

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	玖瓏山 Dragons Range	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	麗坪路33號 33 Lai Ping Road		
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)			973

印製日期 Date of Printing	價單編號 Number of Price List
3 March 2016	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 price of residential properties
		價錢 Price
16 May 2016	8A	
2 March 2017	8B	√
1 June 2017	8C	√

第二部份：面積及售價資料      Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積（不計入實用面積） Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
日瓏閣第1座 COURT A TOWER 1	21樓、天台 及上層天台 21/F, ROOF & UPPER ROOF	A	219.807 (2,366) 露台 Balcony:-- (--); 工作平台 Utility Platform:1.333 (14)	<del>76,800,000</del>  80,640,000	<del>349,397</del> <del>(32,460)</del>  366,867 (34,083)	--	--	--	29.527 (318)	--	--	175.085 (1,885)	7.150 (77)	--	--
日瓏閣第2座 COURT A TOWER 2	20樓、天台 及上層天台 20/F, ROOF & UPPER ROOF	A	216.818 (2,334) 露台 Balcony:-- (--); 工作平台 Utility Platform:1.333 (14)	<del>78,800,000</del>  82,740,000	<del>363,438</del> <del>(33,762)</del>  381,610 (35,450)	--	--	--	31.683 (341)	--	--	171.532 (1,846)	7.150 (77)	--	--
傲瓏閣第2座 COURT C TOWER 2	20樓、天台 及上層天台 20/F, ROOF & UPPER ROOF	A	193.095 (2,078) 露台 Balcony:7.626 (82); 工作平台 Utility Platform:1.332 (14)	56,800,000	294,156 (27,334)	--	--	--	--	--	--	116.953 (1,259)	--	--	--
天瓏閣第1座 COURT D TOWER 1	21樓、天台 及上層天台 21/F, ROOF & UPPER ROOF	A	181.242 (1,951) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	61,800,000	340,981 (31,676)	--	--	--	49.229 (530)	--	--	142.891 (1,538)	5.959 (64)	--	--

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
天璽閣第1座 COURT D TOWER 1	地下、1樓及 低層地下 G/F, 1/F & LG/F	A	242.146 (2,606) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	<del>70,380,000</del>  73,899,000  77,594,000	<del>290,651</del> <del>(27,007)</del> <del>305,184</del> <del>(28,357)</del> 320,443 (29,775)	--	--	--	--	125.426 (1,350)	--	--	--	--	--
天璽閣第1座 COURT D TOWER 1	地下、1樓及 低層地下 G/F, 1/F & LG/F	B	218.959 (2,357) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	61,800,000	282,245 (26,220)	--	--	--	--	152.044 (1,637)	--	--	--	--	--
天璽閣第2座 COURT D TOWER 2	地下、1樓及 低層地下 G/F, 1/F & LG/F	A	242.127 (2,606) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	<del>75,800,000</del>  79,590,000	<del>313,059</del> <del>(29,087)</del> 328,712 (30,541)	--	--	--	--	101.733 (1,095)	--	--	--	--	--

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積（不計入實用面積） Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
天璣閣第2座 COURT D TOWER 2	地下、1樓及 低層地下 G/F, 1/F & LG/F	B	218.960 (2,357) 露台 Balcony:-- (--); 工作平台 Utility Platform:-- (--)	<del>61,800,000</del>	<del>282,243</del>	--	--	--	--	119.953	--	--	--	--	--
				<del>64,890,000</del>	<del>296,356</del>										
				68,134,000	311,171										
					(28,907)										

### 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 any 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) 註：於第(4)段中：
- (a) 「售價」指本價單第二部份中所列表之住宅物業的售價。
  - (b) 「樓價」指臨時買賣合約中訂明的住宅物業的實際售價，因應不同支付條款及/或折扣按售價計算得出的價目，皆以捨位到最接近的百位數作為樓價。
  - (c) 「淨樓價」指樓價減去買方根據本價單 4(iii)(a)段方法 1 取得之「印花稅津貼優惠」的金額。如買方選擇根據本價單 4(iii)(a)段方法 2 取得「印花稅津貼優惠」，「淨樓價」即相等於樓價。
  - (d) 買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraph (4):

