

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of Development	登峰·南岸 South Coast	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港登豐街1號 No. 1 Tang Fung Street, Hong Kong		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		150	

印製日期 Date of Printing	價單編號 Number of Price List
15/11/2015	2

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

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「 <input checked="" type="checkbox"/> 」標示 Please use “ <input checked="" type="checkbox"/> ” to indicate changes to prices of residential properties
		價錢 Price
16/11/2015	2A	
09/12/2015	2B	
28/12/2015	2C	
28/01/2016	2D	
03/03/2016	2E	
24/03/2016	2F	
06/04/2016	2G	
31/05/2016	2H	

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
登峰・南岸 South Coast	6	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,592,000	193,583 (17,975)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	6	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,266,000	222,683 (20,651)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	6	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,246,000	222,637 (20,654)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	6	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,246,000	222,119 (20,654)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	6	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,272,000	197,385 (18,341)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	6	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,978,000	199,819 (18,589)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	10	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,396,000	229,003 (21,244)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	10	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,396,000	228,470 (21,244)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	18	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,198,000	207,237 (19,243)	--	0.155 (2)	--	--	--	--	--	--	--	--

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
登峰・南岸 South Coast	18	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,638,000	238,413 (22,110)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	18	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,617,000	238,382 (22,114)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	18	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,617,000	237,827 (22,114)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	18	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,856,000	211,320 (19,636)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	18	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,258,000	213,884 (19,897)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	19	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,232,000	208,003 (19,314)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	19	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,673,000	239,893 (22,247)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	19	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,651,000	239,825 (22,248)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	19	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,651,000	239,267 (22,248)	--	0.155 (2)	--	--	--	--	--	--	--	--

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
登峰・南岸 South Coast	19	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,895,000	212,251 (19,723)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	19	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,284,000	215,190 (20,019)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	21	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,297,000	209,467 (19,450)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	21	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,740,000	242,727 (22,510)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	21	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,718,000	242,669 (22,512)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	21	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,718,000	242,103 (22,512)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	21	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,976,000	214,183 (19,902)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	21	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,336,000	217,802 (20,262)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	22	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,328,000	210,166 (19,515)	--	0.155 (2)	--	--	--	--	--	--	--	--

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
登峰・南岸 South Coast	22	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,775,000	244,207 (22,647)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	22	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,753,000	244,154 (22,650)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	22	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,753,000	243,585 (22,650)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	22	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,017,000	215,162 (19,993)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	22	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,362,000	219,108 (20,383)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	25	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,394,000	211,653 (19,653)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	25	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,845,000	247,167 (22,922)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	25	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,821,000	247,040 (22,917)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	25	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,821,000	246,465 (22,917)	--	0.155 (2)	--	--	--	--	--	--	--	--

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
登峰・南岸 South Coast	25	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,098,000	217,095 (20,173)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	25	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,415,000	221,770 (20,631)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	26	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,427,000	212,396 (19,722)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	26	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,874,000	248,393 (23,035)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	26	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,851,000	248,313 (23,035)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	26	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,851,000	247,735 (23,035)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	26	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,139,000	218,073 (20,264)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	26	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,437,000	222,875 (20,734)	--	--	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	27	A	44.384 (478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	9,460,000	213,140 (19,791)	--	0.155 (2)	--	--	--	--	--	--	--	--

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
登峰・南岸 South Coast	27	B	23.648 (255) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,903,000	249,619 (23,149)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	27	C	23.563 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,880,000	249,544 (23,150)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	27	D	23.618 (254) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,880,000	248,963 (23,150)	--	0.155 (2)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	27	E	41.908 (451) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,180,000	219,051 (20,355)	--	0.432 (5)	--	--	--	--	--	--	--	--
登峰・南岸 South Coast	27	F	19.908 (214) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,458,000	223,930 (20,832)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3 : Other Information

- (1)

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

(2)

根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，－
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條/Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條/Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條/Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則－(i)該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii)擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.
- (3)

實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- (4) (i)

