# 價單 Price List

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

| | | | |
|---|---|---|---|
| 發展項目名稱<br><br>Name of Development | 海天晉<br><br>OCEAN WINGS | 期數 (如有)<br><br>Phase No. (if any) | --<br><br>-- |
| 發展項目位置<br>Location of Development | 唐俊街28號<br>28 TONG CHUN STREET | | |
| 發展項目(或期數)中的住宅物業的總數<br>The total number of residential properties in the development (or phase of the development) | | 628 | |

| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
|---|---|
| 23 March 2016 | 1 |

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

| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改，請以「√」標示<br>Please use "√" to indicate changes to prices of residential properties |
|---|---|---|
| | | 價錢 Price |
| 無<br>NIL | 無<br>NIL | 無<br>NIL |

Price List No. 1

海天晉 OCEAN WINGS

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 |
| 第2座 Tower 2 | 6 | A | 90.210 (971)<br>露台 Balcony:4.468 (48);<br>工作平台 Utility Platform:1.501 (16) | 14,984,000 | 166,101<br>(15,432) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 5 | A | 90.210 (971)<br>露台 Balcony:4.468 (48);<br>工作平台 Utility Platform:1.501 (16) | 14,879,000 | 164,937<br>(15,323) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 6 | B | 88.130 (949)<br>露台 Balcony:4.468 (48);<br>工作平台 Utility Platform:1.503 (16) | 14,770,000 | 167,593<br>(15,564) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 5 | B | 88.130 (949)<br>露台 Balcony:4.468 (48);<br>工作平台 Utility Platform:1.503 (16) | 14,667,000 | 166,425<br>(15,455) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 12 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,908,000 | 159,142<br>(14,788) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 11 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,839,000 | 158,033<br>(14,685) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 10 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,675,000 | 155,399<br>(14,440) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 9 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,560,000 | 153,552<br>(14,269) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第2座 Tower 2 | 8 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,560,000 | 153,552<br>(14,269) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 7 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,429,000 | 151,448<br>(14,073) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 6 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,363,000 | 150,388<br>(13,975) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 5 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,316,000 | 149,633<br>(13,904) | - | - | - | - | - | - | - | - | - | - |
| 第2座 Tower 2 | 3 | D | 62.259 (670)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.413 (15) | 9,289,000 | 149,199<br>(13,864) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 12 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,701,000 | 156,027<br>(14,501) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 11 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,634,000 | 154,950<br>(14,401) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 10 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,568,000 | 153,888<br>(14,302) | - | - | - | - | - | - | - | - | - | - |

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| 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 |
| 第5座 Tower 5 | 9 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,501,000 | 152,811<br>(14,202) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 8 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,501,000 | 152,811<br>(14,202) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 7 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,370,000 | 150,704<br>(14,006) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 6 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,305,000 | 149,658<br>(13,909) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 5 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,239,000 | 148,597<br>(13,810) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 3 | C | 62.175 (669)<br>露台 Balcony:2.174 (23);<br>工作平台 Utility Platform:1.415 (15) | 9,175,000 | 147,567<br>(13,714) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 12 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,702,000 | 161,204<br>(14,984) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 11 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,648,000 | 160,074<br>(14,879) | - | - | - | - | - | - | - | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第5座 Tower 5 | 10 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,595,000 | 158,964<br>(14,776) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 9 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,543,000 | 157,876<br>(14,675) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 8 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,543,000 | 157,876<br>(14,675) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 7 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,439,000 | 155,699<br>(14,473) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 6 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,387,000 | 154,611<br>(14,372) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 5 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,336,000 | 153,543<br>(14,272) | - | - | - | - | - | - | - | - | - | - |
| 第5座 Tower 5 | 3 | D | 47.778 (514)<br>露台 Balcony:2.001 (22);<br>工作平台 Utility Platform:1.556 (17) | 7,284,000 | 152,455<br>(14,171) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 9 | A | 79.351 (854)<br>露台 Balcony:2.866 (31);<br>工作平台 Utility Platform:1.508 (16) | 13,456,000 | 169,576<br>(15,756) | - | - | - | - | - | - | - | - | - | - |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第6A座 Tower 6A | 8 | A | 79.351 (854)<br>露台 Balcony:2.866 (31);<br>工作平台 Utility Platform:1.508 (16) | 13,456,000 | 169,576<br>(15,756) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 7 | A | 79.351 (854)<br>露台 Balcony:2.866 (31);<br>工作平台 Utility Platform:1.508 (16) | 13,270,000 | 167,232<br>(15,539) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 6 | A | 79.351 (854)<br>露台 Balcony:2.866 (31);<br>工作平台 Utility Platform:1.508 (16) | 13,178,000 | 166,072<br>(15,431) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 5 | A | 79.351 (854)<br>露台 Balcony:2.866 (31);<br>工作平台 Utility Platform:1.508 (16) | 13,086,000 | 164,913<br>(15,323) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 6 | B | 48.609 (523)<br>露台 Balcony:1.979 (21);<br>工作平台 Utility Platform:1.464 (16) | 7,667,000 | 157,728<br>(14,660) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 12 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,159,000 | 151,029<br>(14,019) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 11 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,123,000 | 149,975<br>(13,921) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 10 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,087,000 | 148,921<br>(13,823) | - | - | - | - | - | - | - | - | - | - |



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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第6A座 Tower 6A | 9 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,052,000 | 147,897<br>(13,728) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 8 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,052,000 | 147,897<br>(13,728) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 7 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,982,000 | 145,847<br>(13,538) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 6 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,947,000 | 144,823<br>(13,443) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 5 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,913,000 | 143,827<br>(13,351) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 3 | C | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,878,000 | 142,803<br>(13,255) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 12 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,184,000 | 151,774<br>(14,087) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 11 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,148,000 | 150,720<br>(13,989) | - | - | - | - | - | - | - | - | - | - |