- (a) “Price” means the price of the residential property set out in Part 2 of this Price List.
- (b) “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 terms of payment and/or applicable discounts on the Price will be rounded down to the nearest hundred to determine the Purchase Price.
- (c) “Net Purchase Price” means the Purchase Price minus the amount of “Subsidy of Stamp Duty Benefit” obtained by the Purchaser under paragraph 4(iii)(a) Method 1 of this Price List. If the Purchaser shall obtain the “Subsidy of Stamp Duty Benefit” by selecting paragraph 4(iii)(a) Method 2 of this Price List, “Net Purchase Price” is equivalent to the Purchase Price.
- (d) The Purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) **支付條款 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 HK\$200,000 之部分臨時訂金以銀行本票支付，臨時訂金的餘額可以本票或支票支付，本票及支票抬頭請寫「高李葉律師行」。

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\$200,000 being part of the Preliminary Deposit will be paid by cashier order and the balance of the Preliminary Deposit may be paid by cashier order(s) or cheque(s). The cashier order and cheque should be payable to “Kao, Lee & Yip Solicitors”.

**A) 「360」付款計劃(照售價減 4%) 「360」Payment Method (4% discount from the Price)**

- 1) 樓價 5% (臨時訂金) 於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- 2) 樓價 5% (再期訂金) 於簽署臨時買賣合約後 60 天內支付。

5% of Purchase Price (further deposit) to be paid within 60 days after 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後 360 天內支付。

90% of Purchase Price (balance of Purchase Price) to be paid within 360 days after signing of the Preliminary Agreement for Sale and Purchase.

- \* 受制於合約，如買方提前於買賣合約訂明的成交日之前完成交易及付清樓價和其他款項，買方可根據以下列表獲賣方送出現金回贈優惠。現金回贈（如送出）將從買方依買賣合約訂明應支付之樓價餘額中抵銷。

Subject to contract, if the Purchaser has completed the purchase and fully paid the Purchase Price and other payments in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a cash rebate offered by the Vendor according to the table below. The cash rebate (if offered) will be offset from the balance of Purchase Price payable by the Purchaser pursuant to the agreement for sale and purchase.

完成交易及付清樓價和其他款項之日期 Date of completion and full payment of the Purchase Price and other payments	現金回贈金額 Amount of cash rebate
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase	淨樓價 1% 1% of the Net Purchase Price

**B) 1088 按揭計劃(照售價減 1%) 1088 Mortgage Plan (1% discount from the Price)**

- 1) 樓價 5% (臨時訂金) 於簽署臨時買賣合約時支付。

5% of Purchase Price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- 2) 樓價 95% (樓價餘額) 於簽署臨時買賣合約後 120 天內支付。

95% of Purchase Price (balance of Purchase Price) to be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(B1) **「第一按揭」貸款 “First Mortgage” Loan**

選用上述付款計劃(B)可申請以下第一按揭貸款 The following First Mortgage Loan may be applied if Payment Method (B) is selected.

**「第一按揭」貸款條款 Terms for “First Mortgage” Loan**

買方可向賣方指定融資公司安排申請第一按揭貸款，貸款額最高達樓價 80%，惟買方必須遵守下列主要條款：

The Purchaser can apply for a First Mortgage Loan of an amount up to 80% of the Purchase Price from the Vendor’s designated financing company as arranged by the Vendor subject to the following key conditions:

- 1) 買方必須於付清樓價不少於 60 天前以書面通知賣方指定融資公司申請第一按揭貸款及遞交申請表及所需文件。

The Purchaser shall serve a written notice on the Vendor’s designated financing company making an application for the First Mortgage Loan and submit the application form

