

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	薈朗 The Met. Blossom	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	馬錦街 9 號 9 Ma Kam Street		
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)			640

印製日期 Date of Printing	價單編號 Number of Price List
23/8/2016	6

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
3/9/2016	6A	√
27/9/2016	6B	—
16/1/2017	6C	√
31/10/2017	6D	—
23/12/2017	6E	—
23/12/2017	6F	—
31/1/2018	6G	—
2/2/2018	6H	√
1/8/2018	6I	—
12/10/2018	6J	—
12/10/2018	6K	—
17/5/2019	6L	—
16/12/2019	6M	—

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
1	1	A01	19.298 (208) 露台 balcony : -- 工作平台utility platform : --	3,579,000	185,460 (17,207)	-	-	-	7.768 (84)	-	-	-	-	-	-
1	8	A01	21.298 (229) 露台 balcony : 2 (22) 工作平台utility platform : --	3,444,000	161,705 (15,039)	-	-	-	-	-	-	-	-	-	-
1	18	A01	21.298 (229) 露台 balcony : 2 (22) 工作平台utility platform : --	3,563,000	167,293 (15,559)	-	-	-	-	-	-	-	-	-	-
1	28	A01	21.298 (229) 露台 balcony : 2 (22) 工作平台utility platform : --	3,726,000	174,946 (16,271)	-	-	-	-	-	-	-	-	-	-
1	29	A01	40.818 (439) 露台 balcony : 2 (22) 工作平台utility platform : --	8,369,000 9,206,000 10,127,000 10,836,000	205,032 (19,064) 225,538 (20,970) 248,101 (23,068) 265,471 (24,683)	-	-	-	5.302 (57)	-	-	25.456 (274)	-	-	-

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.)									
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1	1	A02	19.146 (206) 露台 balcony : -- 工作平台utility platform : --	3,534,000	184,582 (17,155)	-	-	-	5.985 (64)	-	-	-	-	-	-
1	8	A02	20.860 (225) 露台 balcony : 2 (22) 工作平台utility platform : --	3,494,000	167,498 (15,529)	-	-	-	-	-	-	-	-	-	-
1	18	A02	20.860 (225) 露台 balcony : 2 (22) 工作平台utility platform : --	3,604,000	172,771 (16,018)	-	-	-	-	-	-	-	-	-	-
1	28	A02	20.860 (225) 露台 balcony : 2 (22) 工作平台utility platform : --	3,757,000	180,105 (16,698)	-	-	-	-	-	-	-	-	-	-
1	29	A02	22.062 (237) 露台 balcony : -- 工作平台utility platform : --	5,076,000	230,079 (21,418)	-	-	-	8.064 (87)	-	-	19.238 (207)	-	-	-

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.)									
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1	1	A03	19.791 (213) 露台 balcony : -- 工作平台utility platform : --	3,886,000	196,352 (18,244)	-	-	-	8.310 (89)	-	-	-	-	-	-
1	8	A03	22.077 (238) 露台 balcony : 2 (22) 工作平台utility platform : --	3,877,000	175,613 (16,290)	-	-	-	-	-	-	-	-	-	-
1	18	A03	22.077 (238) 露台 balcony : 2 (22) 工作平台utility platform : --	4,087,000	185,125 (17,172)	-	-	-	-	-	-	-	-	-	-
1	28	A03	22.077 (238) 露台 balcony : 2 (22) 工作平台utility platform : --	4,314,000	195,407 (18,126)	-	-	-	-	-	-	-	-	-	-
1	29	A03	28.775 (310) 露台 balcony : 2 (22) 工作平台utility platform : --	6,161,000	214,109 (19,874)	-	-	-	6.421 (69)	-	-	24.795 (267)	-	-	-

