

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	豐連 Ori	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	良德街3號 3 Leung Tak Street		
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)			370

印製日期 Date of Printing	價單編號 Number of Price List
30-7-2016	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
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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.)									
						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
1	7	A	58.285 (627) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,768,000	116,119 (10,794)	--	--	--	--	--	--	--	--	--	--
1	7	B	47.462 (511) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,464,000	115,124 (10,693)	--	--	--	--	--	--	--	--	--	--
1	7	C	31.844 (343) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,617,000	113,585 (10,545)	--	--	--	--	--	--	--	--	--	--
1	7	D	24.407 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	2,773,000	113,615 (10,544)	--	--	--	--	--	--	--	--	--	--
1	7	E	49.067 (528) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,607,000	114,272 (10,619)	--	--	--	--	--	--	--	--	--	--
1	15	A	58.285 (627) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,124,000	122,227 (11,362)	--	--	--	--	--	--	--	--	--	--
1	15	B	47.462 (511) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,754,000	121,234 (11,260)	--	--	--	--	--	--	--	--	--	--
1	15	C	31.844 (343) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,812,000	119,709 (11,114)	--	--	--	--	--	--	--	--	--	--
1	15	D	24.407 (263) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	2,923,000	119,761 (11,114)	--	--	--	--	--	--	--	--	--	--
1	15	E	49.067 (528) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,906,000	120,366 (11,186)	--	--	--	--	--	--	--	--	--	--
1	17	F	50.137 (540) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,430,000	128,249 (11,907)	--	--	--	--	--	--	--	--	--	--
1	17	G	28.084 (302) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,596,000	128,044 (11,907)	--	--	--	--	--	--	--	--	--	--
2	8	A	27.911 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,240,000	116,083 (10,800)	--	--	--	--	--	--	--	--	--	--
2	8	B	49.415 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,786,000	117,090 (10,876)	--	--	--	--	--	--	--	--	--	--
2	8	C	49.766 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,744,000	115,420 (10,716)	--	--	--	--	--	--	--	--	--	--

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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
						空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
2	8	D	25.799 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	2,939,000	113,919 (10,572)	--	--	--	--	--	--	--	--	--	--
2	8	E	40.038 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,651,000	116,165 (10,791)	--	--	--	--	--	--	--	--	--	--
2	8	F	47.396 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,540,000	116,888 (10,863)	--	--	--	--	--	--	--	--	--	--
2	8	G	25.570 (275) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	2,971,000	116,191 (10,804)	--	--	--	--	--	--	--	--	--	--
2	8	H	23.497 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	2,733,000	116,313 (10,802)	--	--	--	--	--	--	--	--	--	--
2	11	A	27.911 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,293,000	117,982 (10,977)	--	--	--	--	--	--	--	--	--	--
2	11	B	49.415 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,879,000	118,972 (11,051)	--	--	--	--	--	--	--	--	--	--
2	11	C	49.766 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,839,000	117,329 (10,894)	--	--	--	--	--	--	--	--	--	--
2	11	D	25.799 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	2,988,000	115,818 (10,748)	--	--	--	--	--	--	--	--	--	--
2	11	E	40.038 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,727,000	118,063 (10,968)	--	--	--	--	--	--	--	--	--	--
2	11	F	47.396 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,631,000	118,807 (11,041)	--	--	--	--	--	--	--	--	--	--
2	11	G	25.570 (275) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	3,019,000	118,068 (10,978)	--	--	--	--	--	--	--	--	--	--
2	11	H	23.497 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	2,778,000	118,228 (10,980)	--	--	--	--	--	--	--	--	--	--
2	17	A	27.911 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,638,000	130,343 (12,127)	--	--	--	--	--	--	--	--	--	--
2	17	B	49.415 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,490,000	131,337 (12,199)	--	--	--	--	--	--	--	--	--	--

