

# 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	63 Pokfulam	期數 (如有) Phase No. ( if any )	--
發展項目位置 Location of Development	薄扶林道63號 63 Pok Fu Lam 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)			350

印製日期 Date of Printing	價單編號 Number of Price List
12/07/2017	2

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改, 請以「 ✓ 」標示 Please use “ ✓ ” to indicate changes to prices of residential properties
		價錢 Price
28/08/2017	2A	
27/02/2018	2B	
15/03/2018	2C	
18/10/2018	2D	
27/11/2018	2E	

## 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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1座 (Amber House) Tower 1 (Amber House)	7	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,158,000	326,581 (30,327)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	9	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,426,000	337,310 (31,323)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	9	D	25.020 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,409,000	336,091 (31,260)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	9	E	19.413 (209) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: - (-)	6,710,000	345,645 (32,105)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	10	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,589,000	343,835 (31,929)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	10	D	25.020 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,572,000	342,606 (31,866)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	10	E	19.413 (209) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: - (-)	6,840,000	352,341 (32,727)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	12	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,889,000	355,845 (33,045)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	12	D	25.020 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	8,871,000	354,556 (32,978)	--	--	--	--	--	--	--	--	--	--

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物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1座 (Amber House) Tower 1 (Amber House)	12	E	19.413 (209) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: - (-)	7,079,000	364,653 (33,871)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	16	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,161,000	366,733 (34,056)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	16	D	25.020 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,143,000	365,428 (33,989)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	16	E	19.413 (209) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: - (-)	7,296,000	375,831 (34,909)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	17	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,301,000	372,338 (34,576)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	17	D	25.020 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,282,000	370,983 (34,506)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	17	E	19.413 (209) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: - (-)	7,407,000	381,548 (35,440)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	18	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,433,000	377,622 (35,067)	--	--	--	--	--	--	--	--	--	--
1座 (Amber House) Tower 1 (Amber House)	18	D	25.020 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,414,000	376,259 (34,996)	--	--	--	--	--	--	--	--	--	--

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物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1座 (Amber House) Tower 1 (Amber House)	18	E	19.413 (209) 露台 Balcony: 2.008 (22) 工作平台 Utility Platform: - (-)	7,512,000	386,957 (35,943)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	7	C	25.175 (271) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: - (-)	8,153,000	323,853 (30,085)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	7	D	25.067 (270) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: - (-)	8,107,000	323,413 (30,026)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	9	C	25.175 (271) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: - (-)	8,421,000	334,499 (31,074)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	9	D	25.067 (270) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: - (-)	8,372,000	333,985 (31,007)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	10	C	25.175 (271) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: - (-)	8,583,000	340,933 (31,672)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	10	D	25.067 (270) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: - (-)	8,534,000	340,448 (31,607)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	10	E	45.851 (494) 露台 Balcony: 2.019 (22) 工作平台 Utility Platform: 1.500 (16)	15,379,000	335,413 (31,132)	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	10	F	26.096 (281) 露台 Balcony: 2.035 (22) 工作平台 Utility Platform: - (-)	8,729,000	334,496 (31,064)	--	--	--	--	--	--	--	--	--	--

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物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2座 (Emerald House) Tower 2 (Emerald House)	12	C	25.175 ( 271 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	8,883,000	352,850 ( 32,779 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	12	D	25.067 ( 270 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	8,832,000	352,336 ( 32,711 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	16	C	25.175 ( 271 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	9,156,000	363,694 ( 33,786 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	16	D	25.067 ( 270 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	9,103,000	363,147 ( 33,715 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	17	C	25.175 ( 271 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	9,296,000	369,255 ( 34,303 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	17	D	25.067 ( 270 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	9,242,000	368,692 ( 34,230 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	18	C	25.175 ( 271 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	9,427,000	374,459 ( 34,786 )	--	--	--	--	--	--	--	--	--	--
2座 (Emerald House) Tower 2 (Emerald House)	18	D	25.067 ( 270 ) 露台 Balcony: 2.019 ( 22 ) 工作平台 Utility Platform: - (-)	9,373,000	373,918 ( 34,715 )	--	--	--	--	--	--	--	--	--	--

