88 號 No. 88 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	18,403,000	149,121 (13,858)	--	3.312 (36)	--	40.210 (433)	62.016 (668)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
白楊徑 98 號 No. 98 of Poplar Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	19,664,000	159,339 (14,807)	--	3.312 (36)	--	40.210 (433)	100.340 (1,080)	18.300 (197)	9.677 (104)	7.189 (77)	--	--
櫻桃徑 68 號 No. 68 of Cherry Drive	123.410 (1,328) 露台 Balcony: 3.105 (33)	15,815,000	128,150 (11,909)	--	3.312 (36)	--	40.210 (433)	62.215 (670)	18.300 (197)	9.677 (104)	7.189 (77)	--	--

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

買方於簽署臨時買賣合約時須繳付相等於樓價*之 5%作為臨時訂金。臨時訂金之其中港幣$300,000 須以銀行本票繳付，抬頭請寫 "施文律師行"。請另備支票以補足臨時訂金之餘額，抬頭請寫 "施文律師行"。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit equivalent to 5% of the purchase price*. A cashier order of HK$300,000 being part of the Preliminary Deposit shall be made payable to "F. Zimmern & Co.". Please prepare a cheque payable to "F. Zimmern & Co." to pay for the balance of the Preliminary Deposit.

買方須於簽署臨時賣買合約後 5 個工作日內簽署正式買賣合約。

The formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

買方須於簽署臨時買賣合約後 30 日內支付相等於樓價*之 5%作為加付訂金。

The Purchaser shall pay the Further Deposit equivalent to 5% of the purchase price* within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

買方於交易當日(即簽署臨時買賣合約後 150 日內)支付相等於樓價*之 90%作為樓價*之餘款。

The Purchaser shall pay the balance of the purchase price* equivalent to 90% of the purchase price* on completion, i.e., within 150 days after signing of the Preliminary Agreement for Sale and Purchase.

*「樓價」不同於本價單第二部份中所列出之「售價」。前者在臨時買賣合約及正式買賣合約中列出，是後者引用了適用的折扣(在下文第(4)(ii) 段中提及)後並以向下捨入方式換算至千位數計算。

* "Purchase price" is different from the "Price" set out in Part 2 of this Price List. The former is set out in the Preliminary Agreement for Sale and Purchase and the formal Agreement for Sale and Purchase and obtained after applying the applicable discount (mentioned in paragraph 4(ii) below) to the latter and rounded down to the nearest thousand dollars.

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

特別折扣優惠 Special Discount

凡買方於 2016 年 2 月 29 日當日或之前簽署臨時買賣合約，可獲賣方提供相等於售價 5% 之特別折扣優惠，並即時在售價上扣減。

Where the Preliminary Agreement for Sale and Purchase is signed on or before 29 February 2016, the Purchaser shall be entitled to a Special Discount offered by the Vendor which is equivalent to 5% of the Price. Such discount will be deducted from the Price directly.

(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 Stamp Duty Cash Rebate

在符合本文載列及提及的條款及條件的情況下，印花稅現金回贈(定義見下述)只提供予已簽署臨時買賣合約的買家(不論是個人或是公司的)。印花稅現金回贈(定義見下述)不得轉讓。

Subject to the terms and conditions herein contained and mentioned, the Stamp Duty Cash Rebate (defined below) is only available to a purchaser (whether individual or corporate) who has signed the preliminary agreement for sale and purchase. The Stamp Duty Cash Rebate (defined below) is not transferable.

I. 在買方按照買賣合約完成交易及完全遵從本文載列及提及的條款及條件的情況下，買方可獲賣方提供印花稅現金回贈(『印花稅現金回贈』)，回贈的金額相等於買方就買賣合約應付的從價印花稅的 70% 及(如適用)買家印花稅的 70%，並參照其載列的樓價計算。

Subject to completion in accordance with the agreement for sale and purchase and full compliance with the terms and conditions herein contained and mentioned, the Purchaser shall be entitled to a stamp duty cash rebate (the "Stamp Duty Cash Rebate") offered by the Vendor equal to the total amount of 70% of ad valorem stamp duty and (if applicable) 70% of buyer's stamp duty chargeable on the agreement for sale and purchase by reference to the purchase price stated therein.

II. 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)，及(如適用)買家印花稅，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。
Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor's solicitors the amount of ad valorem stamp duty payable 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, 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.

III. 買方須於買賣合約內訂明的成交日期或於擬提前成交日期前最少 14 日以書面(連同就買賣合約及(若印花稅條例要求)臨時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於住宅物業買賣成交時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 and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase) for the Stamp Duty Cash Rebate at least 14 days before the completion date as specified in the agreement for sale and purchase or the proposed date of early completion. 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 upon completion of the sale and purchase of the residential property.

IV. 在賣方支付印花稅現金回贈後，如實際應付的印花稅金額多於計算印花稅現金回贈金額的估算印花稅金額，則賣方無須向買方支付任何其他印花稅現金回贈。如有爭議，賣方有權決定所有由印花稅現金回贈而引致的事宜包括但不限於印花稅現金回贈的金額(如應支付)及該決定須為最終及對買方有約束力。
After the Vendor has paid the Stamp Duty Cash Rebate, if the amount of the stamp duty actually payable is higher than the estimated stamp duty amount on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine all matters arising from the Stamp Duty Cash Rebate including but not limited to the amount of the Stamp Duty Cash Rebate (if payable), and such determination shall be final and binding on the Purchaser.

