

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	豐寓 Edition 178	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	興芳路178 號 178 Hing Fong 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)			136

印製日期 Date of Printing	價單編號 Number of Price List
5-8-2017	3

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
14-11-2017	3A	✓
8-12-2017	3B	✓
13-2-2018	3C	
23-5-2018	3D	
29-5-2018	3E	
8-6-2018	3F	

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
豐寓 Edition 178	6	A	25.546 (275) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,988,000	234,401 (21,775)	--	--	--	11.098 (119)	--	--	--	--	--	--
	6	D	23.359 (251) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	5,194,000	222,355 (20,693)	--	--	--	11.364 (122)	--	--	--	--	--	--
	6	G	35.436 (381) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,946,000	224,235 (20,856)	--	--	--	9.890 (106)	--	--	--	--	--	--
	6	H	29.932 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,308,000	210,744 (19,590)	--	--	--	6.885 (74)	--	--	--	--	--	--
	21	A	29.046 (313) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,357,000	218,860 (20,310)	--	--	--	--	--	--	--	--	--	--
	21	B	22.989 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,216,000	226,891 (21,117)	--	--	--	--	--	--	--	--	--	--
	21	C	22.624 (244) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,105,000	225,645 (20,922)	--	--	--	--	--	--	--	--	--	--
	21	D	25.359 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,422,000	213,810 (19,861)	--	--	--	--	--	--	--	--	--	--
	21	E	22.921 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,578,000	199,730 (18,534)	--	--	--	--	--	--	--	--	--	--
	21	F	22.739 (245) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,786,000	210,475 (19,535)	--	--	--	--	--	--	--	--	--	--
	21	G	36.936 (398) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,534,000 8,705,000 9,140,000	231,048 235,678 247,455 (21,442)(21,872) (22,965)	--	--	--	--	--	--	--	--	--	--
	21	H	29.932 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,932,000	231,592 (21,528)	--	--	--	--	--	--	--	--	--	--
	22	A	29.046 (313) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,493,000	223,542 (20,744)	--	--	--	--	--	--	--	--	--	--
	22	B	22.989 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,318,000	231,328 (21,530)	--	--	--	--	--	--	--	--	--	--

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
豐寓 Edition 178	22	C	22.624 (244) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,204,000	230,021 (21,328)	--	--	--	--	--	--	--	--	--	--
	22	D	25.359 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,468,000	215,624 (20,029)	--	--	--	--	--	--	--	--	--	--
	22	E	22.921 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,623,000	201,693 (18,717)	--	--	--	--	--	--	--	--	--	--
	22	F	22.739 (245) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,826,000	212,234 (19,698)	--	--	--	--	--	--	--	--	--	--
	22	G	36.936 (398) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,701,000 8,875,000 9,230,000	235,570 240,280 249,892 (21,862)(22,299) (23,191)	--	--	--	--	--	--	--	--	--	--
	22	H	29.932 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,067,000 7,208,000 7,496,000	236,102 240,813 250,434 (21,947)(22,385) (23,280)	--	--	--	--	--	--	--	--	--	--
	23	A	29.046 (313) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,620,000	227,914 (21,150)	--	--	--	--	--	--	--	--	--	--
	23	B	22.989 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,422,000	235,852 (21,951)	--	--	--	--	--	--	--	--	--	--
	23	C	22.624 (244) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,306,000	234,530 (21,746)	--	--	--	--	--	--	--	--	--	--
	23	D	25.359 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,582,000	220,119 (20,447)	--	--	--	--	--	--	--	--	--	--
	23	E	22.921 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,720,000	205,925 (19,109)	--	--	--	--	--	--	--	--	--	--
	23	F	22.739 (245) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	4,928,000	216,720 (20,114)	--	--	--	--	--	--	--	--	--	--
	23	G	36.936 (398) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,870,000	240,145 (22,286)	--	--	--	--	--	--	--	--	--	--

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
大廈名稱 Block Name	樓層 Floor	單位 Unit	23	H	29.932 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,205,000 7,349,000 7,569,000									
			25	A	29.046 (313) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,182,000						20.604 (222)			
			25	B	22.989 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,964,000						16.740 (180)			
			25	C	22.624 (244) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,845,000						19.208 (207)			
			25	D	25.359 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,061,000						13.811 (149)			
			25	E	22.921 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,152,000						12.180 (131)			
			25	F	22.739 (245) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,237,000						6.235 (67)			
			25	G	36.936 (398) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,618,000 9,810,000						29.681 (319)			
			25	H	29.932 (322) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,752,000 7,907,000 8,065,000						21.542 (232)			

