

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of Phase	紅山半島 THE REDHILL PENINSULA	期數 (如有) Phase No. (if any)	B 區 Site B
期數位置 Location of Phase	白筆山道 18 號 18 Pak Pat Shan Road		
期數中的住宅物業的總數 The total number of residential properties in the phase of the Development			58

印製日期 Date of Printing	價單編號 Number of Price List
1 September 2015	1

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
15 September 2015	1A	--
6 October 2015	1B	--
11 December 2015	1C	--
22 December 2015	1D	--
27 January 2016	1E	--
29 March 2016	1F	--
5 April 2016	1G	--
27 July 2016	1H	--
20 October 2016	1I	--
28 December 2016	1J	--
24 February 2017	1K	--
19 April 2017	1L	✓
12 June 2017	1M	--
4 December 2017	1N	✓
31 March 2018	1O	✓
16 July 2018	1P	--
6 August 2018	1Q	✓
10 August 2018	1R	--
16 October 2018	1S	--

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，每平方米) Unit Rate of Saleable Area \$ per sq.metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
				平方米 (平方呎) sq.metre (sq.ft.)									
				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
棕櫚徑129號洋房(亦稱為S23洋房) House No.129, Palm Drive (Also known as House S23)	259.031 (2788) 露台 Balcony: ---- (- -); 工作平台 Utility Platform: ---- (- -)	94,348,000 104,831,000 110,348,000 131,945,000 125,348,000	364,234 (33,844) 404,704 (37,604) 426,003 (39,580) 509,379 (47,326) 483,911 (44,960)	-	-	-	33.893 (365)	-	58.286 (627)	53.691 (578)	-	-	90.768 (977)
棕櫚徑131號洋房(亦稱為S24洋房) House No.131, Palm Drive (Also known as House S24)	259.031 (2788) 露台 Balcony: ---- (- -); 工作平台 Utility Platform: ---- (- -)	94,549,000 105,054,000 110,583,000 118,508,000 112,583,000	365,010 (33,913) 405,565 (37,684) 426,910 (39,664) 457,505 (42,506) 434,631 (40,381)	-	-	-	33.893 (365)	-	59.945 (645)	53.691 (578)	-	-	101.931 (1097)
棕櫚徑137號洋房(亦稱為S27洋房) House No.137, Palm Drive (Also known as House S27)	259.031 (2788) 露台 Balcony: ---- (- -); 工作平台 Utility Platform: ---- (- -)	94,898,000 105,442,000 110,992,000 116,834,000 110,992,000	366,358 (34,038) 407,063 (37,820) 428,489 (39,814) 451,043 (41,906) 428,489 (39,811)	-	-	-	33.893 (365)	-	58.760 (632)	53.691 (578)	-	-	106.528 (1147)
棕櫚徑139號洋房(亦稱為S28洋房) House No.139, Palm Drive (Also known as House S28)	259.031 (2788) 露台 Balcony: ---- (- -); 工作平台 Utility Platform: ---- (- -)	94,738,000 105,264,000 110,804,000 116,636,000 110,804,000	365,740 (33,984) 406,376 (37,756) 427,763 (39,743) 450,278 (41,835) 427,763 (39,743)	-	-	-	33.893 (365)	-	58.878 (634)	53.691 (578)	-	-	104.637 (1126)

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)) 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
棕櫚徑145號洋房(亦稱為S31洋房) House No.145, Palm Drive (Also known as House S31)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,746,000 105,273,000 110,814,000 116,646,000 110,814,000	365,771 (33,984) 406,411 (37,759) 427,802 (39,747) 450,317 (41,839) 427,802 (39,747)	-	-	-	33.893 (365)	-	58.760 (632)	53.691 (578)	-	-	104.826 (1128)
棕櫚徑147號洋房(亦稱為S32洋房) House No.147, Palm Drive (Also known as House S32)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	98,983,000 109,981,000 115,769,000 121,862,000 115,769,000	382,128 (35,503) 424,586 (39,448) 446,931 (41,524) 470,453 (43,709) 446,931 (41,524)	-	-	-	33.893 (365)	-	58.167 (626)	53.691 (578)	-	-	164.553 (1771)
棕櫚徑153號洋房(亦稱為S35洋房) House No.153, Palm Drive (Also known as House S35)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	90,439,000 100,488,000 105,777,000	349,144 (32,439) 387,938 (36,043) 408,357 (37,940)	-	-	-	33.893 (365)	-	58.345 (628)	53.691 (578)	-	-	144.001 (1550)
松柏徑63號洋房(亦稱為S3洋房) House No.63, Cedar Drive (Also known as House S3)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	90,191,000 100,212,000 105,486,000 111,038,000 105,486,000	348,186 (32,350) 386,873 (35,944) 407,233 (37,836) 428,667 (39,827) 407,233 (37,836)	-	-	-	33.893 (365)	-	60.004 (646)	53.691 (578)	-	-	60.763 (654)
松柏徑65號洋房(亦稱為S4洋房) House No.65, Cedar Drive (Also known as House S4)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	89,937,000 99,930,000 105,189,000 110,725,000 105,189,000	347,206 (32,259) 385,784 (35,843) 406,087 (37,729) 427,458 (39,715) 406,087 (37,729)	-	-	-	33.893 (365)	-	59.975 (646)	53.691 (578)	-	-	57.819 (622)

