



價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱	爾巒	期數 (如有)	--
Name of Development	RIVA	Phase No. (if any)	--
發展項目位置	映河路1號		
Location of Development	1 Ying Ho Road		
發展項目(或期數)中的住宅物業的總數	780		
The total number of residential properties in the development (or phase of the development)			

印製日期	價單編號
Date of Printing	Number of Price List
10 July 2014	8

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 August 2014	8A	
28 October 2014	8B	
18 November 2014	8C	
23 April 2015	8D	√
10 August 2015	8E	√
09 October 2015	8F	√
05 August 2016	8G	
29 November 2016	8H	



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.)									
				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
艾維奧大道1號洋房 Avio Boulevard House 1^	207.130 (2,230) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	46,926,000	226,553 (21,043)	-	-	-	25.965 (279)	91.164 (981)	23.765 (256)	28.957 (312)	11.398 (123)	-	6.560 (71)
艾維奧大道2號洋房 Avio Boulevard House 2^	200.498 (2,158) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,388,000	221,389 (20,569)	-	-	-	25.354 (273)	96.051 (1,034)	29.741 (320)	28.333 (305)	11.398 (123)	-	6.560 (71)
艾維奧大道3號洋房 Avio Boulevard House 3^	201.517 (2,169) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,718,000	221,907 (20,617)	-	-	-	25.354 (273)	100.775 (1,085)	31.339 (337)	28.333 (305)	11.398 (123)	-	4.415 (48)
艾維奧大道5號洋房 Avio Boulevard House 5^	202.439 (2,179) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,763,000	221,118 (20,543)	-	-	-	25.354 (273)	93.579 (1,007)	28.545 (307)	28.333 (305)	11.398 (123)	-	2.775 (30)
艾維奧大道6號洋房 Avio Boulevard House 6	159.664 (1,719) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,881,000	212,202 (19,710)	-	-	-	4.525 (49)	81.612 (878)	24.754 (266)	46.890 (505)	10.693 (115)	-	2.746 (30)
		37,269,000	233,421 (21,681)										
艾維奧大道7號洋房 Avio Boulevard House 7	159.618 (1,718) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,268,000	208,423 (19,364)	-	-	-	4.525 (49)	72.681 (782)	24.722 (266)	46.890 (505)	10.693 (115)	-	2.731 (29)
		36,595,000	229,266 (21,301)										
艾維奧大道8號洋房 Avio Boulevard House 8	159.167 (1,713) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	32,583,000	204,710 (19,021)	-	-	-	4.525 (49)	63.645 (685)	24.708 (266)	46.890 (505)	10.693 (115)	-	2.716 (29)
		35,841,000	225,179 (20,923)										

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
屋號 (House number) / 屋名 (Name of the house)													
艾維奧大道9號洋房 Avio Boulevard House 9	171.231 (1,843) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	36,136,000 37,943,000	211,037 (19,607) 221,590 (20,588)	-	-	-	9.092 (98)	93.360 (1,005)	31.120 (335)	52.829 (569)	11.115 (120)	-	2.754 (30)
巴維拉大道1號洋房 Bevera Boulevard House 1^	281.766 (3,033) 露台 Balcony:4.999 (54); 工作平台 Utility Platform:0.000 (0)	84,924,000	301,399 (28,000)	-	-	-	8.506 (92)	188.809 (2,032)	44.337 (477)	58.315 (628)	10.810 (116)	-	13.236 (142)
巴維拉大道2號洋房 Bevera Boulevard House 2^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	65,210,000	272,187 (25,285)	-	-	-	15.670 (169)	183.690 (1,977)	49.201 (530)	36.501 (393)	12.038 (130)	-	13.111 (141)
巴維拉大道6號洋房 Bevera Boulevard House 6^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	63,646,000	265,659 (24,679)	-	-	-	15.670 (169)	208.580 (2,245)	49.076 (528)	36.501 (393)	12.038 (130)	-	13.111 (141)
巴維拉大道7號洋房 Bevera Boulevard House 7^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	63,116,000	263,447 (24,473)	-	-	-	15.670 (169)	213.664 (2,300)	46.571 (501)	36.501 (393)	12.038 (130)	-	13.097 (141)
巴維拉大道8號洋房 Bevera Boulevard House 8^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	61,930,000	258,496 (24,013)	-	-	-	15.670 (169)	193.379 (2,082)	48.628 (523)	36.501 (393)	12.038 (130)	-	23.507 (253)
巴維拉大道9號洋房 Bevera Boulevard House 9^	239.578 (2,579) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	60,828,000	253,896 (23,586)	-	-	-	15.670 (169)	176.058 (1,895)	48.384 (521)	36.501 (393)	12.038 (130)	-	24.028 (259)
巴維拉大道10號洋房 Bevera Boulevard House 10^	237.757 (2,559) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	59,300,000	249,414 (23,173)	-	-	-	15.670 (169)	160.041 (1,723)	48.719 (524)	36.501 (393)	12.038 (130)	-	24.299 (262)