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

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

第 52(1)條 / Section 52(1)

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

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

第 53(2)條 / Section 53(2)

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

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

第 53(3)條 / Section 53(3)

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

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

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

- (4) (i) 支付條款 The Terms of Payment

註：於本第4段內，「售價」指本價單第二部份中所列之住宅物業之售價，「折扣價」指因應第4(i)段所列不同支付條款(視屬何情況而定)之有關折扣(如有)按售價計算得出之價目，而「樓價」指臨時買賣合約(「臨時合約」)及正式買賣合約(「正式合約」)中訂明的住宅物業的實際價錢(即售價經計算相關支付條款及/或適用折扣(如有)後之價錢)。因應相關支付條款及/或適用折扣(如有)按售價計算得出之價目，皆以四捨五入方式換算至千位數(即如所得價目百位之數字為5或以上，進位至最接近之千位數；或如所得價目百位之數字為4或以下，捨位至最接近之千位數)作為樓價。買方只可從下列五個付款計劃中選擇一個支付條款並須為於同一份臨時合約下購買的所有住宅物業選擇相同的支付條款及按已選之支付條款下所提供相同的折扣、優惠贈品、財務優惠或利益(如有)。

Note: In this paragraph 4, "Price" means the price of the residential property set out in Part 2 of this Price List, "Discounted Price" means the price obtained after applying the relevant discount (if any) in respect of different terms of payment listed in paragraph 4(i) (as the case may be) on the Price and "Purchase Price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase ("PASP") and formal agreement for sale and purchase ("ASP"), i.e. the purchase price after applying the relevant terms of payment and/or the applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Purchase Price. The Purchaser shall only choose one of the five terms of payment below and must choose the same terms of payment and the same discount, gifts, financial advantage and benefit (if any) offered under the chosen terms of payment for all the residential properties purchased under the same PASP.

買方於簽署臨時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 之臨時訂金必須以銀行本票支付，抬頭請寫「胡關李羅律師行」或 "WOO KWAN LEE & LO"，餘額可以銀行本票/支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭請寫「胡關李羅律師行」或 "WOO KWAN LEE & LO"。

Upon signing of the PASP, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 of the preliminary deposit must be paid by cashier order made payable to "WOO KWAN LEE & LO" or 「胡關李羅律師行」 and the remaining balance of the preliminary deposit may be paid by cashier order(s) and/or cheque(s). All cashier orders and cheques shall be issued by a licensed bank in Hong Kong made payable to "WOO KWAN LEE & LO" or 「胡關李羅律師行」.

A. 120 天付款計劃 (照售價減 7%)

120 Days Payment Plan (7% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the F
2. 買方簽署正式合約後 60 天內須再付樓價5%作為加付訂金。
The Purchaser(s) shall pay 5% of the Purchase Price being further deposit within 60 days after signing of the ASP.
3. 買方須於簽署正式合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內(以較早者為準)付清樓價 90%，即樓價餘款。
The Purchaser(s) shall within 120 days after signing of the ASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s), whichever is earlier, pay 90% of the Purchase Price, being balance of the Purchase Price.

B. 120 天備用第二按付款計劃 (照售價減 5%)

120 Days Standby Second Mortgage Payment Plan (5% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the F
 2. 買方簽署正式合約後 60 天內須再付樓價5%作為加付訂金。
The Purchaser(s) shall pay 5% of the Purchase Price being further deposit within 60 days after signing of the ASP.
 3. 買方須於簽署正式合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內(以較早者為準)付清樓價 90%，即樓價餘款。
The Purchaser(s) shall within 120 days after signing of the ASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s), whichever is earlier, pay 90% of the Purchase Price, being balance of the Purchase Price.
- (i) 本付款計劃下，買方可向賣方指定財務機構(「指定財務機構」)申請備用第二按揭貸款。
Under this payment plan, the Purchaser(s) may apply for the Standby Second Mortgage Loan to the Vendor's designated finance company ("Designated Finance Company").
- (ii) 備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及由指定財務機構提供的備用第二按揭貸款總金額不可超過樓價的 85%或應繳付之樓價餘款，以較低者為準。詳情請參閱附錄 1。
The maximum Standby Second Mortgage Loan amount shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan offered by the Designated Finance Company shall not exceed 85% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Annex 1 for details.