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.)									
屋號 (House number) / 屋名 (Name of the house)				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
松柏徑71號洋房(亦稱為S7洋房) House No.71, Cedar Drive (Also known as House S7)	259.031 (2788)	88,560,000	341,890	-	-	-	33.893 (365)	-	59.352 (639)	53.691 (578)	-	-	51.338 (553)
	露台 Balcony: ---- (-);	98,400,000	379,877										
	工作平台 Utility Platform: ---- (-)	103,579,000	399,871										
		109,031,000	420,919										
		103,579,000	399,871										
松柏徑73號洋房(亦稱為S8洋房) House No.73, Cedar Drive (Also known as House S8)	259.031 (2788)	88,307,000	340,913	-	-	-	33.893 (365)	-	59.175 (637)	53.691 (578)	-	-	48.316 (520)
	露台 Balcony: ---- (-);	98,149,000	378,792										
	工作平台 Utility Platform: ---- (-)	103,283,000	398,728										
		108,719,000	419,714										
		103,283,000	398,728										
松柏徑79號洋房(亦稱為S11洋房) House No.79, Cedar Drive (Also known as House S11)	259.031 (2788)	87,979,000	339,647	-	-	-	33.893 (365)	-	57.990 (624)	53.691 (578)	-	-	45.151 (486)
	露台 Balcony: ---- (-);	97,754,000	377,383										
	工作平台 Utility Platform: ---- (-)	102,899,000	397,246										
		108,315,000	418,155										
		102,899,000	397,246										
松柏徑81號洋房(亦稱為S12洋房) House No.81, Cedar Drive (Also known as House S12)	259.031 (2788)	88,416,000	341,334	-	-	-	33.893 (365)	-	57.990 (624)	53.691 (578)	-	-	50.564 (544)
	露台 Balcony: ---- (-);	98,240,000	379,260										
	工作平台 Utility Platform: ---- (-)	103,411,000	399,222										
		108,854,000	420,235										
		103,411,000	399,222										
松柏徑87號洋房(亦稱為S15洋房) House No.87, Cedar Drive (Also known as House S15)	259.031 (2788)	90,084,000	347,773	-	-	-	33.893 (365)	-	60.419 (650)	53.691 (578)	-	-	78.617 (846)
	露台 Balcony: ---- (-);	100,093,000	386,413										
	工作平台 Utility Platform: ---- (-)	105,361,000	406,751										
		110,906,000	428,157										
		105,361,000	406,751										

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))	售價 (元)	實用面積 每平方米呎售價	其他指明項目的面積 (不計算入實用面積)									
	平方米(平方呎)	Price (\$)	元，每平方米 (元，每平方米呎)	Area of other specified items (Not included in the Saleable Area)									
	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	Unit Rate of Saleable Area \$ per sq.metre (\$ per 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	
松柏徑89號洋房(亦稱為S16洋房) House No.89, Cedar Drive (Also known as House S16)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,038,000 401,153,000 406,477,000 412,081,000 106,477,000	351,456 (32,654) 390,505 (36,282) 411,059 (38,194) 432,693 (40,204) 411,059 (38,191)	-	-	-	33.893 (365)	-	60.123 (647)	53.691 (578)	-	-	90.125 (970)
松柏徑95號洋房(亦稱為S19洋房) House No.95, Cedar Drive (Also known as House S19)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	92,504,000 402,782,000 408,192,000 413,886,000 108,192,000	357,116 (33,179) 396,794 (36,866) 417,680 (38,806) 439,662 (40,849) 417,680 (38,806)	-	-	-	33.893 (365)	-	62.433 (672)	53.691 (578)	-	-	116.721 (1256)
松柏徑97號洋房(亦稱為S20洋房) House No.97, Cedar Drive (Also known as House S20)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	93,456,000 403,840,000 409,305,000 415,058,000 109,305,000 -	360,794 (33,524) 400,879 (37,245) 421,977 (39,206) 444,186 (41,269) 421,977 (39,206)	-	-	-	33.893 (365)	-	61.604 (663)	53.691 (578)	-	-	128.534 (1384)
松柏徑101號洋房(亦稱為S22洋房) House No.101, Cedar Drive (Also known as House S22)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	401,043,000 412,270,000 418,179,000 424,399,000 118,179,000	390,081 (36,242) 433,423 (40,269) 456,235 (42,388) 480,248 (44,619) 456,235 (42,388)	-	-	-	33.893 (365)	-	61.782 (665)	53.691 (578)	-	-	208.694 (2246)
松柏徑140號洋房(亦稱為T3洋房) House No.140, Cedar Drive (Also known as House T3)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	409,498,000 421,664,000 428,067,000 434,807,000 128,067,000	375,087 (34,850) 416,762 (38,722) 438,695 (40,760) 461,783 (42,905) 438,695 (40,760)	-	-	-	-	75.719 (815)	24.719 (266)	122.128 (1315)	-	-	47.616 (513)

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
松柏徑142號洋房(亦稱為T4洋房) House No.142, Cedar Drive (Also known as House T4)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	409,545,000 421,717,000 428,123,000 434,866,000 128,123,000	375,248 (34,865) 416,943 (38,739) 438,887 (40,778) 461,985 (42,924) 438,887 (40,778)	-	-	-	-	76.239 (821)	24.719 (266)	122.128 (1315)	-	-	47.521 (512)
松柏徑148號洋房(亦稱為T7洋房) House No.148, Cedar Drive (Also known as House T7)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	409,724,000 421,916,000 428,333,000 435,087,000 128,333,000	375,864 (34,922) 417,625 (38,802) 439,606 (40,844) 462,742 (42,994) 439,606 (40,844)	-	-	-	-	76.582 (824)	24.719 (266)	122.128 (1315)	-	-	50.785 (547)
松柏徑150號洋房(亦稱為T8洋房) House No.150, Cedar Drive (Also known as House T8)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	409,515,000 421,683,000 428,087,000 434,828,000 128,087,000	375,145 (34,855) 416,827 (38,728) 438,764 (40,766) 461,855 (42,912) 438,764 (40,766)	-	-	-	-	75.354 (811)	24.719 (266)	122.128 (1315)	-	-	49.787 (525)
松柏徑156號洋房(亦稱為T11洋房) House No.156, Cedar Drive (Also known as House T11)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	110,842,000	379,691 (35,278)	-	-	-	-	80.186 (863)	24.719 (266)	122.128 (1315)	-	-	47.893 (516)
松柏徑158號洋房(亦稱為T12洋房) House No.158, Cedar Drive (Also known as House T12)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	411,133,000 423,481,000 429,980,000 436,821,000 129,980,000	380,688 (35,370) 422,986 (39,300) 445,248 (41,369) 468,682 (43,546) 445,248 (41,369)	-	-	-	-	81.474 (877)	24.719 (266)	122.128 (1315)	-	-	51.478 (554)