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1	1	A05	20.737 (223) 露台 balcony : 2 (22) 工作平台utility platform : --	3,254,000	156,918 (14,592)	-	-	-	-	-	-	-	-	-	-
1	8	A05	20.737 (223) 露台 balcony : 2 (22) 工作平台utility platform : --	3,617,000	174,423 (16,220)	-	-	-	-	-	-	-	-	-	-
1	18	A05	20.737 (223) 露台 balcony : 2 (22) 工作平台utility platform : --	3,728,000	179,775 (16,717)	-	-	-	-	-	-	-	-	-	-
1	28	A05	20.737 (223) 露台 balcony : 2 (22) 工作平台utility platform : --	3,937,000	189,854 (17,655)	-	-	-	-	-	-	-	-	-	-
1	29	A05	32.345 (348) 露台 balcony : 2 (22) 工作平台utility platform : --	6,479,000	200,309 (18,618)	-	-	-	5.858 (63)	-	-	18.802 (202)	-	-	-

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1	1	A06	24.232 (261) 露台 balcony : -- 工作平台utility platform : --	4,731,000	195,238 (18,126)	-	-	-	19.092 (206)	-	-	-	-	-	-
1	18	A06	26.282 (283) 露台 balcony : 2 (22) 工作平台utility platform : --	4,628,000	176,090 (16,353)	-	-	-	-	-	-	-	-	-	-
1	28	A06	26.282 (283) 露台 balcony : 2 (22) 工作平台utility platform : --	4,878,000	185,602 (17,237)	-	-	-	-	-	-	-	-	-	-

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1	1	A07	25.280 (272) 露台 balcony : -- 工作平台utility platform : --	4,933,000	195,134 (18,136)	-	-	-	18.547 (200)	-	-	-	-	-	-
1	18	A07	27.230 (293) 露台 balcony : 2 (22) 工作平台utility platform : --	4,856,000	178,333 (16,573)	-	-	-	-	-	-	-	-	-	-
1	28	A07	27.230 (293) 露台 balcony : 2 (22) 工作平台utility platform : --	5,111,000	187,697 (17,444)	-	-	-	-	-	-	-	-	-	-

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1	1	A08	25.628 (276) 露台 balcony : -- 工作平台utility platform : --	4,793,000	187,022 (17,366)	-	-	-	11.655 (125)	-	-	-	-	-	-
1	18	A08	27.628 (297) 露台 balcony : 2 (22) 工作平台utility platform : --	4,903,000	177,465 (16,508)	-	-	-	-	-	-	-	-	-	-
1	28	A08	27.628 (297) 露台 balcony : 2 (22) 工作平台utility platform : --	5,169,000	187,093 (17,404)	-	-	-	-	-	-	-	-	-	-

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1	1	B01	19.341 (208) 露台 balcony : -- 工作平台utility platform : --	3,583,000	185,254 (17,226)	-	-	-	7.874 (85)	-	-	-	-	-	-
1	8	B01	21.341 (230) 露台 balcony : 2 (22) 工作平台utility platform : --	3,432,000	160,817 (14,922)	-	-	-	-	-	-	-	-	-	-
1	18	B01	21.341 (230) 露台 balcony : 2 (22) 工作平台utility platform : --	3,552,000	166,440 (15,443)	-	-	-	-	-	-	-	-	-	-
1	28	B01	21.341 (230) 露台 balcony : 2 (22) 工作平台utility platform : --	3,687,000	172,766 (16,030)	-	-	-	-	-	-	-	-	-	-
1	29	B01	29.925 (322) 露台 balcony : 2 (22) 工作平台utility platform : --	5,593,000	186,901 (17,370)	-	-	-	-	-	-	21.806 (235)	2.240 (24)	-	-

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1	1	B02	18.620 (200) 露台 balcony : -- 工作平台utility platform : --	3,567,000	191,568 (17,835)	-	-	-	8.183 (88)	-	-	-	-	-	-
1	8	B02	20.530 (221) 露台 balcony : 2 (22) 工作平台utility platform : --	3,406,000	165,904 (15,412)	-	-	-	-	-	-	-	-	-	-
1	18	B02	20.530 (221) 露台 balcony : 2 (22) 工作平台utility platform : --	3,516,000	171,262 (15,910)	-	-	-	-	-	-	-	-	-	-
1	28	B02	20.530 (221) 露台 balcony : 2 (22) 工作平台utility platform : --	3,640,000	177,302 (16,471)	-	-	-	-	-	-	-	-	-	-
1	29	B02	29.311 (316) 露台 balcony : -- 工作平台utility platform : --	5,787,000	197,434 (18,313)	-	-	-	3.654 (39)	-	-	22.800 (245)	-	-	-