C. 120 天備用第一按付款計劃(照售價)

120 Days Standby First Mortgage Payment Plan (the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約後 60 天內須再付樓價5%作為加付訂金。
The Purchaser(s) shall pay 5% of the Purchase Price being further deposit within 60 days after signing of the ASP.
3. 買方須於簽署正式合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內(以較早者為準)付清樓價 90%，即樓價餘款。
The Purchaser(s) shall within 120 days after signing of the ASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s), whichever is earlier, pay 90% of the Purchase Price, being balance of the Purchase Price.
 - (i) 本付款計劃下，買方可向賣方指定財務機構(「指定財務機構」)申請備用第一按揭貸款。詳情請參閱附錄 2。
Under this payment plan, the Purchaser(s) may apply for the Standby First Mortgage Loan to the Vendor's designated finance company ("Designated Finance Company"). Please see Annex 2 for details.

D. 建築期付款計劃 (照售價減 3%)

Stage Payment Plan (3% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約後 60 天內須再付樓價 5%作為加付訂金。
The Purchaser(s) shall pay 5% of the Purchase Price being further deposit within 60 days after signing of the ASP.
3. 樓價 90%，即樓價餘款，於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內須由買方付清。
The Purchaser(s) shall pay 90% of the Purchase Price, being balance of the Purchase Price, within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s).

E. 建築期備用第二按付款計劃 (照售價減 1%)

Stage Standby Second Mortgage Payment Plan (1% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約後 60 天內須再付樓價 5%作為加付訂金。
The Purchaser(s) shall pay 5% of the Purchase Price being further deposit within 60 days after signing of the ASP.

3. 樓價 90%，即樓價餘款，於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內須由買方付清。

The Purchaser(s) shall pay 90% of the Purchase Price, being balance of the Purchase Price, within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s).

- (i) 本付款計劃下，買方可向賣方指定財務機構(「指定財務機構」)申請備用第二按揭貸款。

Under this payment plan, the Purchaser(s) may apply for the Standby Second Mortgage Loan to the Vendor's designated finance company ("Designated Finance Company").

- (ii) 備用第二按揭貸款的最高金額為樓價的 30%，惟第一按揭貸款(由第一按揭銀行提供)及由指定財務機構提供的備用第二按揭貸款總金額不可超過樓價的 85%或應繳付之樓價餘款，以較低者為準。詳情請參閱附錄 1。

The maximum Standby Second Mortgage Loan amount shall be 30% of the Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan offered by the Designated Finance Company shall not exceed 85% of the Purchase Price, or the balance of the Purchase Price payable, whichever is lower. Please see Annex 1 for details.

- (4) (ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

- (a) 見上文第(4)(i)段。

See paragraph (4)(i) above.

- (b) 特別折扣優惠(照「折扣價」減4%)

Special Discount Benefit (4% discount from the Discounted Price)

~~買方可獲相等於「折扣價」4%之特別折扣優惠。~~

~~The Purchaser will be offered a Special Discount Benefit equivalent to 4% of the Discounted Price.~~

- (c)(b) 員工置業優惠

Staff Purchase Benefit

如買方屬或包括任何豐資源有限公司之董事或全職員工(「該董事或員工」)或豐資源有限公司董事局批准的人士(「該人士」)及其直系親屬*，並沒有委任任何地產代理轉介或介紹地產代理就購買發展項目指明住宅物業代其行事，並符合「員工置業優惠」資格證明書所列之其他條款及細則，並獲豐資源有限公司董事局成員確認，該買方可獲樓價之4%「員工置業優惠」。有關之「員工置業優惠」，賣方將於交樓日後的 14 天內以支票形式支付予合乎資格的該董事或員工或該人士及其直系親屬*(如有)。

If the Purchaser(s) is(are) or includes the director or full-time employee of Vervain Resources Limited ("the Director or Employee") or person approved by the Board of Directors of Vervain Resources Limited ("that Person") and his/her immediate family member(s)*, provided that the Purchaser(s) does(do) not appoint any estate agent to act for or being referred or introduced for the purchase of specified residential property of the Development and satisfy the other terms and conditions of the Certificate of Eligibility for "Staff Purchase Benefit" and is verified by a member of the Board of Directors of Vervain Resources Limited, the Purchaser(s) shall be eligible for "Staff Purchase Benefit" being 4% discount from the Purchase Price. The Vendor will pay the "Staff Purchase Benefit" to the Director or Employee or that Person and his/her immediate family member(s)*(if any) by cheque within 14 days from the date of handover of the relevant residential property.