- and the necessary documents not less than 60 days before the date of the full payment of the Purchase Price.
- 2) 向該賣方指定融資公司申請的第一按揭貸款款額不得超過樓價 80%，買方須於提款日後開始每月支付利息，利息由第一按揭貸款提款日起開始計算。  
The amount of the First Mortgage Loan applied to the Vendor's designated financing company shall not exceed 80% of the Purchase Price. The Purchaser shall pay monthly interest which shall be accrued starting from the date of drawdown of the First Mortgage Loan.
- 3) 第一按揭貸款之還款年期不可超過 1088 天，期滿日下稱「到期日」。  
The tenure of the First Mortgage Loan shall not exceed 1088 days, the expiry of which being the maturity date ("Maturity Date").
- 4) 第一按揭貸款以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.
- 5) 第一按揭貸款年利率為定息三厘計算。  
The annual interest rate of the First Mortgage Loan shall be calculated at a fixed rate of 3% per annum.
- 6) 第一按揭貸款期內只須支付利息，第一按揭貸款之本金，可延至到期日或之前付清。  
Only interest payment is required to be paid for the First Mortgage Loan during its tenure. Repayment of the principal amount of the First Mortgage Loan can be deferred to on or before the Maturity Date.
- 7) 儘管上述第 6 段，買方如在提款日後 24 個月內付清第一按揭貸款，可獲已付利息之全數利息(除過期利息及罰款(如有))回贈。買方如在提款日後第 25 個月至第 30 個月內付清第一按揭貸款，可獲已付利息百分之五十之利息(除過期利息及罰款(如有))回贈。現金回贈(如送出)將從第一按揭貸款尾數中抵銷。  
Notwithstanding paragraph 6 above, the Purchaser will be entitled to rebate of all interests paid (except overdue interest and penalties (if any)) if full repayment of the First Mortgage Loan takes place within 24 months from the date of drawdown. The Purchaser will be entitled to rebate of 50% of interests paid (except overdue interest and penalties (if any)) if full repayment of the First Mortgage Loan takes place between the 25<sup>th</sup> and 30<sup>th</sup> month from the date of drawdown. The cash rebate (if offered) will be offset from the balance of the First Mortgage Loan.
- 8) 所有第一按揭貸款之法律文件必須由賣方或賣方指定融資公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。  
All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or such Vendor's designated financing company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.
- 9) 買方無需提供收入證明，但須提供財務資料、信貸記錄及其他賣方指定融資公司所需文件。  
The Purchaser is not required to provide income proof, but is required to provide financial information, credit report and other necessary documents as requested by the Vendor's designated financing company.
- 10) 賣方或其指定融資公司保留批核第一按揭貸款的最終決定權。  
The Vendor or its designated financing company reserves the absolute right to decide whether or not to approve the First Mortgage Loan.
- 11) 不論第一按揭貸款獲批與否，買方仍須按臨時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。  
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 Purchase Price of the residential property in full in accordance with the Preliminary Agreement for Sale and Purchase.
- 12) 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.
- (B1a) **不申請賣方提供之第一按揭貸款之折扣優惠 Discount on Price for not applying for the First Mortgage Loan provided by the Vendor**  
如買方於成交日 60 天前選擇不申請上述第(4)(i)(B)(B1)段的「第一按揭」貸款，可獲賣方提供相等於淨樓價 5%之現金回贈，現金回贈(如送出)將從買方依買賣合約訂明應支付之樓價餘額中抵銷及可選擇下述第(4)(iii)(c)段的「備用第二按揭」貸款。  
If the Purchaser elects not to apply for the "First Mortgage" Loan mentioned in paragraph (4)(i)(B)(B1) above 60 days before completion, the Purchaser shall be entitled to a cash rebate offered by the Vendor which is equivalent to 5% of the Net Purchase Price. The cash rebate (if offered) will be offset from the balance of Purchase Price payable by the Purchaser pursuant to the agreement for sale and purchase. The Purchaser can elect to have the "Standby Second Mortgage" benefit mentioned in paragraph (4)(iii)(c) below.

(B2) **「1088 備用第二按揭」貸款 “1088 Standby Second Mortgage” Loan**

選用上述付款計劃(B)在第一按揭貸款期滿前可申請以下備用第二按揭貸款 The following Standby Second Mortgage Loan may be applied before the expiry of the First Mortgage Loan if Payment Method (B) is selected.

