

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	尚·肆濶 Upper RiverBank	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	沐泰街11號 (此臨時門牌號數有待發展項目建成時確認。) 11 Muk Tai Street (The provisional street number is subject to confirmation when the Development is completed.)		
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)			667

印製日期 Date of Printing	價單編號 Number of Price List
21/10/2019	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
29/11/2019	3A	--

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)	售價(元)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方呎)	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	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Price (\$)	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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	20	C	70.580 (760) 露台 Balcony: 2.440 (26) 工作平台 Utility platform: 1.500 (16)	23,886,200	338,427 (31,429)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	19	C	70.580 (760) 露台 Balcony: 2.440 (26) 工作平台 Utility platform: 1.500 (16)	23,791,000	337,078 (31,304)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	32	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,964,600	343,716 (31,910)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	31	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,881,000	342,345 (31,782)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	30	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,797,900	340,983 (31,656)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	29	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,715,000	339,624 (31,530)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	27	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,233,800	331,734 (30,797)	--	--	--	--	--	--	--	--	--	--
第1座 Tower 1	26	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,153,200	330,413 (30,675)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	25	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	20,072,900	329,096 (30,552)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	23	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,992,900	327,785 (30,431)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	22	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,913,300	326,480 (30,309)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	21	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,833,900	325,178 (30,189)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	20	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,754,900	323,883 (30,068)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	19	E	60.994 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,676,200	322,592 (29,949)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	16	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,500,700	319,401 (29,681)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	15	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,423,000	318,128 (29,563)	--	--	--	--	--	--	--	--	--	

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	12	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,345,600	316,860 (29,445)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	11	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,268,600	315,599 (29,328)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	10	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,191,800	314,341 (29,211)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	9	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,115,300	313,088 (29,095)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	8	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	19,115,300	313,088 (29,095)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	7	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	18,944,800	310,296 (28,835)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	6	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	18,869,300	309,059 (28,720)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	5	E	61.054 (657) 露台 Balcony: 2.124 (23) 工作平台 Utility platform: 1.500 (16)	18,794,200	307,829 (28,606)	--	--	--	--	--	--	--	--	--	

物業的描述 Description of Residential Property			實用面積 (包括露台·工作平台及陽台(如有)) 平方米(平方呎)  Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價(元)  Price (\$)	實用面積 每平方米 / 呎售價 元·每平方米 (元·每平方呎)  Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	36	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	16,768,000	332,197 (30,880)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	35	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	16,701,200	330,874 (30,757)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	33	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	16,634,600	329,555 (30,635)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	23	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	16,047,800	317,929 (29,554)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	22	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,983,900	316,663 (29,436)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	21	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,920,200	315,401 (29,319)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	20	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,856,800	314,145 (29,202)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	19	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,793,600	312,893 (29,086)	--	--	--	--	--	--	--	--	--	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	9	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,358,600	304,275 (28,285)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	8	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,297,500	303,065 (28,172)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	7	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,176,000	300,658 (27,948)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	6	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,115,600	299,461 (27,837)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	5	H	50.476 (543) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,055,400	298,268 (27,726)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	37	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,347,400	322,508 (29,953)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	36	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,290,200	321,222 (29,833)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	35	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,233,300	319,943 (29,715)	--	--	--	--	--	--	--	--	--	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	33	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,176,600	318,668 (29,596)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	32	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,120,100	317,398 (29,478)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	31	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,063,900	316,135 (29,361)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	30	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	14,007,800	314,874 (29,244)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	29	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,952,000	313,620 (29,127)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	28	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,952,000	313,620 (29,127)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	27	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,841,300	311,131 (28,896)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	26	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,786,100	309,891 (28,781)	--	--	--	--	--	--	--	--	--	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	25	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,731,200	308,656 (28,666)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	23	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,676,500	307,427 (28,552)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	22	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,622,000	306,202 (28,438)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	21	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,567,800	304,983 (28,325)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	20	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,513,700	303,767 (28,212)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	19	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,459,900	302,558 (28,100)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	18	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,459,900	302,558 (28,100)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	16	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,353,000	300,155 (27,877)	--	--	--	--	--	--	--	--	--	



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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	15	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,299,800	298,959 (27,766)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	12	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,246,900	297,770 (27,655)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	11	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,194,100	296,583 (27,545)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	10	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,141,500	295,401 (27,435)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	9	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,089,200	294,225 (27,326)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	8	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	13,037,000	293,052 (27,217)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	7	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,933,500	290,725 (27,001)	--	--	--	--	--	--	--	--	--	
第1座 Tower 1	6	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,882,000	289,568 (26,894)	--	--	--	--	--	--	--	--	--	