## 第三部份：其他資料 Part 3 : Other Information

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

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

### 第 52(1)條/Section 52(1)

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

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

### 第 53(2)條/Section 53(2)

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

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

### 第 53(3)條/Section 53(3)

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

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

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

(4) (i) 註：於本第 4 節內：「售價」指本價單第二部份表中列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後之價錢）。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數(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「成交金額」。

Note: In this section 4: "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase (i.e. the purchase price after applying the applicable terms of payment and discounts on the Price). The price obtained after applying the relevant terms of payment and/ or discounts 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 Transaction Price.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，臨時訂金其中港幣\$200,000.00 以銀行本票支付，抬頭請寫「貝克·麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the preliminary deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. HK\$200,000.00 of the preliminary deposit shall be paid by a cashier order made payable to "Baker & McKenzie". Please prepare cheque(s) for paying the balance of the preliminary deposit.

### 支付條款 Terms of Payment:

#### A. 120 天輕鬆現金付款計劃 (照售價減 10%) 120-day Relax Cash Payment Plan (10% discount from the Price)

- 買方須於簽署臨時合約時繳付相等於成交金額 5%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買賣合約(「正式合約」)。  
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase ("ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。  
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- 成交金額 90%即成交金額餘款於買方簽署臨時合約後 120 天內付清。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 120 days after signing of the PASP.

#### B. 優越訂金· 10%回報付款計劃 (照售價減 2%) Flexible Down Payment · 10% Return Payment Plan (2% discount from the Price)

- 買方須於簽署臨時合約時繳付相等於成交金額 5%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買賣合約(「正式合約」)。  
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
- 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。  
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.
- 成交金額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通知的日期後的 14 日內付清。  
Balance of the Transaction Price shall be paid by the purchaser within 14 days after the date of notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

選擇本付款計劃之買方可向賣方指定財務機構申請備用第一按揭貸款或備用第二按揭貸款，主要條款如下：

The purchaser who chooses this payment plan may apply to the vendor's designated financing company for the Standby First Mortgage Loan or the Standby Second Mortgage Loan. Key terms are as follows:

#### i. 備用第一按揭貸款 Standby First Mortgage Loan

買方可向賣方指定財務機構(「第一承按人」)申請第一按揭貸款，主要條款如下：

The purchaser can apply to the vendor's designated financing company ("the First Mortgagee") for a first mortgage loan. The main terms are as follows:

- 買方必須於買賣合約內訂明的發展項目的預計關鍵日期前最少 45 日以書面向第一承按人申請第一按揭貸款，並就該申請支付港幣\$5,000 作為不可退還的申請手續費。  
The Purchaser shall make a written application to the First Mortgagee for a first mortgage loan not less than 45 days before the estimated material date for the Development as specified in the agreement for sale and purchase and shall pay a non-refundable application fee in respect of the application in the sum of HK\$5,000.
- 第一按揭貸款金額最高為淨成交金額 85%。「淨成交金額」一詞指成交金額扣除第(4)(iii)(b)段所述的「1+2 付清成交金額現金回贈優惠」(如有)後的金額。  
The maximum amount of first mortgage loan shall be 85% of the Net Transaction Price. "Net Transaction Price" means the amount calculated by deducting the "1+2 Full Settlement Cash Rebate Benefit" (if any) as set out in paragraph (4)(iii)(b) from the Transaction Price.