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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱 Block Name | 樓層 Floor | 單位 Unit | | | | 空調機房 Air-conditioning plant room | 窗台 Bay window | 閣樓 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 第6A座 Tower 6A | 10 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,113,000 | 149,696<br>(13,894) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 9 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,077,000 | 148,642<br>(13,796) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 8 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,077,000 | 148,642<br>(13,796) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 7 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,007,000 | 146,592<br>(13,606) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 6 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,972,000 | 145,567<br>(13,511) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 5 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,937,000 | 144,543<br>(13,416) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 3 | D | 34.156 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,902,000 | 143,518<br>(13,321) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 12 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 5,209,000 | 152,323<br>(14,155) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第6A座 Tower 6A | 11 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 5,174,000 | 151,300<br>(14,060) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 10 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 5,138,000 | 150,247<br>(13,962) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 9 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 5,101,000 | 149,165<br>(13,861) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 8 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 5,101,000 | 149,165<br>(13,861) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 7 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 5,031,000 | 147,118<br>(13,671) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 6 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 4,997,000 | 146,124<br>(13,579) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 5 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 4,961,000 | 145,071<br>(13,481) | - | - | - | - | - | - | - | - | - | - |
| 第6A座 Tower 6A | 3 | E | 34.197 (368)<br>露台 Balcony:1.967 (21);<br>工作平台 Utility Platform:0.000 (0) | 4,926,000 | 144,048<br>(13,386) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第6B座 Tower 6B | 10 | A | 53.846 (580)<br>露台 Balcony:2.059 (22);<br>工作平台 Utility Platform:1.464 (16) | 9,124,000 | 169,446<br>(15,731) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 9 | A | 53.846 (580)<br>露台 Balcony:2.059 (22);<br>工作平台 Utility Platform:1.464 (16) | 9,061,000 | 168,276<br>(15,622) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 8 | A | 53.846 (580)<br>露台 Balcony:2.059 (22);<br>工作平台 Utility Platform:1.464 (16) | 9,061,000 | 168,276<br>(15,622) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 7 | A | 53.846 (580)<br>露台 Balcony:2.059 (22);<br>工作平台 Utility Platform:1.464 (16) | 8,936,000 | 165,955<br>(15,407) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 6 | A | 47.278 (509)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,593,000 | 160,603<br>(14,917) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 12 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,655,000 | 159,204<br>(14,778) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 11 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,602,000 | 158,102<br>(14,676) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 10 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,549,000 | 156,999<br>(14,573) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第6B座 Tower 6B | 9 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,497,000 | 155,918<br>(14,473) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 8 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,497,000 | 155,918<br>(14,473) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 7 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,393,000 | 153,755<br>(14,272) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 6 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,341,000 | 152,674<br>(14,172) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 5 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,290,000 | 151,613<br>(14,073) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 3 | C | 48.083 (518)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.446 (16) | 7,239,000 | 150,552<br>(13,975) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 12 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,209,000 | 152,493<br>(14,155) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 11 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,174,000 | 151,468<br>(14,060) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第6B座 Tower 6B | 10 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,138,000 | 150,414<br>(13,962) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 9 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,101,000 | 149,331<br>(13,861) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 8 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,101,000 | 149,331<br>(13,861) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 7 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,031,000 | 147,282<br>(13,671) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 6 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,997,000 | 146,286<br>(13,579) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 5 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,961,000 | 145,233<br>(13,481) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 3 | D | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,926,000 | 144,208<br>(13,386) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 12 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,184,000 | 151,761<br>(14,087) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 物業的描述<br>Description of Residential Property | | | 實用面積<br>(包括露台，工作平台及陽台 如有)<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價<br>(元)<br>Price<br>($) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate of Saleable Area<br>$ per sq. metre<br>($ per sq. ft.) | 其他指明項目的面積(不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit | | | | 空調機房<br>Air-conditioning plant room | 窗台<br>Bay window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 第6B座<br>Tower 6B | 11 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,148,000 | 150,707<br>(13,989) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 10 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,113,000 | 149,682<br>(13,894) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 9 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,077,000 | 148,628<br>(13,796) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 8 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,077,000 | 148,628<br>(13,796) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 7 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,007,000 | 146,579<br>(13,606) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 6 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,972,000 | 145,555<br>(13,511) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 5 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,937,000 | 144,530<br>(13,416) | - | - | - | - | - | - | - | - | - | - |
| 第6B座<br>Tower 6B | 3 | E | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,902,000 | 143,505<br>(13,321) | - | - | - | - | - | - | - | - | - | - |

Price List No. 1

| 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 |
| 第6B座 Tower 6B | 12 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,148,000 | 150,707<br>(13,989) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 11 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,113,000 | 149,682<br>(13,894) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 10 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,077,000 | 148,628<br>(13,796) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 9 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,041,000 | 147,575<br>(13,698) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 8 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,041,000 | 147,575<br>(13,698) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 7 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,972,000 | 145,555<br>(13,511) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 6 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,937,000 | 144,530<br>(13,416) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 5 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,902,000 | 143,505<br>(13,321) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第6B座 Tower 6B | 3 | F | 34.159 (368)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,869,000 | 142,539<br>(13,231) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 10 | G | 55.538 (598)<br>露台 Balcony:2.150 (23);<br>工作平台 Utility Platform:1.464 (16) | 9,325,000 | 167,903<br>(15,594) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 9 | G | 55.538 (598)<br>露台 Balcony:2.150 (23);<br>工作平台 Utility Platform:1.464 (16) | 9,261,000 | 166,751<br>(15,487) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 8 | G | 55.538 (598)<br>露台 Balcony:2.150 (23);<br>工作平台 Utility Platform:1.464 (16) | 9,261,000 | 166,751<br>(15,487) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 7 | G | 55.538 (598)<br>露台 Balcony:2.150 (23);<br>工作平台 Utility Platform:1.464 (16) | 9,133,000 | 164,446<br>(15,273) | - | - | - | - | - | - | - | - | - | - |
| 第6B座 Tower 6B | 6 | G | 49.696 (535)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,663,000 | 154,198<br>(14,323) | - | - | - | - | - | - | - | - | - | - |
| 第7A座 Tower 7A | 7 | H | 34.552 (372)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,061,000 | 146,475<br>(13,605) | - | - | - | - | - | - | - | - | - | - |
| 第7A座 Tower 7A | 6 | H | 34.552 (372)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 5,026,000 | 145,462<br>(13,511) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第7A座 Tower 7A | 5 | H | 34.552 (372)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,991,000 | 144,449<br>(13,417) | - | - | - | - | - | - | - | - | - | - |
| 第7A座 Tower 7A | 3 | H | 34.552 (372)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:0.000 (0) | 4,956,000 | 143,436<br>(13,323) | - | - | - | - | - | - | - | - | - | - |
| 第7A座 Tower 7A | 2 | H | 32.547 (350)<br>露台 Balcony:0.000 (0);<br>工作平台 Utility Platform:0.000 (0) | 4,939,000 | 151,750<br>(14,111) | - | - | - | 2.815<br>(30) | - | - | - | - | - | - |
| 第7B座 Tower 7B | 6 | C | 47.353 (510)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,499,000 | 158,364<br>(14,704) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 5 | C | 47.353 (510)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,446,000 | 157,245<br>(14,600) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 3 | C | 47.353 (510)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,394,000 | 156,146<br>(14,498) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 2 | C | 43.884 (472)<br>露台 Balcony:0.000 (0);<br>工作平台 Utility Platform:0.000 (0) | 7,374,000 | 168,034<br>(15,623) | - | - | - | 3.547<br>(38) | - | - | - | - | - | - |
| 第7B座 Tower 7B | 6 | D | 47.163 (508)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,570,000 | 160,507<br>(14,902) | - | - | - | - | - | - | - | - | - | - |



Price List No. 1

| 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 |
| 第7B座 Tower 7B | 5 | D | 47.163 (508)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,517,000 | 159,383<br>(14,797) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 3 | D | 47.163 (508)<br>露台 Balcony:2.005 (22);<br>工作平台 Utility Platform:1.464 (16) | 7,464,000 | 158,260<br>(14,693) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 2 | D | 43.694 (470)<br>露台 Balcony:0.000 (0);<br>工作平台 Utility Platform:0.000 (0) | 7,416,000 | 169,726<br>(15,779) | - | - | - | 3.201<br>(34) | - | - | - | - | - | - |
| 第7B座 Tower 7B | 6 | E | 54.187 (583)<br>露台 Balcony:1.992 (21);<br>工作平台 Utility Platform:1.446 (16) | 8,124,000 | 149,925<br>(13,935) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 5 | E | 54.187 (583)<br>露台 Balcony:1.992 (21);<br>工作平台 Utility Platform:1.446 (16) | 8,067,000 | 148,873<br>(13,837) | - | - | - | - | - | - | - | - | - | - |
| 第7B座 Tower 7B | 3 | E | 54.187 (583)<br>露台 Balcony:1.992 (21);<br>工作平台 Utility Platform:1.446 (16) | 8,010,000 | 147,821<br>(13,739) | - | - | - | - | - | - | - | - | - | - |

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)(A1) 財智現金付款計劃
Smart Cash Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to " Woo Kwan Lee & Lo".

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 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 5%於簽署臨時買賣合約的日期後 120 日內繳付。
   5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.

4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付。
   85% 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

   選擇第(4)(A1)段所述的付款計劃之買方，可獲 6%售價折扣優惠。
   A 6% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 置業售價折扣
   Home Purchase Price Discount

(a) 凡於2016年4月30日或之前簽署臨時買賣合約，買方可獲3%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser will be offered 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)(A1)(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)(A1)(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)(A1)(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)(A1)(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. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

凡於2016年4月30日或之前簽署臨時買賣合約，買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲2%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 2% discount on the price.