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1	1	B03	22.630 (244) 露台 balcony : -- 工作平台utility platform : --	3,776,000	166,858 (15,475)	-	-	-	7.957 (86)	-	-	-	-	-	-
1	8	B03	24.720 (266) 露台 balcony : 2 (22) 工作平台utility platform : --	3,659,000	148,018 (13,756)	-	-	-	-	-	-	-	-	-	-
1	18	B03	24.720 (266) 露台 balcony : 2 (22) 工作平台utility platform : --	3,797,000	153,600 (14,274)	-	-	-	-	-	-	-	-	-	-
1	28	B03	24.720 (266) 露台 balcony : 2 (22) 工作平台utility platform : --	3,964,000	160,356 (14,902)	-	-	-	-	-	-	-	-	-	-
1	29	B03	39.705 (427) 露台 balcony : 2 (22) 工作平台utility platform : --	8,362,000 9,198,000	210,603 (19,583) 231,658 (21,541)	-	-	-	5.587 (60)	-	-	28.960 (312)	-	-	-

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1	1	B05	38.226 (411) 露台 balcony : 2 (22) 工作平台utility platform : --	5,622,000	147,073 (13,679)	-	-	-	-	-	-	-	-	-	-
1	8	B05	38.226 (411) 露台 balcony : 2 (22) 工作平台utility platform : --	6,304,000	164,914 (15,338)	-	-	-	-	-	-	-	-	-	-
1	18	B05	38.226 (411) 露台 balcony : 2 (22) 工作平台utility platform : --	6,518,000	170,512 (15,859)	-	-	-	-	-	-	-	-	-	-
1	28	B05	38.226 (411) 露台 balcony : 2 (22) 工作平台utility platform : --	6,883,000 7,571,000 8,328,000 8,911,000	180,061 (16,747) 198,059 (18,421) 217,862 (20,263) 233,114 (21,681)	-	-	-	-	-	-	-	-	-	-
1	29	B05	32.592 (351) 露台 balcony : 2 (22) 工作平台utility platform : --	6,577,000 7,235,000	201,798 (18,738) 221,987 (20,613)	-	-	-	5.587 (60)	-	-	18.955 (204)	-	-	-

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
1	1	B06	27.231 (293) 露台 balcony : 2 (22) 工作平台utility platform : --	4,224,000	155,117 (14,416)	-	-	-	-	-	-	-	-	-	-
1	18	B06	27.231 (293) 露台 balcony : 2 (22) 工作平台utility platform : --	4,804,000	176,417 (16,396)	-	-	-	-	-	-	-	-	-	-
1	28	B06	27.231 (293) 露台 balcony : 2 (22) 工作平台utility platform : --	5,064,000	185,965 (17,283)	-	-	-	-	-	-	-	-	-	-

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
1	1	B07	27.628 (297) 露台 balcony : 2 (22) 工作平台utility platform : --	4,264,000	154,336 (14,357)	-	-	-	-	-	-	-	-	-	-
1	18	B07	27.628 (297) 露台 balcony : 2 (22) 工作平台utility platform : --	4,852,000	175,619 (16,337)	-	-	-	-	-	-	-	-	-	-
1	28	B07	27.628 (297) 露台 balcony : 2 (22) 工作平台utility platform : --	5,121,000	185,355 (17,242)	-	-	-	-	-	-	-	-	-	-

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) 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，皆以四捨五入方式換算至千位數作為成交金額。
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 to the nearest thousand.