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第1座 Tower 1	5	J	44.487 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,830,700	288,415 (26,786)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	32	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	27,412,800	392,261 (36,453)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	31	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	27,276,400	390,310 (36,272)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	29	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	27,006,000	386,440 (35,912)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	27	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	26,738,600	382,614 (35,557)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	22	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	26,210,500	375,057 (34,854)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	21	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	26,080,100	373,191 (34,681)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	16	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,387,400	363,279 (33,760)	--	--	--	--	--	--	--	--	--	

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	15	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,261,100	361,472 (33,592)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	10	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,885,900	356,103 (33,093)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	9	A	69.884 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,762,100	354,331 (32,928)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	32	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,573,400	372,899 (34,652)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	31	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,471,500	371,413 (34,514)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	29	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,268,400	368,451 (34,239)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	27	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,067,400	365,521 (33,967)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	22	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,670,300	359,730 (33,429)	--	--	--	--	--	--	--	--	--	

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	21	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,572,000	358,297 (33,295)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	16	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,136,300	351,944 (32,705)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	15	B	68.580 (738) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,040,200	350,542 (32,575)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	37	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,341,900	362,644 (33,699)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	33	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	25,040,200	358,326 (33,298)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	32	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,940,400	356,898 (33,165)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	31	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,841,100	355,477 (33,033)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	30	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,742,100	354,060 (32,902)	--	--	--	--	--	--	--	--	--	

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	29	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,643,500	352,650 (32,771)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	27	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,399,500	349,158 (32,446)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	26	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,302,300	347,767 (32,317)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	25	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,205,500	346,382 (32,188)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	23	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,109,100	345,002 (32,060)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	22	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	24,013,000	343,627 (31,932)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	21	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	23,917,300	342,258 (31,805)	--	--	--	--	--	--	--	--	--	
第2座 Tower 2	18	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	23,726,600	339,529 (31,551)	--	--	--	--	--	--	--	--	--	

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)	售價(元)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方呎)	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	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Price (\$)	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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	8	F	69.881 (752) 露台 Balcony: 2.252 (24) 工作平台 Utility platform: 1.500 (16)	23,027,200	329,520 (30,621)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	37	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	22,264,100	366,361 (34,043)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	31	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	21,803,000	358,773 (33,338)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	30	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	21,716,200	357,345 (33,205)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	29	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	21,629,600	355,920 (33,073)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	27	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	21,415,500	352,397 (32,745)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	18	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	20,679,700	340,289 (31,620)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	8	G	60.771 (654) 露台 Balcony: 2.036 (22) 工作平台 Utility platform: - (-)	19,971,100	328,629 (30,537)	--	--	--	--	--	--	--	--	--	--

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)	售價(元)	實用面積 每平方米/呎售價 元·每平方米 (元·每平方呎)	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	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Price (\$)	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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
第2座 Tower 2	23	L	54.351 (585) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.764 (19)	18,063,700	332,353 (30,878)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	22	L	54.351 (585) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.764 (19)	17,973,900	330,700 (30,725)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	21	L	54.351 (585) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.764 (19)	17,884,400	329,054 (30,572)	--	--	--	--	--	--	--	--	--	--
第2座 Tower 2	20	L	54.351 (585) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.764 (19)	17,795,500	327,418 (30,420)	--	--	--	--	--	--	--	--	--	--

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

1. 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

2. 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

#### 第 52(1) 條/ Section 52(1)

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

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

#### 第 53(2) 條/ Section 53(2)

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

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

#### 第 53(3) 條/ Section 53(3)

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

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase - (i) the preliminary agreement for sale and purchase 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.

註：於本第 4 節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或折扣按售價計算得出之價目，並上調至最接近的百位數作為成交金額。

Note: In this section 4, "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded up to the nearest hundred.



#### 4(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約（「臨時合約」）時須繳付相等於成交金額 5%之金額作為臨時訂金，其中港幣 100,000 元正之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase ("PASP"), the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Baker & McKenzie".

##### **A1. 180天付款計劃 (照售價減 5%) 180 Days Payment Plan (5% discount on the Price)**

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。  
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。  
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.
- (3) 買方須於簽署臨時合約後 180 天內繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 180 days after signing of the PASP by the purchaser(s).