註： 於本第 4 節內：「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（ 即售價經計算適用支付條款及折扣後之價錢 ）。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數(即如所得價目百位之數字為 5 或以上，進位至最接近之千位數；或如所得價目百位之數字為 4 或以下，捨位至最接近至千位數)作「成交金額」。
Note: In this section 4: "Price" means the price set out in the schedule in Part 2 of this price list, and “Transaction Price” means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase (i.e. the purchase price after applying the applicable terms of payment and discounts on the Price). The price obtained after applying the relevant terms of payment and/ or discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，臨時訂金其中港幣\$100,000.00 以銀行本票支付，抬頭請寫「張葉司徒陳律師事務所」。請另備支票以補足臨時訂金之餘額。
Purchasers shall pay the preliminary deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. HK\$100,000.00 of the preliminary deposit shall be paid by a cashier order made payable to “Vincent T.K. Cheung, Yap & Co Solicitors & Notaries” . Please prepare cheque(s) for paying the balance of the preliminary deposit.

支付條款 Terms of Payment :

- A.

45 天現金優惠付款計劃（照售價減 6%） 45-day Cash Payment Plan (6% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase ("ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

2. 成交金額 5%於買方簽署臨時合約後 20 天內繳付。
5% of the transaction price shall be paid within 20 days after the purchaser’s signing of the PASP.

3. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 45 天內由買方繳付。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 45 days after signing of the PASP.
- B.

港島南區 - 直通車計劃（照售價減 4 %） HK Island South - Express Link Plan (4% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The agreement for sale and purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.

2. 成交金額 5%於買方簽署臨時合約後 20 天內繳付。
5% of the transaction price shall be paid within 20 days after the purchaser’s signing of the PASP.

3. 買方須於簽署臨時合約後的第二個公曆月的第一天起，及其後在每個公曆月的第一天支付成交金額的 0.35%，直至賣方就其有能力將有關住宅物業有效地轉讓予買方並就此事向買方發出通知後為止。
0.35% of the Transaction Price shall be paid by the purchaser on the first day of the 2nd calendar month and the first day of every subsequent calendar month after signing of the PASP until the vendor is in a position validly to assign the relevant residential property to the purchaser and has notified the purchaser in respect hereof.

4. 成交金額餘款於賣方就其有能力將有關住宅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 日內付清。
Balance of the Transaction Price shall be paid by the purchaser within 14 days after the date of notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

選擇本付款計劃之買方可向以下由賣方指定財務機構申請按揭貸款，主要條款如下:
The purchaser who chooses this payment plan may apply to the vendor’s designated financing company for the mortgage loan. Key terms are as follows:

至尊備用按揭貸款
Supreme Standby Mortgage Loan

買方可在不需要提供入息證明的情況下向九龍建業財務有限公司（「承按人」）申請成交金額餘款的一按及/或二按按揭貸款，主要條款如下:
The purchaser can apply to Kowloon Development Finance Limited (“the Mortgagee”) for First Mortgage and/or Second Mortgage loan of the balance of the Transaction Price without submission of income proof. The main terms are as follows:

1.

相關之一按及/或二按按揭貸款之按揭利率將參照其時於香港經營按揭貸款業務之貸款機構收取的按揭利率，最終按揭利率以承按人最後審批結果為準。
The interest rate of the respective First Mortgage and/or Second Mortgage loan will be made by reference to the interest rate charged by such financial institutions that operate mortgage business in Hong Kong at that moment. The final interest rate(s) will be subject to final approval by the Mortgagee.
2.

按揭貸款之最長年期為 30 年。
The maximum tenor of mortgage loan shall be 30 years.

3.

所有按揭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。買方可選擇另行聘請律師為其相關按揭文件之代表律師。在此情況下，買方亦須負責賣方代表律師於按揭貸款的律師費用及雜費。
All legal documents in relation to the mortgage loan shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of the mortgage loan. In such event, the purchaser shall also bear the costs and disbursements for the vendor's solicitors relating to the mortgage loan.
4.