V. 印花稅現金回贈受其他條款及細則約束。
Stamp Duty Cash Rebate is subject to other terms and conditions.

(B) 提前成交利益 Early Completion Benefit

買方於買賣合約訂明的交易日之前，繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方提供不可轉讓的提前成交利益(『提前成交利益』):-
Where the Purchaser fully pays the purchase price and completes the sales and purchase of the residential property in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a non-transferable early completion benefit (the "Early Completion Benefit") offered by the Vendor according to the table below :-

提前成交利益列表 Early Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交利益金額 Early Completion Benefit amount
簽署臨時買賣合約的日期後 90 日內 Within 90 days after the date of signing of the preliminary agreement for sale and purchase	樓價 2% 2% of the purchase price
簽署臨時買賣合約的日期後第 91 日至第 120 日期間(包括首尾日期)內 Within the period from the 91st day to the 120th day (both days inclusive) after the date of signing of the preliminary agreement for sale and purchase	樓價 1% 1% of the purchase price

I. 買方須於擬提前成交日期(以較早者為準)前最少 14 日以書面向賣方申請提前成交利益，賣方會於收到申請並確認有關資料無誤後將提前成交利益於住宅物業買賣成交時直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Early Completion Benefit at least 14 days before the proposed date of early completion. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Completion Benefit for part payment of the balance of the purchase price directly upon completion of the sale and purchase of the residential property.

II. 如上述提前成交利益列表中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)。
If the last day of each of the periods as set out in the Early Completion Benefit Table above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance).

III. 如有爭議，賣方有權決定所有由提前成交利益而引致的事宜包括但不限於提前成交利益金額(如應支付)及該決定須為最終及對買方有約束力。
In case of dispute, the Vendor has the right to determinate all matters arising from the Early Completion Benefit including but not limited to the amount of the Early Completion Benefit (if payable), and such determination shall be final and binding on the Purchaser.

(C) # 購買銀杏徑 1 號屋、棕櫚徑 1 號屋、棕櫚徑 11 號屋及白楊徑 5 號屋之買方，可獲贈該洋房現有之傢具與實產。賣方或其代表不會就傢具與實產作出任何保證或陳述，尤其是不會就其實質狀態狀況、品質或效能或其是否在或將會在操作狀態作任何保證或陳述。傢具與實產將於成交日以“現狀” 交予買方。
The Purchaser of each of the House No. 1 of Ginkgo Drive, House No. 1 of Palm Drive, House No. 11 of Palm Drive and House No. 5 of Poplar Drive is entitled to have the furniture and chattels currently displayed at such House for free. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the furniture and chattels or as to whether any of the furniture and chattels are or will be in working condition. The furniture and chattels will be delivered to the Purchaser upon completion on an "as is" basis and condition.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅
Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其有關購買及(如適用)按揭事宜的所有法律文件，賣方同意為買方支付正式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 the Purchaser's behalf in respect of all legal documents in relation to the purchase and the mortgage (if applicable), the Vendor agrees to bear the legal costs of the Agreement for Sale and Purchase and the Assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其購買及/或(如適用)按揭事宜，買賣雙方須各自負責有關正式買賣合約、轉讓契及住宅物業按揭（如有）三項法律文件之律師費用及代墊付費用。
If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase and/or the mortgage (if applicable), each of the Vendor and Purchaser shall pay his own solicitors' legal fees and disbursements in respect of the Agreement for Sale and Purchase, the Assignment and the Mortgage (if any).

買方需支付一概有關臨時買賣合約、正式買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅、任何買方提名書或轉售的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。
All stamp duty (including without limitation ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the Preliminary Agreement for Sale & Purchase, the Agreement for Sale and Purchase and the Assignment will be borne by the Purchaser.

(v) **買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用**
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

有關指明住宅物業交易之草擬、登記及完成大廈公契及管理合約（「公契」）的費用及附於公契之圖則之費用的適當分攤、業權文件認正副本之費用、該住宅物業的正式買賣合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律及其他支出費用及其他關於該住宅物業的買賣的其他文件（例如：補充合約（如有））的律師費及代墊付費用，均由買方負責。
The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the formal Agreement for Sale and Purchase and the Assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and disbursements of any other documents relating to the sale and purchase of the residential property e.g. supplemental agreements (if any).

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:

中國海外地產代理有限公司 China Overseas Property Agency Limited
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
世紀 21 測量行有限公司及旗下特許經營商 Century 21 Surveyors Limited and Franchisee
建富物業 Kin Fu Realty
中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited
盈高物業顧問(香港)有限公司 Y G Property Consultants (HK) Limited

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。
Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

6. 賣方就發展項目指定的互聯網網站的網址為：www.thegreen.com.hk

The address of the website designated by the vendor for the development is: www.thegreen.com.hk