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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
						空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
2	17	G	25.570 (275) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	3,335,000	130,426 (12,127)	--	--	--	--	--	--	--	--	--	--
2	17	H	23.497 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,069,000	130,612 (12,130)	--	--	--	--	--	--	--	--	--	--
2	18	C	49.766 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,753,000	135,695 (12,599)	--	--	--	--	--	--	--	--	--	--
2	18	D	25.799 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,461,000	134,152 (12,450)	--	--	--	--	--	--	--	--	--	--
2	18	E	40.038 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,461,000	136,395 (12,671)	--	--	--	--	--	--	--	--	--	--
2	18	F	47.396 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,499,000	137,121 (12,743)	--	--	--	--	--	--	--	--	--	--
2	19	A	27.911 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,691,000	132,242 (12,303)	--	--	--	--	--	--	--	--	--	--
2	19	B	49.415 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,585,000	133,259 (12,378)	--	--	--	--	--	--	--	--	--	--
2	19	G	25.570 (275) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	3,384,000	132,343 (12,305)	--	--	--	--	--	--	--	--	--	--
2	19	H	23.497 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,114,000	132,528 (12,308)	--	--	--	--	--	--	--	--	--	--
2	25	A	27.911 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,824,000	137,007 (12,747)	--	--	--	--	--	--	--	--	--	--
2	25	B	49.415 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,820,000	138,015 (12,820)	--	--	--	--	--	--	--	--	--	--
2	25	C	49.766 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,112,000	142,909 (13,269)	--	--	--	--	--	--	--	--	--	--
2	25	D	25.799 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,648,000	141,401 (13,122)	--	--	--	--	--	--	--	--	--	--
2	25	E	40.038 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,652,000	141,166 (13,114)	--	--	--	--	--	--	--	--	--	--

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，每平方米) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
						空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
大廈名稱 Block Name	樓層 Floor	單位 Unit													
2	25	F	47.396 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,725,000	141,890 (13,186)	--	--	--	--	--	--	--	--	--	--
2	25	G	25.570 (275) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	3,506,000	137,114 (12,749)	--	--	--	--	--	--	--	--	--	--
2	25	H	23.497 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,225,000	137,252 (12,747)	--	--	--	--	--	--	--	--	--	--
2	29	A	27.911 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,930,000	140,805 (13,100)	--	--	--	--	--	--	--	--	--	--
2	29	B	49.415 (532) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,008,000	141,819 (13,173)	--	--	--	--	--	--	--	--	--	--
2	29	C	49.766 (536) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,301,000	146,707 (13,621)	--	--	--	--	--	--	--	--	--	--
2	29	D	25.799 (278) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,747,000	145,238 (13,478)	--	--	--	--	--	--	--	--	--	--
2	29	E	40.038 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,804,000	144,962 (13,466)	--	--	--	--	--	--	--	--	--	--
2	29	F	47.396 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,905,000	145,687 (13,539)	--	--	--	--	--	--	--	--	--	--
2	29	G	25.570 (275) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	3,603,000	140,907 (13,102)	--	--	--	--	--	--	--	--	--	--
2	29	H	23.497 (253) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	3,315,000	141,082 (13,103)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

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

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

第52(1)條/Section 52(1)

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

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

第53(2)條/Section 53(2)

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

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

第53(3)條/Section 53(3)

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

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

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

(4) (i) 支付條款 / The terms of payment

註:在本第(4)段中,『售價』指本價單第二部份中所列之住宅物業的售價,「折扣價」指因應不同付款辦法(視屬何情況而定)之有關折扣(如有)按售價計算得出之價目,而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。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辦法。

Note: In paragraph (4), “Price” means the price of the residential property set out in Part 2 of this price list, the “Discounted Price” means the price obtained after applying the relevant discount (if any) in respect of different payment terms (as the case may be) on the Price and “Purchase Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The Purchaser must choose the same payment terms for all the residential properties purchased under the same Preliminary Agreement for Sale and Purchase.

買方於簽署臨時買賣合約時須繳付相等於樓價之5%之金額作為臨時訂金。其中港幣90,000元之臨時訂金必須以銀行本票支付,抬頭請寫『觀韜律師事務所(香港)』。臨時訂金餘額可以支票支付,抬頭請寫『觀韜律師事務所(香港)』。其餘樓款需以銀行本票付予『觀韜律師事務所(香港)』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the Preliminary Deposit equivalent to 5% of the Purchase Price. HK\$90,000 of the Preliminary Deposit must be paid by cashier order payable to 『Guantao & Chow Solicitors and Notaries』 and the remaining balance of the Preliminary Deposit may be paid by cheque(s) payable to 『Guantao & Chow Solicitors and Notaries』. Other payments must be paid by cashier order payable to 『Guantao & Chow Solicitors and Notaries』.

付款辦法 Payment terms:

(A) 即供分期付款辦法(照售價減10%)

樓價5% : 於簽署臨時買賣合約時付。

樓價5% : 於簽署正式買賣合約時付清,買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價90% : 於簽署正式買賣合約後90天內付清。

Immediate Instalment Payment Method (10% discount from the Price)

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

90% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

(B) 建築期付款辦法(照售價)

樓價5% : 於簽署臨時買賣合約時付。

買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。

樓價2.5% : 於2017年1月3日或之前付清。

樓價2.5% : 於2017年7月3日或之前付清。

樓價2.5% : 於2018年1月2日或之前付清。

樓價2.5% : 於2018年7月3日或之前付清。

樓價85% : 於賣方發出入伙通知書後14天內付清。

Stage Payment Method(in accordance with the Price)

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

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

2.5% of the Purchase Price shall be paid by the Purchaser on or before 3rd January 2017.