「1088 備用第二按揭」貸款條款 Terms for “1088 Standby Second Mortgage” Loan

為使買方可對第一按揭貸款再融資，買方可向 賣方指定之銀行（“再融資第一按揭銀行”）申請全新的由第一按揭抵押之貸款（“再融資第一按揭銀行貸款”）。同時，買方向賣方指定之融資公司付清第一按揭貸款不少於 60 天前，可向賣方或其指定融資公司申請最高達第一按揭貸款尚未清還之金額之 30%之備用第二按揭貸款，惟買方必需遵守下列備用第二按揭條款：

To enable the Purchaser to refinance the First Mortgage Loan, the Purchaser can apply for a new first mortgage (“Refinanced First Mortgage”) with Vendor’s designated bank (“Refinanced First Mortgagee”), and can apply for the Standby Second Mortgage for a loan amount up to 30% of the outstanding amount of the First Mortgage Loan from the Vendor or its designated financing company not less than 60 days before full repayment of the First Mortgage Loan by the Purchaser to the Vendor’s designated financing company, subject to the following conditions of the Standby Second Mortgage:

- 1) 備用第二按揭貸款於住宅物業成交日起計 1088 天之內適用。  
The Standby Second Mortgage Loan will be applicable within 1088 days from the date of completion of sale and purchase of the residential property.
- 2) 買方必須於住宅物業成交日後，不遲於第 34 個月之前以書面通知賣方或其指定融資公司申請備用第二按揭貸款。  
The Purchaser shall serve a written notice to the Vendor or its designated financing company to apply for the Standby Second Mortgage Loan not later than the 34th month after the date of completion of the residential property.
- 3) 買方須先獲取再融資第一按揭銀行同意住宅物業的備用第二按揭，並能出示足夠文件證明再融資第一按揭銀行貸款加備用第二按揭貸款及其他貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局不時最新公佈之「供款與入息比率」。  
The Purchaser shall have obtained the prior consent of Refinanced First Mortgagee to the Standby Second Mortgage of the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of the Refinanced First Mortgage loan, Standby Second Mortgage Loan and any other loan to the Purchaser’s total monthly income does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority from time to time.
- 4) 備用第二按揭貸款之年期不可超過 20 年或再融資第一按揭銀行貸款之年期(以較短者為準)。  
The tenure of the Standby Second Mortgage shall not exceed 20 years or the tenure of the Refinanced First Mortgage (whichever period is shorter).
- 5) 備用第二按揭貸款年利率以香港上海滙豐銀行有限公司不時公布之最優惠利率計算。  
The annual interest rate of the Standby Second Mortgage Loan will be calculated at the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.
- 6) 備用第二按揭不設免供免息。  
No deferment of principal repayment and waiver of interest payment are available for the Standby Second Mortgage.
- 7) 再融資第一按揭銀行貸款及備用第二按揭貸款總額不得高於付款辦法(B1)所述的第一按揭未償還借款餘額。  
The total sum of the Refinanced First Mortgage loan and the Standby Second Mortgage Loan shall not be greater than the outstanding amount of the First Mortgage Loan under Payment Method (B1).
- 8) 所有備用第二按揭之法律文件必須由賣方或其指定融資公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。  
All legal documents of the Standby Second Mortgage shall be prepared and handled by the solicitors designated by the Vendor or its designated financing company and all relevant legal costs and disbursements shall be borne by the Purchaser solely.
- 9) 賣方或其指定融資公司保留批核備用第二按揭貸款之最終決定權利。  
The Vendor or its designated financing company reserves the absolute right to decide whether or not to approve the Standby Second Mortgage Loan.
- 10) 所有再融資第一按揭銀行貸款及備用第二按揭貸款的條款及條件受制於香港金融管理局不時發出之最新指引。  
All terms and conditions of the Refinanced First Mortgage loan and the Standby Second Mortgage Loan are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.

(B2a) **不申請賣方提供之備用第二按揭貸款之折扣優惠 Discount on Price for not applying for the Standby Second Mortgage Loan provided by the Vendor**

如買方於付清第一按揭貸款不少於 60 天前以書面通知賣方選擇不享用上述第(4)(i)(B)(B2)段的「備用第二按揭」貸款，可獲賣方提供相等於第一按揭貸款額之



1%之現金回贈，現金回贈（如送出）將從第一按揭貸款尾數中抵銷。

If the Purchaser selects not to apply the “Standby Second Mortgage” Loan under paragraph (4)(i)(B)(B2) above and serves a written notice not less than 60 days before full repayment of the First Mortgage Loan, the Purchaser shall be entitled to a cash rebate offered by the Vendor which is equivalent to 1% of the First Mortgage Loan. The cash rebate (if offered) will be offset from the balance of the First Mortgage Loan repayable.

