

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	何文田山畔 Homantin Hillside	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	蒼然徑8號 8 Wai Yin Path		
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)	173		

印製日期 Date of Printing	價單編號 Number of Price List
25 November 2014	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「✓」標示 Please use “✓” to indicate changes to prices of residential properties
		價錢 Price
17 March 2015	2A	-
12 June 2015	2B	✓
28 June 2015	2C	-
27 July 2015	2D	-
27 August 2015	2E	-
26 September 2015	2F	-
27 October 2015	2G	-
02 November 2015	2H	-
03 November 2015	2I	✓
07 November 2015	2J	✓
27 November 2015	2K	-
07 December 2015	2L	-
28 December 2015	2M	-
07 January 2016	2N	✓
26 January 2016	2O	✓
26 February 2016	2P	-
28 March 2016	2Q	-
12 April 2016	2R	-
07 June 2016	2S	✓

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
2	10	A	46.565 (501) 露台 Balcony: 1.936 (21) 工作平台 Utility Platform: 0 (0)	12,871,000	276,409 (25,691)	--	--	--	--	--	--	--	--	--	--
2	10	B	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,507,000 9,898,000	306,577 (28,474) 288,807 (26,824)	--	--	--	--	--	--	--	--	--	--
2	10	C	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,507,000 10,641,000	306,577 (28,474) 310,487 (28,837)	--	--	--	--	--	--	--	--	--	--
2	10	D	33.481 (360) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	10,210,000 10,193,000 10,381,000	304,949 (28,361) 304,441 (28,314) 310,056 (28,836)	--	--	--	--	--	--	--	--	--	--
2	10	F	32.205 (347) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	9,683,000 8,649,000	300,668 (27,905) 268,561 (24,925)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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2	10	G	35.403 (381) 露台 Balcony: 1.824 (20) 工作平台 Utility Platform: 0 (0)	10,467,000 9,603,000 9,780,000	295,653 (27,472) 271,248 (25,205) 276,248 (25,669)	--	--	--	--	--	--	--	--	--	--
2	11	A	46.565 (501) 露台 Balcony: 1.936 (21) 工作平台 Utility Platform: 0 (0)	13,411,000 14,344,000	288,006 (26,768) 308,043 (28,631)	--	--	--	--	--	--	--	--	--	--
2	11	B	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,762,000 9,946,000	314,017 (29,165) 290,208 (26,954)	--	--	--	--	--	--	--	--	--	--
2	11	C	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,762,000 10,370,000	314,017 (29,165) 302,579 (28,103)	--	--	--	--	--	--	--	--	--	--
2	11	D	33.481 (360) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	10,458,000 10,545,000	312,356 (29,050) 314,955 (29,292)	--	--	--	--	--	--	--	--	--	--
2	11	F	32.205 (347) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	9,919,000 8,691,000	307,996 (28,585) 269,865 (25,046)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台 及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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2	11	G	35.403 (381) 露台 Balcony: 1.824 (20) 工作平台 Utility Platform: 0 (0)	10,722,000 9,650,000	302,856 (28,142) 272,576 (25,328)	--	--	--	--	--	--	--	--	--	--
2	16	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	35,531,000 35,120,000	304,731 (28,312) 301,206 (27,984)	--	--	--	--	--	--	--	--	--	--
2	17	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	35,784,000 35,370,000	306,901 (28,513) 303,350 (28,183)	--	--	--	--	--	--	--	--	--	--
2	23	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	40,503,000 37,786,000	347,373 (32,273) 324,071 (30,108)	--	--	--	--	--	--	--	--	--	--
2	23	C	115.443 (1,243) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 1.500 (16)	39,677,000 37,456,000	343,693 (31,920) 324,454 (30,134)	--	--	--	--	--	--	--	--	--	--
2	25	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	40,768,000 38,033,000	349,646 (32,484) 326,189 (30,305)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
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2	25	C	115.443 (1,243) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 1.500 (16)	39,939,000 37,703,000 38,268,000	345,963 (32,131) 326,594 (30,332) 331,488 (30,787)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 **Part 3: Other Information**

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

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

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

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

(4) (i) 支付條款 Terms of Payment

於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於樓價5%之金額作為臨時訂金，抬頭請寫 "施文律師行"。

Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price by cashier order or cheque, payable to "F. Zimmern & Co.".