買方若於發展項目的預計關鍵日期當日或以前向承按人提出按揭貸款申請，則無需就該申請支付申請手續費。買方若於發展項目的預計關鍵日期以後向承按人提出按揭貸款申請，則須就該申請支付港幣\$5,000 或承按人不時指定之其他金額作為不可退還的申請手續費。申請須以書面作出。
No application fee will be levied if the purchaser makes an application to the Mortgagee for a mortgage loan on or before the estimated material date of the Development. If the Purchaser makes an application to the Mortgagee for a mortgage loan after the estimated material date of the Development, a non-refundable application fee in respect of the application in the sum of HK\$5,000 or such other amount as may be specified by the Mortgagee from time to time is payable by the purchaser. An application should be made in writing.
5.

有關按揭貸款之批核及按揭條款以承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。
The grant of the application and the terms and conditions for the mortgage loan is subject to the final decision of the Mortgagee which is not related to the vendor and the vendor shall under no circumstances be responsible therefor.
6.

買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予承按人一個月書面通知。
The purchaser may at any time repay the outstanding loan in full by giving the Mortgagee one month's prior notice in writing without levy of early repayment handling charges.
7.

此貸款受其他條款及條件約束。
This loan is subject to other terms and conditions.

C. **先住後供付款計劃（照售價減 2 %） Occupy-Then-Pay Plan (2% discount from the Price)**

1.

成交金額 5%於買方簽署臨時合約時繳付，買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
2.

成交金額 5%於買方簽署臨時合約後 20 天內繳付。
5% of the Transaction Price shall be paid within 20 days after the purchaser’s signing of the PASP.
3.

成交金額 90%即成交金額餘款於買方簽署臨時合約後 45 天內由買方繳付。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 45 days after signing of the PASP.

選擇本付款計劃之買方可向以下由賣方指定財務機構(“第一承按人”)申請按揭貸款，主要條款如下:
The purchaser who chooses this payment plan may apply to the vendor’s designated financing company (“First Mortgagee”) for the mortgage loan. Key terms are as follows:

免息免供—按揭貸款
Payment-Free First Mortgage Loan

1.

買方若於清付成交金額餘款前最少21日向第一承按人提出第一按揭貸款申請，則無需就該申請支付申請手續費。買方若於清付成交金額餘款前21日內向第一承按人提出第一按揭貸款申請，則須就該申請支付港幣\$5,000或第一承按人不時指定之其他金額作為不可退還的申請手續費。
If the purchaser makes an application to the First Mortgagee for a first mortgage loan not less than 21 days before settlement of the balance of Transaction Price, no application fee will be payable in respect of the application. If the Purchaser makes an application to the First Mortgagee for a first mortgage less than 21 days before settlement of the balance of Transaction Price, a non-refundable application fee in respect of the application in the sum of HK\$5,000 or such other amount as may be specified by the First Mortgagee from time to time is payable by the purchaser. An application should be made in writing.
2.

第一按揭貸款首兩年豁免利息及本金供款。第三年之按揭年利率為第一承按人選用之最優惠利率（P）減2 %（P-2 %），其後的年利率則為最優惠利率（P）計算，P為浮動利率，於本價單日期最優惠利率（P）為每年5.25 %，最終按揭利率以第一承按人最後審批結果為準。
The first mortgage loan shall be free of interest and principal contributions for the first 2 years. The interest rate for the third year of the first mortgage loan shall be Prime Rate (P) quoted by the First Mortgagee minus 2% (P-2%). The interest rate for the rest of the term of the first mortgage loan shall be Prime Rate. P is a floating rate. The Prime Rate (P) as at the date of this price list is 5.25 % per annum. The final interest rate will be subject to final approval by the First Mortgagee.
3.

第一按按揭貸款的總金額不可超過成交金額的80%
The maximum first mortgage loan amount shall not exceed 80% of the Transaction Price.
4.

第一按揭貸款年期最長為30年。
The maximum tenor of first mortgage loan shall be 30 years.
5.