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

見上述(4)(i)段的付款計劃及下述(4)(iii)(a)及(4)(iii)(d)段。

See Payment Methods in paragraph (4)(i) above and paragraphs(4)(iii)(a) and (4)(iii)(d) below.

(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) **印花稅津貼優惠 Subsidy of Stamp Duty Benefit**

買方可獲「印花稅津貼」優惠：

The Purchaser shall be entitled to a “Subsidy of Stamp Duty” Benefit which is:-

(i) 如每個有關單位在扣除所有折扣後的售價在\$20,000,000 或以下，優惠相等於扣除所有折扣後的售價之 7.5%;或

equivalent to 7.5% of the price of the relevant unit (after deduction of all other discounts) if the price of each of the relevant unit (after deduction of all other discounts) is or below \$20,000,000; or

(ii) 如每個有關單位在扣除所有折扣後的售價在\$20,000,000 以上，優惠相等於扣除所有折扣後的售價之 8.5%。

equivalent to 8.5% of the price of the relevant unit (after deduction of all other discounts) if the price of each of the relevant unit (after deduction of all other discounts) is above \$20,000,000 .

為免存疑，如兩個或以上單位以單一份臨時買賣合約購買，該優惠將按照每個單位在扣除所有折扣後的售價分別計算得出。

For the avoidance of doubt, if two or more units are purchased under one single preliminary agreement for sale and purchase, the benefit is calculated with reference to the price of each unit (after deduction of all other discounts) separately.

買方可選以下其中一種方法取得「印花稅津貼」優惠

Purchaser shall select one of the methods below to claim the Subsidy of Stamp Duty Benefit

1) 當買方簽署正式買賣合約後，由賣方直接支付給稅務局。若需支付之「從價印花稅」少於以上可得之「印花稅」津貼，有關優惠餘款(即支付給稅務局的「從價印花稅」及「印花稅」津貼金額之差額)將於買賣成交當日用作支付樓價餘額。若需支付之「從價印花稅」多於以上可得之「印花稅」津貼，則買方須負責繳付「從價印花稅」及「印花稅」津貼金額之差額；或

Vendor will pay for the Ad Valorem Stamp Duty directly to the Inland Revenue Department upon signing of Formal Agreement for Sale and Purchase of the Property by Purchaser. If the Ad Valorem Stamp Duty payable is less than the above “Subsidy of Stamp Duty” Benefit, the remaining subsidy (i.e. the difference between the stamp duty payment to the Inland Revenue Department and the “Subsidy of Stamp Duty” Benefit) will be applied directly for the part of the balance of the Purchase Price upon the completion of the sale and purchase of the Property. If the Ad Valorem Stamp Duty payable is more than the above “Subsidy of Stamp Duty” Benefit, the difference between the stamp duty payment to the Inland Revenue Department and the “Subsidy of Stamp Duty” Benefit shall be borne by the Purchaser ;or

2) 優惠即時在售價上作折扣扣減。

The benefit will be deducted from the Price directly.

(b) 「先住後付」優惠 Early Possession Benefit

選擇上述第(4)(i)段的付款辦法(A)之買家可享以下「先住後付」優惠

“Early Possession Benefit” is offered to Purchasers who select Payment Method (A) under paragraph (4)(i) above.

受制於合約，如買方已向賣方支付樓價之 20%，賣方同意給予買方准許證，准許買方在成交前以獲准許可人身份佔用該物業，惟該准許期不可早於臨時買賣合約後的 30 天。

Subject to contract, the Vendor agrees to grant a licence to the Purchaser to occupy the Property before completion as licensee, upon the condition that the Purchaser has already paid 20% of the Purchase Price to the Vendor Provided that the licence shall not be earlier than 30 days after the date of the Preliminary Agreement for Sale and Purchase.