山畔「換樓易」付款計劃 (照售價減5%)

Hillside "Easy Home Purchase" Payment Method (5% discount from the Price)

- 1) 樓價5% (臨時訂金) 於買方簽署臨時買賣合約時繳付，並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。
5% of the purchase price (preliminary deposit) shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 5 working days after signing the Preliminary Agreement for Sale and Purchase.
- 2) 樓價5% (部份樓價) 於簽署臨時買賣合約的日期後起計30天內，或於賣方發給買方的成交通知的日期後的 14 日內，以較早者為準，繳付。
A further 5% of the purchase price (part payment of the purchase price) shall be paid by the Purchaser within 30 days after signing the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notice of completion issued by the Vendor to the Purchaser, whichever is earlier.
- 3) 樓價90% (樓價餘額)於賣方發給買方的成交通知的日期後的 14 日內繳付。
The balance of 90% of the purchase price shall be paid within 14 days after the date of the notice of completion issued by the Vendor to the Purchaser.

註： 在(4)(i)段中，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。樓價的計算方法為從第二部份所示的有關售價扣除 (a)按上述(4)(i)方法計算的適用的折扣數額(如有)及 (b) 按(4)(ii)(b) 及 (4)(ii)(c) 方法計算的適用的折扣數額(如有)後得出的金額。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。

Notes: In paragraph (4)(i), "purchase price" means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase. The purchase price is to be calculated by deducting (a) the applicable amount of discount (if any) calculated in accordance with (4)(i) above and (b) the applicable amount of discounts calculated in accordance with (4)(ii)(b) and (4)(ii)(c) below from the Price concerned as shown in Part 2 above. The Purchaser must choose the same payment plan for all the residential properties purchased under the same Preliminary Agreement for Sale and Purchase.

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

(a) 見上述 (4)(i) 段。
See paragraph (4)(i) above.

(b) 特選住宅物業的特別折扣優惠
Special Discount Benefit for the Privilege Residential Properties

購買本價單所列之住宅物業的買方可獲額外售價 5% 折扣優惠。

An extra 5% discount from the Price would be offered to a Purchaser who purchases a residential property listed in this price list.

(c) 特選單位「從價印花稅津貼」優惠
"Ad Valorem Stamp Duty Subsidy" Benefit for Privilege Residential Properties

購買本價單所列之住宅物業的買方可獲額外售價 8.5% 折扣優惠。

An extra 8.5% discount from the Price would be offered to a Purchaser who purchases a residential property listed in this price list.

(4) (iii) 可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

(a) 備用 Hillside 1100 按揭貸款 (只適用於個人買家或有個人擔保的公司買家)
Standby Hillside 1100 Mortgage Loan (only applicable to individual purchaser OR corporate purchaser with personal guarantee)

為繳付樓價餘額的目的，買方可向賣方的指定財務公司(『指定財務公司』)申請備用 Hillside 1100 按揭貸款(『Hillside 1100按揭貸款』)，其主要條款如下：

For the purpose of the settlement of the balance of the purchase price, the Purchaser may apply to the financial company which is designated by the Vendor ("designated financial company") for a Standby Hillside 1100 Mortgage Loan ("Hillside 1100 Mortgage Loan"). The key terms thereof are as follow:

(i) 買方必須於付清樓價餘額之日，或(如適用)買賣合約內訂明的預計關鍵日期，以較早者為準，前最少60日以書面方式向指定財務公司申請 Hillside 1100 按揭貸款。

The Purchaser shall make a written application to the designated financial company for a Hillside 1100 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 as specified in the Agreement for Sale and Purchase (whichever is earlier).

(ii) Hillside 1100 按揭貸款的貸款額不超過樓價之80%。

The loan amount of the Hillside 1100 Mortgage Loan shall not exceed 80% of the Purchase Price.