- (4)(i) 支付條款
Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金。其中HK\$100,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「孖士打律師行」或“Mayer Brown JSM” “Mayer Brown”。

Upon signing the Preliminary Agreement for Sale and Purchase, purchaser should pay a preliminary deposit equivalent to 5% of the Transaction Price. Part of the preliminary deposit in the sum of HK\$100,000 must be paid by cashier order and the balance of the preliminary deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to “Mayer Brown JSM” “Mayer Brown” or 「孖士打律師行」.

- (A) 120天現金付款計劃 (照售價減3%) 120 Days Cash Payment Plan (3% discount from the Price)
- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.
 - (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後5 30個工作天內繳付。
5% of Transaction Price being further deposit shall be paid within 5 30 working days after signing of the preliminary agreement for sale and purchase.
 - (3) 成交金額90%即成交金額餘款於買方簽署臨時合約後120天內繳付或於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的14天內繳付，以較早者為準。
90% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase. or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.
- (B) 建築期付款計劃 (照售價) 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買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.
 - (2) 成交金額5%即加付訂金於買方簽署臨時買賣合約後5個工作天繳付。
5% of Transaction Price being further deposit shall be paid within 5 working days after signing of the preliminary agreement for sale and purchase.
 - (3) 成交金額5%即部份成交金額於買方簽署臨時買賣合約後120天內繳付。
5% of Transaction Price being part payment of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.
 - (4) 成交金額85%即成交金額餘款於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的14天內繳付。
85% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.
- (C) 「至輕鬆」付款計劃 (照售價) "Monthly" 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買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.
 - (2) 成交金額2.5%即加付訂金於買方簽署臨時買賣合約後5個工作天內繳付。
2.5% of Transaction Price being further deposit shall be paid within 5 working days after signing of the preliminary agreement for sale and purchase.
 - (3) 成交金額2.5%即部份成交金額於買方簽署臨時買賣合約後90天內繳付。
2.5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.
 - (4) 買方須於簽署正式買賣合約後之每月的第5日或之前，繳付成交金額0.3% (作為部份成交金額)，直至賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方。
Monthly installment of 0.3% of the Transaction Price (being part payment of the Transaction Price) shall be paid on or before the 5th day of each month after signing of the formal Agreement for Sale and Purchase until the Vendor has issued a written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.
 - (5) 成交金額餘款於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後14天內付清。
Balance of the Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

(B) 輕鬆置業按揭付款計劃 (照售價減1%) Easy Mortgage Payment Plan (1% discount from the price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額 5%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
5% of Transaction Price being further deposit shall be paid within 60 days after the date of the signing of the preliminary agreement for sale and purchase.
- (3) 成交金額90%即成交金額餘款於買方簽署臨時買賣合約後 120天內繳付。
90% of Transaction Price being balance of the Transaction Price shall be paid within 120 days after the date of the signing of the preliminary agreement for sale and purchase.

輕鬆置業第一按揭貸款 Easy First Mortgage Loan

選用上述付款計劃的買方可申請以下第一按揭貸款

Purchasers selecting the above Payment Plan are eligible to apply for the following First Mortgage Loan.

賣方的指定財務機構(『指定財務機構』)提供第一按揭貸款(『第一按揭貸款』)之主要條款如下:

The key terms of a First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (“Designated Financing Company”) are as follows:

- (1) 買方必須於買賣合約內訂明的付清售價餘額之日前最少 60 日書面向指定財務機構申請第一按揭貸款。
The Purchaser shall make a written application to the Designated Financing Company for a 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.
- (2) 第一按揭貸款的最高金額為成交金額的 80%，貸款金額不可超過應繳付之售價餘額。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 First Mortgage Loan amount shall be 80% of the Transaction Price, 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 after considering the result of the credit assessment of the Purchaser and his guarantor (if applicable).
- (3) 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.
- (4) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (5) 第一按揭貸款年期首 24 個月的年利率為指定財務機構不時報價之最優惠利率減1.995%。
The annual interest rate of the First Mortgage Loan for the first 24 months shall be at 1.995% below the Best Lending Rate as quoted by the Designated Financial Company.
- (6) 第一按揭貸款年期第 25 個月及其後之年利率為指定財務機構不時報價之最優惠利率加2.615%。
The annual interest rate of the First Mortgage Loan from the 25th month and thereafter shall be at 2.615% above the Best Lending Rate as quoted by the Designated Financial Company.
- (7) 「最優惠利率」由指定財務機構決定，現為年利率5.375%。
The Best Lending Rate is determined by the Designated Financial Company. The current Best Lending Rate is 5.375% per annum.
- (8) 買方須按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.

