

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	維港峰 Upton	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	干諾道西 180 號 No. 180 Connaught Road West		
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)			125

印製日期 Date of Printing	價單編號 Number of Price List
7 January 2015	4

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
28 January 2015	4A	---
4 February 2015	4B	---
29 March 2015	4C	---
5 April 2015	4D	---
16 April 2015	4E	---
29 April 2015	4F	---
28 May 2015	4G	---
1 August 2015	4H	✓
5 October 2015	4I	---
6 January 2016	4J	---
27 January 2016	4K	---
27 June 2016	4L	✓

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.)									
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
33	C	97.863 (1,053) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	38,870,000 38,220,000	397,188 (36,914) 390,546 (36,296)	-	3,489 (38)	-	-	-	-	-	-	-	-
35	A	162.899 (1,753) 露台 Balcony: 3.989 (43); 工作平台 Utility Platform: 1.302 (14);	63,980,000 61,520,000	392,759 (36,497) 377,657 (35,094)	-	5,789 (62)	-	-	-	-	-	-	-	-
	B	157.348 (1,694) 露台 Balcony: 3.802 (41); 工作平台 Utility Platform: 1.457 (16);	60,060,000	381,702 (35,455)	-	5,802 (62)	-	-	-	-	-	-	-	-
	C	97.863 (1,053) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	41,223,000 39,260,000 38,590,000	421,232 (39,148) 401,173 (37,284) 394,327 (36,648)	-	3,489 (38)	-	-	-	-	-	-	-	-
36	A	162.899 (1,753) 露台 Balcony: 3.989 (43); 工作平台 Utility Platform: 1.302 (14);	62,120,000	381,341 (35,436)	-	5,789 (62)	-	-	-	-	-	-	-	-
	B	157.348 (1,694) 露台 Balcony: 3.802 (41); 工作平台 Utility Platform: 1.457 (16);	62,600,000 60,670,000	397,844 (36,954) 385,578 (35,815)	-	5,802 (62)	-	-	-	-	-	-	-	-
	C	97.863 (1,053) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	38,950,000	398,005 (36,990)	-	3,489 (38)	-	-	-	-	-	-	-	-
37	A	162.899 (1,753) 露台 Balcony: 3.989 (43); 工作平台 Utility Platform: 1.302 (14);	65,220,000 62,710,000	400,371 (37,205) 384,962 (35,773)	-	5,789 (62)	-	-	-	-	-	-	-	-
	B	157.348 (1,694) 露台 Balcony: 3.802 (41); 工作平台 Utility Platform: 1.457 (16);	63,180,000 61,270,000	401,530 (37,296) 389,392 (36,169)	-	5,802 (62)	-	-	-	-	-	-	-	-
	C	97.863 (1,053) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	40,120,000 39,330,000	409,961 (38,101) 401,888 (37,350)	-	3,489 (38)	-	-	-	-	-	-	-	-
38	C	97.715 (1,052) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	42,860,000	438,623 (40,741)	-	3,489 (38)	-	-	-	-	-	-	-	-
39	C	97.715 (1,052) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	42,860,000	438,623 (40,741)	-	3,489 (38)	-	-	-	-	-	-	-	-
40	C	97.715 (1,052) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	43,480,000	444,968 (41,331)	-	3,489 (38)	-	-	-	-	-	-	-	-
41	C	97.715 (1,052) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	43,900,000	449,266 (41,730)	-	3,489 (38)	-	-	-	-	-	-	-	-
42	C	97.715 (1,052) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	45,990,000	470,654 (43,717)	-	3,489 (38)	-	-	-	-	-	-	-	-
43	C	97.715 (1,052) 露台 Balcony: 2.668 (29); 工作平台 Utility Platform: 1.442 (16);	46,440,000	475,260 (44,144)	-	3,489 (38)	-	-	-	-	-	-	-	-

第三部份 其他資料 Part 3 Other Information

- (1) 準買家應參閱發展項目售樓說明書，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，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) (A1) 優越現金付款計劃

Superior Cash Payment Plan

註：在第(4)(A1)段中，『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: In paragraph (4)(A1), “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.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$500,000銀行本票以支付部份臨時訂金，抬頭請寫『羅文錦律師樓』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Lo & Lo Solicitors & Notaries Public” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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

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

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

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

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

如買方選擇第(4)(A1)段所述的付款計劃，可獲5%售價折扣優惠。

A 5% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A1).

2. 「英皇鐘錶珠寶尊貴會員」售價折扣優惠

Price Discount Offer for Emperor Watch and Jewellery Privilege Member

買方如屬「英皇鐘錶珠寶尊貴會員」，可獲額外3%售價折扣優惠。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「英皇鐘錶珠寶尊貴會員」，方可享此折扣優惠。每個住宅單位只能享用此優惠一次。35樓A單位、36樓A單位、37樓A單位將不會享有此優惠。

Extra 3% discount from the price would be offered to Purchaser who is Emperor Watch and Jewellery Privilege Member. 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) should be an Emperor Watch and Jewellery Privilege Member in order to enjoy the discount offer. This discount offer is applicable to each residential unit once only.