- (iii) Hillside 1100 按揭貸款以該住宅物業之第一法定按揭作抵押。
The Hillside 1100 Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (iv) Hillside 1100 按揭貸款的期限為36個月。
The tenor of the Hillside 1100 Mortgage Loan shall be 36 months.
- (v) Hillside 1100 按揭貸款於提款日起息，使用 Hillside 1100 按揭貸款的買方於36個月貸款期內免供本金，只須按月支付利息。首12個月之按揭利率按年息1.88%固定息率計算，第13至第24個月之按揭利率按年息2.28%固定息率計算，第25至第36個月之利率按年息2.68%固定息率計算。
Interest on the Hillside 1100 Mortgage Loan will accrue from the day of drawdown, the Purchaser who chooses Hillside 1100 Mortgage Loan will not need to repay the principal thereof, but has to pay interest thereon on a monthly basis during the 36 months tenor period. The interest rate for the first 12 months shall be fixed at 1.88% p.a., the interest rate for the period from 13th to 24th month shall be fixed at 2.28% p.a., and the interest rate for the period from 25th to 36th month shall be fixed at 2.68% p.a..
- (vi) 買方毋須提供收入證明，但須提供指定財務公司所需的其他文件。
The Purchaser is not required to provide income proof, but is required to provide other necessary documents as requested by the designated financial company.
- (vii) 買方須於提取 Hillside 1100 按揭貸款日(即付清樓價餘額日)起計後的36個月內償還貸款的全部本金。
The Purchaser shall repay the Hillside 1100 Mortgage Loan in its entirety within 36 months from the loan drawdown date (that is the date of settlement of the balance of the purchase price).
- (viii) Hillside 1100 按揭貸款及有關文件必須由指定財務公司指定之律師行辦理，並由買方負責一切有關費用。
The Hillside 1100 Mortgage Loan and documents related thereto must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser.

- (b) 備用第一按揭貸款 (只適用於個人買家或有個人擔保的公司買家)
Standby First Mortgage Loan (only applicable to individual purchaser OR corporate purchaser with personal guarantee)

購買本價單所列的住宅單位之買方可向由賣方指定的財務公司(『指定財務公司』)申請備用第一按揭貸款(『第一按揭貸款』)。第一按揭貸款的貸款額不超過樓價扣除所有回贈(如有)後之80%，按揭還款年期最長不超過25年，於提款日起息和開始分期還款。第一按揭貸款首24個月之利率按「香港上海滙豐銀行有限公司」港元最優惠利率減 2% (P - 2%) 計算，其後全期按港元最優惠利率加 2% (P + 2%)計算，利率浮動。第一按揭貸款的貸款額、年期及利率以指定財務公司最後決定為準)。

Purchaser of a residential property listed in this price list may apply to the financial company which is designated by the Vendor (“designated financial company”) for a Standby First Mortgage Loan (“First Mortgage Loan”). The loan amount of the First Mortgage Loan shall not exceed 80% of the Purchase Price after deduction of all rebate (if any), the maximum tenor of repayment of the First Mortgage Loan shall not exceed 25 years, monthly repayments shall commence, and interest shall accrue, from the day of drawdown. The interest rate of the First Mortgage Loan will be the Hong Kong dollar Best Lending Rate (P) as quoted by

"The Hongkong and Shanghai Banking Corporation Limited" minus 2% (P - 2%) for the first 24 months and will be the Hong Kong dollar Best Lending Rate (P) plus 2% (P + 2%) thereafter, such interest rate is subject to fluctuation from time to time. The loan amount, tenor and interest rate of the First Mortgage Loan are subject to final determination of the designated financial company.

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公司申請第一按揭貸款。第一按揭貸款以該住宅物業之第一法定按揭作抵押。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公司要求下提供信貸報告、收入證明及/或銀行紀錄。若買方有意申請第一按揭貸款, 敬請先向指定財務公司查詢清楚第一按揭貸款之條款、批核條件及手續。第一按揭貸款及有關文件必須由指定財務公司指定之律師行辦理, 並由買方負責一切有關費用。指定財務公司對批核按揭貸款申請及其條款擁有最終決定權, 賣方在任何情況下均無需為此負責。不論有關的按揭貸款獲批與否, 買方仍須完成購買該住宅物業及全數繳付該住宅物業的樓價。賣方無給予, 亦不應被視之為已給予, 任何與第一按揭貸款之批核與否的陳述或保證。