##### **A2. 180天備用一按付款計劃 (照售價減 2%) 180 Days Standby First Mortgage Loan Payment Plan (2% discount on the Price)**

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。  
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。  
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.
- (3) 買方須於簽署臨時合約後 180 天內繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 180 days after signing of the PASP by the purchaser(s).

買方可向發展商指定之財務機構申請「第一按揭貸款」。詳情請參閱第(4)(iii)(b)段。

The purchaser(s) may apply for the "First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(b) for details.

##### **B1. 300天付款計劃 (照售價減 3%) 300 Days Payment Plan (3% discount on the Price)**

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。  
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.
- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。  
A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.
- (3) 買方須於簽署臨時合約後 300天內繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 300 days after signing of the PASP by the purchaser(s).

**B2. 300天備用一按付款計劃 (照售價) 300 Days Standby First Mortgage Loan Payment Plan (the Price)**

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

- (3) 買方須於簽署臨時合約後 300 天內繳付成交金額 90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 300 days after signing of the PASP by the purchaser(s).

買方可向發展商指定之財務機構申請「第一按揭貸款」。詳情請參閱第(4)(iii)(b)段。

The purchaser(s) may apply for the "First Mortgage Loan" from the Vendor's designated financing company. Please refer to paragraph (4)(iii)(b) for details.

**C. 輕鬆建築期付款計劃 (照售價減 1%) Fantastic Stage Payment Plan (1% discount on the Price)**

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 5%之加付訂金於買方簽署臨時合約後 60 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of the signing of the PASP.

- (3) 買方須於賣方就其有能力將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 天內繳付成交金額 90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the vendor's written notification to the purchaser(s) that the vendor is in a position validly to assign the residential property to the purchaser(s).

**D. 超級無敵建築期付款計劃 (照售價) Super Stage Payment Plan (the Price)**

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 相等於成交金額 1%之加付訂金於買方簽署臨時合約後 90 天內繳付。

A further deposit equivalent to 1% of the Transaction Price shall be paid within 90 days after the date of the signing of the PASP.

- (3) 相等於成交金額 1%之部分付款於買方簽署臨時合約後 120 天內繳付。

A further part payment equivalent to 1% of the Transaction Price shall be paid by the purchaser(s) within 120 days after signing of the PASP.

- (4) 相等於成交金額 1%之部分付款於買方簽署臨時合約後 150 天內繳付。

A further part payment equivalent to 1% of the Transaction Price shall be paid by the purchaser(s) within 150 days after signing of the PASP.

- (5) 相等於成交金額 1%之部分付款於買方簽署臨時合約後 180 天內繳付。

A further part payment equivalent to 1% of the Transaction Price shall be paid by the purchaser(s) within 180 days after signing of the PASP.

- (6) 相等於成交金額 1%之部分付款於買方簽署臨時合約後 210 天內繳付。

A further part payment equivalent to 1% of the Transaction Price shall be paid by the purchaser(s) within 210 days after signing of the PASP.

- (7) 買方須於賣方就其有能力將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 天內繳付成交金額 90%作為成交金額餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the vendor's written notification to the purchaser(s) that the vendor is in a position validly to assign the residential property to the purchaser(s).

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

**A. 見第 4(i) 段**

See paragraph 4(i)

**B. 限時折扣 Limited Time Discount**

凡於2019年12月31日或之前簽署臨時合約，買方可獲2%售價折扣優惠。

2% discount on the Price would be offered to purchaser(s) who sign(s) the PASP on or before 31 December 2019.

**C. 新啓德·新機遇折扣 New Kai Tak·New Opportunity Discount**

購買本價單所列之住宅物業，買方可獲3%售價折扣優惠。

3% discount on the Price would be offered to purchaser(s) who purchase a residential property listed in this price list.

#### **D. 印花稅折扣 Stamp Duty Discount**

購買本價單所列之住宅物業，買方可獲8%售價折扣優惠。

8% discount on the Price would be offered to purchaser(s) who purchase a residential property listed in this price list.

#### **E. 員工置業折扣 Staff Purchasing Discount**

如買方（或構成買方之任何人士）屬「合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲額外 3% 售價折扣優惠。

If the purchaser(s) (or any person comprising the purchaser(s)) is/are "Eligible Person(s)", provided that the purchaser(s) did not appoint any estate agent to act for him/her in the purchase of the residential property, an extra 3% discount on the Price would be offered.