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
松柏徑164號洋房(亦稱為T15洋房) House No.164, Cedar Drive (Also known as House T15)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform ---- (-)	110,635,000	378,982 (35,212)	-	-	-	-	77.249 (832)	24.719 (266)	122.128 (1315)	-	-	49.307 (531)
松柏徑166號洋房(亦稱為T16洋房) House No.166, Cedar Drive (Also known as House T16)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform ---- (-)	115,527,000	395,739 (36,769)	-	-	-	-	76.794 (827)	24.719 (266)	122.128 (1315)	-	-	46.665 (535)
松柏徑172號洋房(亦稱為T19洋房) House No.172, Cedar Drive (Also known as House T19)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform ---- (-)	110,644,000 122,938,000	379,013 421,126 (39,127)	-	-	-	-	77.438 (834)	24.719 (266)	122.128 (1315)	-	-	49.131 (529)
松柏徑174號洋房(亦稱為T20洋房) House No.174, Cedar Drive (Also known as House T20)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform ---- (-)	109,715,000 121,906,000	375,830 417,591 (38,799)	-	-	-	-	77.781 (837)	24.719 (266)	122.128 (1315)	-	-	48.250 (519)
松柏徑178號洋房(亦稱為T22洋房) House No.178, Cedar Drive (Also known as House T22)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform ---- (-)	125,004,000	428,203 (39,785)	-	-	-	-	178.718 (1924)	24.719 (266)	122.099 (1347)	-	-	103.797 (1117)

此項雖於此表描述為「天台」，但在售樓說明書內的天台樓層樓面平面圖上被描述為「平台」。

The item described as “Roof” in this table is described as “Flat Roof” on the Roof Level Floor Plan thereof in the sales brochure.

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，就有關指明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，就有關指明住宅物業簽立買賣合約，則 - (a) 該臨時合約即告終止；(b) 有關的臨時訂金即予沒收；及 (c) 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- (a) the preliminary agreement is terminated; (b) the preliminary deposit is forfeited; and (c) 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) 注意 Note:

(I) 「售價」是指在此價單上第二部份所指價格;

“Price” means the price as stated in Part 2 of this Price List;

(II) 「折扣價」是指因應不同付款計劃及/或適用折扣(如有但不包括第(4)(ii)段所述的印花稅折扣(如適用)) 按售價計算得出的住宅物業的價格。”

“Discounted Price” means the price of the residential property after applying the relevant Payment Plan and/or applicable discounts (if any but excluding the “Stamp Duty Discount” under paragraph (4)(ii) (if applicable)) on the Price.

(III) 「樓價」是指住宅物業的折扣價減去第(4)(ii)段所述的印花稅折扣(如適用), 即於臨時買賣合約中所訂明的住宅物業的實際售價。

“Purchase Price” means Discounted Price of the residential property minus (if applicable) the “Stamp Duty Discount” under paragraph (4)(ii) being the actual price for the residential property as stated in the preliminary agreement for sale and purchase.

(IV) 「工作日」具有《一手住宅物業銷售條例》(第 621 章) 第 2(1)條給予該詞的涵義。

“Working Day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

(V) 「辦公日」指該日(a)不屬星期六、星期日或公眾假期; 及(b)銀行在該日於香港特別行政區開放營業的日子。

“Business Day” means a day (a) that is not a Saturday, Sunday or public holiday; and (b) on which banks are open for business in the Hong Kong Special Administrative Region.

樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollars.

(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% 的金額作為臨時訂金, 其中港幣 2,000,000 元之訂金必須以銀行本票支付, 抬頭請寫「的近律師行」或「Deacons」, 餘額須以支票支付, 抬頭請寫「的近律師行」或「Deacons」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$2,000,000 must be paid by cashier's order(s) made payable to "的近律師行" or "Deacons" and the balance must be paid by cheque(s) made payable to "的近律師行" or "Deacons".

180 天付款計劃: (照售價減 2%) 180-day Payment Plan: (2% discount from the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。

5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.

2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日內支付。

5% of the Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.

3. 樓價 5% (部分樓價): 於買方簽署臨時買賣合約後 60 天內支付。

5% of the Purchase Price (part payment of Purchase Price): shall be paid within 60 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

4. 樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後 180 天內支付。
85% of the Purchase Price (balance of Purchase Price): shall be paid within 180 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

660 天付款計劃: (照售價) 660-day Payment Plan: (the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日內支付。
5% of the Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.
3. 樓價 5% (部分樓價): 於買方簽署臨時買賣合約後 180 天內支付。
5% of the Purchase Price (part payment of Purchase Price): shall be paid within 180 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
4. 樓價 15% (部分樓價): 分 15 期分別於買方簽署臨時買賣合約後的 210、240、270、300、330、360、390、420、450、480、510、540、570、600 及 630 天內支付，每期為樓價 1% (以下如適用時稱「**部分樓價分期**」)。
15% of the Purchase Price (part payment of Purchase Price): shall be paid by 15 instalments within 210, 240, 270, 300, 330, 360, 390, 420, 450, 480, 510, 540, 570, 600 and 630 days respectively after signing of the preliminary agreement for sale and purchase by the Purchaser, at 1% of the Purchase Price for each instalment (hereinafter where applicable called the "**Part Payment Instalment(s)**").
5. 樓價 70% (樓價餘款): 於買方簽署臨時買賣合約後 660 天內支付。
70% of the Purchase Price (balance of Purchase Price): shall be paid within 660 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

如繳付再期訂金、部份樓價或樓價餘款的到期日的當日並非辦公日，或在上午 9 時至下午 5 時之間，懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號，則該到期日將自動順延至下一個緊接的辦公日，且該日在上午 9 時至下午 5 時之間沒有懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號。

If any due date for payment of further deposit, part payment of Purchase Price or balance of Purchase Price falls on a day that is not a Business Day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such due date is automatically postponed to the immediately following day that is a Business Day and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

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

所有買方可享用以下折扣優惠：

All Purchasers shall be offered the following discount:-

買方可獲印花稅折扣，金額相等於折扣價或售價（如折扣價不適用）的 8.5% 作為「印花稅折扣」。印花稅折扣即時在折扣價或售價（如折扣價不適用）上作折扣扣減。

The Purchaser shall be entitled to a "Stamp Duty Discount" equivalent to 8.5% of the Discounted Price or the Price (if Discounted Price is not applicable). The Stamp Duty Discount will be deducted from the Discounted Price or the Price (if Discounted Price is not applicable) directly.