Purchaser shall make a written application to the designated financial company for the 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 as specified in the Agreement for Sale and Purchase (whichever is earlier). The First Mortgage Loan shall be secured by a first legal mortgage over the residential property. 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 financial company. The Purchaser is advised to enquire with the designated financial company about details of the terms, conditions and application procedures of the First Mortgage Loan if the Purchaser intends to apply for a First Mortgage Loan. The First Mortgage Loan and documents related thereto must be prepared by, and executed at the offices of, the solicitors' firm designated by the designated financial company. All related legal cost and expenses shall be paid by the Purchaser. The designated financial company shall have absolute discretion in deciding the terms and conditions of the First Mortgage Loan and whether to approve applications therefor, the Vendor shall in no circumstances be responsible therefor. The Purchaser shall complete the purchase of the residential property and fully pay the purchase price of the residential property irrespective of whether the First Mortgage Loan is granted or not. No representation or warranty is given, or shall be deemed to have been given, by the Vendor as to the approval or the disapproval of the First Mortgage Loan.

(c) 付清樓價現金回贈
Full Settlement Cash Rebate

如買方沒有使用第(4)(iii)(a)段所述的備用 Hillside 1100 按揭貸款和第(4)(iii)(b)段所述的備用第一按揭貸款及於買賣合約訂明的付款限期日或之前付清樓價餘額, 可獲賣方送出付清樓價現金回贈(『付清樓價現金回贈』)。付清樓價現金回贈的金額相等於樓價4%。

買方須於付清樓價餘額之日或(如適用)買賣合約內訂明的預計關鍵日期(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, 賣方會將付清樓價現金回贈直接用於支付部份樓價餘額。若買方沒有於上述日期(即付清樓價餘額之日或(如適用)買賣合約內訂明的預計關鍵日期(以較早者為準)前最少30日)前申請有關付清樓價現金回贈, 則該回贈會於付清樓價餘額之日和買方提出書面申請後直接回贈予買方。

Where the Purchaser has not utilized the Hillside 1100 Mortgage Loan as set out in paragraph (4)(iii)(a) and the First Mortgage Loan as set out in paragraph (4)(iii)(b) and settles the balance of the purchase price on or before the due date of payment as specified in

the Agreement for Sale and Purchase, the Purchaser shall be entitled to a Full Settlement Cash Rebate (“Full Settlement Cash Rebate”) offered by the Vendor. The amount of the Full Settlement Cash Rebate shall be equal to 4% of the purchase price. The Purchaser shall apply to the Vendor in writing for the Full Settlement 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 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 Full Settlement Cash Rebate as part payment of the balance of the purchase price directly. If the Purchaser does not apply the Full Settlement Cash Rebate by the abovementioned date (i.e. 30 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date as specified in the Agreement for Sale and Purchase (whichever is earlier)), the said rebate will only be paid to the Purchaser after the date of settlement of balance of the purchase price and after the Purchaser’s written request.

若有爭議，賣方有權決定付清樓價現金回贈的金額，有關決定為最終決定並對買方具有約束力。

In case of dispute, the Vendor has the right to determine the amount of the Full Settlement Cash Rebate, and such determination shall be final and binding on the Purchaser.

(d) 準時還清備用 Hillside 1100 按揭貸款現金回贈
Full On-time Repayment of Hillside 1100 Mortgage Loan Cash Rebate

如買方使用第(4)(iii)(a)段所述的備用 Hillside 1100 按揭貸款並在貸款期完結日或之前付清該貸款的利息和還清該貸款的本金，可獲賣方送出準時還清備用 Hillside 1100 按揭貸款現金回贈(『還清貸款現金回贈』)。還清貸款現金回贈的金額相等於樓價4%。

若買方希望賣方把還清貸款現金回贈在還清備用 Hillside 1100 按揭貸款的本金日，代買方支付給指定財務公司，作為還清該貸款的本金的資金來源之一，買方須於該日最少30日以書面向賣方申請。

Where the Purchaser has utilized the Hillside 1100 Mortgage Loan as set out in paragraph (4)(iii)(a) and has paid interest accrued thereon in its entirety and has repaid the principal thereof in its entirety, both on or before the expiry date of the tenor thereof, the Purchaser shall be entitled to a Full On-time Repayment of Hillside 1100 Mortgage Loan Cash Rebate (“Full Repayment Cash Rebate”) offered by the Vendor. The amount of the Full Repayment Cash Rebate shall be equal to 4% of the purchase price. If the Purchaser wishes the Vendor to pay the Full Repayment Cash Rebate to the designated financial company on behalf the Purchaser as one of the sources of funding the repayment of the principal of the Hillside Mortgage Loan on the date of full repayment thereof, the Purchaser shall apply to the Vendor in writing for the Full Repayment Cash Rebate at least 30 days before such date.