- (9) 第一按揭第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第一按揭貸款有最終決定權。
The Designated Financing Company shall be solely responsible to determine whether to approve the Purchasers' 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.
- (10) 所有第一按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。
All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Designated financing company and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.
- (11) 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 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 and his guarantor(s) (if applicable).
- (12) 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售價。
Irrespective of whether the First Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the Transaction Price in full in accordance with the agreement for sale and purchase.
- (13) 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.
- (14) 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纏結，一概與賣方及宏安地產代理無關。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。賣方及宏安地產代理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 Purchasers. The Vendor and Wang On Properties Agency Limited shall not be involved in any dispute between the Purchasers 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 Wang On Properties Agency Limited be liable to the Purchasers in respect of the First Mortgage Loan.

8% 備用4年免息第二按揭貸款 8% 4 Years Interest Free Standby Second Mortgage Loan

選用上述付款計劃的買方可申請以下8%備用4年免息第二按揭貸款

Purchasers selecting the above Payment Plan are eligible to apply for the following 8% 4 Years Interest Free Standby Second Mortgage Loan.

賣方的指定財務機構或賣方指定的其他公司(『第二承按人』)提供8%備用4年免息第二按揭貸款(『第二按揭貸款』)之主要條款如下:

The key terms of 8% 4 Years Interest Free Standby Second Mortgage Loan ("Second Mortgage Loan") offered by the Vendor's designated financing company or any other company designated by the Vendor (the "Second Mortgagee") are as follows:

- (1) 買方必須於買賣合約內訂明的付清成交金額餘額之日前最少 60 日書面向第二承按人申請第二按揭貸款。
The Purchaser shall make a written application to the Second Mortgagee for a Second 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.
- (2) 第二按揭貸款的最高金額為成交金額的 8%，第一按揭貸款及第二按揭貸款總金額不可超過有關住宅物業成交金額之88%。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 Second Mortgage Loan amount shall be 8% of the Transaction Price, provided that the total loan amount of the first mortgage loan and the Second Mortgage Loan shall not exceed 88% of the Transaction Price of the relevant residential property. The Second Mortgagee will decide the loan amount to be granted to the Purchaser after considering the result of the credit assessment of the Purchaser and his guarantor (if applicable).