(iii) **可就購買於該期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 Phase**

(a) 送贈傢俱和物件優惠 Furniture and Chattels Offer

購買本期數的松柏徑 166 號洋房(亦稱為 T16 洋房)、棕櫚徑 129 號洋房 (亦稱為 S23 洋房)及棕櫚徑 131 號洋房 (亦稱為 S24 洋房)之買方，可免費獲贈於該洋房現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件的任何方面作出任何保證、保養或陳述，更不會就其狀況及狀態、品質或性能或其他方面及其是否或將會否在可運作狀況作出任何保證、保養或陳述。傢俱和物件將於成交日以「現狀」及「屆時之現狀」在該有關洋房交予買方。買方應於簽署有關指明住宅物業的臨時買賣合約前先安排其委任之專家及專業人員全面檢查該等傢俱和物件。在任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。第(4)(iii)(b)段所述的延長欠妥之處保養優惠不適用於該等傢俱和物件。此優惠受其他條款及條件約束。

The Purchaser of House No.166, Cedar Drive (Also known as House T16), House No.129, Palm Drive (Also known as House S23) and House No.131, Palm Drive (Also known as House S24) of the Phase will be provided with the furniture and chattels currently displayed and placed at the house 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 as regards such furniture and chattels or any of them. In particular, no warranty, maintenance or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels is or will be in working condition. The said furniture and chattels will be delivered at the relevant house to Purchaser upon completion on an "as-is" and "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before signing the preliminary agreement for sale and purchase in respect of the specified residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels. The Extended Defect Maintenance Offer as set out in paragraph (4)(iii)(b) does not cover the said furniture and chattels. This offer is subject to other terms and conditions.

紅山半島 B 區松柏徑 166 號洋房(亦稱為 T16 洋房)

House No.166, Cedar Drive of The Redhill Peninsula-Site B (Also known as House T16)

<u>位置 Location</u>	<u>家具和 / 或實產物品 Furniture and / or Chattel Item</u>	<u>數量 Quantity</u>
<u>主人睡房樓層 Master Bedroom Level (第一層 Level 1)</u>		
主人睡房	雙人床 Double Bed	1
Master Bedroom	單人梳化連腳凳 Lounge Chair with Ottoman	1 組 (set)
	座地燈 Floor Lamp	1
衣帽間	長枱連抽屜 Bench with Drawer	1
Walk-in Closet	矮衣櫃連梳妝枱 Dresser and Table	2 組 (sets)
	座枱燈 Table Lamp	2
	椅子 Chair	2
花園	戶外傘 Outdoor Umbrella	1
Garden	戶外躺椅 Deckchair	2
	戶外桌 Outdoor Table	1
	戶外椅 Outdoor Lounge Chair	2
	茶几 Side Table	1
	組合櫃 Shelf	1
	桌子 Table	1
	書櫃 Bookshelf	1
<u>睡房樓層 Bedroom Level (第二層 Level 2)</u>		
睡房 1	雙人床 Double Bed	1
Bedroom 1	玻璃趟門衣櫃 Sliding Glass Door Wardrobe	1
	座地燈 Floor Lamp	1
	座枱燈 Table Lamp	1
	書桌 Desk	1

	扶手椅 Armchair	1
	電視櫃 TV Cabinet	1
	茶几 Side Table	1
	豆袋梳化 Bean Bag	2
睡房 2 Bedroom 2	雙人床 Double Bed	1
	梳妝枱連鏡 Dressing Table with Mirror	1
	椅子 Chair	1
	茶几 Side Table	1
	電視櫃 TV Cabinet	1
	座枱燈 Table Lamp	1
	矮櫃 Chest	1
睡房 3 Bedroom 3	單人床 Single Bed	1
	座枱燈 Table Lamp	2
	椅子 Chair	1
睡房 3 側書房 Study Room adjacent Bedroom 3	書櫃 Bookshelf	1
	茶几 Side Table	1
	座地燈 Floor Lamp	1
	扶手椅 Armchair	1
樓梯偏廳 Staircase Foyer	木製裝飾 Wooden Decoration	1
庭院 Yard	座地燈 Floor Lamp	1
	櫈子 Stool	2
	長枱 Bench	1

客廳樓層 Living Room Level (第三層 Level 3)

客廳	3 座位梳化 3 Seater Settee	2
Living Room	茶几 Coffee Table	1
	茶几(小) Side Table	1
	扶手椅 Armchair	2
	電視櫃 TV Cabinet	1
	座地燈 Floor Lamp	2
	坐墊 Pouf	1
	木櫃 Chest	1
飯廳	餐桌 Dining Table	1
	餐桌椅 Dining Chair	8
	中式餐桌椅 Chinese Dining Chair	2
	酒精爐 Alcohol Burner	1
廚房	酒吧椅 Bar Stool	2
Kitchen		
儲物室	椅子 Chair	1
	座枱燈 Table Lamp	1
Store Room		

紅山半島 B 區棕櫚徑 129 號洋房(亦稱為 S23 洋房)**House No.129, Palm Drive of The Redhill Peninsula-Site B (Also known as House S23)**

<u>位置 Location</u>	<u>家具和 / 或實產物品 Furniture and / or Chattel Item</u>	<u>數量 Quantity</u>
<u>入口樓層 (Entrance Level)</u>		
走廊	玄關壁架 Console ledge	1
Hallway		

客廳樓層 (Living Room Level)

客廳	抽櫃 Drawer	1
Living Room	長枱連壁爐 Bench & Fireplace	1
	電視櫃 TV Cabinet	1
	全高展示櫃 Full Height Display Shelf	1
	展示櫃 Display Shelf	1
	單人梳化 Lounge Chair	2
	茶几 Side Table	2
	梳化椅 Ottoman	1
	長櫈連梳化 Bench + Ottoman	1
	三座位梳化 3 Seater Sofa	1
	茶几 Coffee Table	1
	地氈 Area Rug	2
	窗簾 Curtain	3 組 (sets)
飯廳	餐桌 Dining Table	1
Dining Room	餐桌椅 Dining Chair	10
	矮桌案 Low Console Table	1
	窗簾 Curtain	1 組 (set)
工作間	單人床, 桌子連衣櫃 Single Bed , Desk & Closet	1
Utility	椅子 Chair	1
庭園	戶外椅 Outdoor Chair	3
Yard	戶外茶几 Outdoor Side Table	2
	戶外吊椅 Outdoor Swing Chair	1
	燒烤爐 BBQ Stove	1
	石長櫈 Stone Bench	1