「合資格人士」指合景泰富集團有限公司或其附屬公司、龍湖集團控股有限公司或其附屬公司或喜緯有限公司或其附屬公司之任何董事、高級人員或員工或他們的任何近親。一人士之「近親」指該人士的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方就是否有該關係的決定為最終決定。

"Eligible Person" means any director, officer or employee (or any of their respective "close family members") of any of KWG Group Holdings Limited or its subsidiaries, Longfor Group Holdings Limited or its subsidiaries, or Fancy Excellent Limited or its subsidiaries. "Close family members" of a person means a spouse, parent, grand parent, child, grand child or sibling of that person provided that the relevant supporting documents to the satisfaction of the vendor must be provided to prove the relationship concerned and that the vendor's determination as to whether there is such a relationship shall be final.

買方在簽署臨時合約前須提供令賣方滿意的證明文件其為「合資格人士」，賣方就相關買方是否「合資格人士」有絕對決定權，而賣方之決定為最終及對買方具有約束力。

The purchaser(s) shall before signing of the PASP provide evidence for proof of being an "Eligible Person" to the satisfaction of the vendor and in this respect the vendor shall have absolute discretion and the vendor's decision as to whether a person is an "Eligible Person(s)" shall be final and binding on the purchaser(s).

#### **(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) 額外6個月保修優惠**

###### **Additional 6 Months Warranty Offer**

在不減損買方於買賣合約下之權利的前提下，凡住宅物業或買賣合約所列出的該住宅物業的裝置、裝修物料或設備有欠妥之處（但為免存疑不包括(i)正常損耗；(ii)任何位於住宅物業內或連同住宅物業一併出售的花草植物或園藝設計（如有）及(iii)任何在住宅物業買賣完成後所增置、安裝、構建的裝置、裝修物料、設備、實產或相類似者），而該欠妥之處並非由買方行為或疏忽造成，則賣方會在接獲買方在買賣成交日期後的6個月之後，但於買賣成交日期之後12個月屆滿前送達的書面通知後，於合理地切實可行的範圍內，盡快自費作出補救。本優惠受相關交易文件條款及條件所規限。

Without prejudice to the Purchaser's rights under the agreement for sale and purchase, the Vendor will, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser after 6 months after the date of completion of the sale and purchase but before the expiry of 12 months after the date of completion of the sale and purchase, remedy any defects to the residential property, or the fittings, finishes or appliances of that residential property as set out in the agreement for sale and purchase (but for the avoidance of doubt excluding (i) fair wear and tear; (ii) any plants or landscaping in or sold with the residential property (if any) and (iii) any fittings, finishes, appliances, equipment, chattels or the like added to, installed or built on or at the residential property after the completion of its sale and purchase), caused otherwise than by the act or neglect of the Purchaser. This benefit is subject to the terms and conditions of the relevant transaction documents.

(b) 第一按揭貸款

**First Mortgage Loan**

只適用於使用第(4)(i)段中之支付條款A2或B2的買方，

Only applicable to purchaser(s) using Terms of Payment A2 or B2 in paragraph (4)(i),

賣方的指定財務機構提供第一按揭貸款之主要條款如下：

The key terms of the First Mortgage Loan offered by the Vendor's designated financing company are as follows:

- (i) 買方必須於買賣合約內訂明的付清成交金額餘款之日前最少 60 日書面向指定財務機構申請貸款。

The purchaser(s) shall make a written application to the designated financing company for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price as specified in the agreement for sale and purchase.

- (ii) 本價單的住宅物業的第一按揭貸款的最高金額為成交金額的 75%，貸款金額不可超過應繳付之成交金額餘款。指定財務機構會因應買方及其擔保人(如適用)的信貸評估，對實際批出予買方的貸款金額作出決定。

The maximum amount of the First Mortgage Loan shall be 75% of the Transaction Price of the residential properties of this Price List, provided that the loan amount shall not exceed the balance of the Transaction Price payable. The designated financing company will decide the loan amount to be granted to the purchaser(s) after considering the result of the credit assessment of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).

- (iii) 第一按揭貸款年期最長為 25 年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

- (iv) 第一按揭貸款以住宅物業之第一法定按揭作抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

- (v) 第一按揭貸款的年利率為(以指定財務機構最終批核為準)：

The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the designated financing company):

貸款價值比率 Loan to Value Ratio	年期的首36個月 The first 36 months of the tenor	其後 Thereafter
75%	P – 2% per annum	P + 2.375% per annum

P為指定財務機構不時報價之港元最優惠利率，利率浮動，年利率於本價單日期為 5.375%。

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the designated financing company from time to time, subject to fluctuation. P currently is 5.375% per annum at the time of this Price List.