35/F Unit A, 36/F Unit A, 37/F Unit A will not be entitled to this benefit.

3. 英皇鐘錶珠寶現金禮券 / 歐化傢俬現金禮券 / 售價折扣優惠

Emperor Watch and Jewellery Cash Coupon / Ulferts Cash Coupon / Price Discount Benefit

- a. 買方如決定不選擇「售價折扣優惠」(於下文第(4)(A1)(ii)3b段定義)，可免費獲得由賣方送出價值為港幣\$3,380,000的英皇鐘錶珠寶現金禮券或歐化傢俬現金禮券(「該現金禮券」)，條件是買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件，並按該等條款及條件完成購買該等單位。本優惠受其他條款及條件約束。賣方或其代表不會就該現金禮券的任何方面作出任何保證或陳述，更不會就任何鐘錶珠寶或傢俬的實際狀況、種類、品牌名稱、品質或效能作出任何保證或陳述。一切關於該現金禮券之事宜，如有爭議，以賣方最終決定為準。

Purchaser decides not to choose the Price Discount Benefit (as defined in paragraph (4)(A1)(ii)3b below) will be provided with the Emperor Watch and Jewellery Cash Coupon or Ulferts Cash Coupon in a value of HK\$3,380,000 by the Vendor (the "Cash Coupon") free of charge, provided that the Purchaser shall observe and comply with all the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase and shall complete the purchase of those units in accordance with those terms and conditions. This benefit is subject to other terms and conditions. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the watch and jewellery or furniture. In particular, no warranty or representation whatsoever is given as to the physical condition and state, type, brand name, quality or the fitness of any of the watch and jewellery or furniture. In the event of any dispute relating to or arising from the Cash Coupon, the Vendor's decision shall be final.

- b. 如買方決定不選擇第(4)(A1)(ii)3a 段所述由賣方送贈的現金禮券，可獲得港幣\$2,366,000 (相等於該現金禮券價值的 70%)的售價折扣優惠（「該售價折扣優惠」）。該售價折扣優惠於售價應用本價單之折扣(如適用)後直接於售價內扣減。

If the Purchaser decides not to choose the Cash Coupon from the Vendor under paragraph (4)(A1)(ii)3a, the Purchaser will be offered price discount benefit in HK\$2,366,000 (equivalent to 70% of value of the Cash Coupon) (“Price Discount Benefit”). This Price Discount Benefit will be deducted from the price after all the discounts as stated in this price list, if applicable, are applied to the price.

- c. 為免疑問，買方只可享有第(4)(A1)(ii)3a段所述之該現金禮券或第(4)(A1)(ii)3b段所述之該售價折扣優惠或第(4)(A1)(iii)2段所述之住宅私家車位優惠的其中一個優惠。

For the avoidance of doubt, the Purchaser can only be entitled to either the Cash Coupon as set out in paragraph (4)(A1)(ii)3a or the Price Discount Benefit under paragraph (4)(A1)(ii)3b or the Benefit of Residential Private Car Parking Spaces under paragraph (4)(A1)(iii)2.

- (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

1. 印花稅現金回贈

Stamp Duty Cash Rebate

- a. 受制於第(4)(A1)(iii)1c段及由賣方不時訂立的其他條件及條款，買方在按買賣合約付清樓價餘額後，可獲賣方提供印花稅現金回贈（「印花稅現金回贈」）。印花稅現金回贈的金額相等於樓價的8%。

Subject to paragraph (4)(A1)(iii)1c and such other terms and conditions as the Vendor may from time to time impose, after the Purchaser has settled 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 (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 8% of the purchase price.

- b. 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。

Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor’s solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

- c. 買方須於付清樓價餘額之日的日期後30日內以書面方式(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方指定的代表律師申請印花稅現金回贈，賣方會在其指定的代表律師收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付印花稅現金回贈。

The Purchaser shall apply to the Vendor's solicitor 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 within 30 days after the date of settlement of the balance of the purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Stamp Duty Cash Rebate to the Purchaser.

- d. 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。如上述付清樓價餘額之日的日期後30日內之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。

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 abovementioned 30 days after the date of settlement of the balance of the purchase price 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.

- e. 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額外印花稅現金回贈或就買賣合約繳付的印花稅的其他補償。若有爭議，賣方有絕對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 Stamp Duty Cash Rebate, if the amount of the 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 additional Stamp Duty Cash Rebate or other reimbursement of stamp duty on the agreement for sale and purchase to the Purchaser. In case of any dispute, the Vendor has the absolute right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- f. 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.