(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)(A1)(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)(A1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

凡於2016年4月30日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate 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))

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用印花稅過渡性貸款)可獲港幣$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

(c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(A1)(ii)2段所述之置業售價折扣或第(4)(A1)(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)(A1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(A1)(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. 至親家庭優惠 (只適用於個人名義買方)
Family Purchase Offer (applicable only to the Purchaser(s) who is/are individual(s))

符合附錄 4 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 4 for details.

3. 至尊無敵 King's Key (只適用於個人名義買方)
至尊無敵 King's Key (applicable only to the Purchaser(s) who is/are individual(s))

買方可向指定財務機構申請以下<u>其中一項</u>貸款優惠：
The Purchaser may apply for <u>ONLY ONE</u> of the loan offer from the designated financing company:

(a) 至尊無敵King's Key・免息前期貸款(『前期貸款』)及至尊無敵King's Key・延續貸款(『延續貸款』)
至尊無敵King's Key・Interest-Free Part Payment Financing ("Part Payment Financing") and 至尊無敵King's Key・Extended Loan ("Extended Loan")

前期貸款用於繳付部份樓價，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(a)。

The Part Payment Financing shall be applied for the part payments of the purchase price. 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(a) for details.

買方及/或附錄2(a)所述的現有物業的業主可向指定財務機構申請延續貸款，以償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。詳情請參閱附錄2(b)。
The Purchaser and/or the registered owner of the Existing Property as defined in Annex 2(a) may apply to the designated financing company for the Extended Loan for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price. Please see Annex 2(b) for details.

(b) 至尊無敵King's Key・餘額貸款(『餘額貸款』)
至尊無敵King's Key・Balance Payment Financing ("Balance Payment Financing")

餘額貸款用於繳付部份樓價餘額，餘額貸款的最高金額為以下最低者：(i)樓價的35%；或(ii) 附錄2(c)所述的指定財務機構估算現有物業價值的50%；或(iii)附錄2(c)所述的淨樓價餘額。詳情請參閱附錄2(c)。
The Balance Payment Financing shall be applied for part payment of the balance of purchase price. The maximum amount of the Balance Payment Financing shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property as defined in Annex 2(c); or (iii) the net balance of purchase price as defined in Annex 2(c). Please see Annex 2(c) for details.

4. 貸款優惠
Loan Offers

買方可向指定財務機構申請以下<u>其中一項</u>按揭貸款：
The Purchaser may apply for <u>ONLY ONE</u> of the mortgage from the designated financing company:

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

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄3(a) 。
The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 3(a) for details.

(b) 備用第二按揭貸款
Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用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) 。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby 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.

上文『淨樓價』一詞指扣除第(4)(A1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(A1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)及第 (4)(A1)(iii)2段所述的至親家庭優惠(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)(A1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(A1)(iii)1(b) and the Family Purchase Offer (if any) as set out in paragraph (4)(A1)(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))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，買方可於該發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property (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. 新地會會員置業有禮優惠
Gift Offer for SHKP Club Member

根據發展項目之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 5 所列明的條件的買方可獲贈價值港幣$150,000 之旅遊禮券。詳情請參閱附錄 5。
According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Development, the first Purchaser who satisfies the conditions as set out in Annex 5 will be eligible for a travel gift certificate with the value of HK$150,000. Please see Annex 5 for details.

(4)(B1) 財智靈活付款計劃
Smart Flexible Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Woo Kwan Lee & Lo".

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 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 5%於簽署臨時買賣合約的日期後 180 日內繳付。
   5% of the purchase price shall be paid within 180 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 360 日內繳付。
   5% of the purchase price shall be paid within 360 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) 凡於2016年4月30日或之前簽署臨時買賣合約，買方可獲3%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser will be offered 3% discount on the price.

(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)(B1)(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)(B1)(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)(B1)(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)(B1)(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. 新地會會員售價折扣優惠
Price Discount Offer for SHKP Club Member

凡於2016年4月30日或之前簽署臨時買賣合約，買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲2%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 2% discount on the price.

(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)(B1)(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)(B1)(ii)2 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈
Stamp Duty Cash Rebate

凡於2016年4月30日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate 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))

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方選擇印花稅優惠但沒有使用印花稅過渡性貸款)可獲港幣$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has chosen the Stamp Duty Offer(s) but has not utilized the Stamp Duty Transitional Loan) shall be entitled to a HK$5,000 Cash Rebate. The maximum Stamp Duty Transitional Loan amount shall be 70% of the ad valorem stamp duty chargeable on the agreement for sale and purchase. Please see Annex 1(b) for details.

(c) 為免疑問，就購買每個住宅物業，買方只可享有第(4)(B1)(ii)2段所述之置業售價折扣或第(4)(B1)(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)(B1)(ii)2 or the Stamp Duty Offer(s) as set out in paragraph (4)(B1)(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<br>Date of settlement of the balance of the purchase price | 提前付清樓價現金回贈金額<br>Early Settlement Cash Rebate amount |
|---|---|
| 簽署臨時買賣合約的日期後 180 日內<br>Within 180 days after the date of signing of the preliminary agreement for sale and purchase. | 樓價 6%<br>6% of the purchase price |
| 簽署臨時買賣合約的日期後 181 日至 420 日期間內<br>Within the period from 181 days to 420 days after the date of signing of the preliminary agreement for sale and purchase. | 樓價 2%<br>2% 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. 至親家庭優惠 (只適用於個人名義買方)
Family Purchase Offer (applicable only to the Purchaser(s) who is/are individual(s))

符合附錄 4 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 4 for details.

4. 至尊無敵 King's Key (只適用於個人名義買方)
至尊無敵 King's Key (applicable only to the Purchaser(s) who is/are individual(s))

買方可向指定財務機構申請以下<u>其中一項</u>貸款優惠：
The Purchaser may apply for <u>ONLY ONE</u> of the loan offer from the designated financing company:

(a) 至尊無敵King's Key・免息前期貸款(『前期貸款』)及至尊無敵King's Key・延續貸款(『延續貸款』)
至尊無敵King's Key・Interest-Free Part Payment Financing ("Part Payment Financing") and 至尊無敵King's Key・Extended Loan ("Extended Loan")

前期貸款用於繳付部份樓價，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(a)。
The Part Payment Financing shall be applied for the part payments of the purchase price. 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(a) for details.

買方及/或附錄2(a)所述的現有物業的業主可向指定財務機構申請延續貸款，以償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。詳情請參閱附錄2(b)。
The Purchaser and/or the registered owner of the Existing Property as defined in Annex 2(a) may apply to the designated financing company for the Extended Loan for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price. Please see Annex 2(b) for details.

(b) 至尊無敵King's Key・餘額貸款(『餘額貸款』)
至尊無敵King's Key・Balance Payment Financing ("Balance Payment Financing")

餘額貸款用於繳付部份樓價餘額，餘額貸款的最高金額為以下最低者：(i)樓價的35%；或(ii) 附錄2(c)所述的指定財務機構估算現有物業價值的50%；或(iii)附錄2(c)所述的淨樓價餘額。詳情請參閱附錄2(c)。
The Balance Payment Financing shall be applied for part payment of the balance of purchase price. The maximum amount of the Balance Payment Financing shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property as defined in Annex 2(c); or (iii) the net balance of purchase price as defined in Annex 2(c). Please see Annex 2(c) for details.

5. 貸款優惠
Loan Offers

買方可向指定財務機構申請以下<u>其中一項</u>按揭貸款：
The Purchaser may apply for <u>ONLY ONE</u> of the mortgage from the designated financing company:

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

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄3(a) 。
The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 3(a) for details.

(b) 備用第二按揭貸款
Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用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) 。
The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby 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.

上文『淨樓價』一詞指扣除第(4)(B1)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(B1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)、第(4)(B1)(iii)2段所述的提前付清樓價現金回贈(如有)及第(4)(B1)(iii)3段所述的至親家庭優惠 (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)(B1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)1(b), the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)2 and the Family Purchase Offer (if any) as set out in paragraph (4)(B1)(iii)3.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(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，買方可於該發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property (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.