若有爭議，賣方有權決定還清貸款現金回贈的金額，有關決定為最終決定並對買方具有約束力。

In case of dispute, the Vendor has the right to determine the amount of the Full Repayment Cash Rebate, and such determination shall be final and binding on the Purchaser.

(e) 特選住宅物業的特別現金回贈 (『特別現金回贈』)
Special Cash Rebate for the Privilege Residential Properties ("Special Cash Rebate")

下列指明住宅物業的買方，於買賣合約訂明的付款限期日或之前付清樓價餘額(如買方沒有使用 Hillside 1100 按揭貸款)或於 Hillside 1100 按揭貸款的貸款期完結日或之前付清該貸款的利息和還清該貸款的本金(如買方已使用 Hillside 1100 按揭貸款)，可根據以下列表獲賣方贈送特別現金回贈。

Where the Purchaser purchases specified residential property listed in the table below and settles the balance of the purchase price on or before the due date of payment specified in the Agreement for Sale and Purchase (where the Purchaser has not utilized the Hillside 1100 Mortgage Loan) OR has paid interest accrued thereon in its entirety and has repaid the principal thereof in its entirety, both on or before the expiry date of the tenor of the Hillside 1100 Mortgage Loan thereof (where the Purchaser has utilized the Hillside 1100 Mortgage Loan), the Purchaser shall be entitled to a Special Cash Rebate offered by the Vendor according to the table below:

指明的住宅物業 Specified Residential Property	特別現金回贈金額 Special Cash Rebate amount
第2座 Tower 2: 25C	樓價 2% 2% of the purchase price
第2座 Tower 2: 10C, 10D, 10G, 11D	樓價 4% 4% of the purchase price

- (i) 如買方沒有使用 Hillside 1100 按揭貸款 (詳情請參閱(4)(iii)(a) 備用 Hillside 1100 按揭貸款) 並於付清樓價餘額之日前最少30日以書面向賣方申請特別現金回贈，賣方會將特別現金回贈直接用於支付部份樓價餘額；若買方沒有於上述日期前申請特別現金回贈，則該回贈會於付清樓價餘額之日和買方提出書面申請後直接回贈予買方。

Where the Purchaser has not utilized the Hillside 1100 Mortgage Loan and the Purchaser applies for the Special Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly; if the Purchaser does not apply for the Special Cash Rebate before such date, the said rebate will only be paid to the Purchaser after the date of settlement of balance of the purchase price and after the Purchaser's written request.

- (ii) 如買方已使用 Hillside 1100 按揭貸款並在貸款期完結日或之前付清該貸款的利息和還清該貸款的本金並於還清 Hillside 1100 按揭貸款的貸款日前最少30日以書面向賣方申請特別現金回贈，則特別現金回贈會支付予指定財務公司用作償還 Hillside 1100 按揭貸款的部份貸款餘額；若買方沒有於上述日期前申請特別現金回贈，則該回贈會於還清該貸款的利息和還清該貸款的本金和買方提出書面申請後直接回贈予買方。

Where the Purchaser has utilized the Hillside 1100 Mortgage Loan and has paid interest accrued thereon in its entirety and has repaid the principal thereof in its entirety, both on or before the expiry date of the tenor of the Hillside 1100 Mortgage Loan thereof, the Special Cash Rebate will be paid to the designated financial company for partial repayment of the balance of Hillside 1100 Mortgage Loan. If the Purchaser does not apply for the Special Cash Rebate before such date, the said rebate will be paid to the Purchaser after the full payment of interest on such loan, the full repayment of the principal of such loan and the written application for such rebate by the Purchaser.

若有爭議，賣方有權決定特別現金回贈的金額，有關決定為最終決定並對買方具有約束力。

In case of dispute, the Vendor has the right to determine the amount of the Special Cash Rebate, and such determination shall be final and binding on the Purchaser.