2. 住宅私家車位優惠

Benefit of Residential Private Car Parking Space

在任何情況下根據第(4)(A1)(ii)3c 段所述，凡購買住宅單位之買方，可免費獲贈下列住宅私家車位 1 個。住宅私家車位編號 42, 編號 43, 編號 48, 編號 49, 編號 50, 編號 51, 編號 52, 編號 53, 編號 54, 編號 55, 編號 56, 編號 57, 編號 58, 編號 60, 編號 61, 編號 62, 編號 63 及編號 64 的價值為每個港幣\$3,380,000；住宅私家車位編號 40, 編號 41 及編號 59 的價值為每個港幣\$3,600,000；住宅私家車位編號 20, 編號 21, 編號 22, 編號 23 及編號 24 的價值為每個港幣\$3,780,000。住宅私家車位將以先到先得形式送贈。

Subject always to paragraph (4)(A1)(ii)3c, Purchaser shall be entitled to ONE of the Residential Private Car Parking Space listed below free of charge. The value of Residential Private Car Parking Space No. 42, No. 43, No. 48, No. 49, No. 50, No. 51, No. 52, No. 53, No. 54, No. 55, No. 56, No. 57, No. 58, No. 60, No. 61, No. 62, No. 63 and No. 64 is HK\$3,380,000 for each. The value of Residential Private Car Parking Space No. 40, No. 41 and No. 59 is HK\$3,600,000 for each. The value of Residential Private Car Parking Space No. 20, No. 21, No. 22, No. 23 and No. 24 is HK\$3,780,000 for each. The Residential Private Car Parking Space shall be allocated in first-come-first-served basis.

住宅私家車位 Residential Private Car Parking Space
<p>No.20, No.21, No.22, No.23, No. 24, No. 40, No. 41, No. 42, No. 43, No. 48, No. 49, No. 50, No. 51, No. 52, No. 53, No. 54, No. 55, No. 56, No. 57, No. 58, No. 59, No. 60, No. 61, No. 62, No. 63, No. 64</p> <p>編號 20, 編號 21, 編號 22, 編號 23, 編號 24, 編號 40, 編號 41, 編號 42, 編號 43, 編號 48, 編號 49, 編號 50, 編號 51, 編號 52, 編號 53, 編號 54, 編號 55, 編號 56, 編號 57, 編號 58, 編號 59, 編號 60, 編號 61, 編號 62, 編號 63, 編號 64</p>

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）。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. 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 agreement for sale and purchase only and shall not be transferable.

(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.

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 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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(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.

製作、登記及完成公契及管理協議(『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或從價印花稅新稅率而須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 (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 new rates 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.

(4) (A2) 輕鬆按揭付款計劃

Easy Mortgage Payment Plan

註：在第(4)(A2)段中，『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: In paragraph (4)(A2), “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.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$500,000銀行本票以支付部份臨時訂金，抬頭請寫『羅文錦律師樓』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Lo & Lo Solicitors & Notaries Public” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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

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

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

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

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

「輕鬆按揭貸款」條款

Terms for “Easy Mortgage Loan”

買方可向賣方的指定財務機構「英皇財務有限公司」（「指定財務機構」）申請輕鬆按揭貸款，惟買方必需遵守下列按揭貸款條款：

The Purchaser can apply to the Vendor’s designated finance company, “Emperor Finance Limited” (“designated finance company”) for a Easy Mortgage Loan subject to the following terms of the mortgage loan:

- a. 買方必須於付清樓價餘額之日或買賣合約內訂明的該發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the designated financing company for a First Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).

- b. 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.

- c. 輕鬆按揭貸款最高貸款金額為淨樓價的85%或應繳付之樓價餘額，以較低者為準。「淨樓價」一詞指扣除第 (4)(A2)(iii)1段所述的印花稅現金回贈後的物業之樓價。

The maximum loan amount of the Easy Mortgage Loan shall be 85% of the net purchase price or the balance of purchase price payable, whichever is lower. This term “net purchase price” means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate as referred to in paragraph (4)(A2)(iii)1.

- d. 輕鬆按揭貸款年期最長為20年。

The maximum tenor of the Easy Mortgage Loan shall be 20 years.

- e. 買方於簽署買賣合約後90天內於提款日起息供分期。首36個月之利率按年息3%固定息率計算，其後全期按「香港上海滙豐銀行有限公司」港元最優惠利率(P)計算，利率浮動(貸款額、年期及利率以指定財務機構最後決定為準)。

Purchaser will have to pay monthly instalments and interest will be accrued starting from the day of drawdown within 90 days from signing of the agreement for sale and purchase. The interest on mortgage loan will be calculated at a fixed interest rate at 3% p.a. for the first 36 months, and thereafter in accordance with the Hong Kong dollar Best Lending Rate (P) as quoted by “The Hongkong and Shanghai Banking Corporation Limited” and subject to fluctuation (mortgage loan, tenor and interest rate shall be prevailed by the designated finance company).

- f. 所有輕鬆按揭貸款之法律文件必須由指定財務機構之指定律師行辦理。買方須負責支付一切有關之律師費用及雜費。輕鬆按揭僅限於買方個人及唯一所有，及只適用於第一手購買物業之買家。

All legal documents of the Easy Mortgage Loan shall be prepared and handled by the solicitors designated by the designated finance company. All relevant legal costs and disbursements shall be borne by the Purchaser solely. The Easy Mortgage is personal and exclusive to the Purchaser and applicable only to the first hand purchaser of the residential property.