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.)									
				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
巴維拉大道11號洋房 Bevera Boulevard House 11^	204.293 (2,199) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	45,420,000	222,328 (20,655)	-	-	-	25.354 (273)	104.632 (1,126)	22.551 (243)	28.333 (305)	11.398 (123)	-	7.028 (76)
巴維拉大道12號洋房 Bevera Boulevard House 12^	203.986 (2,196) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	45,145,000	221,314 (20,558)	-	-	-	25.354 (273)	94.955 (1,022)	21.267 (229)	28.333 (305)	11.398 (123)	-	6.936 (75)
巴維拉大道15號洋房 Bevera Boulevard House 15^	203.671 (2,192) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	44,857,000	220,242 (20,464)	-	-	-	25.354 (273)	85.666 (922)	21.014 (226)	28.333 (305)	11.398 (123)	-	6.984 (75)
巴維拉大道16號洋房 Bevera Boulevard House 16^	207.701 (2,236) 露台 Balcony:4.723 (51); 工作平台 Utility Platform:0.000 (0)	46,813,000	225,386 (20,936)	-	-	-	25.920 (279)	79.517 (856)	23.759 (256)	28.623 (308)	11.398 (123)	-	8.369 (90)
迪維尼亞大道1號洋房 Diveria Boulevard House 1^	234.117 (2,520) 露台 Balcony:4.999 (54); 工作平台 Utility Platform:0.000 (0)	53,961,000	230,487 (21,413)	-	-	-	4.411 (47)	142.003 (1,529)	21.661 (233)	45.101 (485)	12.572 (135)	-	6.234 (67)
迪維尼亞大道2號洋房 Diveria Boulevard House 2	163.430 (1,759) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	34,484,000	211,002 (19,604)	-	-	-	4.525 (49)	68.344 (736)	22.448 (242)	46.890 (505)	10.693 (115)	-	6.459 (70)
迪維尼亞大道3號洋房 Diveria Boulevard House 3	163.653 (1,762) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	34,507,000	210,855 (19,584)	-	-	-	4.525 (49)	67.055 (722)	26.308 (283)	46.890 (505)	10.693 (115)	-	5.778 (62)
迪維尼亞大道5號洋房 Diveria Boulevard House 5	161.223 (1,735) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,932,000	210,466 (19,557)	-	-	-	4.525 (49)	65.373 (704)	27.388 (295)	46.890 (505)	10.693 (115)	-	4.751 (51)

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.)									
				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
迪維尼亞大道6號洋房 Diveria Boulevard House 6	157.861 (1,699) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,190,000	210,248 (19,535)	-	-	-	4.525 (49)	64.032 (689)	26.038 (280)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道7號洋房 Diveria Boulevard House 7	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,476,000	211,691 (19,669)	-	-	-	4.525 (49)	72.422 (780)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道8號洋房 Diveria Boulevard House 8	157.351 (1,694) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,341,000	211,889 (19,682)	-	-	-	4.525 (49)	73.317 (789)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道9號洋房 Diveria Boulevard House 9	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,093,000	209,269 (19,444)	-	-	-	4.525 (49)	58.230 (627)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道10號洋房 Diveria Boulevard House 10	157.351 (1,694) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,055,000	210,072 (19,513)	-	-	-	4.525 (49)	62.598 (674)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道11號洋房 Diveria Boulevard House 11	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,337,000	210,812 (19,587)	-	-	-	4.525 (49)	67.216 (724)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道12號洋房 Diveria Boulevard House 12	157.351 (1,694) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,299,000	211,622 (19,657)	-	-	-	4.525 (49)	71.685 (772)	26.165 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道15號洋房 Diveria Boulevard House 15	158.136 (1,702) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,579,000	212,343 (19,729)	-	-	-	4.525 (49)	76.309 (821)	26.310 (283)	46.890 (505)	10.693 (115)	-	7.136 (77)



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.)									
				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
迪維尼亞大道16號洋房 Diveria Boulevard House 16	157.474 (1,695) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,559,000	213,108 (19,799)	-	-	-	4.525 (49)	80.776 (869)	26.205 (282)	46.890 (505)	10.693 (115)	-	7.136 (77)
迪維尼亞大道17號洋房 Diveria Boulevard House 17	158.032 (1,701) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	33,801,000	213,887 (19,871)	-	-	-	4.525 (49)	85.293 (918)	35.616 (383)	46.890 (505)	10.693 (115)	-	6.724 (72)
迪維尼亞大道18號洋房 Diveria Boulevard House 18	160.397 (1,727) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	34,866,000	217,373 (20,189)	-	-	-	4.637 (50)	76.660 (825)	37.480 (403)	47.236 (508)	10.693 (115)	-	6.528 (70)



物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
茵羅洛斯大道第1座 Helorus Boulevard Tower 1	22及23 (複式) 22&23 (Duplex)	A*	156.771 (1,687) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	28,095,000	179,210 (16,654)	-	-	-	57.878 (623)	-	-	62.191 (669)	2.470 (27)	-	-
茵羅洛斯大道第1座 Helorus Boulevard Tower 1	22及23 (複式) 22&23 (Duplex)	B*	150.265 (1,617) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	31,863,000	212,045 (19,705)	-	-	-	78.235 (842)	-	-	61.857 (666)	2.470 (27)	-	-
茵羅洛斯大道第6A座 Helorus Boulevard Tower 6A	23	A*^	158.168 (1,703) 露台 Balcony:0.000 (0); 工作平台 Utility Platform:0.000 (0)	32,192,000 34,125,000	203,530 (18,903) 215,752 (20,038)	-	-	-	38.878 (418)	-	-	112.005 (1,206)	-	-	-

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，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)(G5) 150 日付款計劃
150 Days Payment Plan

此付款計劃只適用於購買洋房之買方。

This payment plan is only applicable to the Purchaser of houses.

註：在第(4)(G5)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千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 60 日。

Note: In paragraph (4)(G5), “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 thousand 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. The date of completion shall not be earlier than 60 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$600,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$600,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 60 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 90%(樓價餘額)於簽署臨時買賣合約的日期後 150 日內繳付。
90% of the purchase price (balance of purchase price) shall be paid within 150 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

如選擇第(4)(G5)段所述的付款計劃之買方，可獲 6% 售價折扣優惠。

A 6% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(G5).