(f) 額外購買現金回贈 (只適用於個人名義買方)

Extra Purchase Cash Rebate (applicable only to the Purchaser(s) who is/are individual(s))

如符合以下分段(i)的條件 或 分段(ii) 或 分段(iii) 的條件的首10個買方可獲賣方提供額外購買現金回贈：-

Each of the first 10 Purchasers who satisfies the condition set out in sub-paragraph (i) below **OR** in sub-paragraph (ii) below **OR** in sub-paragraph (iii) below shall be entitled to an Extra Purchase Cash Rebate:-

- (i) 買方簽署一份臨時買賣合約購買在本發展項目的兩個或兩個以上的指明住宅物業（不論該住宅物業是否包括於本價單內或發展項目的其他價單內）。

The Purchaser purchases any 2 or more specified residential properties in the Development under 1 Preliminary Agreement for Sale and Purchase (whether that residential property/properties is/are shown on this price list or on another price list for the Development).

- (ii) 買方及其近親之一於同一日內簽署臨時買賣合約總共購買本發展項目的兩個或兩個以上的指明住宅物業（不論該住宅物業是否包括於本價單內或發展項目的其他價單內）。

The Purchaser and one of his/her close relatives purchase, in aggregate, any two or more specified residential properties in the Development by signing Preliminary Agreement(s) for Sale and Purchase on the same date (whether that residential property/properties is/are shown on this price list or on another price list for the Development).

- (iii) 買方購買在本價單上的一個住宅物業，而該買方或其近親之一在之前曾購買一個或以上本發展項目的住宅物業（不論該住宅物業是否包括於本價單內或發展項目的其他價單內）。

The Purchaser purchases 1 residential property shown on this price list and this purchaser or one of his/her close relatives has previously bought 1 or more residential properties in the Development (whether that residential property/properties is/are shown on this price list or on another price list for the Development).

若買方以聯名方式購買在本價單上之一個住宅物業，上述的買方包括任何一位聯名買方。

In the event that the Purchasers purchase 1 residential property shown on this price list on a joint-name basis, the aforementioned Purchaser includes any of the joint-name Purchasers.

上述的近親是指配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫和外孫女。

The aforementioned “close relatives” means spouse, parents, children, brothers, sisters, grandparents and grandchildren。

- (iv) 額外購買現金回贈金額為樓價的 1%。
The Extra Purchase Cash Rebate amounts to 1% of the purchase price.

如買方沒有使用 Hillside 1100 按揭貸款，買方須於付清其購買的有關住宅物業的樓價餘額之日或（如適用）有關住宅物業的買賣合約內訂明的預計關鍵日期（以較早者為準）前最少 30 日以書面向賣方申請額外購買現金回贈；如買方已使用 Hillside 1100 按揭貸款，買方須於還清 Hillside 1100 按揭貸款的貸款日前最少30日，以書面向賣方申請還清貸款現金回贈。若買方是基於第(4)(iii)(f)(ii)段或第(4)(iii)(f)(iii)段申請額外購買現金回贈，買方須在申請時同時提供令至賣方滿意的書面文件以証明該段所述的交易及有關的近親關係。賣方會於確認有關資料無誤後，將額外購買現金回贈直接用於支付有關住宅物業的部份樓價餘額（如買方沒有使用 Hillside 1100 按揭貸款）或於 Hillside 1100 按揭貸款的貸款期完結日替買方將額外購買現金回贈支付予指定財務公司用作償還 Hillside 1100 按揭貸款的部份貸款餘額（如買方已使用 Hillside 1100 按揭貸款及於貸款期完結日或之前付清該貸款的利息和還清該貸款的本金）。

Where the Purchaser has not utilized the Hillside 1100 Mortgage Loan, the Purchaser shall apply to the Vendor in writing for the Extra Purchase Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price of the residential property/residential properties concerned or (if applicable) the estimated material date as specified in the Agreement for Sale and Purchase of the residential property/residential properties concerned (whichever is earlier). In the event that the Purchaser applies for the Extra Purchase Cash Rebate on the basis of paragraph (4)(iii)(f)(ii) or paragraph (4)(iii)(f)(iii), the Purchaser shall at the time of lodging the application provide documentary evidence to prove the transaction and the close relative relationship concerned mentioned therein to the Vendor's satisfaction. After the Vendor has verified the same, the Vendor will apply the Extra Purchase Cash Rebate as part payment of the balance of the purchase price of the residential property/residential properties concerned (where the Purchaser has not utilized the Hillside 1100 Mortgage Loan) OR pay the Extra Purchase Cash Rebate to the designated financial company on behalf of the Purchaser as partial repayment of the balance of Hillside 1100 Mortgage Loan (where the Purchaser has utilized the Hillside 1100 Mortgage Loan and has paid interest accrued thereon in its entirety and has repaid the principal thereof in its entirety, both on or before the expiry date of the tenor thereof).