- (3) 第一按揭貸款首 24 個月之按揭年利率為第一承按人選用之最優惠利率 (P) 減 2% (P-2%)，其後的年利率則為最優惠利率 (P) 計算，P 為浮動利率，於本價單日期最優惠利率 (P) 為每年 5.375%，最終按揭利率以第一承按人最後審批結果為準。  
The interest rate of the first 24 months of the first mortgage loan shall be Prime Rate (P) quoted by the First Mortgagee minus 2% (P-2%). The interest rate for the rest of the term of the first mortgage loan shall be Prime Rate (P). P is a floating rate. The Prime Rate (P) as at the date of this price list is 5.375% per annum. The final interest rate will be subject to final approval by the First Mortgagee.
- (4) 第一按揭貸款年期最長為 30 年。  
The maximum tenor of first mortgage loan shall be 30 years.
- (5) 所有第一按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其第一按揭之代表律師。在此情況下，買方亦須負責賣方代表律師於第一按揭的律師費用及雜費。  
All legal documents in relation to the first mortgage shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of the first mortgage. In such event, the purchaser shall also bear the costs and disbursements for the vendor's solicitors relating to the first mortgage.
- (6) 第一按揭貸款批出與否及其條款，受制於第一承按人的絕對最終決定權，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按正式合約完成交易及繳付成交金額全數。  
The approval or disapproval of the first mortgage loan and terms thereof are subject to the final decision of the First Mortgagee and are not related to the vendor (which shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the purchaser shall complete the sale and purchase and pay the full Transaction Price in accordance with the ASP.
- (7) 買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予第一承按人一個月書面通知。  
The purchaser may at any time repay the outstanding loan in full by giving the First Mortgagee one month's prior notice in writing without levy of early repayment handling charges.
- (8) 買方須提供足夠文件證明其還款能力，包括但不限於提供信貸報告，收入證明及/或銀行紀錄。  
The purchaser shall provide sufficient documentary evidence to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record.
- (9) 所有第一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 are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.
- (10) 此貸款受其他條款及條件約束。  
This loan is subject to other terms and conditions.

**或/OR**

ii. **備用第二按揭貸款**  
**Standby Second Mortgage Loan**

買方可向賣方指定財務機構（「第二承按人」）申請第二按揭貸款，主要條款如下：

The purchaser can apply to the vendor's designated financing company ("the Second Mortgagee") for second mortgage loan. The main terms are as follows:

- (1) 買方必須於買賣合約內訂明的發展項目的預計關鍵日期前最少 45 日以書面向第二承按人申請第二按揭貸款，並就該申請支付港幣\$5,000 作為不可退還的申請手續費。  
The Purchaser shall make a written application to the Second Mortgagee for a second mortgage loan not less than 45 days before the estimated material date for the Development as specified in the agreement for sale and purchase, and shall pay a non-refundable application fee in respect of the application in the sum of HK\$5,000.
- (2) 第二按揭貸款最高金額為成交金額的 30%或第二按揭的物業估價的 30%(以較低者為準)，但在任何情況下第一按揭貸款及第二按揭貸款的總金額不可超過淨成交金額的 85%。「淨成交金額」一詞指成交金額扣除第(4)(iii)(b)段所述的「1+2 付清成交金額現金回贈優惠」(如有)後的金額。  
The maximum amount of second mortgage loan shall be 30% of either the Transaction Price or valuation of the property under the second mortgage (whichever is lower), but in any event the aggregate amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the Net Transaction Price. "Net Transaction Price" means the amount calculated by deducting the "1+2 Full Settlement Cash Rebate Benefit" (if any) as set out in paragraph(4)(iii)(b) from the Transaction Price.
- (3) 第二按揭貸款首 24 個月之按揭年利率為第二承按人選用之最優惠利率 (P) 減 2% (P-2%)，其後的年利率則為最優惠利率 (P) 計算，P 為浮動利率，於本價單日期最優惠利率 (P) 為每年 5.375%，最終按揭利率以第二承按人最後審批結果為準。  
The interest rate of the first 24 months of the second mortgage loan shall be Prime Rate (P) quoted by the Second Mortgagee minus 2% (P-2%). The interest rate for the rest of the term of the second mortgage loan shall be Prime Rate (P). P is a floating rate. The Prime Rate (P) as at the date of this price list is 5.375% per annum. The final interest rate will be subject to final approval by the Second Mortgagee.
- (4) 第二按揭貸款年期最長為 30 年，或第一按揭貸款相同之年期，以較短者為準。  
The maximum tenor of second mortgage loan shall be 30 years or same as the tenor of first mortgage loan, whichever is the shorter.
- (5) 買方須先獲取第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明每月總還款額（即第一按揭貸款加第二按揭貸款及其他借貸的還款）不超過其每月總入息之一半，包括但不限於提供信貸報告，收入證明及/或銀行紀錄。如買方是公司，買方須出示足夠文件證明其還款能力及其擔保人（如有）須出示足夠文件證明每月總還款額（即第一按揭貸款加第二按揭貸款及其他借貸的還款）不超過其每月總入息之一半。  
The purchaser shall have obtained the prior consent of the first mortgage bank for the execution of the second mortgage, and provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the purchaser's total monthly income, including but not limited to providing credit report, income proof and/or banking record. If the purchaser is a corporation, the purchaser shall provide sufficient documents to prove its repayment ability and the guarantor(s) (if any) shall provide sufficient documents to prove that the total amount of monthly installment (being total installment repayment of first mortgage loan, second mortgage loan and any other loan repayment) does not exceed 50% of the total monthly income of the guarantor(s).
- (6) 買方於決定選擇第二按揭前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款、批核條件及手續。  
The purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of its terms, conditions and application procedures of the first mortgage and second mortgage before considering a second mortgage loan.
- (7) 第一按揭貸款及第二按揭貸款申請將由有關承按機構獨立處理。  
The applications for first mortgage loan and second mortgage loan are to be processed by the respective mortgagees independently.
- (8) 所有第二按揭法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其第二按揭之代表律師。在此情況下，買方亦須負責賣方代表律師於第二按揭的律師費用及雜費。  
All legal documents in relation to the second mortgage shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of second mortgage. In such event, the purchaser shall also bear the costs and disbursements for the vendor's solicitors relating to the second mortgage.
- (9) 有關第一按揭及第二按揭之批核及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論第二按揭貸款獲批與否，買方仍須完成購買住宅物業及全數繳付該住宅物業的成交金額。  
The grant of the applications and its respective terms and conditions for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the vendor (which shall under no circumstances be responsible therefor). The purchaser shall complete the purchase of the residential property and fully pay the Transaction Price of the residential property irrespective of whether the second mortgage loan is granted or not.

- (10) 買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予第二承按人一個月書面通知。  
The purchaser may at any time repay the outstanding loan in full by giving the Second Mortgagee one month's prior notice in writing without levy of early repayment handling charges.
- (11) 所有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 second mortgage are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.
- (12) 此貸款受其他條款及條件約束。  
This loan is subject to other terms and conditions.

(4)(ii) **售價獲得折扣的基礎**

**The basis on which any discount on the price is available**

- (a) 請參閱 4(i)及 4(iii)。  
Please refer to 4(i) and 4(iii).
- (b) 「從價印花稅津貼」優惠  
“Ad Valorem Stamp Duty Subsidy” Benefit

**(只適用於優越訂金·10%回報付款計劃)**  
**(Only applicable to the Flexible Down Payment · 10% Return Payment Plan)**

買方可獲售價 3.75%折扣作為「從價印花稅津貼」優惠。  
A 3.75% discount from the Price would be offered to the purchaser as the “Ad Valorem Stamp Duty Subsidy” Benefit.

- (c) 早鳥優惠  
Early Bird Discount

**(只適用於120天輕鬆現金付款計劃)**  
**(Only applicable to the 120-day Relax Cash Payment Plan)**

凡於2018年4月2日(包括當日)或之前簽署臨時買賣合約購買本價單所列之住宅物業之買方，可獲相等於售價2%之折扣。  
Where the preliminary agreement for sale and purchase to purchase a residential property listed in this price list is signed on or before 2nd April 2018, the purchaser would be offered a discount equivalent to 2% of the Price.