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員（即在簽署臨時買賣合約當日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方可獲 5% 售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 5% discount on the price.

3. 洋房置業售價折扣優惠

House Purchase Price Discount Offer

(a) 如選擇洋房置業售價折扣優惠之買方，可獲 10% 售價折扣優惠。

A 10% discount on the price would be offered to the Purchaser if the Purchaser chooses House Purchase Price Discount Offer.

(b) 如買方於簽署臨時買賣合約時不選擇洋房置業售價折扣優惠，則買方可獲賣方提供第(4)(G5)(iii)1 段所述之成交優惠。為免疑問，就每個住宅物業，買方只可享有洋房置業售價折扣優惠或第(4)(G5)(iii)1 段所述之成交優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the House Purchase Price Discount Offer upon the signing of preliminary agreement for sale and purchase, the Completion Benefit set out in paragraph (4)(G5)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the House Purchase Price Discount Offer or the Completion Benefit as set out in paragraph (4)(G5)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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. 成交優惠

Completion Benefit

如買方於簽署臨時買賣合約時不選擇第(4)(G5)(ii)3段所述之洋房置業售價折扣優惠，則買方可獲賣方提供下述優惠：

If the Purchaser does not choose the House Purchase Price Discount Offer as set out in paragraph (4)(G5)(ii)3 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following benefits:

(a) 成交優惠

Completion Benefit

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方可獲賣方提供相等於住宅物業樓價10%之成交優惠(『成交優惠』)。
Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor equal to 10% of the purchase price of the residential property.
- (II) 買方須於完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠直接用於支付部份樓價餘額。
The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Completion Benefit for part payment of the balance of the purchase price directly.
- (III) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(G5)(iii)1(b)段)，則成交優惠會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。
If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“designated financing company”) (please see paragraph (4)(G5)(iii)1(b) for details), then the Completion Benefit will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.
- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))
- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 過渡性貸款的最高金額為就買賣合約應付並以《2014年印花稅(修訂)(第2號)條例》所列出的稅率計算的從價印花稅的80%及(如適用)買家印花稅的80%的總和，上限為樓價的10%。為免疑問，印花稅過渡性貸款的最高金額不會以政府於2016年11月4日公布的建議徵收的15%從價印花稅新稅率計算。
The maximum Transitional Loan amount shall be the total amount of 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014 and (if applicable) 80% of the buyer’s stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 10% of the purchase price. For the avoidance of doubt, the maximum Stamp Duty Transitional Loan shall not be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.

- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。
Interest rate shall be 5% p.a.. **If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅的總額，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is approved or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (IX) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

如買方選擇成交優惠但沒有使用過渡性貸款，可就每個住宅物業獲得港幣16,800元現金回贈(『港幣16,800元現金回贈』)。

If the Purchaser has chosen the Completion Benefit but has not utilized the Transitional Loan, a cash rebate of HK\$16,800 for each residential property would be offered (“HK\$16,800 Cash Rebate”).

買方須於按買賣合約完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請港幣16,800元現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣16,800元現金回贈直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the HK\$16,800 Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$16,800 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣16,800元現金回贈的其中一個優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain HK\$16,800 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(G5)(ii)3段所述之洋房置業售價折扣優惠或第(4)(G5)(iii)1段所述之成交優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the House Purchase Price Discount Offer as set out in paragraph (4)(G5)(ii)3 or the Completion Benefit as set out in paragraph (4)(G5)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 貸款優惠

Loan Offers

買方可向指定財務機構申請以下其中一項貸款：

The Purchaser may apply for ONLY ONE of the following loans from the designated financing company:

(a) 備用第一按揭貸款

Standby First Mortgage Loan

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 1(a) for details.

(b) 備用第二按揭貸款

Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 1(b) for details.

上文『淨樓價』一詞指扣除第(4)(G5)(iii)1(a)段所述的成交優惠(如有)及第(4)(G5)(iii)1(b)段所述的港幣16,800元現金回贈(如有)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting the Completion Benefit (if any) as set out in paragraph (4)(G5)(iii)1(a) and the HK\$16,800 Cash Rebate (if any) as set out in paragraph (4)(G5)(iii)1(b).

3. 首3年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有)及第(4)(G5)(iii)4段所述的「餐桌連櫃組合」(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any) and the “Island Table and Cabinet” as set out in paragraph (4)(G5)(iii)4 (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

4. 「餐桌連櫃組合」優惠

“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就「餐桌連櫃組合」提出任何異議或質詢。為免疑問，第(4)(G5)(iii)3段所述的首3年保養優惠不適用於「餐桌連櫃組合」。本優惠受其他條款及條件約束。

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an “as is” condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the “Island Table and Cabinet”. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(G5)(iii)3 does not apply to the “Island Table and Cabinet”. This offer is subject to other terms and conditions.



「餐桌連櫃組合」價值如下：

The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12, 15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000



(4)(H5) 480 日付款計劃
480 Days Payment Plan

此付款計劃只適用於購買洋房之買方。

This payment plan is only applicable to the Purchaser of houses.

註：在第(4)(H5)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千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 60 日。

Note: In paragraph (4)(H5), “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 thousand 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. The date of completion shall not be earlier than 60 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 之金額作為臨時訂金，其中港幣\$600,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『胡關李羅律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$600,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Woo Kwan Lee & Lo”.