- g. 買方於決定選用此付款辦法前敬請向指定財務機構查詢有關輕鬆按揭貸款用途及條款、條件及申請手續的詳情。以上所有優惠均受指定財務機構最後批出有關按揭安排之條款所規限。

The Purchaser is advised to enquire with the designated finance company about the purpose and the details of terms, conditions and application procedures of the Easy Mortgage Loan before selecting this payment plan. All the above offers are subject to final terms and conditions approved by the designated finance company.

- h. 指定財務機構保留決定批核輕鬆按揭貸款之權利。輕鬆按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論輕鬆按揭貸款獲批與否，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 designated finance company reserves the right to decide whether or not to approve the Easy Mortgage Loan. The approval or disapproval of the Easy Mortgage Loan and the terms thereof are subject to the final decision of the designated finance company. Irrespective of whether the Easy 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.

- i. 輕鬆按揭貸款申請須由指定財務機構獨立審批。

The Easy Mortgage Loan shall be approved by the designated finance company independently.

- j. 此輕鬆按揭貸款受其他條款及細則約束。

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

- k. 以公司名義購買之買家，需由其公司董事(個人)及/或股東(個人)或指定財務機構所接受之人士提供私人擔保以確保交易完成。私人擔保書之內容以指定財務機構指定之格式為準。該擔保人必須為指定財務機構同意及接受之人士。

If the Purchaser is a corporation, personal guarantee(s) is/ are required to be given by its individual director(s) and/ or its individual shareholder(s) and/or by the person who is accepted by the designated finance company for ensuring the completion of the purchase. The terms and conditions of the personal guarantee(s) shall be based on the specified format given by the designated finance company. Such guarantor(s) must be person accepted and approved by the designated finance company.

- l. 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 finance company.

- m. 賣方無給予或視之為已給予任何就輕鬆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 Easy Mortgage Loan.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

1. 付款計劃優惠

Payment Plan Benefit

如買方選擇第(4)(A2)段所述的付款計劃，可獲4%售價折扣優惠。

A 4% discount on the price would be offered to the Purchaser if the Purchaser selects the payment plan stated in paragraph (4)(A2).

2. 「英皇鐘錶珠寶尊貴會員」售價折扣優惠

Price Discount Offer for Emperor Watch and Jewellery Privilege Member

買方如屬「英皇鐘錶珠寶尊貴會員」，可獲額外3%售價折扣優惠。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「英皇鐘錶珠寶尊貴會員」，方可享此折扣優惠。每個住宅單位只能享用此優惠一次。

Extra 3% discount from the price would be offered to Purchaser is Emperor Watch and Jewellery Privilege Member. 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) should be an Emperor Watch and Jewellery Privilege Member in order to enjoy the discount offer. This discount offer is applicable to each residential unit once only.

3. 英皇鐘錶珠寶現金禮券 / 歐化傢俬現金禮券 / 售價折扣優惠

Emperor Watch and Jewellery Cash Coupon / Ulferts Cash Coupon / Price Discount Benefit

- a. 買方如決定不選擇「售價折扣優惠」(於下文第(4)(A2)(ii)3b段定義)，可免費獲得由賣方送出價值為港幣\$3,380,000的英皇鐘錶珠寶現金禮券或歐化傢俬現金禮券(「該現金禮券」)，條件是買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件，並按該等條款及條件完成購買該等單位。本優惠受其他條款及條件約束。賣方或其代表不會就該現金禮券的任何方面作出任何保證或陳述，更不會就任何鐘錶珠寶或傢俬的實際狀況、種類、品牌名稱、品質或效能作出任何保證或陳述。一切關於該現金禮券之事宜，如有爭議，以賣方最終決定為準。

Purchaser decides not to choose the Price Discount Benefit (as defined in paragraph (4)(A2)(ii)3b below) will be provided with the Emperor Watch and Jewellery Cash Coupon or Ulferts Cash Coupon in a value of HK\$3,380,000 by the Vendor (the "Cash Coupon") free of charge, provided that the Purchaser shall observe and comply with all the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase and shall complete the purchase of those units in accordance with those terms and conditions. This benefit is subject to other terms and conditions. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the watch and jewellery or furniture. In particular, no warranty or representation whatsoever is given as to the physical condition and state, type, brand name, quality or the fitness of any of the watch and jewellery or furniture. In the event of any dispute relating to or arising from the Cash Coupon, the Vendor's decision shall be final.

- b. 如買方決定不選擇第(4)(A2)(ii)3a 段所述由賣方送贈的現金禮券，可獲得港幣\$2,366,000 (相等於該現金禮券價值的 70%)的售價折扣優惠（「該售價折扣優惠」）。該售價折扣優惠於售價應用本價單之折扣(如適用)後直接於售價內扣減。

If the Purchaser decides not to choose the Cash Coupon from the Vendor under paragraph (4)(A2)(ii)3a, the Purchaser will be offered price discount benefit in HK\$2,366,000 (equivalent to 70% of value of the Cash Coupon) (“Price Discount Benefit”). This Price Discount Benefit will be deducted from the price after all the discounts as stated in this price list, if applicable, are applied to the price.