2.5% of the Purchase Price shall be paid by the Purchaser on or before 3rd July 2017.

2.5% of the Purchase Price shall be paid by the Purchaser on or before 2nd January 2018.

2.5% of the Purchase Price shall be paid by the Purchaser on or before 3rd July 2018.

85% of the Purchase Price shall be paid by the Purchaser within 14 days from the date on which the Vendor issues notice to complete.

(C) 第二按揭付款辦法(照售價減2%)

- 樓價5% : 於簽署臨時買賣合約時付。
樓價5% : 於簽署正式買賣合約時付清, 買方須於簽署臨時買賣合約後5個工作天內簽署正式買賣合約。
樓價90% : 於簽署正式買賣合約後90天內付清。

買方可向賣方指定之融資公司申請第二按揭, 主要條款如下: -

- (i) ● 第一按揭銀行必須為賣方所指定之銀行 (貸款額、年期及利率以銀行最後決定為準)。
- (ii) ● 賣方安排由「豐連按揭有限公司」承做第二按揭: -
 - 第二按揭貸款額最高不超過樓價20%
(買方須先獲得第一按揭銀行接受該物業同時有第二按揭)。
 - 第二按揭年期最長不超過20年或第一按揭之年期 (以較短者為準)。
 - 第二按揭利率按「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。最終按揭利率以「豐連按揭有限公司」審批結果而定。賣方沒有亦不得詮釋為此作出任何陳述、承諾或保證, 不論明示或暗示。
 - 第二按揭首二年延期供款及豁免利息。
 - 所有第二按揭之文件必須由賣方指定之律師行辦理, 並由買方負責一切有關費用。
 - 「豐連按揭有限公司」保留決定批核第二按揭之權利。第二按揭貸款批出與否, 「豐連按揭有限公司」有最終決定權。就第一按揭貸款和第二按揭的條款和條件、審批或申請, 賣方沒有亦不得詮釋為此作出任何陳述、承諾或保證, 不論明示或暗示, 不論貸款獲批與否, 買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價金額全數。
 - 買方於決定選用此付款辦法前, 敬請先向「豐連按揭有限公司」查詢清楚第二按揭之按揭條款、批核條件及手續。以上所有優惠均受「豐連按揭有限公司」最後批出有關優惠安排之條款所規限。
 - 第二按揭只適用於第一手購買物業之買家。
 - 第一及第二按揭需經有關承按機構獨立審批。

此貸款受其他條款及細則約束。

Second Mortgage Payment Method(2% discount from the Price)

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

5% of the Purchase Price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

90% of the Purchase Price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.

The Purchaser can apply for the Second Mortgage through the financing company designated by the Vendor, key terms are as follows:-

- (i) ● The Purchaser shall apply for a first mortgage with the Vendor's designated bank (mortgage loan, tenor and interest rate shall be prevailed by bank).
- (ii) ● The Vendor arranges the " Enormous Asset Mortgage Company Limited " to undertake the Second Mortgage:-
 - Second loan amount up to 20% of the Purchase Price of the residential property.
(The Purchaser shall have obtained prior consent from the first mortgagee bank to the second mortgage).
 - The maximum term of repayment of the Second Mortgage shall not exceed 20 years or the tenor of first mortgage, whichever is shorter.
 - The interest rate of the Second Mortgage depends on the Hong Kong Dollar Best Lending Rate(P) as quoted by " The Hongkong and Shanghai Banking Corporation Limited " and subject to fluctuation. The final interest rate will be subject to approval by "Enormous Asset Mortgage Company Limited". No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor in respect thereof.
 - Deferment of repayment of principal and waiver of interest payment for the first 2 years of the Second Mortgage.
 - All legal documents of the Second Mortgage must be executed through the Vendor's designated solicitors' firm. All legal cost and expenses shall be paid by the Purchaser.

- " Enormous Asset Mortgage Company Limited " reserves the right to decide whether or not to approve the Second Mortgage loan. The approval or disapproval of the Second Mortgage loan is subject to the final decision of " Enormous Asset Mortgage Company Limited ". No representation, undertaking or warranty, whether express or implied, is given or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or applications for the First Mortgage loan and the Second Mortgage loan. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Purchase Price of the residential property in accordance with the Agreement for Sale and Purchase.
- The Purchaser is advised to enquire with " Enormous Asset Mortgage Company Limited " on details of terms, conditions and application procedures of the Second Mortgage before selecting this payment method. All the above offers are subject to final terms and conditions approved by " Enormous Asset Mortgage Company Limited ".
- The Second Mortgage is personal and exclusive to the Purchaser who is the first hand purchaser of the residential property.
- The first and second mortgage loan shall be approved by the relevant mortgagees independently.