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 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 5% 於簽署臨時買賣合約的日期後 210 日內繳付。
5% of the purchase price shall be paid within 210 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 5% 於簽署臨時買賣合約的日期後 300 日內繳付。
5% of the purchase price shall be paid within 300 days after the date of signing of the preliminary agreement for sale and purchase.
5. 樓價 80% (樓價餘額) 於簽署臨時買賣合約的日期後 480 日內繳付。
80% of the purchase price (balance of purchase price) shall be paid within 480 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

如選擇第(4)(H5)段所述的付款計劃之買方，可獲 2% 售價折扣優惠。

A 2% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(H5).

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員（即在簽署臨時買賣合約當日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方可獲 5% 售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 5% discount on the price.

(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. 成交優惠

Completion Benefit

(a) 成交優惠

Completion Benefit

如選擇第(4)(H5)段所述的付款計劃之買方於買賣合約訂明的交易日或之前，繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方提供成交優惠(『成交優惠』)。

Where the Purchaser chooses the payment plan stated in paragraph (4)(H5), fully pays the purchase price and completes the sale and purchase of the residential property on or in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a Completion Benefit (“Completion Benefit”) offered by the Vendor according to the table below.

成交優惠列表
Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	成交優惠金額 Completion Benefit amount
簽署臨時買賣合約的日期後 61 日至 210 日期間內 Within the period from 61 days to 210 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 13% 13% of the purchase price
簽署臨時買賣合約的日期後 211 日至 300 日期間內 Within the period from 211 days to 300 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 12% 12% of the purchase price
簽署臨時買賣合約的日期後 301 日至 390 日期間內 Within the period from 301 days to 390 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 11% 11% of the purchase price
簽署臨時買賣合約的日期後 391 日至 480 日期間內 Within the period from 391 days to 480 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 10% 10% of the purchase price

- (I) 買方須於完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請成交優惠，賣方會於收到申請並確認有關資料無誤後將成交優惠直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the Completion Benefit at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Completion Benefit for part payment of the balance of the purchase price directly.

- (II) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(H5)(iii)1(b)段)，則成交優惠會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor's designated financing company ("designated financing company") (please see paragraph (4)(H5)(iii)1(b) for details), then the Completion Benefit will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (III) 如成交優惠列表中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則以下一個工作日為交易日。

If the last day of each of the periods as set out in the Completion Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the date of completion shall fall on the next working day.

- (b) 過渡性貸款 - 印花稅繳款(只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。

The Purchaser may apply for a Transitional Loan (the "Transitional Loan") from the designated financing company.

- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 過渡性貸款的最高金額為就買賣合約應付並以《2014年印花稅(修訂)(第 2 號)條例》所列出的稅率計算的從價印花稅的80%及(如適用)買家印花稅的80%的總和，上限為樓價的10%。為免疑問，印花稅過渡性貸款的最高金額不會以政府於2016年11月4日公布的建議徵收的15%從價印花稅新稅率計算。
The maximum Transitional Loan amount shall be the total amount of 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014 and (if applicable) 80% of the buyer's stamp duty chargeable on the agreement for sale and purchase, subject to a cap of 10% of the purchase price. For the avoidance of doubt, the maximum Stamp Duty Transitional Loan shall not be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。
Interest rate shall be 5% p.a.. If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors' relevant costs and disbursements.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅的總額，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor's solicitors a fund for the Vendor's solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer's stamp duty, less the Transitional Loan amount.
- (VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is approved or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

如買方沒有使用過渡性貸款，可就每個住宅物業獲得港幣16,800元現金回贈(『港幣16,800元現金回贈』)。

If the Purchaser does not utilize the Transitional Loan, a cash rebate of HK\$16,800 for each residential property would be offered (“HK\$16,800 Cash Rebate”).

買方須於按買賣合約完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請港幣16,800元現金回贈，賣方會於收到申請並確認有關資料無誤後將港幣16,800元現金回贈直接用於支付部份樓價餘額。

The Purchaser shall notify the Vendor in writing to apply for the HK\$16,800 Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$16,800 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或港幣16,800元現金回贈的其中一個優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain HK\$16,800 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 貸款優惠

Loan Offers

買方可向指定財務機構申請以下其中一項貸款：

The Purchaser may apply for ONLY ONE of the following loans from the designated financing company:

(a) 備用第一按揭貸款

Standby First Mortgage Loan

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 1(a) for details.

(b) 備用第二按揭貸款

Standby Second Mortgage Loan

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 1(b) for details.

上文『淨樓價』一詞指扣除第(4)(H5)(iii)1(a)段所述的成交優惠(如有)及第(4)(H5)(iii)1(b)段所述的港幣16,800元現金回贈(如有)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting the Completion Benefit (if any) as set out in paragraph (4)(H5)(iii)1(a) and the HK\$16,800 Cash Rebate (if any) as set out in paragraph (4)(H5)(iii)1(b).

3. 首3年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有)及第(4)(H5)(iii)4段所述的「餐桌連櫃組合」(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any) and the “Island Table and Cabinet” as set out in paragraph (4)(H5)(iii)4 (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

4. 「餐桌連櫃組合」優惠

“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就「餐桌連櫃組合」提出任何異議或質詢。為免疑問，第(4)(H5)(iii)3段所述的首3年保養優惠不適用於「餐桌連櫃組合」。本優惠受其他條款及條件約束。

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an “as is” condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the “Island Table and Cabinet”. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(H5)(iii)3 does not apply to the “Island Table and Cabinet”. This offer is subject to other terms and conditions.



「餐桌連櫃組合」價值如下：

The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12, 15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000

(4)(K2) 360 日付款計劃
360 Days Payment Plan

此付款計劃不適用於購買洋房之買方。

This payment plan is not applicable to Purchasers of houses.