- c. 為免疑問，買方只可享有第(4)(A2)(ii)3a段所述之該現金禮券或第(4)(A2)(ii)3b段所述之該售價折扣優惠或第(4)(A2)(iii)2段所述之住宅私家車位優惠的其中一個優惠。

For the avoidance of doubt, the Purchaser can only be entitled to either the Cash Coupon as set out in paragraph (4)(A2)(ii)3a or the Price Discount Benefit under paragraph (4)(A2)(ii)3b or the Benefit of Residential Private Car Parking Spaces under paragraph (4)(A2)(iii)2.

- (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

1. 印花稅現金回贈

Stamp Duty Cash Rebate

- a. 受制於第(4)(A2)(iii)1c段及由賣方不時訂立的其他條件及條款，買方在按買賣合約付清樓價餘額後，可獲賣方提供印花稅現金回贈（「印花稅現金回贈」）。印花稅現金回贈的金額相等於樓價的8%。

Subject to paragraph (4)(A2)(iii)1c and such other terms and conditions as the Vendor may from time to time impose, after the Purchaser has settled 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 (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 8% of the purchase price.

- b. 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。

Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor’s solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

- c. 買方須於付清樓價餘額之日的日期後30日內以書面方式(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方指定的代表律師申請印花稅現金回贈，賣方會在其指定的代表律師收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付印花稅現金回贈。

The Purchaser shall apply to the Vendor's solicitor 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 within 30 days after the date of settlement of the balance of the purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Stamp Duty Cash Rebate to the Purchaser.

- d. 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。如上述付清樓價餘額之日的日期後30日內之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。

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 abovementioned 30 days after the date of settlement of the balance of the purchase price 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.

- e. 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額外印花稅現金回贈或就買賣合約繳付的印花稅的其他補償。若有爭議，賣方有絕對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 Stamp Duty Cash Rebate, if the amount of the 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 additional Stamp Duty Cash Rebate or other reimbursement of stamp duty on the agreement for sale and purchase to the Purchaser. In case of any dispute, the Vendor has the absolute right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- f. 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.

2. 住宅私家車位優惠

Benefit of Residential Private Car Parking Space

在任何情況下根據第(4)(A2)(ii)3c 段所述，凡購買住宅單位之買方，可免費獲贈下列住宅私家車位 1 個。住宅私家車位編號 42, 編號 43, 編號 48, 編號 49, 編號 50, 編號 51, 編號 52, 編號 53, 編號 54, 編號 55, 編號 56, 編號 57, 編號 58, 編號 60, 編號 61, 編號 62, 編號 63 及編號 64 的價值為每個港幣\$3,380,000；住宅私家車位編號 40, 編號 41 及編號 59 的價值為每個港幣\$3,600,000；住宅私家車位編號 20, 編號 21, 編號 22, 編號 23 及編號 24 的價值為每個港幣\$3,780,000。住宅私家車位將以先到先得形式送贈。

Subject always to paragraph (4)(A2)(ii)3c, Purchaser shall be entitled to ONE of the Residential Private Car Parking Space listed below free of charge. The value of Residential Private Car Parking Space No. 42, No. 43, No. 48, No. 49, No. 50, No. 51, No. 52, No. 53, No. 54, No. 55, No. 56, No. 57, No. 58, No. 60, No. 61, No. 62, No. 63 and No. 64 is HK\$3,380,000 for each. The value of Residential Private Car Parking Space No. 40, No. 41 and No. 59 is HK\$3,600,000 for each. The value of Residential Private Car Parking Space No. 20, No. 21, No. 22, No. 23 and No. 24 is HK\$3,780,000 for each. The Residential Private Car Parking Space shall be allocated in first-come-first-served basis.

住宅私家車位 Residential Private Car Parking Space
<p>No.20, No.21, No.22, No.23, No. 24, No. 40, No. 41, No. 42, No. 43, No. 48, No. 49, No. 50, No. 51, No. 52, No. 53, No. 54, No. 55, No. 56, No. 57, No. 58, No. 59, No. 60, No. 61, No. 62, No. 63, No. 64</p> <p>編號 20, 編號 21, 編號 22, 編號 23, 編號 24, 編號 40, 編號 41, 編號 42, 編號 43, 編號 48, 編號 49, 編號 50, 編號 51, 編號 52, 編號 53, 編號 54, 編號 55, 編號 56, 編號 57, 編號 58, 編號 59, 編號 60, 編號 61, 編號 62, 編號 63, 編號 64</p>

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）。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. 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 agreement for sale and purchase only and shall not be transferable.

(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.

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 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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(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.

製作、登記及完成公契及管理協議(『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或從價印花稅新稅率而須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 (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 new rates 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.

(4) (A3) 優越第二按揭付款計劃

Superior Second Mortgage Payment Plan

註：在第(4)(A3)段中，『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: In paragraph (4)(A3), “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.