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

根據發展項目之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 5 所列明的條件的買方可獲贈價值港幣$150,000 之旅遊禮券。詳情請參閱附錄 5。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Development, the first Purchaser who satisfies the conditions as set out in Annex 5 will be eligible for a travel gift certificate with the value of HK$150,000. Please see Annex 5 for details.

(4)(C1) 財晉現金付款計劃
Elite Cash Payment Plan

此付款計劃只適用於以下情況之買方，但不適用於包含一房住宅物業的臨時買賣合約。為免疑問，買方亦可選擇第(4)(A1)段、第(4)(B1)段、(如符合相關要求)第(4)(D1)段及(如符合相關要求)第(4)(E1)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, but not applicable to the preliminary agreement for sale and purchase consists covering 1-bedroom residential property. For the avoidance of doubt, a Purchaser may also choose any one of the payment plans stated in paragraph (4)(A1), paragraph (4)(B1), (if complied with relevant requirement(s)) paragraph (4)(D1) and (if complied with relevant requirement(s)) paragraph (4)(E1).

- 透過同一份臨時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; 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

- 透過多於一份臨時買賣合約同時購買兩個或以上住宅物業而買方為相同；或
  two or more residential properties are purchased at the same time under more than one preliminary agreement for sale and purchase and the Purchaser of which is the same; or

- 透過多於一份臨時買賣合約同時購買兩個或以上住宅物業而買方之間有近親關係(見以下備註)。
  two or more residential properties are purchased at the same time under more than one preliminary agreement for sale and purchase and the Purchaser of which have a 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、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女。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，及有至少一位組成第一位買方的個人是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証明近親關係，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, sisters, grandparents or grandchildren. 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 an 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

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Woo Kwan Lee & Lo".

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 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

   選擇第(4)(C1)段所述的付款計劃之買方，可獲 6%售價折扣優惠。
   A 6% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(C1).

2. 額外置業折扣
   Extra Purchase Discount

   買方可獲 1%售價折扣作為額外置業折扣。
   The Purchaser will be offered 1% discount on the price as the Extra Purchase Discount.

3. 新地會會員售價折扣優惠
   Price Discount Offer for SHKP Club Member

   凡於2016年4月30日或之前簽署臨時買賣合約，買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲2%售價折扣優惠。
   Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 2% discount on the price.

(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

凡於2016年4月30日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)120%(視情況而定)。詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate 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))

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方沒有使用印花稅過渡性貸款)可獲港幣$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has 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. 至親家庭優惠 (只適用於個人名義買方)
Family Purchase Offer (applicable only to the Purchaser(s) who is/are individual(s))

符合附錄 4 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 4 for details.

3. 至尊無敵 King's Key (只適用於個人名義買方)
至尊無敵 King's Key (applicable only to the Purchaser(s) who is/are individual(s))

買方可向指定財務機構申請以下其中一項貸款優惠：
The Purchaser may apply for ONLY ONE of the loan offer from the designated financing company:

(a) 至尊無敵King's Key・免息前期貸款(『前期貸款』)及至尊無敵King's Key・延續貸款(『延續貸款』)
至尊無敵King's Key・Interest-Free Part Payment Financing ("Part Payment Financing") and 至尊無敵King's Key・Extended Loan ("Extended Loan")

前期貸款用於繳付部份樓價，前期貸款的最高金額為樓價的5%，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(a)。
The Part Payment Financing shall be applied for the part payments of the purchase price. The maximum amount of the Part Payment Financing shall be 5% 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(a) for details.

買方及/或附錄2(a)所述的現有物業的業主可向指定財務機構申請延續貸款，以償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。詳情請參閱附錄2(b)。
The Purchaser and/or the registered owner of the Existing Property as defined in Annex 2(a) may apply to the designated financing company for the Extended Loan for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price. Please see Annex 2(b) for details.

(b) 至尊無敵King's Key・餘額貸款(『餘額貸款』)
至尊無敵King's Key・Balance Payment Financing ("Balance Payment Financing")

餘額貸款用於繳付部份樓價餘額，餘額貸款的最高金額為以下最低者：(i)樓價的35%；或(ii) 附錄2(c)所述的指定財務機構估算現有物業價值的50%；或(iii)附錄2(c)所述的淨樓價餘額。詳情請參閱附錄2(c)。
The Balance Payment Financing shall be applied for part payment of the balance of purchase price. The maximum amount of the Balance Payment Financing shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property as defined in Annex 2(c); or (iii) the net balance of purchase price as defined in Annex 2(c). Please see Annex 2(c) for details.

4. 貸款優惠
Loan Offers

買方可向指定財務機構申請以下其中一項按揭貸款：
The Purchaser may apply for ONLY ONE of the mortgage from the designated financing company:

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

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄3(a) 。
The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 3(a) for details.

(b) 備用第二按揭貸款
Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用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) 。
The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby 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.

上文『淨樓價』一詞指扣除第(4)(C1)(iii)1(a)段所述的印花稅現金回贈、第(4)(C1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)及第 (4)(C1)(iii)2段所述的至親家庭優惠(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)(C1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(C1)(iii)1(b) and the Family Purchase Offer (if any) as set out in paragraph (4)(C1)(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))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，買方可於該發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property (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. 新地會會員置業有禮優惠
Gift Offer for SHKP Club Member

根據發展項目之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 5 所列明的條件的買方可獲贈價值港幣$150,000 之旅遊禮券。詳情請參閱附錄 5。
According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Development, the first Purchaser who satisfies the conditions as set out in Annex 5 will be eligible for a travel gift certificate with the value of HK$150,000. Please see Annex 5 for details.

(4)(D1) 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，但不適用於包含一房住宅物業的臨時買賣合約。為免疑問，買方亦可選擇第(4)(A1)段、第(4)(B1)段、(如符合相關要求)第(4)(C1)段及(如符合相關要求)第(4)(E1)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, but not applicable to the preliminary agreement for sale and purchase covering 1-bedroom residential property. For the avoidance of doubt, a Purchaser may also choose any one of the payment plans stated in paragraph (4)(A1), paragraph (4)(B1), (if complied with relevant requirement(s)) paragraph (4)(C1) and (if complied with relevant requirement(s)) paragraph (4)(E1).

- 透過同一份臨時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; 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

- 透過多於一份臨時買賣合約同時購買兩個或以上住宅物業而買方為相同；或
  two or more residential properties are purchased at the same time under more than one preliminary agreement for sale and purchase and the Purchaser of which is the same; or

- 透過多於一份臨時買賣合約同時購買兩個或以上住宅物業而買方之間有近親關係(見以下備註)。
  two or more residential properties are purchased at the same time under more than one preliminary agreement for sale and purchase and the Purchaser of which have a 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、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女。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，及有至少一位組成第一位買方的個人是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証明近親關係，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, sisters, grandparents or grandchildren. 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 an 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

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Woo Kwan Lee & Lo".

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 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 5%於簽署臨時買賣合約的日期後 360 日內繳付。
   5% of the purchase price shall be paid within 360 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. 額外置業折扣
   Extra Purchase Discount

   買方可獲 1%售價折扣作為額外置業折扣。
   The Purchaser will be offered 1% discount on the price as the Extra Purchase Discount.

2. 新地會會員售價折扣優惠
   Price Discount Offer for SHKP Club Member

   凡於2016年4月30日或之前簽署臨時買賣合約，買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲2%售價折扣優惠。
   Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 2% discount on the price.