註：在第(4)(K2)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千位數作為樓價。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。成交日不可早於簽署臨時買賣合約後 60 日。

Note: In paragraph (4)(K2), “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 thousand 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. The date of completion shall not be earlier than 60 days after signing of the preliminary agreement for sale and purchase.

(i) 支付條款
The Terms of Payment

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

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

1. 臨時訂金即樓價 5% (『臨時訂金』)於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5% 於簽署臨時買賣合約的日期後 60 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5% 於簽署臨時買賣合約的日期後 120 日內繳付。
5% of the purchase price shall be paid within 120 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 360 日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 360 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

如選擇第(4)(K2)段所述的付款計劃之買方，可獲 3% 售價折扣優惠。

A 3% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(K2).

2. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員（即在簽署臨時買賣合約當日或之前，最少一位個人買方（如買方是以個人名義）或最少一位買方之董事（如買方是以公司名義）須為新地會會員），買方可獲 3% 售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 3% discount on the price.

3. 置業售價折扣

Home Purchase Price Discount

(a) 如選擇置業售價折扣優惠之買方，可獲 4% 售價折扣優惠。

A 4% discount on the price would be offered to the Purchaser if the Purchaser chooses Home Purchase Price Discount Offer.

(b) 如買方於簽署臨時買賣合約時不選擇置業售價折扣，則買方可獲賣方提供第(4)(K2)(iii)1段所述之印花稅優惠。為免疑問，就購買每個住宅物業，買方只可享有置業售價折扣或第(4)(K2)(iii)1段所述之印花稅優惠的其中一項。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser does not choose the Home Purchase Price Discount upon the signing of preliminary agreement for sale and purchase, the Stamp Duty Offer(s) set out in paragraph (4)(K2)(iii)1 will be offered to the Purchaser. For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount or the Stamp Duty Offer(s) as set out in paragraph (4)(K2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(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. 印花稅優惠

Stamp Duty Offer(s)

如買方於簽署臨時買賣合約時不選擇第(4)(K2)(ii)3段所述之置業售價折扣，則買方可獲賣方提供下述印花稅優惠：

If the Purchaser does not choose the Home Purchase Price Discount as set out in paragraph (4)(K2)(ii)3 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered the following Stamp Duty Offer(s):

(a) 印花稅現金回贈

Stamp Duty Cash Rebate

- (I) 在買方按買賣合約完成住宅物業買賣交易的情況下，買方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買方就買賣合約應付並以《2014年印花稅(修訂)(第2號)條例》所列出的第1標準稅率計算的從價印花稅的80%，但如果第2標準稅率適用於買方，則印花稅現金回贈的金額相等於以第2標準稅率計算的從價印花稅的100%。為免疑問，印花稅現金回贈的金額不會以政府於2016年11月4日公布的建議徵收的15%從價印花稅新稅率計算。

Subject to completion of the sale and purchase of the residential property(ies) by the Purchaser 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 equal to 80% of the ad valorem stamp duty chargeable on the agreement for sale and purchase and calculated at Scale 1 rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014, however, if Scale 2 rates are applicable to the Purchaser, then the amount of the Stamp Duty Cash Rebate shall be equal to 100% of the ad valorem stamp duty calculated at Scale 2 rates. For the avoidance of doubt, the amount of Stamp Duty Cash Rebate shall not be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016.

- (II) 買方須於完成住宅物業的買賣的交易日前最少30日前以書面(連同就所有相關買賣合約應付的所有印花稅的**正式繳付收據**)向賣方申請印花稅現金回贈，賣方會於收到申請並確認有關資料無誤後將印花稅現金回贈直接用於支付部份樓價餘額。不論印花稅現金回贈的申請獲賣方批核與否，買方仍須按買賣合約完成住宅物業的交易及向賣方繳付住宅物業的樓價全數。

The Purchaser shall apply to the Vendor in writing (accompanied with the **official receipt(s)** for payment of all stamp duty payable on all the relevant agreement(s) for sale and purchase) for the Stamp Duty Cash Rebate at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Rebate for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for Stamp Duty Cash Rebate is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property to the Vendor in accordance with the agreement for sale and purchase.

- (III) 如買方已從賣方的指定財務機構(『指定財務機構』)獲得過渡性貸款(詳情請參閱第(4)(K2)(iii)1(b)段)，則印花稅現金回贈會首先支付予該指定財務機構用作償還過渡性貸款的未償還欠款，餘款(如有)才會用於支付部份樓價餘額。

If the Purchaser has obtained the Transitional Loan from the Vendor’s designated financing company (“designated financing company”) (please see paragraph (4)(K2)(iii)1(b) for details), then the Stamp Duty Cash Rebate will first be paid to the designated financing company for repayment of any amount outstanding under the Transitional Loan and the balance (if any) will be applied for part payment of the balance of the purchase price.

- (IV) 在賣方支付印花稅現金回贈金額後，(如適用)即使實際就買賣合約應繳付的相關印花稅金額大於計算印花稅現金回贈所依據的金額，賣方亦無須再向買方支付任何其他或額外印花稅現金回贈。若有爭議，賣方有權決定印花稅現金回贈的金額，有關決定為最終決定並對買方具有約束力。

After the Vendor has paid the amount of the Stamp Duty Cash Rebate, (if applicable) if the amount of the relevant stamp duty actually payable on the agreement for sale and purchase exceeds the amount based on which the Stamp Duty Cash Rebate is calculated, the Vendor is not required to pay any other or additional Stamp Duty Cash Rebate to the Purchaser. In case of dispute, the Vendor has the right to determine the amount of the Stamp Duty Cash Rebate, and such determination shall be final and binding on the Purchaser.