	花卉架 Planter Stand	2
<u>睡房樓層 (Bedroom Level)</u>		
睡房 1	矮長櫈連抽櫃 Low Bench With Drawer Cabinet	1
Bedroom 1	梳化椅 Ottoman	1
	矮長工作枱連筆座 Low Bench & Pencil Tray	1
	床頭几 Bedside Table	1
	畫架 Painter Stand	1
	櫈子 Stool	1
	單人床 Single Bed	1
	全高衣櫃 Full Height Closet	1
	窗簾 Curtain	1 組 (set)
睡房 2	書桌 Desk	1
Bedroom 2	電視機櫃 TV Cabinet	1
	工作椅 Task Chair	1
	單人床 Single Bed	1
	全高衣櫃 Full Height Closet	1
	全高書櫃 Open Shelf	1
	地氈 Area Rug	1
	窗簾 Curtain	1 組 (set)
睡房 3	雙人床 Double Bed	1
Bedroom 3	電視機櫃 TV & Display Cabinet	1
	床頭櫃 Bedside Table	2
	全高衣櫃連長櫈 Full Height Closet & Bench	1
	窗簾 Curtain	2 組 (sets)

家庭活動室 Family Room	矮凳 Low stool	1
<u>主人睡房 樓層 (Master Bedroom Level)</u>		
主人睡房 Master Bedroom	矮櫃 Low Cabinet	1
	加大雙人床 King Bed	1
	掛吊電視特色屏風 Feature Wall For TV	1
	地氈 Area Rug	1
	全高書櫃及展示櫃 Full Height Bookshelf & Display	1
	床頭几 Bedside Table	1
	矮抽櫃 Low Drawer	1
	長凳 Bench	1
	茶几 Coffee Table	1
	單座梳化 Single Seater	1
	衣櫃 Walk in Closet	1
	梳妝枱 Dressing Table	1
	梳妝凳 Dressing Stool	1
	窗簾 Curtain	1 組 (set)
<u>天台樓層 (Roof Level)</u>		
天台 Roof	戶外躺椅 Outdoor Lounge	2
	矮腳凳 Low Foot Stool	2
	戶外椅 Outdoor Chair	1
	戶外長凳 Wooden Bench	2
	雲石茶几 Marble Coffee Table	1

紅山半島 B 區棕櫚徑 131 號洋房(亦稱為 S24 洋房)

House No.131, Palm Drive of The Redhill Peninsula-Site B (Also known as House S24)

<u>位置 Location</u>	<u>家具和 / 或實產物品 Furniture and / or Chattel Item</u>	<u>數量 Quantity</u>
<u>客廳樓層 Living Room Level</u>		
客廳	3 座位梳化 3 Seater Sofa	2
Living Room	茶几 Coffee Table	1
	角几 Side Table	4
	扶手椅 Armchair	2
	貯物櫃 Cabinet	1
	地毯 Rug	1
	長几 Console Table	2
	鏡子 Mirror	2
	窗簾 Curtain	3 組 (sets)
	窗紗 Sheers	3 組 (sets)
飯廳	餐桌 Dining Table	1
Dining Room	餐桌椅 Dining Chair	8
	長几 Console Table	1
	鏡子 Mirror	1
	貯物櫃 Cabinet	1
	手推車 Bar Trolley	1
	窗簾 Curtain	1 組 (set)
	窗紗 Sheers	1 組 (set)
庭院	2 座位梳化 2 Seater Sofa	1
Yard	扶手椅 Armchair	1
	茶几 Coffee Table	1

睡房樓層 Bedroom Level

睡房 1	書櫃 Bookshelf	1
Bedroom 1	書桌 Desk	1
	扶手椅 Armchair	1
	椅子 Chair	2
	地毯 Rug	1
	2 座位梳化 2 Seater Sofa	1
	角几 Side Table	1
	窗簾 Curtain	1 組 (set)
	窗紗 Sheers	1 組 (set)
睡房 2	單人床 Single Bed	2
Bedroom 2	單人床床褥 Single Bed Mattress	2
	衣櫃 Wardrobe	1
	書桌 Desk	1
	椅子 Chair	1
	床頭櫃 Bedside Cabinet	1
	地毯 Rug	1
	貯物櫃 Cabinet	1
	窗簾 Curtain	1 組 (set)
	窗紗 Sheers	1 組 (set)
睡房 3	雙人床 Double Bed	1
Bedroom 3	雙人床床褥 Double Bed Mattress	1
	床頭櫃 Bedside Cabinet	2
	書桌 Desk	1
	腳凳 Ottomen	1
	鏡子 Mirror	1
	扶手椅 Armchair	2

	地毯 Rug	1
	窗簾 Curtain	2 組 (sets)
	窗紗 Sheers	2 組 (sets)
樓梯偏廳 Staircase Foyer	梳化 Sofa	1
<u>主人睡房樓層 Master Bedroom Level</u>		
主人睡房 Master Bedroom	雙人床 Double Bed	1
	雙人床床褥 Double Bed Mattress	1
	床頭櫃 Bedside Cabinet	2
	椅子 Chair	2
	角几 Side Table	1
	長几 Console Table	1
	鏡子 Mirror	2
	地毯 Rug	1
	衣櫃 Wardrobe	1
	凳子 Stool	1
	腳凳 Ottomen	1
	窗簾 Curtain	2 組 (sets)
	窗紗 Sheers	2 組 (sets)
<u>天台樓層 (Roof Level)</u>		
天台 Roof	窗簾 Curtain	1 組 (set)

(b) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

凡指明住宅物業或裝置、裝修物料及設備(定義見臨時買賣合約及買賣合約但不包括指明住宅物業內的園景及盆栽及第(4)(iii)(a)段所述的傢俱和物件)有欠妥之處(並非因買方的行為或疏忽而造成)，在不損害有關買賣指明住宅物業的臨時買賣合約及買賣合約的原則下，買方可於該指明住宅物業的買賣成交日期起計 12 個月內向賣方發出書面通知，要求賣方在合理地切實可行的範圍內儘快自費作出補救。如有任何爭議，賣方有最終決定權。惟此「延長保養欠妥之處優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長保養欠妥之處優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。

Without prejudice to the preliminary agreement for sale and purchase and the agreement for sale and purchase in relation to a specified residential property, the Purchaser may serve notice in writing to the Vendor, within 12 months after the date of completion of the sale and purchase of the said specified residential property, requiring the Vendor at its own costs and as soon as reasonably practicable to remedy any defects to the said specified residential property or the fittings, finishes and appliances thereof (as defined in the preliminary agreement for sale and purchase and the agreement for sale and purchase of the said specified residential property but excluding the landscape area and potted plants in the specified residential property and (if applicable) furniture and chattels referred to in paragraph (4)(iii)(a) above) caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this “Extended Defect Maintenance Offer” is personal to the Purchaser and is to be enjoyed and obtained by the Purchaser only. This “Extended Defect Maintenance Offer” is non-assignable, non-transferrable and subject to other terms and conditions.