(i) 支付條款

The Terms of Payment

於簽署臨時買賣合約時，買方須繳付相等於樓價的5%作為臨時訂金，請帶備港幣\$500,000銀行本票以支付部份臨時訂金，抬頭請寫『羅文錦律師樓』。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$500,000 made payable to “Lo & Lo Solicitors & Notaries Public” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

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

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

2. 加付訂金即樓價5%於簽署臨時買賣合約的日期後30日內繳付。

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

3. 樓價90%(樓價餘額)於簽署臨時買賣合約的日期後90日內繳付。

90% of the purchase price (balance of purchase price) shall be paid within 90 days after the date of signing of the preliminary agreement for sale and purchase.

「第二按揭貸款」條款

Terms for “Second Mortgage Loan”

買方可向賣方指定銀行申請第一按揭貸款，並同時向賣方或其相聯公司（「指定財務機構」）申請第二按揭貸款，惟買方必需遵守下列第二按揭貸款條款：

The Purchaser can apply for a first mortgage loan with the Vendor's designated bank (first mortgagee bank) and can apply for a second mortgage loan from the Vendor or its associated company (“designated finance company”) subject to the following conditions of the second mortgage loan:

- a. 買方為香港居民或香港註冊成立的有限公司及其所有股東及董事均為香港居民。

The Purchaser(s) who is/are individual Hong Kong resident(s) with valid HKIDs or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual Hong Kong resident(s) with valid HKIDs.

- b. 買方須先獲取第一按揭銀行同意該物業作第二按揭貸款，並能出示足夠文件證明第一及第二按揭貸款之每月總還款額不超過其每月總收入之一半。

The Purchaser shall have obtained the prior consent of the first mortgagee bank to the second mortgage loan and shall provide satisfactory documents to prove that the total amount of monthly repayment of the first mortgage loan and the second mortgage loan shall not be greater than 50% of the Purchaser's monthly income.

- c. 第二按揭貸款最高金額為淨樓價的25%，但第一按揭貸款及第二按揭貸款總金額不可超過淨樓價的70%，或應繳付之樓價餘額，以較低者為準。淨樓價指扣除第 (4)(A3)(iii)1 段所述的印花稅現金回贈後的物業之樓價。

The maximum second mortgage loan amount shall be 25% of the net purchase price, but the total amount of the first mortgage loan and the second mortgage loan offered shall not exceed 70% of the net purchase price, or the balance of net purchase price payable, whichever is lower. Net purchase price means the amount of the Purchase Price after deducting the Stamp Duty Cash Rebate as referred to in paragraph (4)(A3)(iii)1.

- d. 第二按揭貸款之貸款年期不可超過20年或第一按揭之貸款年期，以較短者為準。

The repayment term of the second mortgage loan shall not exceed 20 years or the tenor of the first mortgage loan, whichever is the shorter.

- e. 第二按揭貸款之利率以香港上海滙豐銀行有限公司之最優惠利率計算。

The interest rate of the second mortgage loan shall be the best lending rate as quoted by The Hongkong and Shanghai Banking Corporation Limited.

- f. 第二按揭貸款首二年延期供款及豁免利息。

Deferment of principal payment and waiver of interest payment for the first 2 years of the second mortgage loan.

- g. 所有第二按揭貸款之法律文件必須由指定財務機構之指定律師行辦理，買方須負責支付一切有關之律師費用及雜費。

All legal documents of the second mortgage loan shall be prepared and handled by the solicitors designated by the designated finance company and all relevant legal costs and disbursements shall be borne by the Purchaser solely.

- h. 指定財務機構保留批核第二按揭貸款之權利。

The designated finance company reserves the right to decide whether or not to approve the second mortgage loan.

- i. 買方需就申請第二按揭貸款支付不可退還的申請手續費，以第二按揭貸款金額計收取0.1% 或港幣\$5,000，以較高者為準。

The Purchaser shall pay 0.1% of the second mortgage loan amount or HK\$5,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.

- j. 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.

如買方最終沒有使用優越第二按揭貸款及按買賣合約付清樓價餘額後，可獲相等於樓價4%現金回贈優惠(『4%現金回贈』)。

If the Purchaser does not utilize the Superior Second Mortgage Loan and has settled the balance of the purchase price in accordance with the agreement for sale and purchase, a cash rebate equivalent to 4% of the purchase price (“4% Cash Rebate”) would be offered to the Purchaser.

買方須於付清樓價餘額之日的日期後30日內以書面方式向賣方指定的代表律師申請申請4%現金回贈，賣方會在其指定的代表律師收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付4%現金回贈。

The Purchaser shall apply to the Vendor’s solicitor in writing for the 4% Cash Rebate within 30 days after the date of settlement of the balance of the purchase price. After the Vendor’s solicitor has received the application and duly verified the information, the Vendor will through the Vendor’s solicitor pay the 4 % Cash Rebate and to the Purchaser.