* 「直系親屬」就任何個人而言，指其配偶、父母、子女或兄弟姊妹。

* "Immediate family member", in relation to each person, means his/her spouse, parent, child or siblings.

員工置業優惠受其他條款及細則約束。

Staff Purchase Scheme is subject to other terms and conditions.

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

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

- (a) 見上文第 (4)(i) 及 (4)(ii) 段。

See paragraph (4)(i) and (4)(ii) above.

- (b) 備用第二按揭貸款

Standby Second Mortgage Loan

- (c) 備用第一按揭貸款

Standby First Mortgage Loan

- (d) 購買 8樓 C單位之買方可免費獲提供以下列表所述之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於8樓 C單位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，買方不得就該傢俱提出任何異議或質詢。為免疑問，售樓說明書及正式合約內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該傢俱。本優惠受其他條款及條件約束(本優惠不適用於發展項目其他單位)。

The Purchaser(s) of Unit C on 8/F will be provided with the decoration, furniture and chattels (the "Furniture") as set out in the following table hereto free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser(s) upon completion of the sale and purchase of Unit C on 8/F in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser(s) in respect of the Furniture. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fittings, finishes and appliances as set out in the sales brochure and the ASP do not apply to the Furniture. This offer is subject to other terms and conditions (This benefit is not applicable to other residential properties in the Development).

Description 描述	Quantity 數量	Description 描述	Quantity 數量	Description 描述	Quantity 數量
Open Kitchen 開放式廚房					
Artificial Herbs with Jar 人造香草連容器	2	Fragrance Diffuser 香薰木條	1	Cup 杯	1
Artificial Plant 人造植物	1	LED Light Strip LED 燈帶	1	Container 容器	2
Artwork 藝術品	1	Fry Pan 平底鑊	1	Chop Board 砵板	1
Downlight 筒燈	2	Olive Oil 橄欖油	2	Salad Servers 沙律勺子	1
Pottery 陶器	1	Tea Cup 茶杯	3	Teapot Burner 茶壺加熱器	1
Teapot 茶壺	2			Teapot Holder 茶壺盤	1
Living/Dining Room 客/飯廳					
Artificial Fruit 人造生果	6	Candle Holder 蠟燭台	5	Magazine 雜誌	1
Artificial Plant 人造植物	8	Candle with Container 蠟燭連容器	2	Photo Album 相簿	2
Artwork 藝術品	3	Acrylic Base 膠座	2	Photo Frame 相框	4
Blanket 毛毯	1	Container 容器	4	Plate 枱墊	2
Blinds 百葉簾	2	Cushion 咕啞	6	Pottery 陶器	7
Book 書	17	Display Cabinet & Wardrobe 展示櫃和衣櫃	1	Sofa Bed 沙發床	1
Box 盒	3	Downlight 筒燈	2	Tea Cup 茶杯	2
Built-in Cabinet with 2 Coffee Tables & Display Shelf 嵌牆式櫃連2張咖啡桌和展示架	1	Glass Bottle 玻璃樽	2	Teapot 茶壺	1
		Hanger 衣架	12	Tray 托盤	1
Built-in Foldable Table 嵌牆式摺枱	1	LED Light Strip LED 燈帶	2	Vase 花瓶	9
Candle 蠟燭	1	White Shirt 白襯衫	8		
Bathroom 浴室					
Artificial Flower with Vase 人造花連花瓶	1	Tooth Rinsing Cup 漱口杯	1	Soap Dispenser 梘液器	1
Downlight 筒燈	2	Fragrance Diffuser 香薰木條	1	Towel 毛巾	1
Shampoo Bottle 梘液瓶	2	LED Light Strip LED 燈帶	1	Tray 盤子	1

附註: 賣方將保留一切權利, 按實際情況及需要以品質相若的傢俱代替上述所列之『該傢俱』。

Note: The Vendor reserves the right to substitute the Furniture as stated in the table above with furniture of comparable quality according to actual circumstances and whenever necessary.

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

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

- (a) 如買方就其在有關購買住宅物業選用賣方指定之代表律師作為買方之代表律師，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用(不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有支出(該等費用由買家支付))。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及支出。

If the Purchaser(s) appoints the Vendor's solicitors to act on his/her (their) behalf in respect of the purchase of the residential property, the Vendor agrees to bear the legal costs of the ASP and the Assignment (exclusive of the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser(s)). In any other cases, the Purchaser(s) shall bear his/her (their) own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (b) 買方須支付一概有關臨時合約、正式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、利息及附加費用等)、登記費及其他支出。

All stamp duties (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), registration fees and other disbursements on the PASP, the ASP and the Assignment, will be borne by the Purchaser(s).