- (v) 若有爭議，賣方有權決定額外購買現金回贈的金額，有關決定為最終決定並對買方具有約束力。
In case of dispute, the Vendor has the right to determine the amount of the Extra Purchase Cash Rebate, and such determination shall be final and binding on the Purchaser.

(g) 購買停車位的優先權
Priority to purchase a Car Parking Space

- (i) 購買列於以下表1內的住宅物業之買方，可優先認購發展項目的一個停車位。本購買停車位的優先權不得轉讓。
The Purchaser of a residential property set out in Table 1 below has the priority to purchase one car parking space in the Development. This priority to purchase a car parking space is not transferrable.

表1
Table 1

第2座 Tower 2: 16A, 17A, 23A, 25A, 23C, 25C

- (ii) 購買上述表1內的任何住宅物業之買方須根據賣方日後公佈的停車位之銷售安排所規定的時限、條款及方法認購發展項目的停車位，否則其優先認購停車位的優先權將會自動失效，買方不會為此獲得任何補償。
The Purchaser of any of the residential properties stated in Table 1 above shall have the priority to purchase the car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the car parking spaces to be announced by the Vendor. Otherwise, the priority to purchase the car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (iii) 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方行使全權及絕對酌情權決定，並容後公佈。
The price and sales arrangements details (including but not limited to the sequence for the selection of the car parking spaces) of car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

本價單第三部份的第(4)(i)段至第(4)(iii)段之中文譯本僅供參考之用，如有疑問或爭議，應以英文版本為準。

The Chinese translation of the provisions contained in paragraph (4)(i) to paragraph (4)(iii) of Part 3 of this price list is for reference only.

In case of any doubt or conflict, the English version shall prevail.

(4) (iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

如買方選用賣方指定之代表律師作為買方之代表律師同時處理購買有關指明住宅物業的所有法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買有關指明住宅物業事宜，買賣雙方須各自負責正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase of the specified residential property concerned, 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 of the specified residential property concerned, 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.

買方需支付所有印花稅包括但不限於從價印花稅，買家印花稅*及額外印花稅* (*如適用)

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* payments will be borne by the

Purchaser (*if applicable)

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

有關其他法律文件之律師費如: 附加合約、有關樓宇之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等, 均由買方負責, 一切有關按揭及其他費用均由買方負責。

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

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事:
The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

置業 18 物業代理有限公司 18 PROPERTY AGENCY LIMITED
中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
世紀 21 測量行有限公司及旗下特許經營商 CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES
華匯置業 CHINA GROUP PROPERTY AGENCY COMPANY
高力國際 COLLIERS INTERNATIONAL AGENCY LIMITED
晉誠地產 EARNEST PROPERTY AGENCY LIMITED
嘉信行地產代理 GARSON REAL ESTATES AGENCIES
香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
香港地產代理商總會 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION
仲量聯行 JONES LANG LASALLE
領域佳士得國際地產 LANDSCOPE CHRISTIE'S INTERNATIONAL REAL ESTATE
領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED
美聯物業 MIDLAND REALTY
生利達物業代理 NEW LEADER PROPERTY AGENCY
云房網絡(香港)代理有限公司 QFANG NETWORK (HONG KONG) AGENCY LIMITED
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
第一太平戴維斯 SAVILLS REALTY LIMITED
天力地產有限公司 TEAMSWORK PROPERTIES
福興地產代理有限公司 FORTUNE REAL ESTATE AGENCY COMPANY LIMITED
太陽物業香港代理有限公司 SUNRISE PROPERTY HK AGENCY LIMITED
啓卓物業代理有限公司 BEST EXPRESS PROPERTY AGENCY LIMITED
迎富地產代理有限公司 EASYWIN PROPERTY AGENCY LIMITED

請注意: 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為: www.homantinhillside.hk
The address of the website designated by the vendor for the development is: www.homantinhillside.hk