為免疑問，買方只可選擇使用優越第二按揭貸款或4%現金回贈。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, the Purchaser can only choose either to utilize the Superior Second Mortgage Loan or to obtain the 4% Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same 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

照售價。

Price.

如買方選擇第(4)(A3)段所述的付款計劃及最終沒有使用優越第二按揭貸款，可獲4%現金回贈。

A 4% Cash Rebate would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(A3) and does not utilize the Superior Second Mortgage Loan.

2. 「英皇鐘錶珠寶尊貴會員」售價折扣優惠

Price Discount Offer for Emperor Watch and Jewellery Privilege Member

買方如屬「英皇鐘錶珠寶尊貴會員」，可獲額外3%售價折扣優惠。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「英皇鐘錶珠寶尊貴會員」，方可享此折扣優惠。每個住宅單位只能享用此優惠一次。35樓A單位、36樓A單位、37樓A單位將不會享有此優惠。

Extra 3% discount from the price would be offered to Purchaser who is Emperor Watch and Jewellery Privilege Member. 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) should be an Emperor Watch and Jewellery Privilege Member in order to enjoy the discount offer. This discount offer is applicable to each residential unit once only. 35/F Unit A, 36/F Unit A, 37/F Unit A will not be entitled to this benefit.

3. 英皇鐘錶珠寶現金禮券 / 歐化傢俬現金禮券 / 售價折扣優惠

Emperor Watch and Jewellery Cash Coupon / Ulferts Cash Coupon / Price Discount Benefit

- a. 買方如決定不選擇「售價折扣優惠」(於下文第(4)(A3)(ii)3b段定義)，可免費獲得由賣方送出價值為港幣\$3,380,000的英皇鐘錶珠寶現金禮券或歐化傢俬現金禮券(「該現金禮券」)，條件是買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件，並按該等條款及條件完成購買該等單位。本優惠受其他條款及條件約束。賣方或其代表不會就該現金禮券的任何方面作出任何保證或陳述，更不會就任何鐘錶珠寶或傢俬的實際狀況、種類、品牌名稱、品質或效能作出任何保證或陳述。一切關於該現金禮券之事宜，如有爭議，以賣方最終決定為準。

Purchaser decides not to choose the Price Discount Benefit (as defined in paragraph (4)(A3)(ii)3b below) will be provided with the Emperor Watch and Jewellery Cash Coupon or Ulferts Cash Coupon in a value of HK\$3,380,000 by the Vendor (the "Cash Coupon") free of charge, provided that the Purchaser shall observe and comply with all the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase and shall complete the purchase of those units in accordance with those terms and conditions. This benefit is subject to other terms and conditions. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the watch and jewellery or furniture. In particular, no warranty or representation whatsoever is given as to the physical condition and state, type, brand name, quality or the fitness of any of the watch and jewellery or furniture. In the event of any dispute relating to or arising from the Cash Coupon, the Vendor's decision shall be final.

- b. 如買方決定不選擇第(4)(A3)(ii)3a 段所述由賣方送贈的現金禮券，可獲得港幣\$2,366,000 (相等於該現金禮券價值的 70%)的售價折扣優惠（「該售價折扣優惠」）。該售價折扣優惠於售價應用本價單之折扣(如適用)後直接於售價內扣減。

If the Purchaser decides not to choose the Cash Coupon from the Vendor under paragraph (4)(A3)(ii)3a, the Purchaser will be offered price discount benefit in HK\$2,366,000 (equivalent to 70% of value of the Cash Coupon) (“Price Discount Benefit”). This Price Discount Benefit will be deducted from the price after all the discounts as stated in this price list, if applicable, are applied to the price.

- c. 為免疑問，買方只可享有第(4)(A3)(ii)3a段所述之該現金禮券或第(4)(A3)(ii)3b段所述之該售價折扣優惠或第(4)(A3)(iii)2段所述之住宅私家車位優惠的其中一個優惠。

For the avoidance of doubt, the Purchaser can only be entitled to either the Cash Coupon as set out in paragraph (4)(A3)(ii)3a or the Price Discount Benefit under paragraph (4)(A3)(ii)3b or the Benefit of Residential Private Car Parking Spaces under paragraph (4)(A3)(iii)2.

- (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

1. 印花稅現金回贈

Stamp Duty Cash Rebate

- a. 受制於第(4)(A3)(iii)1c段及由賣方不時訂立的其他條件及條款，買方在按買賣合約付清樓價餘額後，可獲賣方提供印花稅現金回贈（「印花稅現金回贈」）。印花稅現金回贈的金額相等於樓價的8%。

Subject to paragraph (4)(A3)(iii)1c and such other terms and conditions as the Vendor may from time to time impose, after the Purchaser has settled 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 (“Stamp Duty Cash Rebate”) offered by the Vendor which amount shall be equal to 8% of the purchase price.

- b. 在簽署買賣合約之時(除非賣方另外同意)，買方須向賣方代表律師支付買賣合約及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括加蓋買賣合約副本的定額費用)；及(如適用)買家印花稅，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時買賣合約加蓋印花。

Upon signing of the agreement for sale and purchase (unless otherwise agreed by the Vendor), the Purchaser shall deposit with the Vendor’s solicitors the amount of ad valorem stamp duty on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance.