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

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

- (a) 請參閱 4(i)及 4(ii)。  
Please refer to 4(i) and 4(ii).
- (b) 「1+2 付清成交金額現金回贈優惠」  
“1+2 Full Settlement Cash Rebate Benefit”

**(只適用於優越訂金·10%回報付款計劃)**  
**(Only applicable to the Flexible Down Payment · 10% Return Payment Plan)**

受限於相關交易文件條款及條件（包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業之加付訂金及成交金額餘款#）：  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the purchaser shall settle the further deposit and the balance of the Transaction Price according to the respective dates stipulated in the agreement for sale and purchase#):

- i. 買方可按以下列表獲得「付清成交金額現金回贈」:-  
The purchaser shall be entitled to a “Full Settlement Cash Rebate” in accordance with the following table:-

買方所選擇的付款計劃 Payment Plan chosen by the Purchaser	「付清成交金額現金回贈」金額 Amount of “Full Settlement Cash Rebate”
上述第4(i)(B)段所述的「優越訂金·10%回報付款計劃」 "Flexible Down Payment · 10% Return Payment Plan" as described in paragraph 4(i)(B) above	成交金額的1% 1% of the Transaction Price

**及 AND (如適用 if applicable)**

- ii. 「附加付清成交金額現金回贈」：  
“Auxiliary Full Settlement Cash Rebate”：

以下情況之買方可獲「附加付清成交金額現金回贈」如下（為免生疑，買方只可就以下其中一種情況獲「附加付清成交金額現金回贈」）：  
The purchaser of the following cases shall be entitled to an “Auxiliary Full Settlement Cash Rebate” as follows (for the avoidance of doubt, the purchaser shall be entitled to “Auxiliary Full Settlement Cash Rebate” under one of the following cases only):



情況1：

Case 1:

如買方於簽署臨時買賣合約後150天內再付成交金額5%作為部分成交金額，可獲相等於成交金額0.5%的「附加付清成交金額現金回贈」。

If the purchaser shall have paid a further 5% of the Transaction Price as part payment of the Transaction Price within 150 days after the purchaser signs the preliminary agreement for sale and purchase, the purchaser shall be entitled to an “Auxiliary Full Settlement Cash Rebate” of an amount equal to 0.5% of the Transaction Price.

## 或 OR

情況2：

Case 2:

如買方未有於簽署臨時買賣合約後150天內再付成交金額5%作為部分成交金額，但於簽署臨時買賣合約後270天內再付成交金額5%作為部分成交金額，可獲相等於成交金額0.5%的「附加付清成交金額現金回贈」。

If the purchaser has not paid a further 5% of the Transaction Price as part payment of the Transaction Price within 150 days after the purchaser signs the preliminary agreement for sale and purchase, but shall have paid a further 5% of the Transaction Price as part payment of the Transaction Price within 270 days after the purchaser signs the preliminary agreement for sale and purchase, the purchaser shall be entitled to an “Auxiliary Full Settlement Cash Rebate” of an amount equal to 0.5% of the Transaction Price.

## 或 OR

情況3：

Case 3:

如買方分別於簽署臨時買賣合約後150天內及270天內再付成交金額5%作為部分成交金額，可獲相等於成交金額1%的「附加付清成交金額現金回贈」。

If the purchaser shall have respectively paid a further 5% of the Transaction Price as part payment of the Transaction Price within 150 and 270 days after the purchaser signs the preliminary agreement for sale and purchase, the purchaser shall be entitled to an “Auxiliary Full Settlement Cash Rebate” of an amount equal to 1% of the Transaction Price.

備註:

Remark:

- 賣方會將上述現金回贈直接用於支付部份買方依買賣合約訂明應支付之成交金額餘額或以賣方決定的其他方式向買方支付。  
The vendor will apply directly the above cash rebate for part payment of the balance of Transaction Price payable by the purchaser pursuant to the agreement for sale and purchase or pay the above cash rebate to the purchaser in such other manner as the vendor may decide.