(c) 裝置及裝修物料現金回贈 Fittings and Finishes Cash Rebate

(A) 受限於下文的條款及條件的前提下，購買每一個下列的指明住宅物業（「該物業」），並揀選 B 類裝置、裝修物料及設備(於下文定義)，可享有裝置及裝修物料現金回贈：

Purchaser who purchases each of the following specified residential properties (“Property”) and selects the Type B Fittings, Finishes and Appliances (hereinafter defined) shall, subject to the terms and conditions below, be provided with the Fittings and Finishes Cash Rebate :-:

松柏徑 140 號洋房 (亦稱為 T3 洋房) House No.140, Cedar Drive (Also known as House T3)	棕櫚徑 145 號洋房 (亦稱為 S31 洋房) House No.145, Palm Drive (Also known as House S31)
松柏徑 142 號洋房 (亦稱為 T4 洋房) House No.142, Cedar Drive (Also known as House T4)	棕櫚徑 147 號洋房 (亦稱為 S32 洋房) House No.147, Palm Drive (Also known as House S32)

松柏徑 148 號洋房 (亦稱為 T7 洋房) House No.148, Cedar Drive (Also known as House T7)	松柏徑 63 號洋房 (亦稱為 S3 洋房) House No.63, Cedar Drive (Also known as House S3)
松柏徑 150 號洋房 (亦稱為 T8 洋房) House No.150, Cedar Drive (Also known as House T8)	松柏徑 65 號洋房 (亦稱為 S4 洋房) House No.65, Cedar Drive (Also known as House S4)
	松柏徑 73 號洋房 (亦稱為 S8 洋房) House No.73, Cedar Drive (Also known as House S8)
	松柏徑 79 號洋房 (亦稱為 S11 洋房) House No.79, Cedar Drive (Also known as House S11)
	松柏徑 81 號洋房 (亦稱為 S12 洋房) House No.81, Cedar Drive (Also known as House S12)
	松柏徑 87 號洋房 (亦稱為 S15 洋房) House No.87, Cedar Drive (Also known as House S15)
	松柏徑 89 號洋房 (亦稱為 S16 洋房) House No.89, Cedar Drive (Also known as House S16)

(B) 買方須於簽署該物業的臨時買賣合約前，選擇下列其中一類於該物業買賣成交時裝設於該物業的裝置、裝修物料及設備 :-

Purchaser shall, before the signing of the preliminary agreement for sale and purchase of the Property, select one of the following types of fittings, finishes and appliances to be incorporated into the Property on completion of the sale and purchase :-

- (i) 於臨時買賣合約的日期由賣方提供的期數的售樓說明書中的「裝置、裝修物料及設備」一節(「裝置、裝修物料及設備一節」)的「A 類」標題下，列出的裝置、裝修物料及設備 (統稱「A 類裝置、裝修物料及設備」)；或 the fittings, finishes and appliances set out under the heading of “Type A” (collectively “Type A Fittings, Finishes and Appliances”) in the “Fittings, Finishes and Appliances” section of the sales brochure of the Phase which is made available by the Vendor as at the date of the preliminary agreement for sale and purchase (“Fittings, Finishes and Appliances section”); or

於裝置、裝修物料及設備一節中的「B 類」標題下，列出關於該物業的裝置、裝修物料及設備 (統稱「B 類裝置、裝修物料及設備」)。(註: B 類裝置、裝修物料及設備不適用於購買松柏徑 158 號洋房 (亦稱為 T12 洋房)、棕櫚徑 129 號洋房 (亦稱為 S23 洋房)、棕櫚徑 131 號洋房 (亦稱為 S24 洋房)、棕櫚徑 137 號洋房 (亦稱為 S27 洋房)、棕櫚徑 139 號洋房 (亦稱為 S28 洋房)、松柏徑 71 號洋房 (亦稱為 S7 洋房)、松柏徑 95 號洋房 (亦稱為 S19 洋房)、松柏徑 97 號洋房 (亦稱為 S20 洋房)及松柏徑 101 號洋房 (亦稱為 S22 洋房))。

The fittings, finishes and appliances relating to the Property set out under the heading of “Type B” (collectively “Type B Fittings, Finishes and Appliances”) in the Fittings, Finishes and Appliances section. (**Note** : Type B Fittings, Finishes and Appliances **are not applicable** to the purchase of House No.158, Cedar Drive (Also known as House T12), House No.129, Palm Drive (Also known as House S23), House No.131, Palm Drive (Also known as House S24), House No.137,

Palm Drive (Also known as House S27), House No.139, Palm Drive (Also known as House S28), House No.71, Cedar Drive (Also known as House S7), House No.95, Cedar Drive (Also known as House S19), House No.97, Cedar Drive (Also known as House S20) and House No.101, Cedar Drive (Also known as House S22)).

(買方如上文所選擇的 A 類裝置、裝修物料及設備或 B 類裝置、裝修物料及設備下稱「已選擇之裝置、裝修物料及設備的類別」)。

(The Type A Fittings, Finishes and Appliances or the Type B Fittings, Finishes and Appliances so selected by the purchaser as aforesaid are collectively referred to as “selected type of fittings, finishes and appliances”).

- (C) 買方須簽署一份臨時買賣合約列明已選擇之裝置、裝修物料及設備的類別，並須同意該物業的買賣包括已選擇之裝置、裝修物料及設備的類別。

The purchaser shall sign a preliminary agreement for sale and purchase of the Property setting out the selected type of fittings, finishes and appliances and shall agree thereunder that the sale and purchase of the Property includes the selected type of fittings, finishes and appliances.