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

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

有關該住宅物業交易之製作、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之所有費用、該住宅物業的正式合約及轉讓契之所有圖則費，該住宅物業按揭（如有）之所有法律費用及支出及就有關購買住宅物業的任何其他文件的所有法律費用及支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the ASP and the Assignment, all legal costs and disbursements in respect of any mortgage (if any) in relation to the residential property and all legal costs and disbursements of any other documents relating to the purchase of the residential property.

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 available to the Purchaser(s) 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 from bank to bank themselves and according to the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with relevant banks.

2. 所有就購買該發展項目中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。

All of the gift, financial advantage or benefit that may be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser(s) as specified in the PASP only and shall not be transferable.

3. 除非經賣方特別書面批准，買方在簽署臨時合約後不可更改支付條款。賣方擁有絕對權力決定是否批准按買家要求更改付款條款。

The Purchaser(s) is(are) not allowed to change the Terms of Payment after the signing of PASP, unless special written approval from the Vendor is obtained. The Vendor has the absolute discretion to decide on whether to approve/disapprove any change of Terms of Payment as requested by the Purchaser(s).

附錄 1 備用第二按揭貸款

Annex 1 Standby Second Mortgage Loan

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 Standby Second Mortgage Loan ("Second Mortgage Loan") offered by the Designated Finance Company are as follows:

- (I) 買方必須於付清樓價餘額之日或(如適用)正式合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少 90 日以書面向指定財務機構申請第二按揭貸款。

The Purchaser(s) shall make a written application to the Designated Finance Company for the Second Mortgage Loan not less than 90 days before the date of settlement of the balance of the Purchase Price or (if applicable) the estimated material date for the Development as specified in the ASP (whichever is earlier).

"關鍵日期" 就發展項目符合批地文件條件的日期。

"Material date" means the date on which the conditions of the land grant are complied with in respect of the Development.

- (II) 第二按揭貸款以該住宅物業作抵押之第二衡平法按揭及/或第二法定按揭。

The Second Mortgage Loan shall be secured by a second equitable mortgage and/or second legal mortgage over the residential property.

- (III) 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 up to 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.

- (IV) 第二按揭貸款首36個月之按揭利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率減 2% p.a.計算，其後之按揭利率為港元最優惠利率。利率會不時浮動，於本價單日期港元最優惠利率為每年 5%。最終利率以指定財務機構審批結果而定。

Interest rate of the Second Mortgage Loan for the first 36 months shall be calculated at the 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% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The Hong Kong Dollar Best Lending Rate as at the date of this price list is 5% p.a.. The final interest rate will be subject to approval by the Designated Finance Company.

- (V) 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(s) and his/her(their) guarantor (if any) shall provide sufficient documents to prove his/her(their) repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the Designated Finance Company.

- (VI) 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申請第二按揭貸款。

The first mortgagee bank shall be nominated and referred by the Designated Finance Company and the Purchaser(s) shall obtain prior consent from the first mortgagee bank to the application for the Second Mortgage Loan.

- (VII) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。有關第二按揭貸款的申請需要進行壓力測試。

The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. Stress test will also be applied on the application for the Second Mortgage Loan.

- (VIII) 所有第二按揭貸款法律文件須由賣方代表律師辦理，買方須負責全部有關律師費用及支出。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 legal cost and disbursements relating thereto shall be borne by the Purchaser(s). The Purchaser(s) can choose to instruct his/her(their) own solicitors to act for him/her(them), and in such event, the Purchaser(s) shall also bear his/her(their) own solicitors' costs and disbursements relating to the Second Mortgage Loan.

(IX) 買方須就申請第二按揭貸款向指定財務機構支付港幣 \$5,000 的申請手續費。申請手續費將不會獲得退還。

The Purchaser(s) shall pay to the Designated Finance Company a sum of HK\$5,000 being the application fee for the Second Mortgage Loan. The application fee is non-refundable.

(X) 買方敬請向指定財務機構查詢有關第二按揭貸款條款及詳情。就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，與賣方無關。不論第二按揭貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the Designated Finance Company about the terms and conditions and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms and conditions thereof are subject to the final decision of the Designated Finance Company and are not related to the Vendor. 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 ASP.

(XI) 此第二按揭貸款受有關指定財務機構所訂之其他條款及細則約束。

This Second Mortgage Loan is subject to other terms and conditions as may be stipulated by the Designated Finance Company.