買方於決定選擇第一按揭貸款前，請先向第一承按人查詢清楚第一按揭貸款之按揭條款、批核條件及手續。
The purchaser is advised to enquire with the First Mortgagee on details of its terms, conditions and application procedures of the first mortgage before considering a first mortgage loan.
6.

買方無需提供收入證明，但須提供財務資料、信貸記錄及其他第一承按人所需文件。
The purchaser is not required to provide income proof, but is required to provide financial information, credit report and other necessary documents as requested by the First Mortgagee.
7.

第一按揭貸款申請將由第一承按人獨立處理。
The application for the first mortgage loan will be processed by the First Mortgagee independently.
8.

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。買方可選擇另行聘請律師為其相關第一按揭貸款文件之代表律師。在此情況下，買方亦須負責賣方代表律師於第一按揭貸款的律師費用及雜費。
All legal documents in relation to the first mortgage loan shall be prepared by the vendor’s solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of first mortgage loan. In such event, the purchaser shall also bear the costs and disbursements for the vendor’s solicitors relating to the first mortgage loan.
9.

有關第一按揭貸款之批核及按揭條款以第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論第一按揭貸款獲批與否，買方仍須完成購買該住宅物業及全數繳付該住宅物業的成交金額。
The grant of the application and its respective terms and conditions for the first mortgage loan is subject to the final decision of the First Mortgagee and is not related to the vendor (which shall under no circumstances be responsible therefor). The purchaser shall complete the purchase of the residential property and pay the Transaction Price of the residential property in full irrespective of whether the first mortgage loan is granted or not.
10.

買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予第一承按人一個月書面通知。
The purchaser may at any time repay the outstanding loan in full by giving the First Mortgagee one month’s prior notice in writing without levy of early repayment handling charges.
11.

此貸款受其他條款及條件約束。
This loan is subject to other terms and conditions.

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

- (a)

請參閱 4(i)。
Please refer to 4(i).
- (b)

「從價印花稅」折扣優惠
“Ad Valorem Stamp Duty” Discount Benefit

購買本物業任何單位之買方，可獲額外 4%售價折扣優惠作為「從價印花稅」折扣優惠。
An extra 4% discount from the Price would be offered to the purchaser(s) who purchase(s) any unit as the "Ad Valorem Stamp Duty" Discount Benefit.

- (4)(iii)

可就購買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:

(a)

請參閱 4(i)及 4(ii)。
Please refer to 4(i) and 4(ii).

(b)

購買本發展項目 A 單位之買方可獲贈一套 21 件 Bauknecht 廚具套裝（價值：HK\$8,880）。詳情以相關交易文件條款作準。
The purchaser(s) who purchase(s) unit A of the Development will receive a Bauknecht 21-piece utensil set as gift (value: HK\$8,880). This gift is subject to the terms and conditions of the relevant transaction documents.

(c)

贈送影音設備及傢俬組合優惠（只適用於購買任何 A 或 E 單位之買方）
Free Video and Audio Appliance and Furniture Package Offer (only applicable to the purchasers who purchase any unit(s) A or unit(s) E)

買方可免費獲贈本價單附錄 1 所述之相關住宅物業之電器設備、傢俱和物件(『該等物品』)。賣方或其代表不會就該等物品作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該等物品將於住宅物業成交之後，賣方將附表所描述之該等物品以賣方不時決定之方式（包括將該等物品放置於該物業之內）送贈予買方。本優惠受相關交易文件條款及條件限制。一切關於該等物品之事宜，如有爭議，以賣方最終決定為準。買方不得就該等物品之任何事項作出反對或質詢。任何情況下，賣方就該等物品，對買方而言，不會及沒有承擔任何責任。
The Purchaser will be provided with the electrical appliance, furniture and chattels of the relevant residential property as set out in Annex 1 hereto (the “Items”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Items or as to whether any of the Items is or will be in working condition. The Items will be delivered to the Purchaser will deliver to the purchaser by way of gifts those Items which are described in the Annex after Completion in such manner as may be decided by the Vendor from time to time (including by leaving the Items in the Property). This benefit is subject to the terms and conditions of the relevant transaction documents. In the event of any dispute relating to or arising from the Items, the Vendor’ s decision shall be final. No Objection or requisition shall be raised by the purchaser in connection with any matters relating to such Items. In any event, the Vendor shall not assume any liability or owe any obligation or duty to the purchaser in respect of the said Items.