(c) 「備用第二按揭」貸款 “Standby Second Mortgage” Loan

選擇上述第(4)(i)段的付款辦法(A)或(B1a)之買家可享以下「備用第二按揭」貸款

“Standby Second Mortgage” Loan is offered to Purchasers who select Payment Method (A) or (B1a) under paragraph (4)(i) above.

「備用第二按揭」貸款條款 Terms for “Standby Second Mortgage” Loan

買方可向賣方指定銀行申請第一按揭貸款，並同時向賣方或其指定融資公司申請最高達樓價 30%之第二按揭貸款，惟買方必需遵守下列第二按揭條款：

The Purchaser can apply for a first mortgage with the Vendor's designated bank (first mortgagee) and can apply for a second mortgage for a loan amount of up to 30% of the Purchase Price of the property from the Vendor or its designated financing company subject to the following conditions of the second mortgage:

- 1) 買方必須於付清樓價之前不少於 60 天前以書面通知賣方或其指定融資公司申請該第二按揭貸款。  
The Purchaser shall serve a written notice to the Vendor or its designated financing company to apply for the second mortgage loan not less than 60 days before the date of full payment of Purchase Price.
- 2) 買方須先獲取第一按揭銀行同意住宅物業作第二按揭，並能出示足夠文件證明第一按揭加第二按揭及其他貸款之每月總還款額對其每月總入息之比率不超過香港金融管理局最新公佈之「供款與入息比率」。  
The Purchaser shall have obtained the prior consent of the first mortgagee to the second mortgage of the residential property and shall provide satisfactory documents to prove that the ratio of the total amount of monthly repayment of both the first mortgage, second mortgage and any other loan to the Purchaser's total monthly income does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority.
- 3) 第一按揭及第二按揭總額不高於樓價之 80%。  
The total sum of the first mortgage and the second mortgage shall not be greater than 80% of the Purchase Price.
- 4) 第二按揭之貸款年期不可超過 20 年或第一按揭之貸款年期(以較短者為準)。  
The repayment term of the second mortgage shall not exceed 20 years or the tenor of the first mortgage (whichever is shorter).
- 5) 第二按揭年利率首三年以香港上海滙豐銀行有限公司不時公布之最優惠利率減百分之二計算其後以香港上海滙豐銀行有限公司不時公布之最優惠利率計算。  
The annual interest rate of the second mortgage for the first 3 years shall be calculated at 2% below the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time and thereafter will be calculated at the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.
- 6) 第二按揭不設免供免息。  
No deferment of principal repayment and waiver of interest payment are available for the second mortgage.
- 7) 所有第二按揭之法律文件必須由賣方或其指定融資公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。  
All legal documents of the second mortgage shall be prepared and handled by the solicitors designated by the Vendor or its designated financing company and all relevant legal costs and disbursements shall be borne by the Purchaser solely.
- 8) 賣方或其指定融資公司保留批核第二按揭之權利。  
The Vendor or its designated financing company reserves the right to decide whether or not to approve the second mortgage.
- 9) 所有第一按揭及第二按揭的條款及條件受制於香港金融管理局不時發出之最新指引。  
All terms and conditions of the first mortgage and the second mortgage are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.

(d) **不申請賣方提供之備用第二按揭貸款之折扣優惠 Discount on Price for not applying for the Standby Second Mortgage Loan provided by the Vendor**

(i) **選擇上述第(4)(i)段的付款辦法(A)之買家**

**Purchasers who select Payment Method (A) under paragraph (4)(i) above .**

如買方於簽署臨時買賣合約時決定選擇不享用上述第(4)(iii)(c)段的「備用第二按揭」貸款，可獲賣方提供相等於售價 1%之折扣優惠，並即時在售價上扣減；或  
If the Purchaser selects not to apply the “Standby Second Mortgage” under paragraph (4)(iii)(c) above upon signing of Preliminary Agreement for Sale and Purchase , the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 1% of the Price. The discount will be deducted from the Price directly: or