- (D) 只適用於選擇了 B 類裝置、裝修物料及設備：

- (i) 買方簽署於以下表 A 所列的物業(構成該物業部分)的臨時買賣合約並選擇 B 類裝置、裝修物料及設備，及根據臨時買賣合約及買賣合約完成買賣後可獲港幣 8,000,000 元的裝置及裝修物料現金回贈；或
- (ii) 買方簽署於以下表 B 所列的物業(構成該物業部分)的臨時買賣合約並選擇 B 類裝置、裝修物料及設備，及根據臨時買賣合約及買賣合約完成買賣後可獲港幣 6,500,000 元的裝置及裝修物料現金回贈，

賣方將支付相關之「裝置及裝修物料現金回贈」的金額用作買方應繳付之部分樓價餘款。本優惠受相關交易文件的條款及條件所限。如有爭議，賣方的決定為最終及概括的。

表 A

松柏徑140號洋房 (亦稱為T3洋房)
松柏徑142號洋房 (亦稱為T4洋房)
松柏徑148號洋房 (亦稱為T7洋房)
松柏徑150號洋房 (亦稱為T8洋房)

表 B

棕櫚徑145號洋房 (亦稱為S31洋房)
棕櫚徑147號洋房 (亦稱為S32洋房)
松柏徑63號洋房 (亦稱為S3洋房)
松柏徑65號洋房 (亦稱為S4洋房)
松柏徑73號洋房 (亦稱為S8洋房)

松柏徑79號洋房 (亦稱為S11洋房)
松柏徑81號洋房 (亦稱為S12洋房)
松柏徑87號洋房 (亦稱為S15洋房)
松柏徑89號洋房 (亦稱為S16洋房)

Applicable only if Type B Fittings, Finishes and Appliances are selected, the purchaser who:

- (i) signs a preliminary agreement for sale and purchase of a Property listed under Table A below (which forms part of the said Property) and selects Type B Fittings, Finishes and Appliances shall be entitled to a Fittings and Finishes Cash Rebate in a sum equivalent to HK\$8,000,000; or
- (ii) signs a preliminary agreement for sale and purchase of a Property listed under Table B below (which forms part of the said Property) and selects Type B Fittings, Finishes and Appliances shall be entitled to a Fittings and Finishes Cash Rebate in a sum equivalent to HK\$6,500,000.

The Vendor shall apply the relevant amount of the “Fittings and Finishes Cash Rebate” as part payment of the balance of the Purchase Price to be paid by the purchaser. This benefit is subject to the terms and conditions of the relevant transaction documents. In case of dispute, the Vendor's decision shall be final and conclusive.

Table A

House No.140, Cedar Drive (Also known as House T3)
House No.142, Cedar Drive (Also known as House T4)
House No.148, Cedar Drive (Also known as House T7)
House No.150, Cedar Drive (Also known as House T8)

Table B

House No.145, Palm Drive (Also known as House S31)
House No.147, Palm Drive (Also known as House S32)
House No.63, Cedar Drive (Also known as House S3)
House No.65, Cedar Drive (Also known as House S4)
House No.73, Cedar Drive (Also known as House S8)
House No.79, Cedar Drive (Also known as House S11)
House No.81, Cedar Drive (Also known as House S12)
House No.87, Cedar Drive (Also known as House S15)

- (E) 免生疑問，如買方於簽署臨時買賣合約時不選擇 B 類裝置、裝修物料及設備，該裝置及裝修物料現金回贈的財務優惠及利益即自動失效，及即時於簽署該臨時合約後當作失效，此後買方不可因其放棄選擇而申索任何利益或獲得任何補償。

For the avoidance of doubt, if the purchaser does not select Type B Fittings, Finishes and Appliances on signing of the preliminary agreement for sale and purchase, this financial advantage and benefit of the Fittings and Finishes Cash Rebate shall automatically lapse and deem to have lapsed immediately after signing by the purchaser of that preliminary agreement for sale and purchase. The purchaser shall not be entitled to any claim for any such benefit or compensation thereafter.

- (d) 提前佔用優惠 Early Occupation Offer (只適用於「660 天付款計劃」Applicable to "660-day Payment Plan" only)

購買本價單第二部分的住宅物業的買方可向賣方申請特許，令買方以特許持有人的身份在買賣成交前佔用所購之指明住宅物業。惟該特許受以下的條件限制：

Purchaser who purchases the specified residential property(ies) in Part 2 of this Price List may apply to the Vendor for a licence to occupy the specified residential property he purchased prior to completion of the sale and purchase of the specified residential property. The licence is subject to the following conditions:-

- (1) 買方必須在賣方給予特許前已根據買賣合約向賣方繳付不少於樓價 15% 的訂金及/或部分樓價；
The Purchaser must have paid to the Vendor the deposits and part payment(s) in the amount of not less than 15% of Purchase Price in accordance with the agreement for sale and purchase prior to the Vendor's granting of the licence;
- (2) 買方須簽署一份由賣方指定並由賣方律師擬備的特許協議，其內容不得修改；
The Purchaser shall enter into a Licence Agreement with the Vendor in the Vendor's prescribed form prepared by the Vendor's solicitors (without any amendment on its contents);
- (3) 買方並須自行承擔就上述之特許而衍生之所有費用、支出及雜項費用（包括但不限於印花稅(如有)、該特許協議之有關律師費、支出及雜項費用）；
The Purchaser shall be solely responsible for all costs, disbursements and charges (including but not limited to stamp duty (if any), the legal fees, disbursements and other charges in relation to the licence agreement); and
- (4) 在特許期內，買方須負責該指明住宅物業之所有的相關管理費、地租、差餉及其他開支。
During the licence period, the Purchaser shall be responsible for all the management fees, Government rent and rates and other outgoings payable in respect of such specified residential property.
- (5) 受相關交易文件之條款及細則約束。
Subject to terms and conditions in the relevant transaction documents.

(e) 提前繳付「部分樓價分期」現金回贈 Early Payment of Part Payment Instalment(s) Cash Rebate

(只適用於「660 天付款計劃」Applicable to "660-day Payment Plan" only)

- (1) 如買方提前於買賣合約訂明的付款限期日之前提前繳付部分樓價分期或其部分，可獲賣方根據以下列表計算的「提前繳付部分樓價分期現金回贈」。

Where the Purchaser pays and settles the Part Payment Instalment(s) or part(s) thereof earlier than the due date(s) of payment(s) as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Payment of Part Payment Instalment(s) Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below.