- (3) 第二按揭貸款年期最長為 4 年。
The maximum tenor of the Second Mortgage Loan shall be 4 years.
- (4) 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 the Second Mortgage Loan will be processed by the relevant mortgagees independently.
- (5) 第二按揭貸款全期豁免利息。
The Second Mortgage Loan shall be free of interest for the whole mortgage period.
- (6) 買方分4期支付第二按揭貸款金額，所有期數金額均等(即每期為成交金額2%)。第1期於買方簽署臨時買賣合約後360天內繳付，第2期於買方簽署臨時買賣合約後720天內繳付，第3期於買方簽署臨時買賣合約後1,080天內繳付，最後一期於買方簽署臨時買賣合約後1,440天內繳付。
The Second Mortgage Loan amount shall be paid by the Purchaser in 4 instalments. The amount of the instalments equal to 2% of the Purchase Price each. 1st instalment shall be paid by the Purchaser within 360 days after the date of the signing of the preliminary agreement for sale and purchase. The 2nd instalment shall be paid by the Purchaser within 720 days after the date of the signing of the preliminary agreement for sale and purchase. The 3rd instalment shall be paid by the Purchaser within 1,080 days after the date of the signing of the preliminary agreement for sale and purchase. The final instalment shall be paid by the Purchaser within 1,440 days after the date of the signing of the preliminary agreement for sale and purchase.
- (7) 第二按揭第貸款申請的審批由第二承按人全權負責。第二承按人對是否批出第二按揭貸款有最終決定權。
The Second Mortgagee shall be solely responsible to determine whether to approve the Purchasers' application for the Second Mortgage Loan. The Second Mortgagee shall have the final right to decide whether or not to grant the Second Mortgage Loan.
- (8) 所有第二按揭貸款之法律文件必須由賣方或第二承按人指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第二按揭貸款的律師費用及雜費。
All legal documents of the Second Mortgage Loan shall be prepared and handled by the solicitors designated by the Vendor or the Second Mortgagee and all relevant legal costs and disbursements shall be borne by the Purchaser solely. The Purchaser may choose to instruct his own solicitors to act for him and in such event, the Purchaser shall also bear his own solicitors' legal costs and disbursements relating to the Second Mortgage Loan.
- (9) 買方須按第二承按人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 shall upon request by the Second Mortgagee 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 and his guarantor(s) (if applicable).
- (10) 不論第二按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數售價。
Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the Purchase Price in full in accordance with the agreement for sale and purchase.
- (11) 第二按揭貸款受其他條款及細則約束。
The Second Mortgage Loan is subject to other terms and conditions.
- (12) 第二按揭貸款純為指定財務機構與買方之交易。買方與第二承按人之任何輾轉，一概與賣方及宏安地產代理無關。以上關於第二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二按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及宏安地產代理在任何情況下均無需就第二按揭貸款向買方承擔任何責任。
The Second Mortgage Loan is a transaction between the Second Mortgagee and the Purchasers. The Vendor and Wang On Properties Agency Limited shall not be involved in any dispute between the Purchasers and the Second Mortgagee. The above information of the Second 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 Wang On Properties Agency Limited be liable to the Purchasers in respect of the Second Mortgage Loan.

(4)(ii) 售價獲得折扣的基礎

Basis on which any discount on the price is available

1. 請參閱(4)(i)。
Please refer to (4)(i).
2. 「宏地薈」會員折扣 Price Discount Offer for 「WO Club」 Members
買家如屬「宏地薈」會員，可獲額外1%售價折扣優惠。
An extra 1% discount from the Price would be offered to purchasers who are 「WO Club」 Members.
3. 限時折扣 ~~Limited Time Discount~~
~~凡於2016年8月31日或之前簽署臨時買賣合約，買方可獲1%售價折扣優惠。~~
~~An extra 1% discount from the Price would be offered to purchasers who sign the preliminary agreement for sale and purchase on or before 31 August 2016.~~
4. 「從價印花稅」折扣 Subsidy of "Ad Valorem Stamp Duty" Benefit
買方可獲額外3%售價折扣作為「從價印花稅」折扣（不論適用之計算印花稅率之多少）。
An extra 3% discount from the Price would be offered to the purchasers as a benefit for the subsidy of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable).
5. 員工置業優惠 Employee Purchase Benefit
~~如買方屬或包括任何「合資格員工」，在買方沒有委任地產代理代表其行事之情況下，該買方可獲相等於有關物業在價單中所列售價的6%之折扣優惠。~~
~~If the Purchaser is or includes any "Eligible Staff" and provided that the Purchaser has not appointed any estate agent to act on his behalf, such Purchaser shall be entitled to a discount which is equivalent to 6% of the Price of relevant Residential Property set out in the Price List.~~
~~「合資格員工」指下列其中一個集團／公司之員工（且於簽署有關的臨時買賣合約時入職滿3年並仍為集團／公司之員工）及該員工之父母、配偶、兄弟姐妹、子女：~~
~~“Eligible Staff” means a staff of any one of the following Groups / Companies (whom shall at the time of the signing of the preliminary agreement for sale and purchase having served continuously for at least 3 years and still is a staff of that Group / Company) and that staff's parents, spouse, siblings and child:~~
~~(I) 錦華實業集團有限公司 Kam Wah Holdings Limited~~
~~(II) 錦華地產有限公司 Kam Wah Property Holdings Limited~~
~~(III) Wang On Group Limited~~
~~(IV) 宏安地產有限公司 Wang On Properties Limited~~
~~(V) Wai Yuen Tong Medicine Holdings Limited~~
~~(VI) 易易壹金融集團有限公司 Easy One Financial Group Limited~~
~~(VII) 中國農產品交易有限公司 China Agri-Products Exchange Limited~~