(ii) **選擇上述第(4)(i)段的付款辦法(A)或(B1a)之買家**

**Purchasers who select Payment Method (A) or (B1a) under paragraph (4)(i) above .**

如買方簽署臨時買賣合約後最終選擇不需要申請上述第(4)(iii)(c)段的「備用第二按揭」貸款，將可獲得相等於淨樓價 1%之現金回贈。惟買方必須於付清樓價不少於 60 天前以書面通知賣方買方不需要申請備用第二按揭貸款。現金回贈（如送出）將從買方依買賣合約訂明應支付之樓價餘額中抵銷。

If the purchaser after signing of Preliminary Agreement for Sale and Purchase finally does not need to apply for the “Standby Second Mortgage” under paragraph (4)(iii)(c) above, a cash rebate which is equivalent to 1% of the Net Purchase Price will be paid to the Purchaser provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will not apply for the Standby Second Mortgage not less than 60 days before the date of full payment of Purchase Price. The cash rebate (if offered) will be offset from the balance of Purchase Price payable by the Purchaser pursuant to the agreement for sale and purchase.

(e) **認購住宅停車位 Purchase of Residential Parking Space**

在買方揀選下列任何一個指定住宅物業的同時，該買方可獲認購玫瑰山兩個住宅停車位之權利（“車位認購權”）。

At the same time when a Purchaser selects any one of the residential properties in the table below, the Purchaser shall have an option to purchase TWO Residential Parking Spaces in Dragons Range ("Purchase Option").

大廈名稱 Block Name	樓層 Floor	單位 Unit
日瓏閣第 1 座 Court A Tower 1	21 樓、天台及上層天台 21/F, Roof & Upper Roof	A
日瓏閣第 2 座 Court A Tower 2	20 樓、天台及上層天台 20/F, Roof & Upper Roof	A
天瓏閣第 1 座 Court D Tower 1	21 樓、天台及上層天台 21/F, Roof & Upper Roof	A
天瓏閣第 1 座 Court D Tower 1	地下、1 樓及低層地下 G/F, 1/F & LG/F	A

天璣閣第 2 座 Court D Tower 2	地下、1 樓及低層地下 G/F, 1/F & LG/F	A
天璣閣第 2 座 Court D Tower 2	地下、1 樓及低層地下 G/F, 1/F & LG/F	B

獲車位認購權之買方需依照賣方所訂之時限購買住宅停車位及簽署相關臨時買賣合約，逾時作棄權論。本車位認購權不得轉讓。賣方保留車位認購權之全權決定。

Purchaser granted with a Purchase Option shall purchase the Residential Parking Space in Dragons Range and enter into a relevant preliminary agreement for sale and purchase within the period as prescribed by the Vendor, failing which Purchaser will be deemed to have given up the Purchase Option. The Purchase Option is not transferrable. The Vendor reserves the sole discretion on the Purchase Option.

(f) **特色單位優惠 Benefit of Special Units**

買方揀選下列任何一個指定住宅物業，該住宅物業將連同戶外傢具、裝置和其他實產（“實產”）一併出售，有關實產的項目將由賣方全權決定。購買任何以下住宅物業的買方可免費獲贈實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該住宅物業完成交易時以「現狀」（即實產在交易日當天的狀況）交予買方。此外，下列任何一個住宅物業的買方可獲賣方由發展項目的滿意紙發出日起計之 12 個月基本花園護理服務，護理範圍只限於賣方提供之花園交樓標準，服務詳情由賣方全權決定並受賣方所設的其他條款及細則約束。

If a Purchaser selects any one of the residential properties in the table below, such residential properties will be sold together with outdoor furniture, fittings and other chattels (“Chattels”). The items of the Chattels will be determined by the Vendor solely. Purchaser of any of the following residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattels or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the Purchaser on completion of the sale and purchase of such residential properties in “as is” condition, meaning, the condition of the Chattels are or will be as at the date of completion. In addition, the Vendor will offer 12 months’ basic garden caring service to the Purchaser of any one of the following residential properties from the date of issuance of the certificate of compliance of the Development, and the caring service is only applicable to the handover standard of the garden and the details of the service is subject to the sole discretion of the Vendor and other terms and conditions imposed by the Vendor.