(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

凡於2016年4月30日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的從價印花稅的(如從價印花稅以較高稅率(第1標準)計算)70%或(如從價印花稅以較低稅率(第2標準)計算)120%(視情況而定)。詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate 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))

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方沒有使用印花稅過渡性貸款)可獲港幣$5,000現金回贈，印花稅過渡性貸款的最高金額為就買賣合約應付的從價印花稅的70%，詳情請參閱附錄1(b)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has 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<br>Date of settlement of the balance of the purchase price | 提前付清樓價現金回贈金額<br>Early Settlement Cash Rebate amount |
|---|---|
| 簽署臨時買賣合約的日期後 180 日內<br>Within 180 days after the date of signing of the preliminary agreement for sale and purchase. | 樓價 6%<br>6% of the purchase price |
| 簽署臨時買賣合約的日期後 181 日至 420 日期間內<br>Within the period from 181 days to 420 days after the date of signing of the preliminary agreement for sale and purchase. | 樓價 2%<br>2% 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. 至親家庭優惠 (只適用於個人名義買方)
Family Purchase Offer (applicable only to the Purchaser(s) who is/are individual(s))

符合附錄 4 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 4 for details.

4. 至尊無敵 King's Key (只適用於個人名義買方)
至尊無敵 King's Key (applicable only to the Purchaser(s) who is/are individual(s))

買方可向指定財務機構申請以下<u>其中一項</u>貸款優惠：
The Purchaser may apply for <u>ONLY ONE</u> of the loan offer from the designated financing company:

(a) 至尊無敵King's Key・免息前期貸款(『前期貸款』)及至尊無敵King's Key・延續貸款(『延續貸款』)
至尊無敵King's Key・Interest-Free Part Payment Financing ("Part Payment Financing") and 至尊無敵King's Key・Extended Loan ("Extended Loan")

前期貸款用於繳付部份樓價，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(a)。

The Part Payment Financing shall be applied for the part payments of the purchase price. 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(a) for details.

買方及/或附錄2(a)所述的現有物業的業主可向指定財務機構申請延續貸款，以償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。詳情請參閱附錄2(b)。
The Purchaser and/or the registered owner of the Existing Property as defined in Annex 2(a) may apply to the designated financing company for the Extended Loan for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price. Please see Annex 2(b) for details.

(b) 至尊無敵King's Key・餘額貸款(『餘額貸款』)
至尊無敵King's Key・Balance Payment Financing ("Balance Payment Financing")

餘額貸款用於繳付部份樓價餘額，餘額貸款的最高金額為以下最低者：(i)樓價的35%；或(ii) 附錄2(c)所述的指定財務機構估算現有物業價值的50%；或(iii)附錄2(c)所述的淨樓價餘額。詳情請參閱附錄2(c)。
The Balance Payment Financing shall be applied for part payment of the balance of purchase price. The maximum amount of the Balance Payment Financing shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property as defined in Annex 2(c); or (iii) the net balance of purchase price as defined in Annex 2(c). Please see Annex 2(c) for details.

5. 貸款優惠
Loan Offers

買方可向指定財務機構申請以下<u>其中一項</u>按揭貸款：
The Purchaser may apply for <u>ONLY ONE</u> of the mortgage from the designated financing company:

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

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄3(a) 。
The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 3(a) for details.

(b) 備用第二按揭貸款
Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用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) 。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby 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.

上文『淨樓價』一詞指扣除第(4)(D1)(iii)1(a)段所述的印花稅現金回贈、第(4)(D1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)、第(4)(D1)(iii)2段所述的提前付清樓價現金回贈(如有)及第(4)(D1)(iii)3段所述的至親家庭優惠 (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)(D1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(D1)(iii)1(b), the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(D1)(iii)2 and the Family Purchase Offer (if any) as set out in paragraph (4)(D1)(iii)3.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(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，買方可於該發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。
Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property (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.

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

根據發展項目之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 5 所列明的條件的買方可獲贈價值港幣$150,000 之旅遊禮券。詳情請參閱附錄 5。
According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Development, the first Purchaser who satisfies the conditions as set out in Annex 5 will be eligible for a travel gift certificate with the value of HK$150,000. Please see Annex 5 for details.

(4)(E1) BSD 靈活付款計劃
BSD Flexible Payment Plan

此付款計劃只適用於購買以下特選住宅物業之買方。為免疑問，買方亦可選擇第(4)(A1)段、第(4)(B1)段、(如符合相關要求)第(4)(C1)段及(如符合相關要求)第(4)(D1)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)(A1), paragraph (4)(B1), (if complied with relevant requirement(s)) paragraph (4)(C1) and (if complied with relevant requirement(s)) paragraph (4)(D1) .

特選住宅物業：
Privilege Residential Property(ies):

| 大廈名稱<br>Block Name | 樓層<br>Floor | 單位<br>Unit |
|---|---|---|
| 第 2 座 Tower 2 | 5 | A |
| 第 2 座 Tower 2 | 5 | B |
| 第 2 座 Tower 2 | 12 | D |
| 第 2 座 Tower 2 | 10 | D |
| 第 5 座 Tower 5 | 12 | C |
| 第 5 座 Tower 5 | 12 | D |
| 第 6A 座 Tower 6A | 9 | A |
| 第 6A 座 Tower 6A | 7 | A |
| 第 6B 座 Tower 6B | 10 | A |
| 第 6B 座 Tower 6B | 12 | C |
| 第 6B 座 Tower 6B | 10 | C |
| 第 6B 座 Tower 6B | 10 | G |

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣$100,000 作爲部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
   A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 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 5%於簽署臨時買賣合約的日期後 180 日內繳付。
   5% of the purchase price shall be paid within 180 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 360 日內繳付。
   5% of the purchase price shall be paid within 360 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. 新地會會員售價折扣優惠
   Price Discount Offer for SHKP Club Member

   凡於2016年4月30日或之前簽署臨時買賣合約，買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲2%售價折扣優惠。
   Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 2% discount on the price.

(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

凡於2016年4月30日或之前簽署臨時買賣合約，買方在按買賣合約付清樓價餘額的情況下，可獲賣方提供印花稅現金回贈。印花稅現金回贈的金額相等於買方就買賣合約應付的買家印花稅的100%，詳情請參閱附錄1(a)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, subject to settlement of the balance of the purchase price in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Stamp Duty Cash Rebate 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))

凡於2016年4月30日或之前簽署臨時買賣合約，買方可向指定財務機構申請印花稅過渡性貸款或(如買方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)。
Where the preliminary agreement for sale and purchase is signed on or before 30 April 2016, the Purchaser may apply for a Stamp Duty Transitional Loan from the designated financing company or (if the Purchaser has 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<br>Date of settlement of the balance of the purchase price | 提前付清樓價現金回贈金額<br>Early Settlement Cash Rebate amount |
|---|---|
| 簽署臨時買賣合約的日期後 420 日內<br>Within 420 days after the date of signing of the preliminary agreement for sale and purchase. | 樓價 2%<br>2% 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. 至親家庭優惠 (只適用於個人名義買方)
Family Purchase Offer (applicable only to the Purchaser(s) who is/are individual(s))

符合附錄 4 所列明的條件的買方可獲樓價 1%之現金回贈。詳情請參閱附錄 4。
The Purchaser who satisfies the conditions as set out in Annex 4 will be eligible for a cash rebate of 1% of the purchase price. Please see Annex 4 for details.

4. 至尊無敵 King's Key (只適用於個人名義買方)
至尊無敵 King's Key (applicable only to the Purchaser(s) who is/are individual(s))

買方可向指定財務機構申請以下<u>其中一項</u>貸款優惠：
The Purchaser may apply for <u>ONLY ONE</u> of the loan offer from the designated financing company:

(a) 至尊無敵King's Key・免息前期貸款(『前期貸款』)及至尊無敵King's Key・延續貸款(『延續貸款』)
至尊無敵King's Key・Interest-Free Part Payment Financing ("Part Payment Financing") and 至尊無敵King's Key・Extended Loan ("Extended Loan")

前期貸款用於繳付部份樓價，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(a)。
The Part Payment Financing shall be applied for the part payments of the purchase price. 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(a) for details.