This loan is subject to other terms and conditions.

(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) 特別折扣優惠

Special Discount Benefit

購買本價單中所列之住宅物業之買方可獲3%折扣價特別折扣優惠，有關特別折扣會在售價上扣除。

A 3% special discount from the Discounted Price would be offered to the Purchaser who purchases any residential property as listed in this price list. The Special Discount Benefit will be deducted from the Price.

(c) 印花稅補貼優惠

Subsidy of Stamp Duty Benefit

購買本價單中所列之任何住宅物業之買方可獲額外9%折扣價折扣優惠作為印花稅補貼優惠，有關印花稅補貼優惠會於售價中扣除。

Extra 9% discount from the Discounted Price would be offered to the Purchaser who purchases any residential property in this price list as the Subsidy of Stamp Duty Benefit. The Subsidy of Stamp Duty Benefit will be deducted from the Price.

(d) 員工置業優惠

Employee Purchase Benefit

如買方屬或包括任何「南豐集團控股有限公司、豐資源有限公司及偉南有限公司之合資格人士」，並且沒有委任地產代理就購買住宅物業代其行事，該買方可獲賣方送出現金回贈。現金回贈的金額相等於樓價5%作為員工置業優惠。賣方會於買方付清樓價金額餘額後向相關合資格人士支付員工置業現金回贈。「合資格人士」包括下列公司或其註冊成立之全資附屬公司之董事、員工及/或其直系親屬*，董事/員工必須為全職及連續服務滿1年：

- (1) 南豐集團控股有限公司；或
- (2) 豐資源有限公司；或
- (3) 偉南有限公司

*直系親屬就任何個人而言，指其配偶、父母或子女。

If the Purchaser is or includes any Qualified Persons of Nan Fung Group Holdings Limited, Vervain Resources Limited and World South Limited, provided that the Purchaser did not appoint any estate agent to act for him in the purchase of the residential property(ies), the Purchaser shall be entitled to a Cash Rebate offered by the Vendor. The amount of the Cash Rebate shall be equal to 5% of the Purchase Price as the Employee Purchase Benefit. The Vendor will pay the Employee Purchase Cash Rebate to the relevant Qualified Persons after the date of full payment of the balance of Purchase Price by the Purchaser. Qualified Persons include the directors, employees and/or immediate family member* of such directors and employees of the following companies or its wholly owned subsidiaries incorporated, the directors/employees must work on full-time basis and have served continuously for at least 1 year :

- (1) Nan Fung Group Holdings Limited; or
- (2) Vervain Resources Limited; or
- (3) World South Limited

* Immediate family member, in relation to an individual, means the spouse, parent or child of the individual.

員工置業優惠受其他條款及細則約束。

Employee Purchase Benefit is subject to other terms and conditions.

(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) 請見4(i)及4(ii)

Please see 4(i) and 4(ii)

- (b) 賣方將在不減損買方於買賣合約下之權利下將於收到買方於實際完成交易日期起計的1年內所發出的書面通知後，在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救，本優惠受相關交易文件條款及條件限制。

The Vendor is prepared to, but not in derogation from the Purchaser's rights under the agreement for sale and purchase, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the Purchaser within 1 year from the actual date of the completion of the sale and purchase of the Property, remedy any defects to the Property. This benefit is subject to the terms and conditions of the relevant transaction documents.

(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

- (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.

- (b) 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 Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (c) 買方需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的有關罰款、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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買家負責。

The Purchaser(s) 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 plans to be annexed to the agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the development:

南豐物業代理有限公司Nan Fung Property Agency Limited
中原地產代理有限公司Centaline Property Agency Limited
美聯物業代理有限公司Midland Realty International Limited
利嘉閣地產有限公司Ricacorp Properties Limited
香港置業(地產代理)有限公司Hong Kong Property Services (Agency) Limited
晉誠地產代理有限公司Earnest 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
東涌物業有限公司Tung Chung Property Agency Limited
云房網絡(香港)代理有限公司Qfang Network (Hong Kong) Agency Limited
祥益地產代理有限公司Many Wells Property Agent Limited
嘉誠地產代理公司Kaiser Properties Company
順成物業代理公司Shun Shing Property Agency Co.

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.orihk.com
The address of the website designated by the vendor for the development is:

www.orihk.com