- (V) 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.

- (b) 過渡性貸款 - 印花稅繳款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)

Transitional Loan - Stamp Duty Payment (Applicable only to the Purchaser who is individual or limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

- (I) 買方可向指定財務機構申請過渡性貸款(『過渡性貸款』)。
The Purchaser may apply for a Transitional Loan (the “Transitional Loan”) from the designated financing company.
- (II) 買方須於簽署臨時買賣合約時同時申請過渡性貸款。
The Purchaser shall make the application for the Transitional Loan at the same time as the signing of the preliminary agreement for sale and purchase.
- (III) 過渡性貸款的最高金額為就買賣合約應付並以《2014年印花稅(修訂)(第 2 號)條例》所列出的稅率計算的從價印花稅的80%。為免疑問，印花稅過渡性貸款的最高金額不會以政府於2016年11月4日公布的建議徵收的15%從價印花稅新稅率計算。
The maximum Transitional Loan amount shall be 80% of ad valorem stamp duty chargeable on the agreement for sale and purchase and calculated at the rates as set out in the Stamp Duty (Amendment) (No. 2) Ordinance 2014. For the avoidance of doubt, the maximum Stamp Duty Transitional Loan shall not be calculated at the proposed new rate of 15% for ad valorem stamp duty announced by the Government on 4 November 2016.
- (IV) 過渡性貸款的到期日為按買賣合約完成住宅物業買賣的交易日。
The maturity date of the Transitional Loan is the date of completion of the sale and purchase of the residential property in accordance with the agreement for sale and purchase.
- (V) 利率為5% p.a.。如買方在到期日或之前準時還清過渡性貸款，將獲豁免貸款利息。
Interest rate shall be 5% p.a.. **If the Purchaser shall duly repay the Transitional Loan on or before the maturity date, interest on the Transitional Loan will be waived.**
- (VI) 所有過渡性貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用。如買方就過渡性貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及雜費。
All legal documents of the Transitional Loan shall be prepared by the Vendor’s solicitors and signed at the office of the Vendor’s solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application. If the Purchaser shall instruct his/her/its own solicitors to act for him/her/it for the Transitional Loan, the Purchaser shall bear his/her/its own solicitors’ relevant costs and disbursements.
- (VII) 在簽署買賣合約之時，買方須向賣方代表律師存放一筆款項，以使賣方代表律師安排在印花稅條例訂明的時限內讓印花稅署署長為買賣合約及(如印花稅條例要求)臨時合約加蓋印花。該筆款項金額相等於買賣合約(包括加蓋買賣合約副本的定額費用)及(如印花稅條例要求)臨時買賣合約的從價印花稅(包括以建議的15%新稅率計算的從價印花稅)及(如適用)買家印花稅的總額，減過渡性貸款的金額。
Upon signing of the agreement for sale and purchase, the Purchaser shall deposit with the Vendor’s solicitors a fund for the Vendor’s solicitors to arrange for the agreement for sale and purchase and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase to be stamped by the Collector of Stamp Revenue within the time limit prescribed by the Stamp Duty Ordinance. The amount of the fund is equal to the amount of ad valorem stamp duty (including the ad valorem stamp duty at proposed new rate of 15%) on the agreement for sale and purchase (including the fixed fee for stamping a counterpart of the agreement for sale and purchase) and (where required by the Stamp Duty Ordinance) the preliminary agreement for sale and purchase; and (if applicable) the amount of buyer’s stamp duty, less the Transitional Loan amount.

(VIII) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is approved or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(IX) 此貸款受其他條款及細則約束。

This loan is subject to other terms and conditions.

(X) 賣方均無給予或視之為已給予任何就過渡性貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Transitional Loan.

如買方選擇印花稅優惠但最終沒有使用過渡性貸款，在買方按買賣合約完成住宅物業買賣交易的情況下，可就每個住宅物業獲額外港幣5,000元現金回贈(『港幣5,000元現金回贈』)。

If the Purchaser chooses the Stamp Duty Offer(s) but does not utilize the Transitional Loan and subject to completion of the sale and purchase of the residential property(ies) by the Purchaser in accordance with the agreement for sale and purchase, an extra cash rebate of HK\$5,000 for each residential property (“HK\$5,000 Cash Rebate”) would be offered to the Purchaser.

買方須於按買賣合約完成住宅物業之買賣交易日前最少30日，以書面向賣方申請港幣5,000元現金回贈，賣方會於收到申請並確認有關資料無誤後，將港幣5,000元現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the HK\$5,000 Cash Rebate at least 30 days before the date of the completion of sale and purchase of the residential property in accordance with the agreement for sale and purchase. After the Vendor has received the application and duly verified the information, the Vendor will apply the HK\$5,000 Cash Rebate for part payment of the balance of the purchase price directly.

為免疑問，就每個住宅物業的買賣，買方只可選擇使用過渡性貸款或獲得港幣5,000元現金回贈。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, for each purchase of a residential property, the Purchaser can only choose either to utilize the Transitional Loan or to obtain the HK\$5,000 Cash Rebate. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

為免疑問，就每個住宅物業的買賣，買方只可享有第(4)(K2)(ii)3段所述之置業售價折扣或第(4)(K2)(iii)1段所述之印花稅優惠。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之優惠。

For the avoidance of doubt, for each purchase of a residential property, the Purchaser is only entitled to either the Home Purchase Price Discount as set out in paragraph (4)(K2)(ii)3 or the Stamp Duty Offer(s) as set out in paragraph (4)(K2)(iii)1. The Purchaser must choose the same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.