- (vi) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。

In accordance with the result of credit check and assessment of the purchaser(s) and his/her/its/their guarantor(s) (if any), the designated financing company will adjust the loan amount and/or the interest rate.

- (vii) 買方須按月分期償還第一按揭貸款。

The purchaser(s) shall repay the First Mortgage Loan by monthly instalments.

- (viii) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出貸款計劃有最終決定權。

The designated financing company shall be solely responsible to determine whether to approve the purchaser(s)' application for the First Mortgage Loan. The designated financing company shall have the final right to decide whether or not to grant the First Mortgage Loan.

- (ix) 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（此律師行並不一定與賣方指定之代表律師相同）辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。

All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the designated financing company (such solicitors may not be the same as the Vendor's solicitors) and all relevant legal costs and disbursements shall be borne by the purchaser(s) solely. The purchaser(s) may choose to instruct his own solicitors to act for him and in such event, the purchaser(s) shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.

- (x) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。

The purchaser(s) shall upon request by the designated financing company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).

- (xi) 不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。

Irrespective of whether the First Mortgage Loan is granted or not, the purchaser(s) shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.

- (xii) 第一按揭貸款受其他條款及細則約束。

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

- (xiii) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何轉輾，一概與賣方及鴻才國際有限公司無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及鴻才國際有限公司在任何情況下均無需就第一按揭貸款向買方承擔任何責任。

The First Mortgage Loan is a transaction between the designated financing company and the purchaser(s). The Vendor and Great Smart International Limited shall not be involved in any dispute between the purchaser(s) and the designated financing company. The above information of the First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the vendor or any other parties. Under no circumstance shall the vendor and Great Smart International Limited be liable to the purchaser(s) in respect of the First Mortgage Loan.

- (xiv) 第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對的權在任何時間停止或終止提供第一按揭貸款而無須向買方給予事先通知。

The First Mortgage Loan is subject to quota and availability. The designated financing company shall have the sole and absolute discretion to suspend or terminate the offer of the First Mortgage Loan at any time without prior notice to the purchaser(s).

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(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 according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (2) 所有就購買該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(s) as specified in the PASP only and shall not be transferable. The vendor has absolute discretion in deciding whether a purchaser(s) is/are 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 purchaser(s).

- (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. 買方須繳付一切有關擬備、簽訂、完成、加蓋印花及登記住宅物業之臨時合約、買賣合約及轉讓契的律師費和其他費用。

The purchaser(s) shall pay all the legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the PASP, agreement for sale and purchase and the subsequent assignment of the residential property.

- B. 如買方選用賣方之代表律師作為買方之代表律師處理其買賣合約及轉讓契以及按揭(如有)也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用(不包括雜費，雜費須由買方支付)。

If the purchaser appoints the vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the mortgage (if any) is also prepared by the vendor's solicitors, the vendor agrees to bear the purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the purchaser).

- C. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。

If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the vendor and purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.

- D. 買方須就住宅物業之臨時合約、買賣合約及轉讓契支付所有印花稅，包括但並不限於從價印花稅、買家印花稅(如有)及額外印花稅(如有)及任何與過期繳付任何印花稅有關的罰款、利息及附加費用。

All stamp duties payable on the PASP, agreement for sale and purchase and the subsequent assignment of the residential property, including but not limited to ad valorem stamp duty, buyer's stamp duty (if any), special stamp duty (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty, shall be borne by the purchaser(s).

- (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 purchaser(s) for execution of any document in relation to the sale and purchase of a specified residential property in the development.**

買方須繳付任何補充協議之律師費和其他費用、擬備大廈公契暨管理合約之部分費用、發展項目中的指明住宅物業之樓契認證副本之費用、買賣合約及轉讓契之圖則費、一概有關臨時合約、買賣合約及轉讓契之登記費及其他費用及擬備該發展項目中的指明住宅物業按揭(如有)之律師費及其他費用。

The purchaser shall pay all the legal costs and charges in relation to any supplemental agreement, a due proportion of the costs for the preparation of the deed of mutual covenants incorporating a management agreement of the development, all costs for preparing certified copies of title deeds and documents of the specified residential property in the development, all professional fees for the plans to be annexed to the agreement for sale and purchase and the subsequent assignment of the said specified residential property in the development, all registration fees and other disbursements payable on the PASP, the agreement for sale and purchase and the subsequent assignment of the said specified residential property in the development and all legal costs and other costs and disbursements in respect of any mortgage (if any) in respect of the said specified property in the development.

5. 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

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

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

世紀21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

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

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.urbhk.com](http://www.urbhk.com)。

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