(XII) 賣方無給予及不應被視之為已給予任何就第二按揭貸款之批核及/或條款及細節的陳述或保證。

No representation or warranty is given, nor shall be deemed to have been given by the Vendor as to the approval and/or the terms and conditions and the details 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及條件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 relevant banks.

附錄 2 備用第一按揭貸款

Annex 2 Standby First Mortgage Loan

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 Standby First Mortgage Loan ("First Mortgage Loan") offered by the Designated Finance Company are as follows:

- (I) 第一按揭貸款最高金額不可超過樓價的 80%。
The maximum amount of the First Mortgage Loan shall not exceed 80% of the Purchase Price.
- (II) 第一按揭貸款年期最長為 25 年。
The maximum tenor of First Mortgage Loan is 25 years.
- (III) 買方於提款日起息分期供款，首 36 個月之按揭利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率減 2% p.a.，其後之按揭利率為港元最優惠利率。利率不時會浮動，於本價單日期港元最優惠利率為每年 5%。第一按揭貸款、年期及利率以指定財務機構最終審批決定為準。賣方無給予及不應被視之為已給予任何就第一按揭貸款之批核及/或條款及細節的陳述或保證。
- Purchaser(s) will have to pay monthly installments and interest will be accrued starting from the day of drawdown. Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited minus 2% p.a. , thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The Hong Kong Dollar Best Lending Rate as at the date of this price list is 5% p.a.. First Mortgage Loan amount, tenor and interest rate shall be subject to final approval by the Designated Finance Company . No representation or warranty is given, nor shall be deemed to have been given by the Vendor as to the approval and/or the terms and conditions and the details of the First Mortgage Loan.
- (IV) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供足夠文件證明每月總還款(即第一按揭貸款還款及第二按揭貸款還款及其他借貸的總還款)不超過買方及其擔保人(如有)的每月總入息之一半。
The Purchaser(s) and his/her(their) guarantor(s) (if any) shall provide sufficient documents to prove his/her(their) repayment ability, including but not limited to, providing sufficient documents to prove that the total amount of monthly installment (being the total installment for repayment of First Mortgage Loan, any Second Mortgage Loan and any other loan repayment) does not exceed 50% of the aggregate total monthly income of the Purchaser(s) and his/her(their) guarantor(s) (if any).
- (V) 買方須就申請第一按揭貸款向指定財務機構支付港幣 \$5,000 的申請手續費。申請手續費將不會獲得退還。
The Purchaser(s) shall pay to the Designated Finance Company a sum of HK\$5,000 being the application fee for the First Mortgage Loan. The application fee is non-refundable.
- (VI) 買方於決定選用此付款辦法前，敬請先向指定財務機構查詢清楚第一按揭貸款之條款、批核條件及手續。以上所有優惠均受指定財務機構最後批出有關按揭安排之條款所規限。
The Purchaser(s) is/are advised to enquire with the Designated Finance Company on details of terms, conditions for approval and application procedures of the First Mortgage Loan before selecting this payment term. All the above offers are subject to final terms and conditions as approved by the Designated Finance Company.
- (VII) 所有第一按揭貸款之法律文件必須由指定財務機構指定之律師行辦理，買方須支付所有相關之律師費及雜費。
All legal documents of the First Mortgage Loan shall be prepared by the solicitors designated by the Designated Finance Company and all legal costs and disbursements relating thereto shall be borne by the Purchaser(s).
- (VIII) 買方可於任何時候償還全部貸款並獲豁免提早還款罰息及行政費用，但須預先給予指定財務機構一個月書面通知。
The Purchaser(s) may at any time repay the outstanding loan in full by giving the Designated Finance Company one month's prior notice in written without levy of early repayment penalty and administration fee.
- (IX) 指定財務機構保留決定批核第一按揭貸款之權利。第一按揭貸款批出與否，指定財務機構擁有最終決定權，與賣方無關。不論第一按揭貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Designated Finance Company reserves the right to decide whether or not to approve the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan is subject to the final decision of the Designated Finance Company and not related to the Vendor. 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 ASP.

- (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

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

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

世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees

云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited

仲量聯行有限公司 Jones Lang Lasalle Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

致滙地產代理有限公司 Well Link Property Agency Limited

卓傑物業有限公司 Trusty Realty Limited

香港(國際)地產商會有限公司 Hong Kong (International) Realty Association Limited & Chartered Members

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

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.edition178.com。

The address of the website designated by the Vendor for the Development is: www.edition178.com.