- c. 買方須於付清樓價餘額之日的日期後30日內以書面方式(連同就買賣合約應付的所有印花稅的正式繳付收據)向賣方指定的代表律師申請印花稅現金回贈，賣方會在其指定的代表律師收到申請並確認有關資料無誤後，經由其指定的代表律師向買方支付印花稅現金回贈。

The Purchaser shall apply to the Vendor's solicitor 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 within 30 days after the date of settlement of the balance of the purchase price. After the Vendor's solicitor has received the application and duly verified the information, the Vendor will through the Vendor's solicitor pay the Stamp Duty Cash Rebate to the Purchaser.

- d. 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。如上述付清樓價餘額之日的日期後30日內之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。

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 abovementioned 30 days after the date of settlement of the balance of the purchase price 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.

- e. 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額外印花稅現金回贈或就買賣合約繳付的印花稅的其他補償。若有爭議，賣方有絕對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 Stamp Duty Cash Rebate, if the amount of the 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 additional Stamp Duty Cash Rebate or other reimbursement of stamp duty on the agreement for sale and purchase to the Purchaser. In case of any dispute, the Vendor has the absolute right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- f. 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.

2. 住宅私家車位優惠

Benefit of Residential Private Car Parking Space

在任何情況下根據第(4)(A3)(ii)3c 段所述，凡購買住宅單位之買方，可免費獲贈下列住宅私家車位 1 個。住宅私家車位編號 42, 編號 43, 編號 48, 編號 49, 編號 50, 編號 51, 編號 52, 編號 53, 編號 54, 編號 55, 編號 56, 編號 57, 編號 58, 編號 60, 編號 61, 編號 62, 編號 63 及編號 64 的價值為每個港幣\$3,380,000；住宅私家車位編號 40, 編號 41 及編號 59 的價值為每個港幣\$3,600,000；住宅私家車位編號 20, 編號 21, 編號 22, 編號 23 及編號 24 的價值為每個港幣\$3,780,000。住宅私家車位將以先到先得形式送贈。

Subject always to paragraph (4)(A3)(ii)3c, Purchaser shall be entitled to ONE of the Residential Private Car Parking Space listed below free of charge. The value of Residential Private Car Parking Space No. 42, No. 43, No. 48, No. 49, No. 50, No. 51, No. 52, No. 53, No. 54, No. 55, No. 56, No. 57, No. 58, No. 60, No. 61, No. 62, No. 63 and No. 64 is HK\$3,380,000 for each. The value of Residential Private Car Parking Space No. 40, No. 41 and No. 59 is HK\$3,600,000 for each. The value of Residential Private Car Parking Space No. 20, No. 21, No. 22, No. 23 and No. 24 is HK\$3,780,000 for each. The Residential Private Car Parking Space shall be allocated in first-come-first-served basis.

住宅私家車位 Residential Private Car Parking Space
No.20, No.21, No.22, No.23, No. 24, No. 40, No. 41, No. 42, No. 43, No. 48, No. 49, No. 50, No. 51, No. 52, No. 53, No. 54, No. 55, No. 56, No. 57, No. 58, No. 59, No. 60, No. 61, No. 62, No. 63, No. 64 編號 20, 編號 21, 編號 22, 編號 23, 編號 24, 編號 40, 編號 41, 編號 42, 編號 43, 編號 48, 編號 49, 編號 50, 編號 51, 編號 52, 編號 53, 編號 54, 編號 55, 編號 56, 編號 57, 編號 58, 編號 59, 編號 60, 編號 61, 編號 62, 編號 63, 編號 64

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）。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. 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 agreement for sale and purchase only and shall not be transferable.

(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.

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 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 own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(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.

製作、登記及完成公契及管理協議(『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或從價印花稅新稅率而須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 (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 new rates 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.

(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

高力國際物業代理有限公司 COLLIERS INTERNATIONAL AGENCY LIMITED

高緯物業顧問有限公司 CUSHMAN & WAKEFIELD (HK) LIMITED

戴德梁行有限公司 DTZ DEBENHAM TIE LEUNG LIMITED

輝騰置業 FIDELITY REALTY

金暉物業代理 GOLDEN STARS PROPERTY

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有限公司 HONG KONG REAL ESTATE AGENCY GENERAL ASSOCIATION LIMITED

萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED

景城地產有限公司 KS & PROPERTY LIMITED

領域佳士得國際地產 LANDSCOPE CHRISTIE'S INTERNATIONAL REAL ESTATE

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

專業地產公司 PROFESSIONAL PROPERTIES CO

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

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

喜來登旺鋪代理有限公司 SHERATON VALUERS LIMITED

聯通國際物業顧問行 VISION INTERNATIONAL PROPERTY CONSULTANTS

吉田広介先生 MR. KOSUKE FURUTA

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: <http://www.upton.hk>。

The address of the website designated by the Vendor for the development is: <http://www.upton.hk>.