買方及/或附錄2(a)所述的現有物業的業主可向指定財務機構申請延續貸款，以償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。詳情請參閱附錄2(b)。
The Purchaser and/or the registered owner of the Existing Property as defined in Annex 2(a) may apply to the designated financing company for the Extended Loan for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price. Please see Annex 2(b) for details.

(b) 至尊無敵King's Key・餘額貸款(『餘額貸款』)
至尊無敵King's Key・Balance Payment Financing ("Balance Payment Financing")

餘額貸款用於繳付部份樓價餘額，餘額貸款的最高金額為以下最低者：(i)樓價的35%；或(ii) 附錄2(c)所述的指定財務機構估算現有物業價值的50%；或(iii)附錄2(c)所述的淨樓價餘額。詳情請參閱附錄2(c)。

The Balance Payment Financing shall be applied for part payment of the balance of purchase price. The maximum amount of the Balance Payment Financing shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property as defined in Annex 2(c); or (iii) the net balance of purchase price as defined in Annex 2(c). Please see Annex 2(c) for details.

5. 貸款優惠
Loan Offers

買方可向指定財務機構申請以下其中一項按揭貸款：
The Purchaser may apply for ONLY ONE of the mortgage from the designated financing company:

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

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄3(a) 。
The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 3(a) for details.

(b) 備用第二按揭貸款
Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用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) 。
The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby 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.

上文『淨樓價』一詞指扣除第(4)(E1)(iii)1(a)段所述的印花稅現金回贈、第(4)(E1)(iii)1(b)段所述的港幣$5,000現金回贈(如有)、第(4)(E1)(iii)2段所述的提前付清樓價現金回贈(如有)及第(4)(E1)(iii)3段所述的至親家庭優惠 (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)(E1)(iii)1(a), the HK$5,000 Cash Rebate (if any) as set out in paragraph (4)(E1)(iii)1(b), the Early Settlement Cash Rebate (if any) as set out in paragraph (4)(E1)(iii)2 and the Family Purchase Offer (if any) as set out in paragraph (4)(E1)(iii)3.

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

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(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，買方可於該發展項目的滿意紙或轉讓同意書發出日(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development (whichever is earlier) rectify any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property (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.

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

根據發展項目之銷售安排第 1 號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名符合附錄 5 所列明的條件的買方可獲贈價值港幣$150,000 之旅遊禮券。詳情請參閱附錄 5。

According to the order of priority in the selection of residential properties as determined in accordance with the method specified in the Sales Arrangements No.1 (and the revised Sales Arrangements thereof) of the Development, the first Purchaser who satisfies the conditions as set out in Annex 5 will be eligible for a travel gift certificate with the value of HK$150,000. Please see Annex 5 for details.

(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) shall 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(如有)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 (if any) 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(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。)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 in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchasers) and shall not be transferable.

3. 如買方希望更改付款計劃，須於不早於簽署臨時買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的該發展項目的預計關鍵日期 (以較早者為準)前30日向賣方提出申請，並須向賣方繳付手續費$5,000及承擔有關律師費用及雜費(如有)。對申請更改付款計劃的批准與否，視乎有關付款計劃的有效性和賣方的最終決定。
If the Purchaser wishes to change the payment plan, the Purchaser shall apply to the Vendor to change the payment plan not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier), and pay a handling fee of $5,000 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 availability of the relevant payment plan(s) and the final decision of the Vendor.

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

(I) 買方須於付清樓價餘額之日或(如適用)買賣合約內訂明的該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 (if applicable) 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 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 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(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)

Annex 1(b)　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)買家印花稅的總額，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 total 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 approved or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(VII) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(VIII) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

1. 如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.

2. 買方須於付清樓價餘額之日或(如適用)買賣合約內訂明的該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 (if applicable) 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.

3. 為免疑問，就購買每個住宅物業，買方只可選擇使用過渡性貸款或獲得港幣$5,000現金回贈的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。
For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

附錄 2(a)　至尊無敵 King's Key・免息前期貸款(只適用於個人名義買方)
Annex 2(a)　至尊無敵 King's Key・Interest-Free Part Payment Financing (applicable only to the Purchaser(s) who is/are individual(s))

買方可向賣方的指定財務機構(『指定財務機構』)申請至尊無敵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 the 至尊無敵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10個工作日內申請前期貸款。
The Purchaser shall make the application for the Part Payment Financing within 10 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(或買方其中一位)或買方的近親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親；
- 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, sisters, grandparents or grandchildren) 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) 買方毋須提供收入證明，但須提供其他指定財務機構所需文件。
The Purchaser is not required to provide income proof, but is required to provide other necessary document as requested by the designated financing company.

(IV) 前期貸款申請須由指定財務機構獨立審批。
The Part Payment Financing shall be approved by the designated financing company independently.

(V) 前期貸款須於簽署臨時買賣合約的日期後60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 60 days after the date of signing of the preliminary agreement for sale and purchase.

(VI) 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.

(VII) 買方及/或現有物業的業主可向指定財務機構申請附錄2(b)所述的之至尊無敵King's Key・延續貸款，以償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。詳情請參閱附錄2(b)。
The Purchaser and/or the registered owner of the Existing Property may apply to the designated financing company for the 至尊無敵King's Key・Extended Loan as set out in Annex 2(b) for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price . Please see Annex 2(b) for details.

(VIII) 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.

(IX) 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.

(X) 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.

(XI) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.

(XII) 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.

附錄 2(b)　至尊無敵 King's Key・延續貸款(只適用於個人名義買方)
Annex 2(b)　至尊無敵 King's Key・Extended Loan (applicable only to the Purchaser(s) who is/are individual(s))

(I) 買方及/或附錄 2(a)所述的現有物業的業主(統稱『借款人』)必須於附錄 2(a)所述的至尊無敵 King's Key・免息前期貸款(『前期貸款』)到期日前最少 60 日以書面方式向指定財務機構申請至尊無敵 King's Key・延續貸款(『延續貸款』)。
The Purchaser and/or the registered owner of the Existing Property as mentioned in Annex 2(a) (collectively the "Borrower") shall make a written application to the designated financing company for the 至尊無敵 King's Key・Extended Loan ("Extended Loan") not less than 60 days before the maturity date of the 至尊無敵 King's Key・Interest-Free Part Payment Financing as mentioned in Annex 2(a) ("Part Payment Financing").

(II) 延續貸款必須以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，在延續貸款及所有相關欠款還清後方可贖回現有物業。
The Extended Loan shall be secured by a first legal mortgage over the Existing Property and shall only be redeemed after repayment of the Extended Loan and all relevant outstanding sums.

(III) 延續貸款只可用於償還前期貸款及餘款(如有)則用於繳付部份樓價餘額。
The Extended Loan shall be drawn only for repayment of the Part Payment Financing and the balance (if any) will be applied for part payment of the balance of the purchase price.

(IV) 延續貸款的最高金額為以下最低者：(i)樓價的 35%；或(ii)指定財務機構估算現有物業價值的 50%；或(iii)買方實際須繳付的樓價餘額扣除所有按揭貸款(如有)及所有賣方將提供用以支付樓價餘額部份的現金回贈(如有)後的淨金額(『淨樓價餘額』)。
The maximum amount of the Extended Loan shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property; or (iii) the net amount of balance of purchase price actually payable by the Purchaser after deducting all mortgage loan(s) (if any) and all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase ("net balance of purchase price").

(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。如買方在首3年內還清延續貸款，將獲發還已繳付利息的50%。發還時間及方式由指定財務機構全權決定。
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 Extended Loan within the first 3 years, 50% of the paid interest will be refunded. The timing and manner of refund will be decided by the designated financing company at its absolute discretion.

(VI) 延續貸款年期最長為 10 年。
The maximum tenor of the Extended Loan shall be 10 years.