備註 Note :

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.

所有就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the development are offered to first hand purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable.

3.

為免疑問，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支付條款。
For the avoidance of doubt, the Purchaser must choose the same term of Payment for all the residential properties purchased under the same preliminary agreement for sale and purchase.

4)(iv)

誰人負責支付買賣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:

(a)

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用。
If the purchaser appoints the vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(b)

買方須支付一概有關臨時買賣合約、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties payable in respect of the sale and purchase of the specified residential property under the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale by the purchaser, any “special stamp duty” as defined in the Stamp Duty Ordinance, any buyer's stamp duty as defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

4)(v)

買方須就買賣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:

買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。
The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.

5)

賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The vendor has appointed estate agents to act in the sale of any specified residential property in the development:
中原地產代理有限公司 Centaline Property Agency Limited
世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
美聯物業代理有限公司 Midland Realty (International) Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited
香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association & Chartered Members
香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members
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, the person does not necessarily have to appoint any estate agent.

6)

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

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

附錄 1：贈送影音設備及傢俬組合優惠 - A 單位

Annex 1 : Free Video and Audio Appliance and Furniture Package Offer - Unit A

該等物品 The Items

A 單位 Unit A		
位置Location	項目Item	數量 Quantity
Living and Dining Room 客廳及飯廳	TV Console 電視機地櫃	1
	Sofa (2 seater) 兩座位梳化	1
	Samsung 48" TV set 三星 48"電視機	1
	B&O Wireless Bluetooth speakers B&O 無線藍牙揚聲器	1
	Functional Cabinet 多用途櫃	1
	Dining Table 餐桌	1
	Dining Chair 餐椅	4
	Pendant Lamp 吊燈	2
	Curtain 窗簾	1 set (組)
Master Bedroom 主人房	Twin Bed with mattress 雙人床及床褥	1
	Wardrobe 衣櫃	1
	Ceiling Light 天花燈	1
	Curtain 窗簾	1 set (組)
Bedroom 睡房	Single Bed with mattress 單人床及床褥	1
	Wardrobe 衣櫃	1
	Bedside Cabinet 床邊櫃	1
	Footboard Cabinet 床尾櫃	1
	Ceiling Light 天花燈	1
	Curtain 窗簾	1 set (組)

附錄 1：贈送影音設備及傢俬組合優惠 - E 單位

Annex 1 : Free Video and Audio Appliance and Furniture Package Offer - Unit E

該等物品 The Items

E 單位 Unit E		
位置Location	項目Item	數量 Quantity
Living and Dining Room 客廳及飯廳	TV Console 電視機地櫃	1
	Sofa (2 seater) 兩座位梳化	1
	Samsung 48" TV set 三星 48"電視機	1
	B&O Wireless Bluetooth speakers B&O 無線藍牙揚聲器	1
	Functional Cabinet 多用途櫃	1
	Dining Table 餐桌	1
	Dining Chair 餐椅	4
	Pendant Lamp 吊燈	2
	Curtain 窗簾	1 set (組)
Master Bedroom 主人房	Twin Bed with mattress 雙人床及床褥	1
	Bedside Cabinets 床頭櫃	1
	Wardrobe 衣櫃	1
	Ceiling Light 天花燈	1
	Curtain 窗簾	1 set (組)
Bedroom 睡房	Single Bed with mattress 單人床及床褥	1
	Wardrobe 衣櫃	1
	Ceiling Light 天花燈	1
	Curtain 窗簾	1 set (組)