# 以賣方代表律師實際收到款項日期計算 subject to the actual date(s) of payment(s) received by the vendor’s solicitors.

- (c) 無備用第一按揭貸款及備用第二按揭貸款之優惠  
Benefit for No Standby First Mortgage Loan and Standby Second Mortgage Loan

**(只適用於優越訂金·10%回報付款計劃)**  
**(Only applicable to the Flexible Down Payment · 10% Return Payment Plan.)**

買方只可享有以下其中一項優惠:

A purchaser shall only be entitled to either one of the following benefits:

1. 如買方於簽署臨時買賣合約購買本價單所列之住宅物業時選擇不申請上述第(4)(i)(B)(i)段的備用第一按揭貸款及第(4)(i)(B)(ii)段的備用第二按揭貸款，買方可獲相等於售價 2%之折扣，折扣即時在售價上扣減。  
If the purchaser selects not to apply for the Standby First Mortgage Loan mentioned in paragraph (4)(i)(B)(i) above and the Standby Second Mortgage Loan mentioned in paragraph (4)(i)(B)(ii) above upon signing of the preliminary agreement for sale and purchase to purchase a residential property listed in this price list, the purchaser shall be entitled to a discount which is equivalent to 2% of the Price. The discount will be deducted from the Price directly.
2. 如買方最終並無上述第(4)(i)(B)(i)段的備用第一按揭貸款及第(4)(i)(B)(ii)段的備用第二按揭貸款，可獲相等於成交金額 2%之現金回贈，惟買方須於付清成交金額餘額之日或(如適用)買賣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 30 日以書面向賣方申請有關現金回贈，賣方會於收到申請並確認有關資料無誤後將有關現金回贈直接用於支付部份成交金額餘額或以賣方決定的其他方式向買方支付。受限於相關交易文件條款及條件。  
If there shall finally be no Standby First Mortgage Loan mentioned in paragraph (4)(i)(B)(i) and Standby Second Mortgage Loan mentioned in paragraph (4)(i)(B)(ii) above provided to the purchaser, the purchaser shall be entitled to a cash rebate which is equivalent to 2% of the Transaction Price, provided that the purchaser shall apply to the vendor in writing for the relevant cash rebate at least 30 days before the date of settlement of the balance of the Transaction Price or (if applicable) the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier). After the vendor has received the application and duly verified the information, the vendor will apply the relevant cash rebate for part payment of the balance of the Transaction Price directly or pay the cash rebate to the purchaser in such other manner as the vendor may decide. Subject to the terms and conditions of the relevant transaction documents.

## 或 OR

備註 Note :

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor’s decision shall be final and binding on the purchasers.
3. 為免疑問，買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同之支付條款及相同之優惠。  
For the avoidance of doubt, the purchaser must choose the same terms of payment and same offer for all the residential properties purchased under the same preliminary agreement for sale and purchase.
4. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。  
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor’s designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

- (4) (iv) **誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅:**  
**Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development**
- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責其有關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, the vendor agrees to bear the legal cost of 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, each of the vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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 duties payable in respect of the sale and purchase of the specified residential property under the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale by the purchaser, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty as defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.
- (4) (v) **買方須就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用:**  
**Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development:**
- 買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。  
 The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.
- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：  
 The vendor has appointed estate agents to act in the sale of any specified residential property in the development:  
 中原地產代理有限公司 Centaline Property Agency Limited  
 世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees  
 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited  
 香港(國際)地產商會有限公司及其特許會員 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 & Chartered Members  
 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
- 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, the 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.63pokfulam.com.hk](http://www.63pokfulam.com.hk)  
 The address of the website designated by the vendor for the development is: [www.63pokfulam.com.hk](http://www.63pokfulam.com.hk)