「提前繳付部分樓價分期現金回贈」列表

"Early Payment of Part Payment Instalment(s) Cash Rebate" Table

提前繳付部分樓價分期日期 Date of Early Payment of Part Payment Instalment(s)	提前繳付部分樓價分期金額 Amount of Early Payment of Part Payment Instalment(s)	「提前繳付部分樓價分期現金回贈」金額 “Early Payment of Part Payment Instalment(s) Cash Rebate” Amount
臨時買賣合約日期後 180 日內 Within 180 days after the date of the preliminary agreement for sale and purchase	樓價 15% 15% of Purchase Price	樓價 1.5% 1.5% of Purchase Price
臨時買賣合約日期後 210 日內 Within 210 days after the date of the preliminary agreement for sale and purchase	樓價 14% 14% of Purchase Price	樓價 1.4% 1.4% of Purchase Price
臨時買賣合約日期後 240 日內 Within 240 days after the date of the preliminary agreement for sale and purchase	樓價 13% 13% of Purchase Price	樓價 1.3% 1.3% of Purchase Price
臨時買賣合約日期後 270 日內 Within 270 days after the date of the preliminary agreement for sale and purchase	樓價 12% 12% of Purchase Price	樓價 1.2% 1.2% of Purchase Price
臨時買賣合約日期後 300 日內 Within 300 days after the date of the preliminary agreement for sale and purchase	樓價 11% 11% of Purchase Price	樓價 1.1% 1.1% of Purchase Price
臨時買賣合約日期後 330 日內 Within 330 days after the date of the preliminary agreement for sale and purchase	樓價 10% 10% of Purchase Price	樓價 1% 1% of Purchase Price

提前繳付部分樓價分期日期 Date of Early Payment of Part Payment Instalment(s)	提前繳付部分樓價分期金額 Amount of Early Payment of Part Payment Instalment(s)	「提前繳付部分樓價分期現金回贈」金額 “Early Payment of Part Payment Instalment(s) Cash Rebate” Amount
臨時買賣合約日期後 360 日內 Within 360 days after the date of the preliminary agreement for sale and purchase	樓價 9% 9% of Purchase Price	樓價 0.9% 0.9% of Purchase Price
臨時買賣合約日期後 390 日內 Within 390 days after the date of the preliminary agreement for sale and purchase	樓價 8% 8% of Purchase Price	樓價 0.8% 0.8% of Purchase Price
臨時買賣合約日期後 420 日內 Within 420 days after the date of the preliminary agreement for sale and purchase	樓價 7% 7% of Purchase Price	樓價 0.7% 0.7% of Purchase Price
臨時買賣合約日期後 450 日內 Within 450 days after the date of the preliminary agreement for sale and purchase	樓價 6% 6% of Purchase Price	樓價 0.6% 0.6% of Purchase Price
臨時買賣合約日期後 480 日內 Within 480 days after the date of the preliminary agreement for sale and purchase	樓價 5% 5% of Purchase Price	樓價 0.5% 0.5% of Purchase Price
臨時買賣合約日期後 510 日內 Within 510 days after the date of the preliminary agreement for sale and purchase	樓價 4% 4% of Purchase Price	樓價 0.4% 0.4% of Purchase Price
臨時買賣合約日期後 540 日內 Within 540 days after the date of the preliminary agreement for sale and purchase	樓價 3% 3% of Purchase Price	樓價 0.3% 0.3% of Purchase Price
臨時買賣合約日期後 570 日內 Within 570 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase Price	樓價 0.2% 0.2% of Purchase Price
臨時買賣合約日期後 600 日內 Within 600 days after the date of the preliminary agreement for sale and purchase	樓價 1% 1% of Purchase Price	樓價 0.1% 0.1% of Purchase Price

(2) 買方須於擬提前繳付相關部分樓價分期日期前最少 30 日，以書面通知賣方其擬定提前繳付部分樓價分期之金額及日期，

並向賣方申請「提前繳付部分樓價分期現金回贈」，賣方於收到申請並確認有關資料無誤後，「提前繳付部分樓價分期現金回贈」將直接用作支付買方於指明住宅物業買賣成交時應繳付之部份樓價餘款。

The Purchaser shall apply to the Vendor in writing for the "Early Payment of Part Payment Instalment(s) Cash Rebate" at least 30 days before the date(s) on which the proposed Part Payment Instalment(s) is/are to be paid and the amount of such Part Payment Instalment(s) so paid. After the Vendor received such application and duly verified the information, the Vendor will apply the "Early Payment of Part Payment Instalment(s) Cash Rebate" as part payment of the balance of the Purchase Price payable by the Purchaser on completion of the sale and purchase of the specified residential property directly.

- (3) 買方並須自行承擔就「提前繳付部分樓價分期現金回贈」而衍生之所有費用、支出及雜項費用（包括但不限於(如適用)印花稅、律師費、支出及雜項費用)；

The Purchaser shall be solely responsible for all costs, disbursements and charges (including but not limited to, if applicable, stamp duty, legal fees, disbursements and other charges in relation to the "Early Payment of Part Payment Instalment(s)").

- (4) 受相關交易文件之條款及細則約束。

Subject to terms and conditions in the relevant transaction documents.

(iv) 誰人負責支付買賣該期數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 Phase

- 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所有有關購買的法律文件，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 respect of all legal documents for the purchase, the Vendor agrees to bear the Purchaser's legal costs of the agreement for sale and purchase and the assignment.

- 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事宜，買賣雙方須各自負責有關該買賣的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 for the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅、任何買方提名書或轉售合約的印花稅、按《印花稅條例》所定義之「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、利息及附加費等)、登記費及其他雜費支出。

All stamp duty (including but not limited to ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination, or sub-sale agreement, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment will be borne by the Purchaser.

(v) **買方須為就買賣該期數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 Phase**

有關預備大廈公契及管理合約(「公契」)的費用及附於公契之圖則之費用的適當分攤、該指明住宅物業交易之業權文件認證副本之費用、夾附於買賣合約及轉讓契之圖則的所有圖則費，該指明住宅物業的補充合約(如有)、按揭(如有)及其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC"), the plans to be attached to the DMC, costs for preparing certified copies of title deeds and documents of that specified residential property, fees for plans to be annexed to the agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

(5) 賣方已委任地產代理在期數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 Phase:

賣方委任的代理：

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理：

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀 21 集團有限公司 / 仲量聯行有限公司 / 第一太平戴維斯住宅代理有限公司 / 云房網絡(香港)代理有限公司 / 香港蘇富比國際物業顧問

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited / Jones Lang LaSalle Limited / Savills Realty Limited / Qfang Network (Hongkong) Agency Limited / Hong Kong Sotheby's International Realty

請注意：任何人可委任任何地產代理在購買期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為：www.theredhillpeninsula.com.hk

The address of the website designated by the Vendor for the Phase is: www.theredhillpeninsula.com.hk