(VII) 借款人須以以下方式償還延續貸款 ：-
The Borrower shall repay the Extended Loan in the following manner :-

- 提取貸款日(即是付清樓價餘額日)後，每個住宅物業的每月償還金額須根據以下列表：

After the loan drawdown date (same as the date of settlement of the balance of the purchase price), the amount of the monthly repayment for each residential property shall be according to the table below:

| 延續貸款金額<br>The amount of the Extended Loan | 每個住宅物業的每月償還金額(當中已包含每月利息)<br>The amount of the monthly repayment (including monthly interest) for each residential property |
|---|---|
| 樓價15%或以下<br>equal to or less than 15% of the purchase price | 港幣$10,000或當月的利息，以較高者為準<br>HK$10,000 or the monthly interest, whichever is higher |
| 樓價15%以上，但不超過樓價25%<br>more than 15% of the purchase price but not exceeding 25% of the purchase price | 港幣$15,000或當月的利息，以較高者為準<br>HK$15,000 or the monthly interest, whichever is higher |
| 樓價25%以上<br>more than 25% of the purchase price | 港幣$20,000或當月的利息，以較高者為準<br>HK$20,000 or the monthly interest, whichever is higher |

- 到期日或之前必須償還全數貸款餘額及應付利息。
  The loan balance and the interest payable should be fully repaid on or before the maturity date.

(VIII) 借款人及其擔保人(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 Borrower and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

(IX) 延續貸款申請須由指定財務機構獨立審批。
The Extended Loan shall be approved by the designated financing company independently.

(X) 所有延續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。借款人無須支付任何申請貸款的手續費或法律費用。如借款人就延續貸款另行自聘律師作為其代表律師，借款人須負責其代表律師有關費用及雜費。
All legal documents of the Extended Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Borrower will not be charged any handling fee or legal fee for processing the loan application. If the Borrower shall instruct his/her own solicitors to act for him/her for the Extended Loan, the Borrower shall bear his/her own solicitors' relevant costs and disbursements.

(XI) 借款人敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否及其條款，指定財務機構有最終決定權。不論延續貸款獲批與否，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 Borrower is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Extended 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.

(XII) 延續貸款受其他條款及細則約束。

The Extended Loan is subject to other terms and conditions.

(XIII) 賣方無給予或視之為已給予任何就延續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 Extended Loan.

附錄 2(c)　至尊無敵 King's Key・餘額貸款(只適用於個人名義買方)
Annex 2(c)　至尊無敵 King's Key・Balance Payment Financing (applicable only to the Purchaser(s) who is/are individual(s))

(I) 買方及/或第(II)段所述的現有物業的業主(統稱『借款人』)必須於付清樓價餘額之日或(如適用)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至尊無敵King's Key・餘額貸款(『餘額貸款』)。
The Purchaser and/or the registered owner of the Existing Property as mentioned in paragraph (II) (collectively the "Borrower") shall make a written application to the designated financing company for 至尊無敵King's Key・Balance Payment Financing ("Balance Payment Financing") not less than 60 days before date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).

(II) 餘額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，在餘額貸款及所有相關欠款還清後方可贖回現有物業。以下為申請餘額貸款的基本要求：

- 現有物業的業主(或其中一位業主)必須為買方(或買方其中一位)或買方的近親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親；
- 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 Balance 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 Balance Payment Financing and all relevant outstanding sums. The following are the basic requirements of application for the Balance 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, sisters, grandparents or grandchildren) 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) 餘額貸款只可用於繳付部份樓價餘額。
The Balance Payment Financing shall be applied for part payment of the balance of the purchase price.

(IV) 餘額貸款的最高金額為以下最低者：(i)樓價的 35%；或(ii)指定財務機構估算現有物業價值的 50%；或(iii)買方實際須繳付的樓價餘額扣除所有按揭貸款(如有)及所有賣方將提供用以支付樓價餘額部份的現金回贈(如有)後的淨金額(『淨樓價餘額』)。
The maximum amount of the Balance Payment Financing shall be the lowest of (i) 35% of the purchase price; or (ii) 50% of the designated financing company's valuation of the Existing Property; or (iii) the net amount of balance of purchase price actually payable by the Purchaser after deducting all mortgage loan(s) (if any) and all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase ("net balance of purchase price").

(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。如買方在首3年內還清餘額貸款，將獲發還已繳付利息的50%。發還時間及方式由指定財務機構全權決定。
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 Balance Payment Financing within the first 3 years, 50% of the interest paid will be refunded. The timing and manner of refund will be decided by the designated financing company at its absolute discretion.

(VI) 餘額貸款年期最長為 10 年。
The maximum tenor of the Balance Payment Financing shall be 10 years.

(VII) 借款人須以以下方式償還餘額貸款 ：-
The Borrower shall repay the Balance Payment Financing in the following manner :-

- 提取貸款日(即是付清樓價餘額日)後，每個住宅物業的每月償還金額須根據以下列表：
  After the loan drawdown date (same as the date of settlement of the balance of the purchase price), the amount of the monthly repayment for each residential property shall be according to the table below:

| 餘額貸款金額<br>The amount of the Balance Payment Financing | 每個住宅物業的每月償還金額(當中已包含每月利息)<br>The amount of monthly repayment (including monthly interest) for each residential property |
|---|---|
| 樓價15%或以下<br>equal to or less than 15% of the purchase price | 港幣$10,000或當月的利息，以較高者為準<br>HK$10,000 or the monthly interest, whichever is higher |
| 樓價15%以上，但不超過樓價25%<br>more than 15% of the purchase price but not exceeding 25% of the purchase price | 港幣$15,000或當月的利息，以較高者為準<br>HK$15,000 or the monthly interest, whichever is higher |
| 樓價25%以上<br>more than 25% of the purchase price | 港幣$20,000或當月的利息，以較高者為準<br>HK$20,000 or the monthly interest, whichever is higher |

- 到期日或之前必須償還全數貸款餘額及應付利息。
  The loan balance and the interest payable should be fully repaid on or before the maturity date.

(VIII) 借款人及其擔保人(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 Borrower and his/her guarantor (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

(IX) 餘額貸款申請須由指定財務機構獨立審批。
The Balance Payment Financing shall be approved by the designated financing company independently.

(X) 所有餘額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。借款人無須支付任何申請貸款的手續費或法律費用。如借款人就餘額貸款另行自聘律師作為其代表律師，借款人須負責其代表律師有關費用及雜費。
All legal documents of the Balance Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Borrower will not be charged any handling fee or legal fee for processing the loan application. If the Borrower shall instruct his/her own solicitors to act for him/her for the Balance Payment Financing, the Borrower shall bear his/her own solicitors' relevant costs and disbursements.

(XI) 借款人敬請向指定財務機構查詢有關餘額貸款用途及詳情。餘額貸款批出與否及其條款，指定財務機構有最終決定權。不論餘額貸款獲批與否，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 Borrower is advised to enquire with the designated financing company about the purpose and the details of the Balance Payment Financing. The approval or disapproval of the Balance Payment Financing and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Balance Payment Financing 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.

(XII) 餘額貸款受其他條款及細則約束。
The Balance Payment Financing is subject to other terms and conditions.

(XIII) 賣方無給予或視之為已給予任何就餘額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 Balance Payment Financing.

附錄 3(a)　　備用第一按揭貸款
Annex 3(a)　　Standby First Mortgage Loan

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款 (『第一按揭貸款』) 之主要條款如下:
The key terms of a Standby First Mortgage Loan ("First Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該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 date of settlement of the balance of the purchase price or (if applicable) 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) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.

(IV) 首24個月之按揭利率為香港上海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.，期後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。
Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.25% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

(V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

(VI) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.

(VII) 買方須就申請第一按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the First Mortgage Loan.

(VIII) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。
All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(IX) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(X) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(XI) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.