~~以上集團／公司有絕對權利決定某員工是否「合資格員工」。~~
~~員工置業優惠受銷售安排及其他條款及細則約束。~~
~~The above Groups / Companies shall have absolute right to determine whether a staff is an "Eligible Staff".~~
~~Employee Purchase Benefit is subject to the Information on Sales Arrangement and other terms and conditions.~~
6. 「首置」折扣 "First Home Ownership" Discount
買方可獲 1%售價折扣優惠。
1% discount off the Price would be offered to purchasers.

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

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

(A) 提前付清樓價現金回贈 Early Settlement Cash Rebate

(只適用於選擇第(4)(i)段中支付條款(B)之買家 Only applicable to the purchasers who have selected Terms of Payment (B) in paragraph(4)(i))

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

提前付清樓價餘額日期 Date of settlement of the balance of the Purchase Price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後第121天至第180天期間內 Within the period from the 121st day to the 180th day after the date of signing of the preliminary agreement for sale and purchase	成交金額1% 1% of the transaction price

買方須於完成有關指明住宅實際成交日期起14天內，向賣方提出書面申請「提前付清樓價現金回贈」。就此而言，完成買賣交易日期以賣方轉讓有關指明住宅物業予買方之日期為準。受制於賣方收妥並核實買方就有關申請提交的所有資料，賣方將於收妥有關資料後30日內將「提前付清樓價現金回贈」付予買方於香港開設的銀行戶口或按賣方認為適合的方式回贈予買方。

Within 14 days of completion of the sale and purchase of the relevant specified residential property, the Purchaser shall make a written application to the Vendor for the Early Settlement Cash Rebate. For this purpose, the date of completion of the sale and purchase is the date on which the Property has been assigned by the Vendor to the Purchaser. Subject to Vendor's receipt and verification of all information submitted by the Purchaser in support for the Purchaser's application, the Vendor will, within 30 days after receipt of such information, pay the Early Settlement Cash Rebate into the Purchaser's bank account in Hong Kong or in such manner as the Vendor may consider appropriate.

獲得「提前付清樓價現金回贈」的利益為與賣方簽訂臨時買賣合約並符合上述資格的買方所個人擁有。此利益並不可轉讓予任何人。

The benefit of receiving Early Settlement Cash Rebate is personal to the Purchaser(s) who signs a preliminary agreement for sale and purchase with the Vendor and satisfies the above requirements. This benefit is non-transferable.

(A) 認購住宅停車位權 Purchase of Residential Parking Space Option

(1) 受制於有關交易文件的條款，揀選下列任何一個指定住宅物業的買方可獲認購蒼朗一個住宅停車位之權利（「車位認購權」）。

Subject to terms and conditions of the relevant transaction documents, a Purchaser who purchases any one of the specified residential properties in the table below shall have an option to purchase ONE Residential Parking Space(s) in The Met. Blossom ("Purchase Option").

大廈名稱	樓層 Floor	單位 Unit
1	28	B05
	29	A01, A02, A03, A05, B01, B02, B03, B05
2	28	A05

(2) 合資格的買方需依照賣方所訂之時限決定是否購買住宅停車位並簽署相關買賣合約，逾時作棄權論，而有關車位認購權將會被視為無效。本車位認購權不得轉讓。住宅停車位之價單及銷售安排詳情將由賣方全權及絕對酌情決定並容後公佈。列於本第4(iii)(B)段的安排以達成協議方作實。將住宅停車位要約出售與否以及何時要約出售，以及要約條款，概由賣方全權決定。