2. 提前成交優惠

Early Completion Benefit

- (a) 如買方於買賣合約訂明的交易日或之前，繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方提供提前成交優惠(『提前成交優惠』)。
Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property on or in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to an Early Completion Benefit (“Early Completion Benefit”) offered by the Vendor according to the table below.

提前成交優惠列表

Early Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交優惠金額 Early Completion Benefit amount
簽署臨時買賣合約的日期後 61 日至 120 日期間內 Within the period from 61 days to 120 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 2% 2% of the purchase price
簽署臨時買賣合約的日期後 121 日至 240 日期間內 Within the period from 121 days to 240 days after the date of signing of the preliminary agreement for sale and purchase.	樓價 1% 1% of the purchase price

- (b) 買方須於完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請提前成交優惠，賣方會於收到申請並確認有關資料無誤後將提前成交優惠直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Early Completion Benefit at least 30 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Completion Benefit for part payment of the balance of the purchase price directly.
- (c) 如提前成交優惠列表中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則以下一個工作日為交易日。
If the last day of each of the periods as set out in the Early Completion Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the date of completion shall fall on the next working day.



3. 貸款優惠 Loan Offers

買方可向指定財務機構申請以下其中一項貸款：

The Purchaser may apply for ONLY ONE of the following loans from the designated financing company:

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

備用第一按揭貸款的最高金額為淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄1(a)。

The maximum Standby First Mortgage Loan amount shall be 80% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 1(a) for details.

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

備用第二按揭貸款的最高金額為淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄1(b)。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 1(b) for details.

上文『淨樓價』一詞指扣除第(4)(K2)(iii)1(a)段所述的印花稅現金回贈(如有)、第(4)(K2)(iii)1(b)段所述的港幣5,000元現金回贈(如有)及第(4)(K2)(iii)2段所述的提前成交優惠(如有)後的住宅物業之樓價。

The term “net purchase price” above means the amount of the purchase price of the residential property after deducting the Stamp Duty Cash Rebate (if any) as set out in paragraph (4)(K2)(iii)1(a), the HK\$5,000 Cash Rebate (if any) as set out in paragraph (4)(K2)(iii)1(b) and the Early Completion Benefit (if any) as set out in paragraph (4)(K2)(iii)2.

4. 住宅停車位優惠 Offer of Residential Car Parking Space(s)

選購於價單上設有符號“*”的住宅物業的買方可獲認購兩個爾巒住宅停車位之權利。住宅停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。如買方不根據賣方日後公佈的住宅停車位之銷售安排行使其認購住宅停車位的權利，其認購住宅停車位的權利將會自動失效，買方不會為此獲得任何補償。

The Purchaser of a residential property that is marked with a “*” in the price list shall have an option to purchase two residential car parking spaces in Riva. The price and sales arrangement details of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later. If the Purchaser does not exercise the option to purchase residential car parking space in accordance with time limit and manner prescribed by the sales arrangement of the residential car parking spaces to be announced by the Vendor, the option to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

5. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業(但不包括住宅物業的花園內的園景及盆栽(如有)、第(4)(K2)(iii)6段所述的「餐桌連櫃組合」(如有)及第(4)(K2)(iii)7段所述的「視像及信號系統」(如有))有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計3年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首3年保養優惠受其他條款及細則約束。

Without affecting from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property (excluding the landscape area and potted plants in the garden of the residential property(if any), the “Island Table and Cabinet” as set out in paragraph (4)(K2)(iii)6 (if any) and the “Monitoring and Signaling System” as set out in paragraph (4)(K2)(iii)7 (if any)) caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

6. 「餐桌連櫃組合」優惠

“Island Table and Cabinet” Offer

選購於價單上設有符號“^”的住宅物業的買方，按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「餐桌連櫃組合」。「餐桌連櫃組合」將以“現狀”連同住宅物業交予買方。賣方不就「餐桌連櫃組合」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。「餐桌連櫃組合」將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就「餐桌連櫃組合」提出任何異議或質詢。為免疑問，第(4)(K2)(iii)5段所述的首3年保養優惠不適用於「餐桌連櫃組合」。本優惠受其他條款及條件約束。

The Purchaser of a residential property that is marked with a “^” in the price list, who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with an “Island Table and Cabinet” currently provided at the residential property free of charge. The “Island Table and Cabinet” will be delivered to the Purchaser together with the residential property on an “as is” condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Island Table and Cabinet” (including but not limited to the physical state and condition, quality, use and function thereof). In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the “Island Table and Cabinet”. For the avoidance of doubt, the First 3 Years Maintenance Offer as set out in paragraph (4)(K2)(iii)5 does not apply to the “Island Table and Cabinet”. This offer is subject to other terms and conditions.



「餐桌連櫃組合」價值如下：

The value of “Island Table and Cabinet” is as follows:

Block Name 大廈名稱	Unit 單位	Floor 樓	Value 價值
Helorus Boulevard Tower 1 茵羅洛大道第 1 座	Flat B B 單位	1-21/F 1 樓至 21 樓	\$580,000
Helorus Boulevard Tower 2, Tower 3 and Tower 5 茵羅洛大道第 2 座、第 3 座及第 5 座	Flat A A 單位	25/F 25 樓	\$500,000
Helorus Boulevard Tower 6A 茵羅洛大道第 6A 座	Flat A A 單位	23/F 23 樓	\$850,000
Enna Boulevard Block 6 and Block 8 茵娜大道第 6 座及第 8 座 Ferentino Boulevard Block 6, Block 7 and Block 8 菲利提諾大道第 6 座、第 7 座及第 8 座 Genova Boulevard Block 5, Block 6 and Block 7 珍諾華大道第 5 座、第 6 座及第 7 座	Villa 11B 11B 單位	11/F & 12/F (Duplex) 11 樓及 12 樓(複式)	\$540,000
Avio Boulevard 艾維奧大道	House 1-3 and 5 1 號至 3 號及 5 號洋房		\$490,000
Bevera Boulevard 巴維拉大道	House 1 1 號洋房		\$810,000
Bevera Boulevard 巴維拉大道	House 2-3 and 5-10 2 號至 3 號及 5 號至 10 號洋房		\$540,000
Bevera Boulevard 巴維拉大道	House 11-12, 15 and 16 11 號至 12 號、15 號及 16 號洋房		\$490,000
Cervia Boulevard 卓維雅大道	House 10-12 and 15 10 號至 12 號及 15 號洋房		\$580,000
Diveria Boulevard 迪維尼亞大道	House 1 1 號洋房		\$700,000