附錄 3(b)　備用第二按揭貸款
Annex 3(b)　Standby Second Mortgage Loan

賣方的指定財務機構(『指定財務機構』)提供備用第二按揭貸款 (『第二按揭貸款』) 之主要條款如下:
The key terms of a Standby Second Mortgage Loan ("Second Mortgage Loan") offered by the Vendor's designated financing company ("designated financing company") are as follows:

(I) 買方必須於付清樓價餘額之日或(如適用)買賣合約內訂明的該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 (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).

(II) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

(III) 首24個月之按揭利率為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.，期後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。
Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.85% 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.

(IV) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.

(V) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.

(VI) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.

(VII) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

(VIII) 買方須就申請第二按揭貸款支付港幣$5,000不可退還的申請手續費。
The Purchaser shall pay HK$5,000 being the non-refundable application fee for the Second Mortgage Loan.

(IX) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(X) 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.

(XI) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。
Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

附錄 4　　至親家庭優惠 (只適用於個人名義買方)
Annex 4　　Family Purchase Offer (applicable only to the Purchaser(s) who is/are individual(s))

(I) 如符合以下所有條件，買方可獲至親家庭優惠：-
The Purchaser shall be entitled to a Family Purchase Offer if all the following conditions have been satisfied:-

(a) 買方已簽署臨時買賣合約購買在本價單上之任何住宅物業(『指定住宅物業』)；
the Purchaser has signed a preliminary agreement for sale and purchase of any residential property in this price list ("designated residential property");

(b) (i)買方(或買方其中一位)或買方的近親(即配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)(或買方其中一位的近親)(不論單獨或連同其他人)(『關聯人士』)已於申請至親家庭優惠的日期或之前(惟申請日期不可遲於下述第(III)分段所規定的日期)簽署買賣合約購買天晉、天晉II、天晉IIIA或天晉IIIB之任何一手住宅物業(『關聯住宅物業』)；或(ii) 買方(或買方其中一位) (不論單獨或連同其他人)已於2016年3月22日或之前簽署並蓋印花稅的正式租約租住天晉或天晉II之任何住宅物業(『關聯租住住宅物業』)；
(i) the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents, children, brothers, sisters, grandparents or grandchildren) of the Purchaser (or a close relative of any one of the Purchasers) (whether in his/her sole name or together with other individual(s)) ("related person") has signed an agreement for sale and purchase of any first hand residential property of The Wings, The Wings II, The Wings IIIA or The Wings IIIB ("related residential property") on or before the date of application for the Family Purchase Offer (which application date shall not be later than the date stipulated in sub-paragraph (III) below); or (ii) the Purchaser (or any one of the Purchasers)(whether in his/her sole name or together with other individual(s)) has signed and stamped a formal tenancy agreement to rent any residential property of The Wings or The Wings II ("related rented residential property") on or before 22 March 2016;

(c) 買方已按買賣合約付清指定住宅物業的樓價餘額；及
the Purchaser has settled the balance of the purchase price of the designated residential property in accordance with the agreement for sale and purchase; and

(d) (如適用)關聯人士已(i)妥為遵守及履行所有關聯住宅物業的買賣合約的條款；或(ii)(視情況而定)按該買賣合約完成購買關聯住宅物業。
(if applicable) the related person has (i) duly observed and performed all the terms of the agreement for sale and purchase of the related residential property; or (ii) (as the case may be) completed the purchase of the related rented residential property in accordance with the said agreement for sale and purchase.

(II) 至親家庭優惠相等於指定住宅物業的樓價1%之現金回贈。就每個指定住宅物業只可獲一次至親家庭優惠。
The Family Purchase Offer shall be a cash rebate equivalent to 1% of the purchase price of the designated residential property. Only one Family Purchase Offer shall be offered for each designated residential property.

(III) 買方須於買方付清指定住宅物業的樓價餘額之日或(如適用)指定住宅物業的買賣合約內訂明的該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至親家庭優惠，並須提供令至賣方滿意的書面文件(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。)以証明上述第(I)(b)分段所述之(如適用)近親關係及(如適用)關聯租住住宅物業的已蓋印花稅的正式租約。賣方會於收到申請並確認有關資料無誤後將至親家庭優惠直接用於支付指定住宅物業的部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Family Purchase Offer at least 30 days before the date of settlement of the balance of the purchase price of the designated residential property or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase of the designated

residential property (whichever is earlier) and shall provide documentary evidence to prove (if applicable) the close relative relationship mentioned in sub-paragraph (I)(b) above and (if applicable) the stamped formal tenancy agreement of the related rented residential property to the Vendor's satisfaction and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchasers. After the Vendor has received the application and duly verified the information, the Vendor will apply the Family Purchase Offer for part payment of the balance of the purchase price of the designated residential property directly.

(IV) 至親家庭優惠回贈受其他條款及細則約束。
The Family Purchase Offer is subject to other terms and conditions.

附錄 5　　新地會會員置業有禮優惠
Annex 5　　Gift Offer for SHKP Club Member

(I) 根據該發展項目之銷售安排第1號(及其經修改的銷售安排)內的指定方式而決定的揀選住宅物業的優先次序，首名買方並符合以下全部條件(『合資格買方』)，可有資格獲贈價值港幣$150,000之旅遊禮券 (『該禮品』)：
According to the order of priority in the selection of residential property as determined in accordance with the method specified in the Sales Arrangement no.1 (and the revised sales arrangement thereof) of the Development, the first Purchaser (the "Eligible Purchaser") who satisfies all the following conditions will be eligible for a travel gift certificate with the value of HK$150,000 (the "Gift"):

- 簽署臨時買賣合約購買一個或以上住宅物業(不論是列於本價單內或列於賣方已公佈或不時公佈的該發展項目的其他價單內)。
  The preliminary agreement for sale and purchase of one or more residential property (whether listed in this price list or in other price list(s) of the Development issued or to be issued by the Vendor from time to time) is signed.

- 合資格買方須為新地會會員(即在簽署臨時買賣合約當日或之前，最少一位個人合資格買方(如合資格買方是以個人名義)或最少一位合資格買方之董事(如合資格買方是以公司名義)須為新地會會員)。
  The Eligible Purchaser is a SHKP Club member (i.e. at least one individual Eligible Purchaser (if the Eligible Purchaser is an individual(s)) or at least one director of the Eligible Purchaser (if the Eligible Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase).

(II) 在合資格買方獲贈該禮品之前，合資格買方須已簽署相關住宅物業之買賣合約。
Before the Eligible Purchaser shall be offered the Gift, the Eligible Purchaser shall have signed an agreement for sale and purchase in respect of the relevant residential property(ies).

(III) 每位合資格買方根據同一份銷售安排購買住宅物業只可獲贈該禮品一次，不論購買住宅物業的數目及住宅物業是列於本價單內或列於賣方已公佈或不時公佈的該發展項目的其他價單內。
Each Eligible Purchaser shall be offered the Gift once only for purchase of residential property(ies) in accordance with the same sales arrangement, irrespective of the number of residential property purchased and whether or not the residential property is listed in this price list or in other price list(s) of the Development issued or to be issued by the Vendor from time to time.

(IV) 該禮品受有關條款及條件約束。賣方及新地會有限公司不會就該禮品承擔任何直接或間接的責任或損失。任何就該禮品(包括買方獲贈該禮品的資格)的爭議將由賣方全權及絕對酌情決定。
The Gift is subject to the relevant terms and conditions. The Vendor and SHKP Club Limited shall not be responsible for any direct or indirect liabilities or losses in connection with the Gift. Any dispute in respect of the Gift (including the eligibility of a Purchaser for the Gift) shall be determined by the Vendor at its sole and absolute discretion.

(5) 賣方已委任地產代理在該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

晉誠地產代理有限公司 EARNEST PROPERTY AGENCY LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

康業服務有限公司 HONG YIP SERVICE CO LTD

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY LIMITED

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