The eligible Purchaser must decide whether to purchase such a Residential Parking Space in The Met. Blossom and must enter into a relevant sale and purchase agreement within the period as prescribed by the Vendor, failing which Purchaser will be deemed to have given up the Purchase Option and such Purchase Option shall lapse. The Purchase Option is not transferrable. Price List and sales arrangement of the Residential parking Space will be determined by the Vendor at its sole and absolute discretion and will be announced later. The arrangement in this paragraph 4(iii)(B) is subject to contract. The decision as to whether and when to make offer to sell any Residential Parking Space and the terms of such offer are subject to the sole discretion of the Vendor.

(B) 沒有使用「輕鬆置業按揭付款計劃」現金回贈優惠 No Utilisation of “Easy Mortgage Payment Plan” Cash Rebate
(只適用於選用輕鬆置業按揭付款計劃的買方 Only applicable to purchasers selecting the “Easy Mortgage Payment Plan”)

如買方沒有採用「輕鬆置業按揭付款計劃」，並依照買賣合約訂定的日期付清每一期樓款及成交金額餘款，可獲賣方提供成交金額 1.8% 現金回贈。詳情以相關交易文件條款為準。

Subject to the terms and conditions of the relevant transaction documents, a cash rebate of 1.8% of the Transaction Price will be provided to the purchaser if the purchaser settles the part payment(s) and the balance of the Transaction Price in accordance with the payment dates stipulated in the agreement for sale and purchase without utilizing the “Easy Mortgage Payment Plan”.

買方須於完成買賣及接收指明住宅物業後 14 日內填妥，簽署並向賣方遞交有關沒有使用「輕鬆置業按揭付款計劃」現金回贈優惠的附函所附之申請書，申請現金回贈優惠。如買方符合取得現金回贈的條件，賣方會在收到買方填妥及簽署的申請書後 30 日內，將現金回贈存入買方於香港持牌銀行開立之戶口 (或以其他由賣方決定的方式支付)。

The purchaser shall apply to the Vendor for the cash rebate by completing, signing and submitting an application form attached to the Side Letter (regarding No Utilisation of “Easy Mortgage Payment Plan” Cash Rebate) within 14 days after completing the purchase and entering into possession of the specified residential property. If the purchaser is eligible to obtain the cash rebate, the Vendor will deposit the Cash Rebate directly into the purchaser's bank account maintained with a licenced bank in Hong Kong (or in any other manner as the Vendor may decide) within 30 days after receiving the duly completed and signed application form.

沒有使用「輕鬆置業按揭付款計劃」現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。

No Utilisation of “Easy Mortgage Payment Plan” Cash Rebate is non-assignable and non-transferable and can only be enjoyed by the purchaser personally.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

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

買賣雙方各自負責其代表律師擬備，完成及登記正式合約及轉契的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of the formal Agreement for Sale and Purchase and the Assignment.

買方需支付包括但不限於從價印花稅，買家印花稅*及特別印花稅的印花稅* (*如適用)。

All stamp duty including, but not limited to: Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* will be borne by the Purchaser (*if applicable).

(4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

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

(a) 所有有關該物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於正式買賣合約及轉讓契的圖則之圖則費；(b)該物業之樓契及業權文件的認證副本費用及分攤以下費用(i) 擬定大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii) 附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i) 所有賣方就該物業所支付按比例分攤的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電按金；及(d) 所有根據大廈公契及管理合同規定須向賣方或管理公司補還或繳付的管理費上期預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of a specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the property to be annexed to the formal Agreement for Sale and Purchase and the Assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); and (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) a proportionate part of all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water and electricity deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. reimbursed to or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

中原地產代理有限公司 Centaline Property Agency Limited
美聯物業代理有限公司 Midland Realty International Limited
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited
富寶物業顧問公司 Full Treasure Property Consultant Co.
滙晉國際有限公司 Allied Up International 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.themet.com.hk/blossom。
The address of the website designated by the vendor for the development is: www.themet.com.hk/blossom.