7. 「視像及信號系統」優惠
“Monitoring and Signaling System” Offer

茵羅洛斯大道第 6A 座 23 樓 A 單位之買方按買賣合約完成住宅物業買賣後，可免費獲賣方送贈住宅物業內現有之「視像及信號系統」，價值為港幣 \$30,000 元。「視像及信號系統」將以“現狀”連同住宅物業交予買方。賣方不就「視像及信號系統」任何方面(包括但不限於其狀況、品質、用途及功能)作出任何保證或陳述。第(4)(K2)(iii)5 段所述的首 3 年保養優惠不適用於此「視像及信號系統」優惠。

The Purchaser of **23/F Flat A, Helorus Boulevard Tower 6A** who has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase, will be provided by the Vendor with a “Monitoring and Signaling System”, with a value of HK\$30,000 currently provided at the residential property free of charge. The “Monitoring and Signaling System” will be delivered to the Purchaser together with the residential property on an “as is” condition. No warranty or representation whatsoever is given by the Vendor in any respect of the “Monitoring and Signaling System” (including but not limited to the physical state and condition, quality, use and function thereof). The First 3 Years Maintenance Offer as set out in paragraph (4)(K2)(iii)5 is not applicable to the “Monitoring and Signaling System” Offer.

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

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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her/its behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該發展項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠（如有）；而有關還款能力之要求（包括但不限於供款與入息比率之上限）將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers..

3. 如買方希望更改付款計劃，可於不早於簽署臨時買賣合約後30日至完成住宅物業之買賣交易日前30日向賣方提出申請，並須向賣方繳付手續費\$5,000及承擔有關律師費用及雜費（如有）。對申請更改付款計劃及申請條件的批准與否，視乎有關付款計劃的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan, the Purchaser can apply to the Vendor to change the payment plan not earlier than 30 days after the date of signing of the preliminary agreement for sale and purchase but not later than 30 days before the date of completion of the sale and purchase of the residential property, and pay a handling fee of \$5,000 to the Vendor and bear all related solicitor's costs and disbursements (if any). The approval or disapproval of the application for change of the payment plan and the application conditions are subject to the availability of the relevant payment plan(s) and the final decision of the Vendor.

4. 賣方的指定財務機構沒有亦不會委任因向任何擬借款人或任何指明類別的擬借款人批出貸款，或與該等事務有關（無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還）的任何人士。

The Vendor's designated financing company has not and will not appoint any person for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.



附錄 1(a) 備用第一按揭貸款
Annex 1(a) Standby First Mortgage Loan

賣方的指定財務機構(『指定財務機構』)提供備用第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於實際完成住宅物業買賣交易日前最少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 actual date of completion of sale and purchase of the residential property.
- (II) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的80%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum First Mortgage Loan amount shall be 80% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (III) 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.
- (IV) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (V) 首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率減1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate minus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (VI) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (VIII) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan shall be approved by the designated financing company independently.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.

- (X) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及雜費。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

- (XI) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XII) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

- (XIII) 賣方無給予或視之為已給予任何就第一按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the First Mortgage Loan.



附錄 1(b) 備用第二按揭貸款
Annex 1(b) Standby Second Mortgage Loan

賣方的指定財務機構(『指定財務機構』)提供備用第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Vendor’s designated financing company (“designated financing company”) are as follows:

- (I) 買方必須於實際完成住宅物業買賣交易日前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the actual date of completion of sale and purchase of the residential property).
- (II) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的25%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。
The maximum Second Mortgage Loan amount shall be 25% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower.
- (III) 第二按揭貸款以該住宅物業之法定按揭作抵押。
The Second Mortgage Loan shall be secured by a legal mortgage over the residential property.
- (IV) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (V) 首24個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.85% p.a.，其後之按揭利率為港元最優惠利率減1% p.a.，利率浮動。最終利率以指定財務機構審批結果而定。
Interest rate for the first 24 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.85% p.a., thereafter at Hong Kong Dollar Best Lending Rate minus 1% p.a, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (VI) 買方須以按月分期償還第二按揭貸款。
The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
- (VII) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (VIII) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.

- (IX) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款須由有關承按機構獨立審批。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently.
- (X) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。
All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.
- (XI) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (XII) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，指定財務機構有最終決定權。不論第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (XIII) 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.
- (XIV) 賣方無給予或視之為已給予任何就第二按揭貸款之批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.



- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

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

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

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

康業服務有限公司 HONG YIP SERVICE CO LTD

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

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

祥益地產代理有限公司 MANY WELLS PROPERTY AGENT LIMITED

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

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

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

新鴻基地產代理有限公司 SUN HUNG KAI REAL ESTATE 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.riva.hk**

The address of the website designated by the vendor for the development is: **www.riva.hk**