大廈名稱 Block Name	樓層 Floor	單位 Unit	每一間住宅物業的實產的估計價值 Estimated value of the Chattels for each Unit
日璣閣第 1 座 Court A Tower 1	21 樓、天台及上層天台 21/F, Roof & Upper Roof	A	\$88,000
日璣閣第 2 座 Court A Tower 2	20 樓、天台及上層天台 20/F, Roof & Upper Roof	A	\$77,000
天璣閣第 1 座 Court D Tower 1	21 樓、天台及上層天台 21/F, Roof & Upper Roof	A	\$72,000
天璣閣第 1 座 Court D Tower 1	地下、1 樓及低層地下 G/F, 1/F & LG/F	A	\$25,000

天璣閣第 2 座 Court D Tower 2	地下、1 樓及低層地下 G/F, 1/F & LG/F	A	\$25,000
天璣閣第 2 座 Court D Tower 2	地下、1 樓及低層地下 G/F, 1/F & LG/F	B	\$25,000

(g) 單位連傢俱、裝置和其他實產發售 Unit Sold with Furniture, Fittings and other Chattels

買方揀選下列任何一個指定住宅物業，該住宅物業將連同傢俱、裝置和其他實產(“實產”)一併出售，有關實產的項目將由賣方全權決定。購買任何以下住宅物業的買方可免費獲贈實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該住宅物業完成交易時以「現狀」(即實產在交易日當天的狀況)交予買方。

If a Purchaser selects any one of the residential properties in the table below, such residential properties will be sold together with furniture, fittings and other chattels (“Chattels”). The items of the Chattels will be determined by the Vendor solely. Purchaser of any of the following residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattels or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the Purchaser on completion of the sale and purchase of such residential properties in “as is” condition, meaning, the condition of the Chattels are or will be as at the date of completion.

大廈名稱 Block Name	樓層 Floor	單位 Unit	每一間住宅物業的實產的估計價值 Estimated value of the Chattels for each Unit
日璣閣第 2 座 Court A Tower 2	20 樓、天台及上層天台 20/F, Roof & Upper Roof	A	\$5,000,000
天璣閣第 2 座 Court D Tower 2	地下、1 樓及低層地下 G/F, 1/F & LG/F	A	\$5,000,000
天璣閣第 2 座 Court D Tower 2	地下、1 樓及低層地下 G/F, 1/F & LG/F	B	\$200,000

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅 Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買的所有法律文件;及賣方指定之代表律師亦同時處理按揭文件，買方須支付按揭文件手續之律師費而不須支付預備正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase and the Vendor's solicitors also handle the mortgage documentation, the Purchaser shall bear the legal costs of the mortgage and are not required to pay the legal costs for preparing the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, the Vendor and Purchaser shall each pay his own solicitors' legal fees in respect of the agreement for sale

and purchase and the assignment.

買方需支付印花稅包括但不限於從價印花稅、買家印花稅\*、額外印花稅\*(\*如適用)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等。

All stamp duty payments, including but not limited to the Ad Valorem Stamp Duty, Buyer's Stamp Duty\*, Special Stamp Duty\* and any penalty, interest and surcharge, etc. for late payment of any stamp duty will be borne by the Purchaser (\*if applicable).

(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**

有關預備其他文件(包括但不限於補充協議)、預備樓契之核證本、預備大廈公契及提供其核證本之所有律師費、查冊費、註冊費、圖則費及其他雜費等等，均由買方負責，一切有關按揭及其他雜費均由買方負責。

All legal costs and charges in relation to preparation of other documents (including but not limited to supplemental agreement), the preparation of certified copies of title documents, the preparation of the deed of mutual covenant and the provision of certified copy thereof, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事:

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

中原地產代理有限公司 Centaline Property Agency Limited

世紀 21 測量行有限公司及其特許經營商 Century 21 Surveyors Limited and its Franchisees

中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited

高力國際物業代理有限公司 Colliers International Agency Limited

金滙地產有限公司 Gamway Property Agency Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

仲量聯行 Jones Lang LaSalle 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

第一太平戴維斯住宅代理有限公司 Savills Realty Limited

友和地產 United Properties 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.dragonsrange.com.hk](http://www.dragonsrange.com.hk)

The address of the website designated by the vendor for the development is : [www.dragonsrange.com.hk](http://www.dragonsrange.com.hk)